

COLORADO SPRINGS URBAN RENEWAL AUTHORITY  
RESOLUTION NO 04-15

**TITLE: A RESOLUTION OF THE COLORADO SPRINGS URBAN RENEWAL AUTHORITY RECOMMENDING APPROVAL OF THE GOLD HILL MESA COMMERCIAL AREA URBAN RENEWAL AREA AND URBAN RENEWAL PLAN**

WHEREAS, a blight study has previously been commissioned pursuant to C.R.S. § 31-25-107(1) for an area within the City of Colorado Springs generally described as the potential Gold Hill Mesa Commercial Area Urban Renewal Plan Area; and

WHEREAS, consistent with its authority pursuant to C.R.S. § 31-25-105(1)(i), the Colorado Springs Urban Renewal Authority ("CSURA") desires to make recommendations to the City Council regarding a determination that the Gold Hill Mesa Commercial Area Urban Renewal Area is a blighted area within the meaning of C.R.S. § 31-25-103(2), and that an urban renewal plan should be adopted for the Gold Hill Mesa Commercial Area Urban Renewal Area.

NOW THEREFORE, BE IT RESOLVED by the Colorado Springs Urban Renewal Authority as follows:

**Section 1.** CSURA hereby recommends that the City Council find that the area described in the proposed Gold Hill Mesa Commercial Area Urban Renewal Plan attached hereto as Exhibit A is a "blighted area" within the meaning of C.R.S. § 31-25-103(2).

**Section 2.** CSURA further recommends that the City Council makes the following findings regarding the proposed adoption of the Gold Hill Mesa Commercial Area Urban Renewal Plan to the extent the City Council is satisfied competent evidence has been presented at a public hearing regarding the proposed adoption of the Gold Hill Mesa Commercial Area Urban Renewal Plan:

- (a) The Gold Hill Mesa Commercial Area Urban Renewal Plan does not contain property that was included in a previously submitted urban renewal plan that the City Council failed to approve.
- (b) The Gold Hill Mesa Commercial Area Urban Renewal Plan conforms to the general plan of the City of Colorado Springs as a whole.
- (c) The Gold Hill Mesa Commercial Area Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.
- (d) CSURA or the City of Colorado Springs will adequately finance any additional county infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in C.R.S. § 31-25-107(9)(a)(II) and levied by the county are paid to CSURA.

(e) The principal purpose for the Gold Hill Mesa Commercial Area Urban Renewal Plan is to facilitate redevelopment in order to eliminate or prevent the spread of physically blighted areas.

(f) The boundaries of the Gold Hill Mesa Commercial Area Urban Renewal Plan have been drawn as narrowly as feasible to accomplish the planning and development objectives the Gold Hill Mesa Commercial Area Urban Renewal Plan.

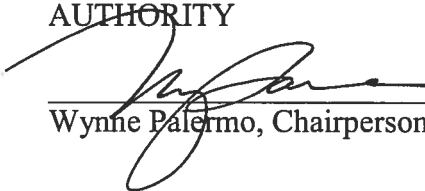
(g) The Gold Hill Mesa Commercial Area Urban Renewal Plan consists of open land which is to be developed for nonresidential uses, and such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

(h) The acquisition, clearance, rehabilitation, conservation, development or redevelopment or a combination thereof of property subject to the Gold Hill Mesa Commercial Area Urban Renewal Plan, is necessary and in the best interests of the public health, safety, morals, and welfare of the citizens of the City of Colorado Springs.

**Section 3.** CSURA further recommends that upon making the findings described above, together with any other findings the City Council deems necessary or appropriate in furtherance of the foregoing resolutions, the City Council approve and adopt the Gold Hill Mesa Commercial Area Urban Renewal Plan substantially in the form attached hereto as Exhibit A.

**ADOPTED** the 25th day of February, 2015.

COLORADO SPRINGS URBAN RENEWAL  
AUTHORITY

  
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Wynne Palermo, Chairperson

ATTEST:

  
\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:

  
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David M. Neville, General Counsel

Exhibit A

Proposed Gold Hill Mesa Commercial Area Urban Renewal Plan