

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



**URBAN TRAILS COMMITTEE AGENDA
COMMUNITY DEVELOPMENT CONFERENCE ROOM, 135
250 NORTH 5TH STREET**

WEDNESDAY, MAY 13, 2020 @ 5:30 PM

This meeting will be conducted as a VIRTUAL MEETING

Due to COVID-19, the public may not attend in person; however, the public may participate using the link or phone number below:

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/773036277>

You can also dial in using your phone.

United States: +1 (872) 240-3412

Access Code: 773-036-277

Call to Order/Announcements

Approval of Minutes

Approve of Minutes of April 8, 2020 Urban Trails Committee Regular Meeting

Action Items

Finalize Infrastructure Priorities List and Assemble Recommendations for Improving the Process in Future

Discussion Items

Discuss the C 1/2 Road Gap in the Colorado Riverfront Trail, Considering Ideal Alignment and the Eddy Proposal

Discuss Development of a Low-Cost Infrastructure Priorities List

Discuss Possible Branding Actions for the Colorado Riverfront Trail

Updates

Other Business/Public Comment

Adjournment

Urban Trails Minutes

4/8/2020

Absent Committee Members: Devon Balet; Steve Meyer

Present: Orin Zyvan (Chair), Gary Snyder (Vice Chair), Andrew Gingerich, David Lehmann, Shana Wade, Kristin Heumann, Sarah Johnson, Trent Prall (Public Works Director), John Hodge

Call to Order

Orin Zyvan called the meeting to order and thanked the Committee for meeting virtually.

Minutes

UTC Chair Orin Zyvan announced that Michele Rohrbach will no longer be meeting with UTC or taking minutes. Committee members discussed this change.

Gary Stubler made a motion to approve Minutes.

Sarah Johnson seconded motion to approve minutes.

Orin Zyvan asked for further comment.

Unanimous vote of approval (6-0).

Announcements

Shana Wade gave Bike Month update. Library-sponsored prep fair, formerly scheduled for first weekend in May, was cancelled. Described other adjustments being made to bike month, and indicated that there were still some uncertainties.

Lance Gloss elaborated that Bike to Work Day/Bike to School day and Commuter Challenge to September.

David Lehmann noted that Bicycle Colorado was looking at pushing the state's Bike Month to September.

Orin Zyvan requested a change in order of action items, reversing order to address signage first.

Signage

Orin Zyvan described the planned location of the map, which would be Lunch Loops trail.

Lance invited John Hodge to speak on the matter due to his involvement with creating the map.

John Hodge (member of public) stated that he had made the map, that he and Kirstin Armbruster were seeking input, and that the version that had been circulated with the agenda was not quite the final version. Mr. Hodge proceeded to present about the trails and answer committee member questions.

Lance Gloss and Trent Prall requested that any updates or change requests go through Lance. Lance indicated that he would circulate the updated version via email following the meeting.

Priorities List Exercise

Orin Zyvan introduced the Priorities List Item.

Orin Zyvan proposed a discussion of list format, starting with the concept that the list be a three-tiered list, with 7 items tier 1, 7 items in tier 2, and 14 items in tier 3.

David Lehmann proposed that the list capture all items, without a cap to the number.

City Staff, Lance Gloss and Trent Prall, stated that they preferred a tiered list in line with previous list formats, but also noted that having a full list of all UTC priorities is helpful in other ways.

The Committee discussed varying formats and reasons for pursuing each.

Kristen Heumann proposed a tiered list with an auxiliary list for items that did not make the priority tiers.

The Committee continued discussion of the limitations of differing options for list format, and continued to ask questions of staff, who elaborated on the uses of the list and desired format.

Additional discussion ensued regarding future improvements to the ranking exercise.

David Lehmann proposed that an appendix to the list be used to track the funded and completed projects. The Committee discussed and generally voiced support for this.

David Lehmann also proposed that the list encompass all items suggested to be on the list, without tiers or a limit on numbers.

The Committee discussed this proposal.

Kristin Heumann made a motion that the list should be comprised of all suggested items except for funded and completed items, which should be appended to the list.

Andrew Gingerich seconded the motion that the list should be comprised of all suggested items except for funded and completed items, which should be appended to the list.

The motion was put to a vote was passed unanimously (6-0).

Direction was given for staff to draft a list taking the suggestions made at this meeting, including a ranked list without tiers encompassing all items added to the list, with an appendix to the list tracking funded completed priority projects.

Kristin Heumann requested that ties be presented as a tie in the draft supplied by staff.

The Committee continued to discuss ways of improving the process for creating the priorities list.

The meeting was closed by Chair Orin Zyvan ended at 7:00 pm.

Other Discussion

The Committee discussed the Community Streets event and the need to have this on an upcoming agenda; staff noted that the Parks and Recreation Department will likely be more closely involved in the event for 2020

CITY OF GRAND JUNCTION URBAN TRAILS COMMITTEE BICYCLE/PEDESTRIAN TRANSPORTATION PRIORITIES LIST

Summary

One of the UTC's main responsibilities is to review the City's active transportation network on an ongoing basis and recommend enhancements for the purpose of increasing the extent and connectivity of well-maintained sidewalks, bike lanes, and pathways within the urbanized area that emphasize safety, connectivity, and efficiency for multimodal users of all ages and abilities.

Process

Projects are added, removed, and re-ranked through two processes. On an annual basis, the UTC adds, removes, and re-ranks items in a comprehensive review of the Priorities List. This ranking is conducted using a standardized rating system. Each UTC committee member rates each project on the list 1 - 3, with 3 being the highest value, in the following categories: Safety, Connectivity, Usage, Social Equity, and Current Condition (see below for definitions). Once the projects have been rated, a total score will be developed for each project. The project list is then ranked according to the total scores, from highest to lowest. At present, all five categories are equally weighted. Once the ranking is complete, the UTC's annual Active Transportation Priority List is published and shared with City Departments and the public.

When a project is added to the list, it will be given a unique identifying number (last two digits of the year, decimal point, followed by the numeric order of when the project was added). For example, "2020.4" would be the 4th project added to the list in 2020. Over time, this number could provide a point of reference for how long projects have remained on the list. Once a project has been funded it will be removed from the priority list and moved to the funded list. Once completed, the project will be moved to the completed list.

Connectivity [CNT] creates and completes connections in the network

Safety [SFT] decreases likelihood of accidents and injuries

Usage [USG] likely to increase usership and engage new user groups

Social Equity [EQY] enhances multimodal options for marginalized groups

Current Condition [CND] substantially improves the physical condition of infrastructure

Cost Estimate: This general estimate of costs is prepared by the Public Works Department.

***ATC:** This indicates that the project implements the existing Active Transportation Corridors Plan.

***CS:** This indicates that the project implements the Complete Streets Policy.

***Jurisd.:** This indicates that the project involves right(s)-of-way not controlled by the City of GJ.

- 1 Orchard Avenue** 2016.2

Install complete streets improvements along Orchard Avenue from Mesa Mall to 30 Road, with bike lanes and/or sharrows from 1st Street to 29 Road and paths, bike lanes and/or sharrows from Mesa Mall to 1st Street, most importantly providing sidewalks at Nisley Elementary School.

Cost Estimate: *ATC *CS

- 2 Colorado Riverfront Trail Gap – 27½ Road to 29 Road** 2016.6

Depending on timeframe and feasibility, it may be worth considering creating an alternate safe route on C½ and 29 Road to fill the gap of the missing Colorado Riverfront Trail section. This would include bike lanes and signage on C½ Road and a viaduct under 29 Road for the safe passage of pedestrians and bicycles on and off the Colorado Riverfront Trail.

Cost Estimate: *ATC

- 3 North Avenue** 2017.1

Install Complete Streets improvements to provide continuous bike and pedestrian facilities along and crossing North Avenue from 23rd Street to 30 Road.

Cost Estimate: *ATC *CS *Jurisd.

- 4 Way-finding Signage** 2020.1

Develop and implement signage and striping for wayfinding throughout Grand Valley, in cooperation with Mesa County, Colorado Division of Parks and Wildlife, Town of Palisade, and Fruita. The UTC recommends doing so in line with the official UTC Wayfinding Program Draft.

Cost Estimate: *Jurisd.

- 5 Horizon/Independent Ranchman's Ditch** 2016.3

Provide connectivity from Horizon Drive hotels to a trail following the Horizon Drive Channel down to 1st Street and Patterson where trail will connect and follow Independent Ranchman's Ditch to Mesa Mall. This should be accomplished through a combination of off-street trails, canal trails, appropriate bicycle/pedestrian crossings and bike lanes. Much of this network will be built as the remaining undeveloped parcels in the area subdivide and develop.

Cost Estimate: *ATC *Jurisd.

- 6 27½ Road (Orchard Mesa)** 2017.2

Complete Street improvements to provide continuous bike and pedestrian facilities on 27½ Road in Orchard Mesa from B½ Road to Unawep Avenue. This project also includes similar improvements to 27¾ Road from Unawep Avenue to Cheyenne Drive/Eagle Rim Park.

Cost Estimate: *ATC *CS

- 7 [tie] I-70B and 1st Street** 2018.1

Provide improved bicycle and pedestrian facilities at and around the intersection of the I-70 Business Loop and 1st Street. West Gunnison Avenue to Pitkin Avenue. Create a connection from the detached path that ends near the north end of Mulberry Street to the 1st Street corridor. Also improve the bicycle and pedestrian facilities along and crossing 1st Street between Grand Avenue and Pitkin Avenue.

Cost Estimate: *ATC *CS *Jurisd.

- 7 [tie] 23rd/24th Street** 2016.14

Provide Complete Streets improvements on 23rd Street from Gunnison Avenue to Orchard Avenue and on 24th Street from Gunnison to Belford and 23rd from Belford to Orchard). Provide bike lanes between Gunnison Avenue. and Orchard Avenue.

Cost Estimate: *ATC *CS

8 Crosby Avenue 2016.9

Construct complete streets improvements along Crosby Avenue from Base Rock Street (25 ½ Road) to the east side of the Main Street Pedestrian Bridge. This includes the addition of bike lanes along Crosby, as well as curb ramps connecting the new bike lanes to the pedestrian bridge.

Cost Estimate: *ATC *CS

9 [tie] “Black Bridge” Gunnison Crossing 2016.10

Construct a bridge at or near the historical location of the “Black Bridge” to provide direct bicycle and pedestrian access between the Redlands and Orchard Mesa. This would provide a connection from Highway 50 to Rosevale Road, facilitating connectivity between the two neighborhoods and between Tabeguache Trails and Colorado National Monument specifically. This is in alignment with the 2035 Regional Transportation Plan.

Cost Estimate: *ATC

9 [tie] 30 Road - Patterson Road to F ½ Road 2018.2

Construct complete street improvements along 30 Road from Patterson Road to F ½ Road to provide continuous bike and pedestrian facilities.

Cost Estimate: *ATC *CS *Jurisd.

10 [tie] 10th Street from Downtown to CMU 2016.17

Provide a strong connection from CMU to Downtown using innovative techniques to emphasize the bike friendly corridor that might include improved intersection design, green colored pavement, signage, and lighting.

Cost Estimate: *ATC *CS *Jurisd.

10 [tie] Orchard Mesa Irrigation District Canal Trails 2020.2

Orchard Mesa Irrigation District supports bicycle/pedestrian trails on four sections where ditches have been or will be piped and buried. Such trails would serve as assets to the Orchard Mesa multimodal network and may provide a positive model for trails along irrigation canals

Cost Estimate: *ATC *CS *Jurisd.

11 3rd Street and Grand Avenue 2020.3

3rd Street and Grand Avenue protected median for North/South multimodal crossing. This may be reduced in priority if 4th Street and 5th Street become two-way streets with bike lanes.

Cost Estimate: *ATC

12 West Main Street 2016.16

Install various multi-modal upgrades along West Main Street from the Colorado Riverfront Trail to the east side of 1st Street. Improve access to the Colorado Riverfront Trail from Downtown utilizing wayfinding signage, improved crosswalks and intersection design, and a clearly marked bike lane if street width is sufficient. Utilize sharrow markings and signage on West Main Street from the Colorado Riverfront Trail to the Main Street Pedestrian Bridge because bike lanes cannot fit within the existing street width.

Cost Estimate: *ATC

13 Highway 340 (Broadway) Bridges Over River and Railroad 2020.4

Carry out a lane diet on north side of the Highway 340 (Broadway) bridge (westbound lanes) and moving of concrete barrier resulting in a substantially wider bi-directional multiuse path. Also make chain-link fence more “friendly” and fix the gap beneath it.

Cost Estimate: *ATC *CS *Jurisd.

14 [tie]	Cyclist Sensors at Key Intersections	2018.4
----------	--------------------------------------	--------

Install Sensors for Cyclists at the following signalized intersections: 5th Street at North Avenue; Orchard Avenue at 1st Street; Independent Avenue at 1st Street; 25½ Road at Patterson Road; 24½ Road at Highway 6 & 50; 15th Street at Patterson Road; Bookcliff Avenue at 12th Street; Bookcliff Avenue at 7th Street; Main Street at 1st Street (repair); 23rd Street at North Avenue; 10th Street at North Avenue (south side); and Orchard Avenue at 29½ Road.

Cost Estimate: _____ ***Jurisd.** _____

14 [tie]	Orchard Avenue and 28 Road Intersection	<i>2020.5</i>
-----------------	--	---------------

Redesign and reconstruct intersection at Orchard Avenue and 28 Road to improve navigability for bicycles and pedestrians.

Cost Estimate:

15 [tie]	Main Street – 1st Street to 8th Street	2018.3
-----------------	---	---------------

Utilize sharrow markings and signage along Main Street from 1st Street to 8th Street to improve the on-street bicycle facilities and reduce bicycles using the sidewalks, which is prohibited on this section of Main.

Cost Estimate	*ATC	*CS
---------------	------	-----

15 [tie]	Highway 340 (Broadway) Bridge and West Avenue crossing	<i>2016.13</i>
-----------------	---	----------------

Shift the painted lanes traveling eastbound over river to facilitate a full width bike lane over bridge and continuous across West Avenue. Shift the painted lanes traveling westbound as they cross West Avenue to allow a bike lane as it crosses West Avenue.

Cost Estimate:	*ATC	*CS	*Jurisd.
----------------	------	-----	----------

16	Monument Road Trail	<i>2016.7</i>
-----------	----------------------------	---------------

Construct a detached concrete path from D Road to Tabeguache Trails and beyond to the South Camp Road path and Colorado National Monument. The segment of this trail from D Road to Tabeguache was constructed 2019-2020].

Cost Estimate: *ATC

17 [tie]	D Road/9th Street	<i>2016.12</i>
-----------------	-------------------------------------	----------------

Provide bike lanes on D Road between Riverside Parkway and 9th Street, and on 9th between D Road and Main Street, to facilitate connectivity from south of I-70 Business Loop to Downtown.

Cost Estimate: *CS

17 [tie]	Westlake Park Access	2020.6
----------	----------------------	--------

Install a curb cut and trail ramp into Westlake Park to facilitate the Orchard Avenue crossing.

Cost Estimate: *ATC

18 [tie]	Tour of the Moon National Scenic Byway	<i>2020.7</i>
-----------------	---	---------------

Construct shoulders and install signage on all Tour of the Moon Byway rights-of-way controlled by City of Grand Junction.

Cost Estimate: _____ ***Jurisd.** _____

18 [tie] 26 Road (1st Street)

Install bike lanes along 26 Road (1st Street) from Patterson Road to I Road.

Cost Estimate: *CS *Jurisd.

- 18 [tie] H Road 2020.8**
Install bike lanes along H Road from the Grand Junction Airport roundabout to 26 Road.
Cost Estimate: *CS
- 19 Audubon Trail Asphalt Section 2020.9**
Replace the damaged asphalt trail section of the Audubon Trail from Redlands Marketplace to the Connected Lakes (James M. Robb) Colorado State Park entrance.
Cost Estimate: *ATC
- 20 [tie] 28¼ Road Multimodal Extension 2020.10**
Construct a 375-foot multimodal trail connection from the northerly stub of 28¼ Road to connect to Hawthorne Avenue.
Cost Estimate: *ATC
- 20 [tie] Dos Rios Bicycle/Pedestrian Ridge 2020.11**
Construct bicycle/pedestrian bridge over railroad tracks, from Grand Junction Union Station to the Riverfront at Dos Rios.
- 21 Independent Avenue 2020.12**
Widen shoulders along the west end of Independent Avenue from Splish Splash to Chik Filet.
Cost Estimate: *CS
- 22 [tie] North 7th Street 2016.11**
Develop bicycle/pedestrian facilities on the west side of North 7th Street as an alternative to along the alley that borders Grand Junction High School and continue the CMU perimeter trail on east side of North 7th Street, with improved bicycle/pedestrian crossings.
Cost Estimate: *ATC *CS *Jurisd.
- 22 [tie] F½ Road and Cortland Avenue 2020.13**
Construct bike lanes along F½ Road from 28 Road to 33 Road, and along Cortland Avenue from 21½ Road to 28 Road.
Cost Estimate: *ATC *CS *Jurisd.
- 22 [tie] South Rim Drive Intersection 2020.14**
Redesign and redevelop the intersection of Redlands Parkway and South Rim Drive to improve multimodal accessibility.
Cost Estimate: *ATC
- 23 Broadway Trail 2020.15**
Replace damaged asphalt trail section stemming from the Colorado Riverfront Trail from the Redlands Power Canal bridge up the hill to East Mayfield Drive.
Cost Estimate: *ATC *Jurisd.
- 24 South Camp Road Trail 2020.16**
Replace damaged asphalt at the trail section of South Camp Road Trail from Rimrock Road to Wingate Elementary.
Cost Estimate: *ATC
- 25 [tie] West Independent Avenue 2018.5**

Cost Estimate: *ATC *CS

Replace the damaged asphalt trail section on the Colorado Riverfront Trail Connector from the West Orchard Mesa Bicycle/Pedestrian Bridge to Eagle Rim Park.

Cost Estimate:

Replace the damaged asphalt trail section of the Colorado Riverfront Trail from the Redlands Boat Ramp to Bananas Fun Park (2469 Riverside Parkway).

Cost Estimate: *ATC

Replace the damaged asphalt trail section along Redlands Parkway from the roundabout at Highway 340 (Broadway) and Redlands Parkway to the Redlands Boat Ramp.

Cost Estimate: *ATC

Construct multimodal improvements along South Camp Road to 23¾ Road. Add a bike lane westbound beginning at 23¾ Road, crossing Highway 340 (Broadway), to South Camp Road.

Cost Estimate: *ATC *CS

Replace damaged asphalt trail sections along the entire trail system in The Ridges development and make a new trail connection from Duck Pond Park to Ridge Circle Drive.

Cost Estimate: *ATC

Create an improved connection from east end of Riverside bicycle/pedestrian bridge to the Highway 340 (Broadway) and Rice Street intersection. This could include construction of a bridge from the north end of the Riverside Bicycle-Pedestrian bridge (halfway down) connecting directly to the wide sidewalk on Highway 340 (Broadway).

Cost Estimate:	*ATC	*Jurisd.
----------------	------	----------

The Portland Loo is a public bathroom model first implemented in the City of Portland, designed specifically to prevent problems that are commonly experienced with public toilets. The sleek and modern kiosk discourages crime with graffiti-proof wall panels and open grating. And, they're easy to clean.

Cost Estimate:

COMPLETED PROJECTS

Riverside Park Drive Pathway 2016.15

Provide a separated path as a continuation of the Colorado Riverfront Trail through the Riverside neighborhood.

Completed 2019

Horizon Drive BID Trail Network Plan 2019.0*

The Horizon Drive Business Improvement District's Trail Network Plan was completed in 2019.

Completed 2019

Monument Road Trail 2016.7

Construct a detached concrete path from D Road to Tabeguache Trails and beyond to the South Camp Road path and the Colorado National Monument. The segment of this trail from D Road to Tabeguache was constructed 2019-2020.

Partially Completed 2020

Redlands Parkway/South Broadway 2016.8

The segment of Redlands Parkway/South Broadway from Highway 340 (Broadway) to South Camp Road was completed when bike lanes were added concurrent with street maintenance in 2016. The roundabout at Highway 340 (Broadway) & Redlands Parkway was built in 2018.

Partially Completed 2016

1st Street 2016.1

Construct complete street upgrades for 1st Street from Ouray Avenue to Orchard Avenue. Redevelop the four through-lanes into two through-lanes with a center turn-lane and bike lanes. Bike lane enhancements included maintaining the bike lanes across the North Avenue intersection and five-foot width lanes from North Avenue to Orchard Avenue.

Completed 2017

Riverfront Trail Gap – 29 Road Bridge Crossing 2016.6

The gap in the Riverfront Trail between 27½ Road and 29 Road saw progress with the construction of the segment of trail crossing under the 29 Road River Bridge and connecting to both sides of 29 Road.

Completed 2018

Riverfront Trail – Flooded Blue Heron Section 2020.0

Replace the Blue Heron Lake section of the Riverfront Trail that fell into Colorado River.

Completed 2020

Orchard Avenue [partial] 2016.1

Complete Streets improvements for the segment for Orchard Avenue from Normandy Drive to 29 Road were constructed 2019.

Partially Completed 2019

B½ Road crossing of Highway 50 2016.5

Transform the existing elevated automobile crossing into a bridge for bicycle and pedestrian use to facilitate safer travel to either side of Highway 50. This will provide safer routes to schools, the County Fairgrounds, ballfields and BMX track. This would also include bike lanes on B ½ Road to facilitate E/W connectivity, as well as connections to the Riverfront.

Completed 2017

South 7th Street**2019.1**

Create a strong bicycle/pedestrian connection from Main Street to River Front Trail along 7th Street using innovative techniques, such as painted, buffered or separated bike lanes. Encourage use with wayfinding signage.

Completed 2019

FUNDED PROJECTS**24 Road/Redlands Parkway****2016.4**

Safer navigation of pedestrians and bicycles over the I-70 Business Loop. This may involve a road diet and include a separated lane for bikes and pedestrians. Ideally this will include a larger scheme of linking The Riverfront Trail to bike lanes that go to Canyon View Park and a connection to the existing Leach Creek detached path.

Funded

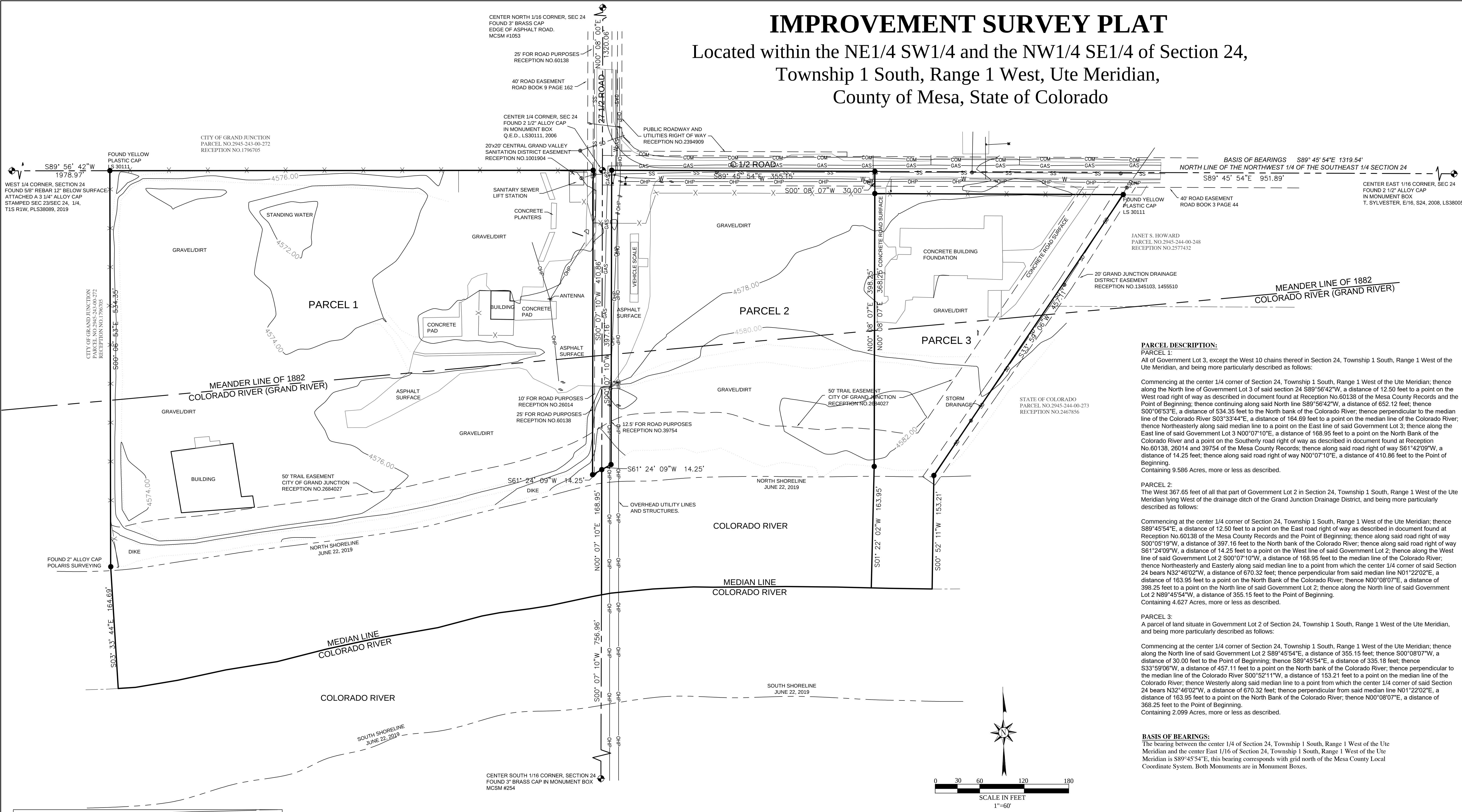
F ½ Road to Thunder Mountain Elementary**2017.3**

Construct complete streets improvements to provide continuous bike and pedestrian facilities along F ½ Road 30 Road to Thunder Mountain Elementary.

Funded

IMPROVEMENT SURVEY PLAT

Located within the NE1/4 SW1/4 and the NW1/4 SE1/4 of Section 24,
Township 1 South, Range 1 West, Ute Meridian,
County of Mesa, State of Colorado



PARCEL DESCRIPTION:

PARCEL 1:
All of Government Lot 3, except the West 10 chains thereof in Section 24, Township 1 South, Range 1 West of the Ute Meridian, and being more particularly described as follows:

Commencing at the center 1/4 corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian; thence along the North line of Government Lot 3 of said section 24 S89°56'42"W, a distance of 12.50 feet to a point on the West road right of way as described in document found at Reception No. 60138 of the Mesa County Records and the Point of Beginning; thence continuing along said North line S89°56'42"W, a distance of 652.12 feet; thence S00°06'53"E, a distance of 534.35 feet to the North bank of the Colorado River; thence perpendicular to the median line of the Colorado River S03°33'44"E, a distance of 164.69 feet to a point on the median line of the Colorado River; thence Northeastly along said median line to a point on the East line of said Government Lot 3; thence along the East line of said Government Lot 3 N00°07'10"E, a distance of 168.95 feet to a point on the North Bank of the Colorado River and a point on the Southerly road right of way as described in document found at Reception No. 60138, 26014 and 39754 of the Mesa County Records; thence along said road right of way S61°42'09"W, a distance of 14.25 feet; thence along said road right of way N00°07'10"E, a distance of 410.86 feet to the Point of Beginning.
Containing 9.586 Acres, more or less as described.

PARCEL 2:
The West 367.65 feet of all that part of Government Lot 2 in Section 24, Township 1 South, Range 1 West of the Ute Meridian lying West of the drainage ditch of the Grand Junction Drainage District, and being more particularly described as follows:

Commencing at the center 1/4 corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian; thence S89°45'54"E, a distance of 12.50 feet to a point on the East road right of way as described in document found at Reception No. 60138 of the Mesa County Records and the Point of Beginning; thence along said road right of way S00°05'19"W, a distance of 397.16 feet to the North bank of the Colorado River; thence along said road right of way S61°24'09"W, a distance of 14.25 feet to a point on the West line of said Government Lot 2; thence along the West line of said Government Lot 2 S00°07'10"W, a distance of 168.95 feet to the median line of the Colorado River; thence Northeastly and Easterly along said median line to a point from which the center 1/4 corner of said Section 24 bears N32°46'02"W, a distance of 670.32 feet; thence perpendicular from said median line N01°22'02"E, a distance of 163.95 feet to a point on the North Bank of the Colorado River; thence N00°08'07"E, a distance of 398.25 feet to a point on the North line of said Government Lot 2; thence along the North line of said Government Lot 2 N89°45'54"W, a distance of 355.15 feet to the Point of Beginning.
Containing 4.627 Acres, more or less as described.

PARCEL 3:
A parcel of land situate in Government Lot 2 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, and being more particularly described as follows:

Commencing at the center 1/4 corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian; thence along the North line of said Government Lot 2 S89°45'54"E, a distance of 355.15 feet; thence S00°08'07"W, a distance of 30.00 feet to the Point of Beginning; thence S89°45'54"E, a distance of 335.18 feet; thence S33°59'06"W, a distance of 457.11 feet to a point on the North bank of the Colorado River; thence perpendicular to the median line of the Colorado River S00°52'11"W, a distance of 153.21 feet to a point on the median line of the Colorado River; thence Westerly along said median line to a point from which the center 1/4 corner of said Section 24 bears N32°46'02"W, a distance of 670.32 feet; thence perpendicular from said median line N01°22'02"E, a distance of 163.95 feet to a point on the North Bank of the Colorado River; thence N00°08'07"E, a distance of 368.25 feet to the Point of Beginning.
Containing 2.099 Acres, more or less as described.

BASIS OF BEARINGS:

The bearing between the center 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian and the center East 1/16 of Section 24, Township 1 South, Range 1 West of the Ute Meridian is S89°45'54"E, this bearing corresponds with grid north of the Mesa County Local Coordinate System. Both Monuments are in Monument Boxes.

LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date _____
Book _____ Page _____
Deposit No. _____

IMPROVEMENT SURVEY PLAT
Located within the NE1/4 SW1/4 and
the NW1/4 SE1/4 of Section 24,
Township 1 South, Range 1 West, Ute Meridian,
County of Mesa, State of Colorado



CR SURVEYING, LLC
717 CENTAURI DRIVE
GRAND JUNCTION, COLO 81506
970-201-4081

SURVEYED BY: CCR DRAWN BY: CCR JOB #: 1051019 DATE 07/16/2019

LEGEND:

- Set 5/8" rebar 24" long attached a 2" alloy cap stamped CHRISTOPHER C. RANSIER PLS 38089.

Parcel Boundary line
Survey Control line
Record Title lines
Right of Way/Easement line
Underground water line
Underground gas line
Underground electric lines
Underground communication lines
Underground sanitary sewer line
Fence line

N
E
S
W



Fire hydrant
Water valve

SURVEY NOTES:

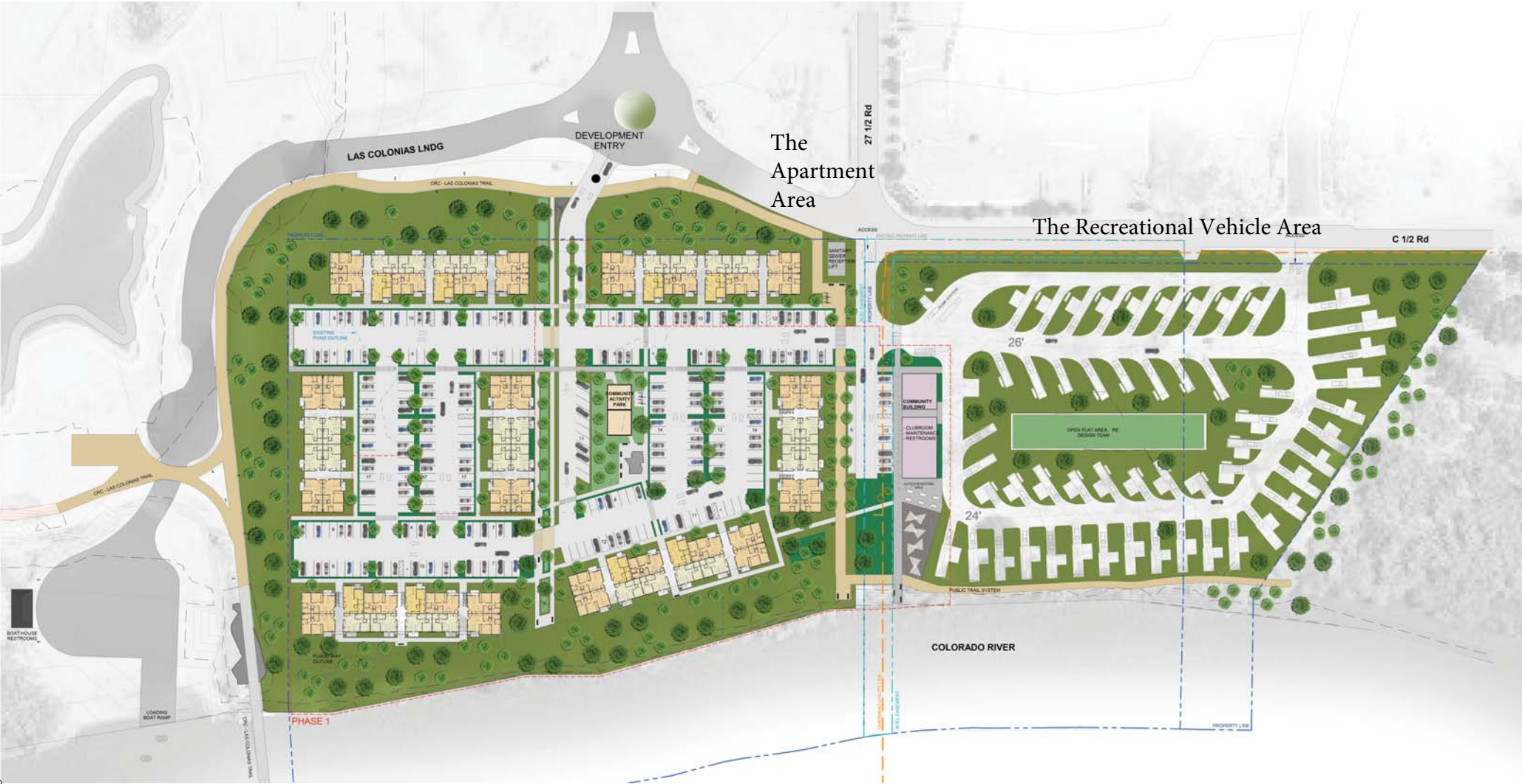
- Underground utility marks were provided by a qualified utility locator.
- Linear units are in U.S. Survey Feet.
- Title research was supplied by Land Title Guarantee Company, File Number GJC65037597, Date: 05/30/2019.
- The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System with respect to the physical locations of accepted survey monuments.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CERTIFICATION:

I, Christopher C. Ransier, a registered Professional Land Surveyor in the State of Colorado, do hereby certify: the Improvement Survey Plat represented hereon was conducted by me and was prepared under my responsible charge; is based upon my knowledge, information and belief; is in accordance with acceptable standards of practice and the laws of the State of Colorado. This statement is not a guaranty or warranty, either expressed or implied.



Christopher C. Ransier
Colorado PLS 38089



CPW Fee Simple

Will Accommodate CRT

City ROW

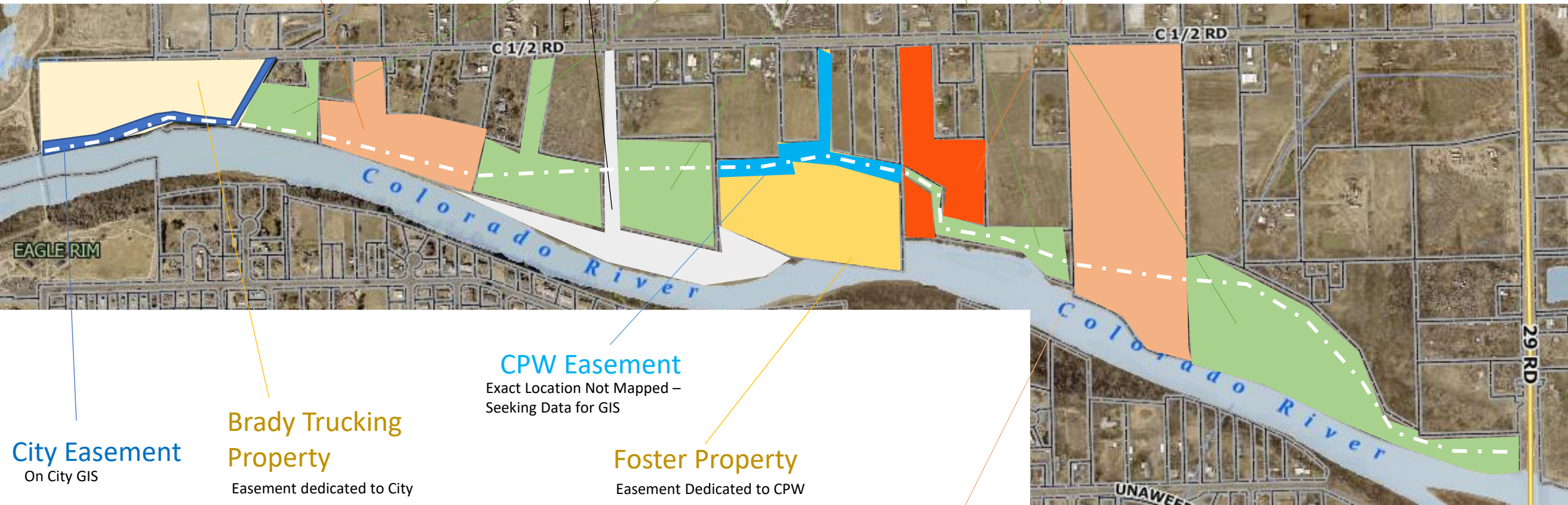
Will Accommodate CRT

Skinner Property

Possible Future Easement as Estate Passes

Heinecke Property

Need 25-foot-long Easement to Complete Connection



C 1/2 RD

C 1/2 RD

29 RD

UNAWEE

CPW Easement

Exact Location Not Mapped -
Seeking Data for GIS

Foster Property

Easement Dedicated to CPW

M&D Property

Expressed willingness to dedicate
easement upon next zoning process.

Brady Trucking
Property

Easement dedicated to City

City Easement

On City GIS

RIVERFRONT TRAIL BRANDING – SCOPE OF WORK

Gary Stubler, Vice Chair, City of Grand Junction Urban Trails Committee



The Colorado Riverfront Trail...
Actively Connecting the Grand Valley

Purpose:

Branding helps make a memorable impression on people and it allows them to know what to expect from the organization. For branding purposes, let go of the various trail section names and call it the Colorado Riverfront Trail—from Loma to Palisade.

Proposed Process:

STEP 1: Develop and Promote a CRT Brand

STEP 2: Name All of Key Trail Access Points

STEP 3: Install large standardized billboard signs with rules, maps, and wayfinding mileage at key points along the trail.

STEP 4: Install CRT pavement logos and solid center lines at access points, confusing trail junctures, and at regular intervals.

STEP 5: Develop signage and wayfinding for developing areas.

STEP 6: Install directional sign posts at trail intersections and junctures.

STEP 7: Paint dashed/solid center line along the length of the CRT.