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Parks and Recreation Advisory Board Agenda

VIRTUAL MEETING ~ Call Allison Little – 970-254-3861 for details

November 5, 2020

12:00 PM

Call to Order

Approval of Minutes

Approve Minutes from September 24 Parks and Recreation Advisory Board Meeting

Regular Agenda Topics

Supervisor Presentation - Larry Manchester

Trail Easement Vacation Request - Brady Trucking Property

Lowell Village Open Space Dedication

Storm Damage/Cleanup Update

PROS Master Plan Update

Lincoln Park Stadium Renovation

For the Good of the Community

Future Agenda Topics

Adjournment

Next Meeting Date

December 3, 2020

Parks and Recreation Advisory Board Minutes

Regular Meeting – September 24, 2020

Meeting Location: Hospitality Suite

Roll Call

Board Members Present: William Findlay
Beau Flores
Marc Litzen
Phil Pe'a
Gary Schroen
Austin Solko
Nancy Strippel (joined via GoTo Meeting after minutes approved)
Lisa Whalen
Byron Wiehe

City Staff Present: Ken Sherbenou, Director of Parks and Recreation
Rob Davis, Parks Supervisor – Forestry and Open Space
Marc Mancuso, Parks Supervisor – Sports Facilities
Allison Little, Administrative Specialist

Guests Present: Doug Sorter, Vice President Strive – Business Operations and Development

Item 1: Meeting called to order by William Findlay at 12:05 p.m.

Item 2: Approve Minutes from the September 3, 2020 Parks and Recreation Advisory Board Meeting.

Beau Flores made motion to approve the minutes of the September 3 Parks and Recreation Advisory Board meeting. The motion was seconded by Byron Wiehe and carried unanimously.

Motion to amend minutes by the Parks and Recreation Advisory Board: Yes 7 No 0

Item 3: Supervisor Presentation – Marc Mancuso

Ken Sherbenou introduced Marc Mancuso, Parks Supervisor, to the Board. Marc gave a presentation to the Board about his area of responsibility. Marc is in charge of Sports facilities including the Lincoln Park Sports Complex, Canyon View Park, and the Columbine and Kronkright Complexes. Marc talked with the Board about each of the facilities, their operations, special events, user groups and staff. Additionally Marc shared with the Board a video about a new field painting technology his staff deploys which uses GPS to paint lines on fields for different sports (football, soccer, lacrosse, etc.). Board members inquired about field capacity. Marc advised the Board that, in a regular year, fields are very close to at capacity. Natural turn needs times with no activity so it can recover.

Item 4: Botanic Gardens Board

Ken Sherbenou introduced the board to Doug Sorter. Mr. Sorter is observing this meeting as Strive is considering forming a board for the Botanic Gardens and are trying to determine if it needs to be an advisory or governing board. The Botanic Gardens and City staff are working together to create

partnerships with other organizations which would enable improvements to the facilities and the ability to grow more plant material to be used throughout the City.

Item 5: Dos Rios Park GOCO Grant

Ken Sherbenou advised the board that he was working on a GOCO Resilient Communities Grant proposal for the splash pad concept at Dos Rios. The planned splash pad would be about 3500 square feet, seven times larger than the (now closed) downtown splash pad. It would be built around the concept of Grand Junction's two rivers and natural areas of the Grand Mesa, the Colorado National Monument, and the Bookcliffs. Board members inquired about shade structures. Ken Sherbenou reminded the board that there are nearby shade shelters and that separate grant opportunities exist for shade sails which could be installed over the feature. Board members also wondered if parking would be an issue with so many popular features (bike skills park, proposed splash pad, and new park) in this area.

Item 6: Lot A & Lot 4 at 1st Street and Patterson Road

Ken Sherbenou introduced Rob Davis, Parks Supervisor in charge of Forestry and Open Space to the Board. Rob informed the board that he shared some feedback with Ken about the area at 1st Street and Patterson after the Board last met. Mr. Davis advised the board that even if staff is not required to beautify that open space area, it would still require maintenance, removal of noxious weeds. There are already 9000 acres which require this type of maintenance. Additionally, there would be a great deal of work required to make this area no longer an eyesore. Gary Schroen made a motion that, in light of the new information available to them, the Board rescind the motion made at the September 3, 2020 meeting and advise the Community Development department not to pursue the acquisition of Lot 4. The motion was seconded by Bill Findlay and carried unanimously.

Motion to amend minutes by the Parks and Recreation Advisory Board: Yes 8 No 0

Item 7: Las Colonias Zip Line Location Discussion

Ken advised the Board that previously a location at the eastern edge of the skate park had been considered. Staff are now looking more closely at the western edge of the skate park. This route would go over the river and butterfly pond and terminate directly at Bonsai's building. They will be the operator of the zip line determining opening hours and admission rates.

Item 8: PROS Master Plan Update

This item was tabled for a future meeting.

Item 9: 2021 Proposed CIP Projects

This item was tabled for a future meeting.

Item 10: November Meeting Location

Depending on weather and Audio Visual requirements, the Board would prefer to meet in Sherwood Park in November, if possible.

Item 9: For the Good of the Community

Item tabled in the interest of time.

Item 10: Adjourn

The meeting adjourned by acclamation at 1:13 p.m.

The next meeting will be November 5, 2020.

Respectfully Submitted,

Allison Little
Administrative Specialist

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Vacation - Easement

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location: 347 27 1/2 Rd; 2945-244-00-080; 2757 C 1/2 Rd

Site Acreage: 7.34; 3.49; 1.76

Site Tax No(s): 2945-243-00-081; 2945-244-00-080; 2945-244-00-202

Site Zoning: C-1

Project Description: To Vacate an existing 60' trail easement along the east boundary line @ 2757 C 1/2 Road + 10' of trail easement along the South boundary line of 2757 C 1/2 Road + parcel # (2945-244-00-080)

Property Owner Information

Applicant Information

Representative Information

Name: The Eddy at Grand Junction LLC

Name: The Eddy at Grand Junction LLC

Name: Ciavonne, Roberts & Assoc.

Street Address: PO Box 770740

Street Address: PO Box 770740

Street Address: 222 Nth 7th Street

City/State/Zip: Steamboat Springs CO 80477

City/State/Zip: Steamboat Springs CO 80477

City/State/Zip: G.J. CO 81501

Business Phone #: 303-522-6655

Business Phone #: 303-522-6655

Business Phone #: 241-0745

E-Mail: stephanie@fourpointsfunding.com

E-Mail: stephanie@fourpointsfunding.com

E-Mail: ted@ciavonne.com

Fax #: n/a

Fax #: n/a

Fax #: n/a

Contact Person: Stephanie Copeland

Contact Person: Stephanie Copeland

Contact Person: Ted Ciavonne

Contact Phone #: 303-522-6655

Contact Phone #: 303-522-6655

Contact Phone #: 241-0745

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application

Date

Signature of Legal Property Owner

Date

10/8/20

10/8/20

"EXHIBIT A"
TRAIL EASEMENT VACATION

A certain parcel of land described at Reception No.2684027 and lying in Government Lots 2 and 3 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

A certain 50.00 foot wide parcel of land entirely within the following three (3) parcels of land: Parcel No.1 and No.2 of the lands described in Book 4172, Page 725 and Parcel No. 2 of the lands described in Book 4172, Page 722, all in the Public Records of Mesa County, Colorado, lying North of the Northerly top of bank for the Colorado River and South of a line 50.00 feet North of and parallel with said Northerly top of bank.

TOGETHER WITH

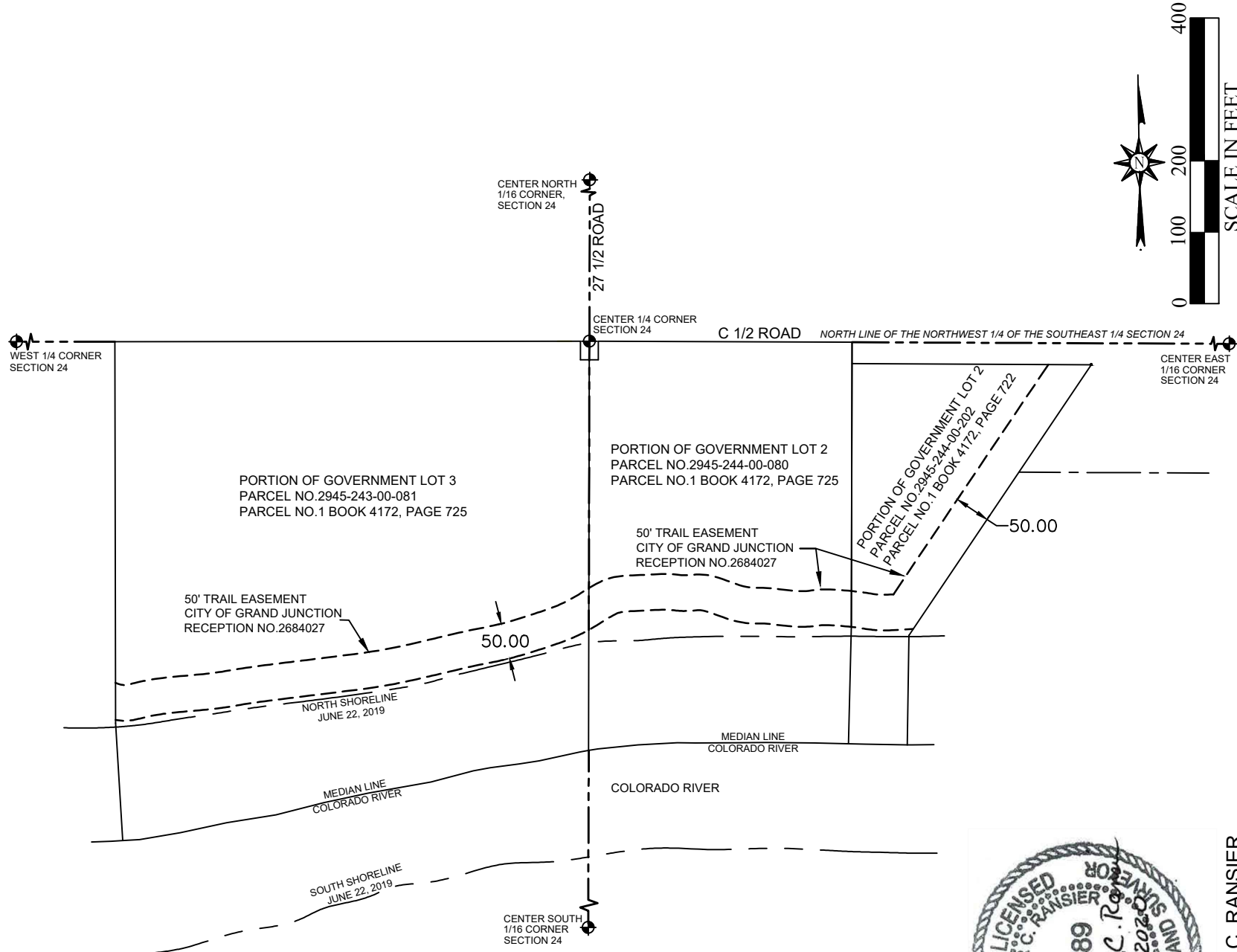
The East 50.00 feet of Parcel No. 2 of the lands described in Book 4172, Page 722, Public Records of Mesa County, Colorado, being parallel with and 50.00 feet West of, as measured perpendicular to, the East line of said Parcel No. 2, LESS HOWEVER, that 50.00 foot wide parcel of land lying North of the Northerly top of bank for the Colorado River and South of a line 50.00 feet North of and parallel with said Northerly top of bank.

Containing 1.7 Acres, more or less, as described herein and depicted on "EXHIBIT B"

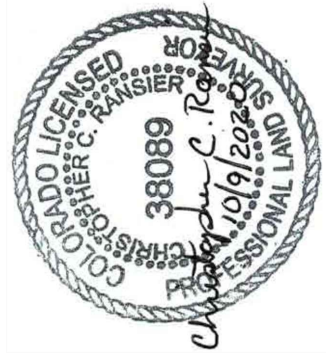


This legal description prepared by:
Christopher C. Ransier CO PLS 38089
717 Centauri Drive
Grand Junction, CO 81506

"EXHIBIT B"



*This Exhibit is not intended to be used for establishing or verifying property boundary lines.
*Linear units are in U.S. Survey Feet.



CHRISTOPHER C. RANSIER
CO PLS 38089
717 CENTAURI DRIVE
GRAND JUNCTION, CO 81506

347 27 ½ Road and 2757 C ½ Road
Easement Vacation
October 9, 2020
Project Description

Project Overview

The Eddy at Grand Junction LLC owns three connecting parcels located at on 347 27 ½ Road, a non-addressed property, and 2757 C ½ Road. All three parcels total 12.55 acres; all three properties were rezoned to C-1 (Light Commercial) in 2019.

This proposal is to vacate an existing trail easement that traverses all three properties, and is an integral part of the Colorado Riverfront Trail System. Along with vacating the existing trail easement, there will be new easement dedications so as to keep the Riverfront easement 'whole'. It is worth noting that the proposed trail easement is more of an 'exchange', and makes the resulting trail easement a 'win-win' for both the community and the development.

The existing 50' trail easement 'dead ends' at the west edge of the project, as it is now in conflict with new boat ramp at Las Colonias. Also the imprecise legal description of the existing easement that says a "50.0 foot wide parcel of land...at the top of the bank for the Colorado River" has always caused the easement to meandered away from the river's edge and isolated buildable property. Instead of piece-mealing salvageable portions of the existing easement, the applicant believes it makes sense to vacate all of the 50' easement and replace it with what is being proposed:

1. a new +/- 30' wide north/south easement along the west boundary of the project on Parcel 1 that allows the trail to swing north, avoid the Eagle Rim Bridge and Las Colonias boat ramp, and tie into the existing river trail in Las Colonias;
2. a 'replacement' easement on Parcel 1 that matches the original 50' easement but extends further south to become a +60' wide easement paralleling and abutting the river channel.
3. a 'new' 15' north-south trail easement through the middle of the project on Parcel 1 that ties into the eastern entrance of Las Colonias Park. This easement will be dedicated at time of Site Plan approval for the proposed development.
4. a 'relocated / replacement' easement on Parcel 2 and Parcel 3 that is 40' wide, that (1) places the trail corridor parallel to and abutting the river channel (rather than internal to the site), (2) consolidates all the buildable real estate to the north side of the trail easement, and (3) allows the efficient placement of proposed apartments.
5. Note – the existing easement includes a 50' swath along the east boundary of the project on Parcel 3, in what will be a Phase 2 development area. Discussions with staff supported an 'exchange' of dedicating easement #1 and #3 above for complete vacation of this eastern boundary easement.

In the interest of ensuring that the City maintains appropriate trail easements for the entire site, the applicant proposes that the easements on Parcel 1 referenced in notes #1, #2 and #3 above will need to be created and recorded prior to the City changing the easement on Parcels 2 and 3 that are discussed in Notes #4 and #5 are recorded.

A. Project Description

Location and Site Features

- The parcels are located on the corner of 27 ½ Road and C ½ Road adjacent to the Las Colonias Business Park. The property is in the City.
- There is an 8" sewer main in 27 ½ Road and C ½ Road. We understand that Ute Water provides sufficient capacity to the properties.
- Surrounding land use /zoning is Planned Development (Las Colonias) and I-1 to the north, County Zoning of RSF-R to the east; R-5 Residential and CSR to the south across the Colorado River; and Planned Development (Las Colonias) to the west.
- There are currently two access points off 27 ½ Road and C ½ Road. These properties have street frontage along 27 ½ Road and C ½ Road.
- There are a few existing abandoned buildings that will be demolished prior to new construction.
- The site is generally flat, sloping west and south towards the river.
- There is a drainage facility/easement that defines the east boundary of the easternmost property.
- The purpose of the easement vacation is to allow a more efficient trail system

Existing Zoning

- The parcels have been rezoned to C-1.

B. Public Benefit:

- Slight reconfiguration of an existing trail easement, along with additional trail dedications, to best continue the Colorado River Trail corridor and connect to the recently developed Las Colonias Park;
- Infill development that utilizes existing infrastructure;
- The cohesive and efficient development of three abutting parcels with similar FLU and zoning designations;
- Resolving an outdated trail easement with one that compliments the intentions of the Colorado River Trail, and supports a residential and tourist use that helps activate the entirety of Las Colonias.

C. Neighborhood Meeting

A virtual Neighborhood Meeting was held on October 6, 2020 via Zoom for the Easement Vacation, Simple Sub, Site Plan, and ROW Vacation (potential future). About 5 neighbors and 3 representatives from the Riverfront Commission attended. Official Neighborhood Meeting notes are included in this submittal.

D. Project Compliance, Compatibility, and Impact

1. Adopted Plans and/or Policies

The Future Land Use Plan; the Land Development Code.

2. Surrounding Land Use

Surrounding land use /zoning is under Planned Development/Industrial to the north, RSF-R to the east; the Colorado River / Residential to the south; and Planned Development to the west (Las Colonias Business Park).

3. Site Access and Traffic

There is currently one access point along C ½ Road, and one where 27 ½ Road terminates into the project.

4 & 5. Availability of Utilities and Unusual Demands

Sanitary Sewer: Sewer is provided by the City of Grand Junction. It is an existing 8" line located in 27 ½ Road and C ½ Road.

Domestic water will be provided by Ute Water.

6. Effects On Public Facilities

Future development of these properties will have expected, but not unusual impacts on the fire department, police department, and the public school system.

7. Site Soils

No unusual or unexpected soil issues are present at the proposed site.

8. Site Geology and Geologic Hazards

There is floodway designation along the river edge of the property; there is 100 year floodplain on much of the property.

9. Hours of Operation N/A

10. Number of Employees N/A

11. Signage Plans N/A

12. Irrigation - no

E. Review Criteria for Vacation of Easement

(1) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies of the City;

The revised trail easement still conforms to the Comprehensive Plan and Grand Junction Circulation Plan. The portion being vacated is going to be replaced elsewhere on the site that is more efficient as well as dedicating additional trail easements to better connect to Las Colonias Park.

(2) No parcel shall be landlocked as a result of the vacation;

No parcel will be landlocked and the isolated private land along the river that currently exists as discussed above will be consolidated into the buildable portion of the site.

(3) Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

Access to these three parcels will not be restricted. The trail easement in question is on the south side of the properties and the street access is on the north side of the properties. Trail access will improve with two access points to/from Las Colonias Park. Road access will remain the same.

(4) There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services);

There will be no adverse impacts on health, safety, and/or welfare of the general community.

(5) The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and

Adequate public facilities and services will not be reduced.

(6) The proposal shall provide benefits to the city such as reduced maintenance requirements, improved traffic circulation, etc.

The proposal will provide benefits such as continuing the river trail easement with easy access to 27 ½, C ½ and Las Colonias Park.

F. Development Schedule and Phasing

- Submit Easement Vacation – October 2020
- Submit Simple Sub – Fall 2020
- Submit Major Site Plan - Fall 2020

"EXHIBIT A"

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TOGETHER WITH

The East 50.00 feet of Parcel No. 2 of the lands described in Book 4172, Page 722, Public Records of Mesa County, Colorado, being parallel with and 50.00 feet West of, as measured perpendicular to, the East line of said Parcel No. 2, LESS HOWEVER, that 50.00 foot wide parcel of land lying North of the Northerly top of bank for the Colorado River and South of a line 50.00 feet North of and parallel with said Northerly top of bank.

Containing 1.7 Acres, more or less, as described herein and depicted on "EXHIBIT B"

"EXHIBIT A"

A certain parcel of land lying in Government Lots 2 and 3 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

A certain parcel of land entirely within the following three parcels of land: Parcel 1, Parcel 2 and Parcel 3 of the lands described at Reception No.2909396, in the Public Records of Mesa County, Colorado,

Commencing at the center 1/4 corner of said Section 24 whence the center East 1/16 corner of said Section 24 bears S89°45'54"E with all bearings contained herein being relative thereto;

thence S64°46'40"W, a distance of 733.97 feet to a point on the West line of said Parcel 1 and the Point of beginning; thence 52.79 feet along a 40.60 foot curve to the right with a chord direction of S37°45'22"E, a chord distance of 49.15 feet; thence S00°14'41"E, a distance of 70.85 feet; thence S16°51'14"E, a distance of 54.46 feet; thence N82°41'55"E, a distance of 321.27 feet; thence N77°44'52"E, a distance of 176.66 feet; thence N73°07'13"E, a distance of 64.27 feet; thence N88°24'31"E, a distance of 57.12 feet; thence 45.41 feet along a 71.46 foot curve to the left with a chord direction of S66°45'45"E, a chord distance of 44.65 feet; thence N87°20'45"E, a distance of 51.96 feet; thence 140.31 feet along a 1,142.35 foot curve to the right with a chord direction of S86°48'56"E, a chord distance of 140.22 feet; thence N88°48'16"E, a distance of 244.91 feet to the East line of said Parcel 3; thence S33°59'06"W, a distance of 40.49 feet; thence S00°52'11"W, a distance of 6.91 feet to the approximate Northerly shoreline of the Colorado River; thence S88°48'16"W along the approximate Northerly shore line of the Colorado River, a distance of 221.87 feet; thence 135.78 feet along a 1,102.35 foot curve the left with a chord direction of S86°49'59"W, a chord distance of 135.70 feet; thence S85°17'34"W, a distance of 32.56 feet; thence 115.19 feet along a 472.88 foot curve to the left with a chord direction of S84°24'14"W, a chord distance of 114.91 feet; thence S78°06'51"W, a distance of 171.57 feet; thence S78°20'52"W, a distance of 96.94 feet; thence S84°08'39"W, a distance of 345.52 feet to the West line of said Parcel 1; thence N00°06'53"W, a distance of 222.23 feet to the Point of Beginning.

Containing 1.471 Acres, more or less, as described herein and depicted on "EXHIBIT B"

"EXHIBIT A"

A certain parcel of land lying in Government Lot 3 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

A certain parcel of land entirely within Parcel 1 of the lands described at Reception No.2909396, in the Public Records of Mesa County, Colorado, Commencing at the center 1/4 corner of said Section 24 whence the center East 1/16 corner of said Section 24 bears S89°45'54"E with all bearings contained herein being relative thereto; thence S89°56'42"W, a distance of 62.40 feet to a point on the North line of said Parcel 1 and the Point of beginning; thence S00°03'18"E, a distance of 14.67 feet; thence S30°14'07"E, a distance of 104.50 feet; thence S28°38'48"W, a distance of 41.67 feet; thence S00°01'09"W, a distance of 200.00 feet; thence 41.33 feet along a 75.17 foot curve to the left with a chord direction of S32°26'44"E, a chord distance of 40.81 feet; thence S88°24'31"W, a distance of 57.12 feet; thence 39.29 feet along a 48.00 foot curve to the left with a chord direction of N23°27'02"E, a chord distance of 38.20 feet; thence N00°01'25"E, a distance of 206.12 feet; thence N28°38'48"E, a distance of 35.45 feet; thence N30°14'07"W, a distance of 121.81 feet to a point on the North line of said Parcel 1; thence S89°56'42"W, a distance of 31.67 feet to the Point of Beginning.

Containing 8,491 square feet (0.195 acres), more or less, as described herein and depicted on "EXHIBIT B"

THE EDDY @ GRAND JUNCTION NEIGHBORHOOD MEETING

October 6, 2020 @ 5:30pm-6:30pm via Zoom

NOTES

A Neighborhood Meeting was held on October 6, 2020 regarding a proposed Easement Vacation, ROW Vacation (future), Site Plan and Simple Subdivision at 347 25 ½ Road, 2757 C ½ Road, and a third parcel (2945-244-00-080).

In Attendance:

Representatives: Stephanie Copeland (The Eddy at Grand Junction LLC)
Michael O'Connor (Triumph Development)
Ted Ciavonne (Ciavonne, Roberts & Associates Inc.)
Mallory Reams (Ciavonne, Roberts & Associates Inc.)
Lance Gloss (City of Grand Junction)

5 neighbors and 3 representatives of the Riverfront Commission attended the Zoom meeting and had the following comments and concerns:

- Where is the campground in relation to 27 ½ Road? – it will be on the parcel west of 27 ½ Road adjacent to Las Colonias Park.
- How large is the intended campground? – 74 campsites
- Will there be rentals for campgrounds, or will people be supplying their own? – Both
- What will the landscaping be for this? –Not designed yet, but yes there will be.
- Any mitigation of the floodplain? –We are building up 1' above the floodplain but going to do a more detailed study (on apartment side)
- Are you going to consult the Army Corps of Engineers regarding the trail and see if the location is acceptable? – Army Corps of Engineers is on the Review Agency List, but they usually won't get involved unless something is in the floodway. The trail will be in the floodplain which means getting permits for this will come from the city.
- I like that the trail will be closer to the river, but will there be any erosion control on this trail/Riverbank? – Most of the river edge will remain as the river edge is very stable with existing vegetation, etc. Will be working closely with the city to keep existing edge and vegetation, but remove any vegetation that shouldn't be there (noxious plants, weeds, dead debris, etc.)
- How wide is the trail going to be? – The trail running north-south will be 10'. The trail running east-west will also be 10'
- Isn't the trail at Las Colonias 12' wide? – In some areas yes. This was done because it was expected to be a "high use" area.
- Will the east-west trail remain public? – Yes
- Would like to see some nice landscaping transition between the trail and the campground/apartments. Look at Ouray Riverwalk as an example. – Yes we agree. Will do.

- Wildlife? There are quite a bit of deer in that area (Section 4 and 5) Being able to see wildlife on your property would be a major additive to your project – We have not gone through any wildlife research but will.
- What's your timeline? – Demolition and clearing could still happen yet this year, but breaking ground won't happen until Feb-March of 2021.



Clavonne,
Roberts &
Associates, Inc

LAND PLANNING AND
LANDSCAPE ARCHITECTURE

222 North 7th Street
PH 970-241-0745

Grand Junction, CO 81501
FX 970-241-0765

www.clavonne.com

Neighborhood Meeting Notice Letter

Mailing Date: September 22, 2020

RE: A Neighborhood Meeting for The Eddy at Grand Junction.

Dear Property Owner:

This letter is to notify you that on **Tuesday (October 6th), starting at 5:30 pm**, a virtual neighborhood meeting will be held via **Zoom** to update you on a proposed **Right of Way Vacation and an Easement Vacation** at 347 27 ½ Road and 2757 C ½ Road Grand Junction, Colorado. In addition, we will share with you the current proposed Site Plan for the properties which will address forthcoming easements, ROW's, and a property line adjustment / minor subdivision.

To join the Zoom Meeting:

Topic: The Eddy at Grand Junction Neighborhood Meeting

Time: Oct 6, 2020 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84683910953?pwd=d280Y25YK2pLM1Fja2tLdGhRWnRwUT09>

Meeting ID: 846 8391 0953

Passcode: 359982

Dial in via phone: 1 (346) 248-7799

Note for your convenience, if you would like to have the Zoom meeting link emailed to you, please email Mallory at mallory@ciavonne.com prior to Oct. 6, 2020.

The neighborhood meeting is an opportunity for adjacent property owners to learn more about the project, ask questions, and submit written statements to the developer **The Eddy at Grand Junction LLC**, and the City of Grand Junction staff.

The applicant will be submitting a Vacation of Right of Way application as well as an Easement Vacation application for this project to the City of Grand Junction. As a neighbor of this property you will be notified of pending development applications and public hearings (if any) by mail.

The list of property owners being notified for this neighborhood meeting was supplied by the City of Grand Junction and derived from current Mesa County Assessor records. As those records are not always current, please feel free to notify your neighbors of this meeting date so all may have the opportunity to participate.

If you are not available to attend this meeting, you can provide written comment to ted@ciavonne.com or the City of Grand Junction Planning Department at lanceg@gjcity.org.

We look forward to seeing you at this meeting.

Sincerely,

Ted Ciavonne, PLA
Clavonne, Roberts and Associates, Inc

THE EDDY @ GRAND JUNCTION NEIGHBORHOOD MEETING
October 6, 2020 @ 5:30pm-6:30pm via Zoom

Participant List

Representatives

Ciavonne, Roberts & Associates Inc.
Ted Ciavonne & Mallory Reams
222 Nth 7th Street
Grand Junction, CO 81501
ted@ciavonne.com

City of Grand Junction
Lance Gloss (City Rep)
250 Nth 5th Street
Grand Junction, CO 81501
lanceg@gjcity.org

The Eddy at Grand Junction LLC
Stephanie Copeland
PO Box 770740
Steamboat Springs, CO 80477-0740
stephanie@fourpointsfunding.com

Triumph Development
Michael O'Connor
12 Vail Road - Suite 700
Vail, CO - 81657
michael@triumphdev.com

Neighbors

Alpine Lumber Company
Travis Wright
10170 Church Ranch Way Unit 350
Westminster, CO 80021-6102
twright@alpinelumber.com

Enno F & Pauline Heuscher
24601 Sorrento Lane
Cedaredge Co 81413
epheuscher@gmail.com

pheuscher@gmail.com

David Skinner
2773 C ½ Road
Grand Junction, CO 81501

Dave Lehmann

FirminPe

Riverfront Commission

Michele Rohrbach
michele.rohrbach@mesacounty.us
Katie
Bill

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) The Eddy at Grand Junction LLC ("Entity") is the owner of the following property:

(b) 347 27 1/2 Rd; 2945-244-00-080; 2757 C 1/2 Rd Grand Junction, CO 81501

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Manager for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

☒ My legal authority to bind the Entity both financially and concerning this property is unlimited.

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☐ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

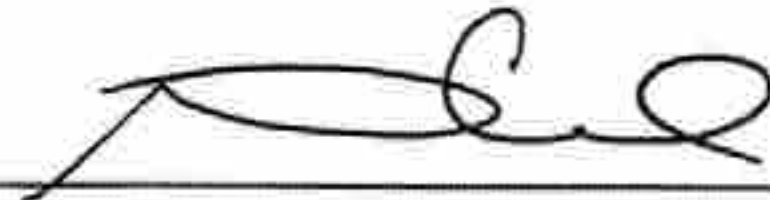
On behalf of Entity, I have reviewed the application for the (d) Easement Vacation

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) none

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: 

Printed name of person signing: Stephanie Copeland

State of COLORADO)

County of ROUTT) ss.

Subscribed and sworn to before me on this 15th day of September, 2020

by STEPHANIE COPELAND

Witness my hand and seal.

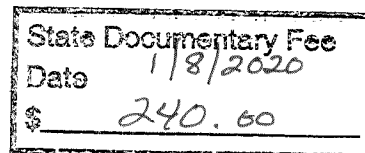
My Notary Commission expires on 7/15/2023

CHRISTOPHER JAMES IMBLER
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20194026365
My Commission Expires 7/15/2023


Notary Public Signature

Recording requested by and
when recorded return to:

Four Points Funding
345 Lincoln Avenue, #206
Steamboat Springs, CO 80487
Attn: Chris Montgomery



SPECIAL WARRANTY DEED
[C.R.S. § 38-30-113 & 115]

BRADY TRUCKING LAND HOLDINGS, LLC, a Colorado limited liability company, as Grantor, for the consideration of Ten and No/100 Dollars (\$10.00), in hand paid, hereby sells and conveys to THE EDDY AT GRAND JUNCTION, LLC, a Colorado limited liability company, as Grantee, whose street address is c/o Four Points Funding, 345 Lincoln Avenue, #206, Steamboat Springs, Colorado 80487, that certain real property located in the County of Mesa and State of Colorado, as more particularly described on Exhibit A attached hereto and made a part hereof, together with all its appurtenances, and agrees to and with Grantee to warrant and defend the quiet and peaceable possession of the Property, by Grantee, against every person who lawfully claims the Property or any part thereof, by, through or under Grantor and no others, subject only to those matters of record appearing on Exhibit B attached hereto and made a part hereof.

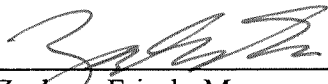
Effective this 2nd day of January, 2020.

[Signatures and Acknowledgements on Following Pages]



65040774

BRADY TRUCKING LAND HOLDINGS,
LLC, a Colorado limited liability company

By: 
Zachary Frisch, Manager

STATE OF COLORADO)
)
COUNTY OF Hartfield)

The foregoing instrument was acknowledged before me this 2nd day of January,
2020, by Zachary Frisch, as the Manager of BRADY TRUCKING LAND HOLDINGS, LLC, a
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 9/8/2020


Notary Public

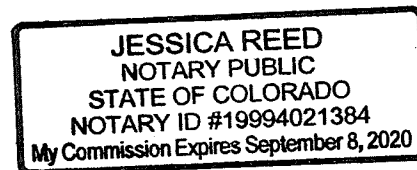


EXHIBIT A**LEGAL DESCRIPTION****PARCEL 1:**

ALL OF 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 C1/4 CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN;

THENCE ALONG THE NORTH LINE OF GOVERNMENT LOT 3 IN SAID SECTION 24 S89°56'19"W 12.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 27 1/2 ROAD, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S89°56'19" 652.12 FEET;

THENCE S00°06'53"E 534.28 FEET TO THE NORTH BANK OF THE COLORADO RIVER, WHICH IS ALSO THE SOUTH LINE OF GOVERNMENT LOT 3 IN SAID SECTION 24;

THENCE ALONG SAID RIVER BANK THE FOLLOWING THIRTEEN (13) COURSES:

1. S82°54'10"E 17.50 FEET;
 2. N73°04'18"E 49.98 FEET;
 3. N82°36'10"E 205.52 FEET;
 4. N84°59'11"E 36.42 FEET;
 5. N84°27'00"E 76.02 FEET;
 6. N75°18'35"E 56.11 FEET;
 7. N82°35'07"E 9.02 FEET;
 8. S52°59'28"E 9.53 FEET;
 9. N61°06'48"E 19.97 FEET;
 10. N70°44'38"E 63.80 FEET;
 11. N74°23'15"E 70.58 FEET;
 12. N81°19'12"E 30.61 FEET;
 13. N70°38'06"E 23.73 FEET TO THE WEST RIGHT-OF-WAY LINE OF 27 1/2 ROAD;
- THENCE ALONG SAID RIGHT-OF-WAY LINE N00°07'57"E 413.77 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE WEST 367.65 FEET OF ALL THAT PART OF 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 C1/4 CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN;

THENCE S89°46'04"E 12.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 27 1/2 ROAD, BEING THE TRUE POINT OF BEGINNING;

THENCE S00°07'57"W 404.92 FEET TO THE NORTH BANK OF THE COLORADO RIVER, WHICH IS ALSO THE SOUTH LINE OF GOVERNMENT LOT 2 IN SAID SECTION 24;

THENCE ALONG SAID RIVER BANK THE FOLLOWING EIGHT (8) COURSES:

1. S45°37'16"E 24.34 FEET;
2. S62°32'16"E 33.07 FEET;
3. N55°25'33"E 33.87 FEET;

4. N89°54'00"E 153.40 FEET;
5. N85°02'35"E 50.54 FEET;
6. S87°09'05"E 12.51 FEET;
7. N52°08'39"E 22.53 FEET;
8. S84°02'41"E 46.74 FEET;
THENCE N00°07'57"E 403.55 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 2;
THENCE ALONG SAID NORTH LINE N89°46'04"E 355.15 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND SITUATE IN G.L.O. LOT 2 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE C1/4 CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN;

THENCE ALONG THE NORTH LINE OF THE NW1/4 SE1/4 OF SAID SECTION 24 S89°46'04"E 367.65 FEET; THENCE S00°07'57"W 30.00 FEET TO THE SOUTH RIGHT-OF-WAY OF C 1/2 ROAD, BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY S89°46'04"E 335.18 FEET;

THENCE S33°58'56"W 457.11 FEET TO A POINT ON THE NORTH BANK OF THE COLORADO RIVER; THENCE ALONG AND PARALLEL WITH THE COLORADO RIVER N55°58'04"W 97.06 FEET;

THENCE N00°07'57"E 326.08 FEET TO THE POINT OF BEGINNING.

ALL IN COUNTY OF MESA, STATE OF COLORADO.

EXHIBIT B

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES AND ASSESSMENTS FOR THE YEAR 2020, A LIEN NOT YET DUE AND PAYABLE.
2. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
3. RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS RESERVED IN UNITED STATES PATENTS RECORDED AUGUST 21, 1897 IN BOOK 11 AT PAGE 504 UNDER RECEPTION NO. 25969.
4. RIGHTS OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 21, 1897 IN BOOK 11 AT PAGE 504 UNDER RECEPTION NO. 25969.
5. A STRIP OF LAND 30 FEET IN WIDTH, WHETHER IN FEE OR EASEMENT ONLY, ALONG THE ENTIRE EASTERN LINE OF SAID LOT THREE (3), AS SET FORTH IN DEED RECORDED OCTOBER 18, 1897 IN BOOK 46 AT PAGE 466 UNDER RECEPTION NO. 26210.
6. A STRIP OF LAND 10 FEET IN WIDTH FOR ROAD PURPOSES, AND RIGHTS INCIDENTAL THERETO, ALONG THE EAST END OF SAID LOT THREE (3), AS RESERVED IN DEED RECORDED SEPTEMBER 2, 1897 IN BOOK 57 AT PAGE 544 UNDER RECEPTION NO. 26014.
7. A STRIP OF GROUND FOR ROAD PURPOSES, AND RIGHTS INCIDENTAL THERETO, ON THE WEST SIDE OF LOT TWO OF SAID SECTION 24, AS SET FORTH IN WARRANTY DEED RECORDED MARCH 28, 1902 IN BOOK 74 AT PAGE 396 UNDER RECEPTION NO. 39754.
8. RIGHT-OF-WAY FOR C½, AND RIGHTS INCIDENTAL THERETO, AS DISCLOSED IN THE RECORDS OF THE OFFICE OF THE MESA COUNTY ASSESSOR.
9. ANY QUESTION, DISPUTE OR ADVERSE CLAIM AS TO ANY LOSS OR GAIN OF LAND AS A RESULT OF ANY CHANGE IN THE RIVER BED LOCATION BY OTHER THAN NATURAL CAUSES, OR ALTERATION THROUGH ACCRETION, RELICTION, EROSION OR AVULSION OF THE CENTER THREAD, BANK, CHANNEL OR FLOW OF WATERS IN THE COLORADO RIVER LYING WITHIN THE SUBJECT LAND; AND ANY QUESTION AS TO THE LOCATION OF SUCH CENTER THREAD, BED, BANK OR CHANNEL AS A LEGAL DESCRIPTION OR MARKER FOR PURPOSES OF DESCRIBING OR LOCATING THE SUBJECT LANDS.

NOTE: THERE ARE NO DOCUMENTS IN THE LAND RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, ACCURATELY LOCATING PAST OR PRESENT LOCATION(S) OF THE CENTER THREAD, BANK, BED OR CHANNEL OF THE ABOVE RIVER OR INDICATING ANY ALTERATIONS OF THE SAME AS FROM TIME TO TIME MAY HAVE OCCURRED.

10. ANY RIGHTS, INTERESTS OR EASEMENTS IN FAVOR OF THE RIPARIAN OWNERS, THE UNITED STATES OF AMERICA, THE STATE OF COLORADO, OR THE GENERAL PUBLIC, WHICH EXIST, HAVE EXISTED, OR ARE CLAIMED TO EXIST IN AND OVER WATERS AND PRESENT AND PAST BED AND BANKS OF THE COLORADO RIVER.
11. ANY RIGHTS, INTERESTS OR EASEMENTS WHICH EXIST OR ARE CLAIMED TO EXIST IN FAVOR OF THE PUBLIC THROUGH THE SUBJECT PROPERTY FOR ACCESS TO THE COLORADO RIVER.
12. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RIGHT-OF-WAY AGREEMENT, GRANTED TO CENTRAL GRAND VALLEY SANITATION DISTRICT, RECORDED MARCH 11, 1971 IN BOOK 956 AT PAGE 409 UNDER RECEPTION NO. 1001904.
13. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT AND AGREEMENT, IN FAVOR OF THE GRAND JUNCTION DRAINAGE DISTRICT, RECORDED NOVEMBER 14, 1983 IN BOOK 1464 AT PAGE 580 UNDER RECEPTION NO. 1345103.
14. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT AND AGREEMENT, IN FAVOR OF THE GRAND JUNCTION DRAINAGE DISTRICT, RECORDED MAY 20, 1987 IN BOOK 1643 AT PAGE 936 UNDER RECEPTION NO. 1455510.
15. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF GRANT OF TRAIL EASEMENT, GRANTED TO THE CITY OF GRAND JUNCTION, A COLORADO HOME RULE MUNICIPALITY, RECORDED MARCH 10, 2014 IN BOOK 5579 AT PAGE 610 UNDER RECEPTION NO. 2684027.
16. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON THAT CERTAIN ALTA/NSPS SURVEY PREPARED BY CR SURVEYING LLC, JOB #3014119, DATED DECEMBER 21, 2019:
 - A. THE FACT OF FENCE LINE IN SOUTHWESTERLY PORTION THAT DOES NOT MATCH THE BOUNDARY LINE;
 - B. THE FACT OF OVERHEAD UTILITY LINES AND STRUCTURES IN THE CENTRAL AND NORTHERLY PORTIONS;
 - C. THE ACT OF UNDERGROUND GAS LINE IN THE CENTRAL PORTION;
 - D. THE FACT OF UNDERGROUND SANITARY SEWER LINE AND MANHOLES IN THE NORTHERLY PORTION;
 - E. THE FACT OF UNDERGROUND WATER LINE IN THE NORTHERLY PORTION;
 - F. THE FACT OF 40' ROAD EASEMENT IN THE NORTHERLY PORTION;
 - G. THE FACT OF STORM DRAINAGE IN THE NORTHERLY PORTION OF THE PROPERTY.

"EXHIBIT A"

A certain parcel of land lying in Government Lot 3 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

A certain parcel of land entirely within Parcel 1 of the lands described at Reception No.2909396, in the Public Records of Mesa County, Colorado, Commencing at the center 1/4 corner of said Section 24 whence the center East 1/16 corner of said Section 24 bears S89°45'54"E with all bearings contained herein being relative thereto; thence S89°56'42"W, a distance of 62.40 feet to a point on the North line of said Parcel 1 and the Point of beginning; thence S00°03'18"E, a distance of 14.67 feet; thence S30°14'07"E, a distance of 104.50 feet; thence S28°38'48"W, a distance of 41.67 feet; thence S00°01'09"W, a distance of 200.00 feet; thence 41.33 feet along a 75.17 foot curve to the left with a chord direction of S32°26'44"E, a chord distance of 40.81 feet; thence S88°24'31"W, a distance of 57.12 feet; thence 39.29 feet along a 48.00 foot curve to the left with a chord direction of N23°27'02"E, a chord distance of 38.20 feet; thence N00°01'25"E, a distance of 206.12 feet; thence N28°38'48"E, a distance of 35.45 feet; thence N30°14'07"W, a distance of 121.81 feet to a point on the North line of said Parcel 1; thence S89°56'42"W, a distance of 31.67 feet to the Point of Beginning.

Containing 8,491 square feet (0.195 acres), more or less, as described herein and depicted on "EXHIBIT B"

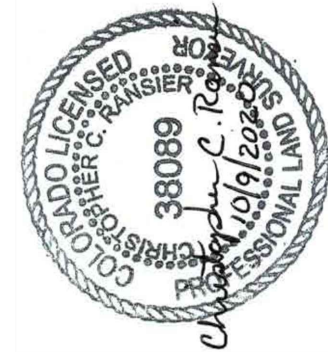
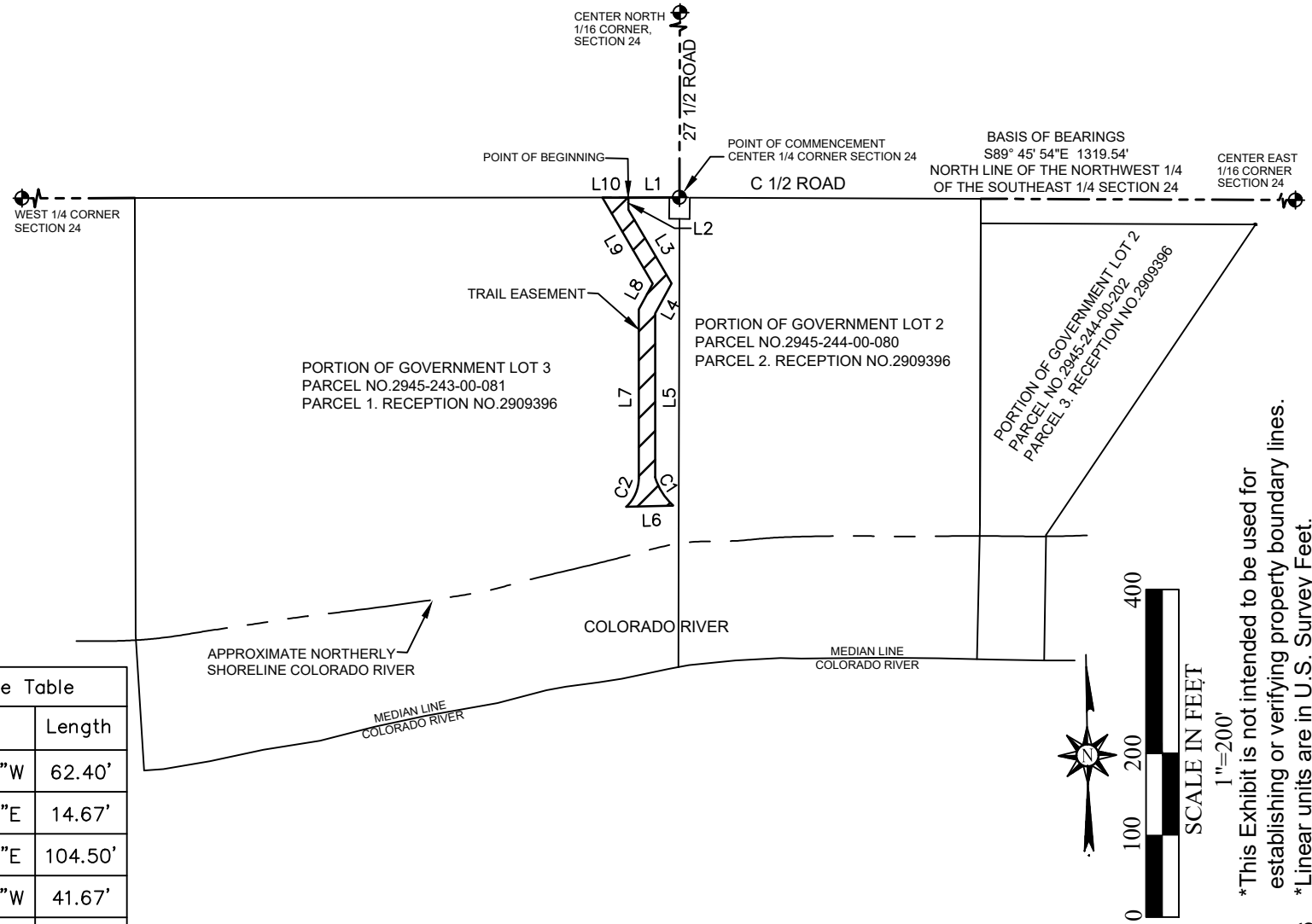


This legal description prepared by:
Christopher C. Ransier CO PLS 38089
717 Centauri Drive
Grand Junction, CO 81506

"EXHIBIT B"

Easement Line Table		
Line #	Direction	Length
L1	S89°56'42"W	62.40'
L2	S00°03'18"E	14.67'
L3	S30°14'07"E	104.50'
L4	S28°38'48"W	41.67'
L5	S00°01'09"W	200.00'
L6	S88°24'31"W	57.12'
L7	N00°01'25"E	206.12'
L8	N28°38'48"E	35.45'
L9	N30°14'07"W	121.81'
L10	S89°56'42"W	31.67'

Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	41.33'	75.17'	031°30'15"	S32° 26' 44"E	40.81'
C2	39.29'	48.00'	046°54'03"	N23° 27' 02"E	38.20'



CHRISTOPHER C. RANSIER
 CO PLS 38089
 717 CENTAURI DRIVE
 GRAND JUNCTION, CO 81506

*This Exhibit is not intended to be used for establishing or verifying property boundary lines.
 *Linear units are in U.S. Survey Feet.

"EXHIBIT A"

A certain parcel of land lying in Government Lots 2 and 3 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

A certain parcel of land entirely within the following three parcels of land: Parcel 1, Parcel 2 and Parcel 3 of the lands described at Reception No.2909396, in the Public Records of Mesa County, Colorado, Commencing at the center 1/4 corner of said Section 24 whence the center East 1/16 corner of said Section 24 bears S89°45'54"E with all bearings contained herein being relative thereto; thence S64°46'40"W, a distance of 733.97 feet to a point on the West line of said Parcel 1 and the Point of beginning; thence 52.79 feet along a 40.60 foot curve to the right with a chord direction of S37°45'22"E, a chord distance of 49.15 feet; thence S00°14'41"E, a distance of 70.85 feet; thence S16°51'14"E, a distance of 54.46 feet; thence N82°41'55"E, a distance of 321.27 feet; thence N77°44'52"E, a distance of 176.66 feet; thence N73°07'13"E, a distance of 64.27 feet; thence N88°24'31"E, a distance of 57.12 feet; thence 45.41 feet along a 71.46 foot curve to the left with a chord direction of S66°45'45"E, a chord distance of 44.65 feet; thence N87°20'45"E, a distance of 51.96 feet; thence 140.31 feet along a 1,142.35 foot curve to the right with a chord direction of S86°48'56"E, a chord distance of 140.22 feet; thence N88°48'16"E, a distance of 244.91 feet to the East line of said Parcel 3; thence S33°59'06"W, a distance of 40.49 feet; thence S00°52'11"W, a distance of 6.91 feet to the approximate Northerly shoreline of the Colorado River; thence S88°48'16"W along the approximate Northerly shore line of the Colorado River, a distance of 221.87 feet; thence 135.78 feet along a 1,102.35 foot curve the left with a chord direction of S86°49'59"W, a chord distance of 135.70 feet; thence S85°17'34"W, a distance of 32.56 feet; thence 115.19 feet along a 472.88 foot curve to the left with a chord direction of S84°24'14"W, a chord distance of 114.91 feet; thence S78°06'51"W, a distance of 171.57 feet; thence S78°20'52"W, a distance of 96.94 feet; thence S84°08'39"W, a distance of 345.52 feet to the West line of said Parcel 1; thence N00°06'53"W, a distance of 222.23 feet to the Point of Beginning.

Containing 1.471 Acres, more or less, as described herein and depicted on "EXHIBIT B"

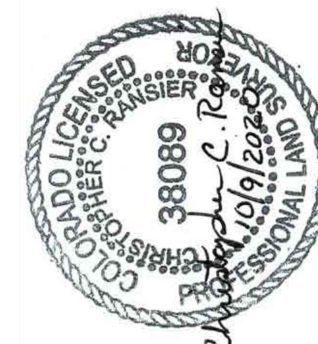
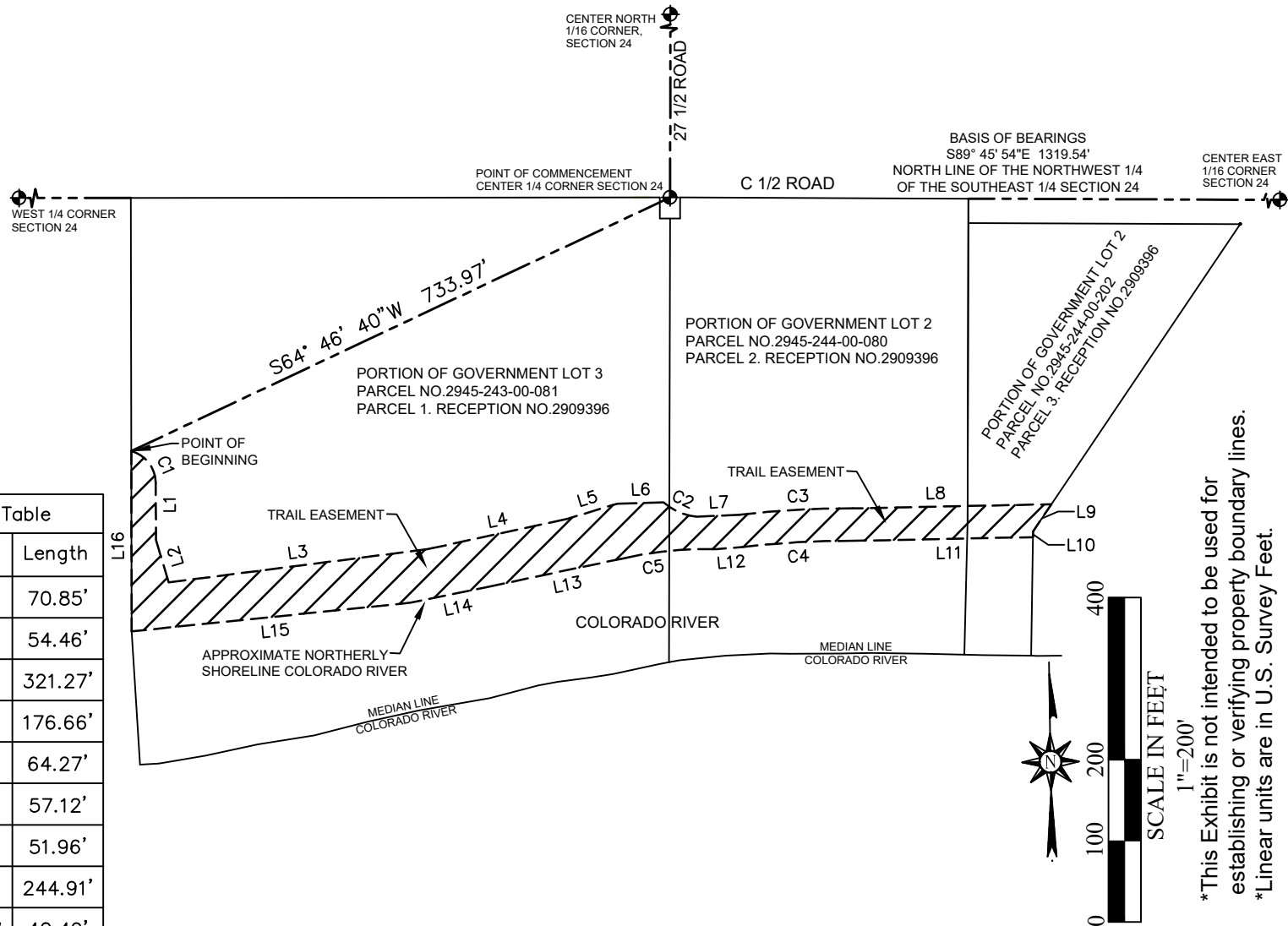


This legal description prepared by:
Christopher C. Ransier CO PLS 38089
717 Centauri Drive
Grand Junction, CO 81506

"EXHIBIT B"

Easement Line Table		
Line #	Direction	Length
L1	S00°14'41"E	70.85'
L2	S16°51'14"E	54.46'
L3	N82°41'55"E	321.27'
L4	N77°44'52"E	176.66'
L5	N73°07'13"E	64.27'
L6	N88°24'31"E	57.12'
L7	N87°20'45"E	51.96'
L8	N88°48'16"E	244.91'
L9	S33°59'06"W	40.49'
L10	S00°52'11"W	6.91'
L11	S88°48'16"W	221.87'
L12	S85°17'34"W	32.56'
L13	S78°06'51"W	171.57'
L14	S78°20'52"W	96.94'
L15	S84°08'39"W	345.52'
L16	N00°06'53"W	222.23'

Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	52.79'	40.60'	074°29'57"	S37° 45' 22"E	49.15'
C2	45.41'	71.46'	036°24'27"	S66° 45' 45"E	44.65'
C3	140.31'	1142.35'	007°02'14"	S86° 48' 56"W	140.22'
C4	135.78'	1102.35'	007°03'27"	S86° 49' 59"W	135.70'
C5	115.19'	472.88'	013°57'26"	S84° 24' 14"W	114.91'



CHRISTOPHER C. RANSIER
CO PLS 38089
717 CENTAURI DRIVE
GRAND JUNCTION, CO 81506

*This Exhibit is not intended to be used for establishing or verifying property boundary lines.
*Linear units are in U.S. Survey Feet.

LOWELL VILLAGE TOWNHOMES PROJECT / OPEN SPACE SUMMARY

REGeneration LLC is in the process of developing the easterly vacant portion of the block on the southeast corner of 7th Street and Grand Avenue. The project is being developed in two phases: Phase 1 consisted of the first four units that have been constructed on the northwest corner of White Avenue and 8th Street. Phase 2 will consist of the remaining area of the block with the exception of the former R-5 School site on the western side of the block with a total of 32 more residential units.

Section 21.06.020 (a) of the Zoning and Development Code states:

(a) Open Space Dedication.

- (1) The owner of any residential development of 10 or more lots or dwelling units shall dedicate 10 percent of the gross acreage of the property or the equivalent of 10 percent of the value of the property. The decision as to whether to accept money or land as required by this section shall be made by the Director.

In this case, the project will ultimately consist of 36 dwelling units, thus is subject to the requirement for Open Space Dedication or the fee in lieu. As early as staff comments regarding the PreApplication submittal for the project dated April 13, 2017 the developer was informed that the City would likely accept money in lieu of land. This was confirmed in comments dated March 8, 2018 on the Preliminary Plan for the project that the decision had been made by the Director that money would be accepted in lieu of land dedication for the project. This same information has been consistently relayed to the developer numerous times since then.

The Code further states:

- (2) For any residential development required to provide open space, the owner shall hire an MAI appraiser to appraise the property. For purposes of this requirement, the property shall be considered the total acreage notwithstanding the fact that the owner may develop or propose to develop the property in filings or phases.
- (3) The appraiser's report shall be submitted to the City for purposes of determining fair market value and otherwise determining compliance with this section.

Consequently, with the final applications for both Phase 1 and Phase 2, the developer submitted MAI appraisals accordingly. Both have been reviewed and determined to be in compliance with the Code. The Open Space Fee was paid by the developer for the four lots created in Phase 1 of the project.

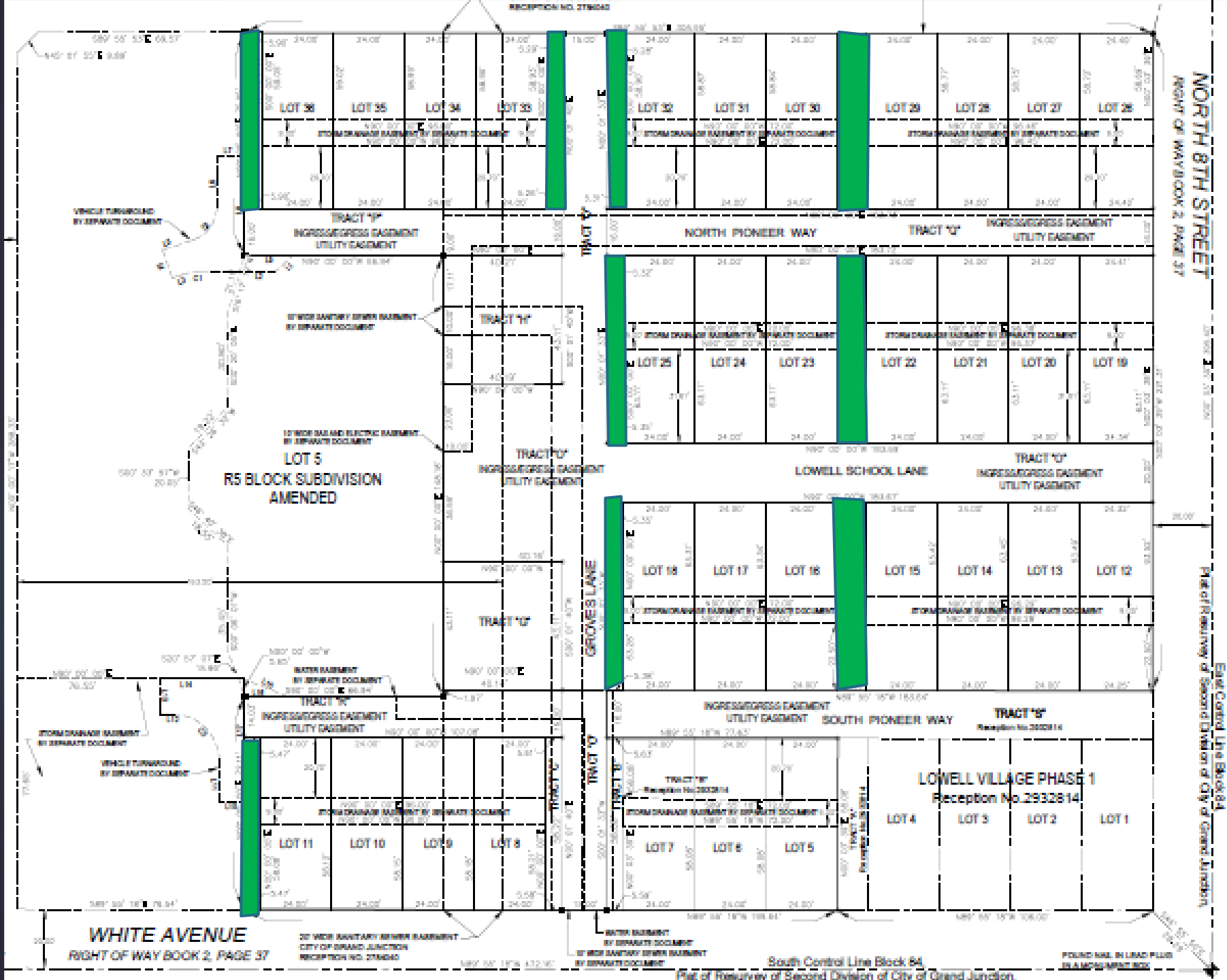
The developer is now requesting that the City consider acceptance of areas within Phase 2 of project in lieu of payment of the Open Space Fee. The Definitions contained within the Zoning and Development Code state:

Open space means any property or portion without any structure or impervious surface and not designated and used for a specific purpose.

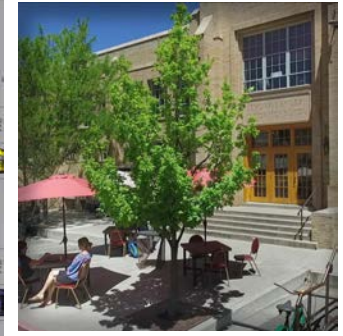
Of the areas remaining on the site within Phase 2 of the development, staff has identified the areas shown on the attached drawing as meeting this definition – not designated and used for a specific purpose. These areas are scattered throughout the Phase 2 site and total approximately 3,588.6 square feet. Other areas shown by the applicant do not meet this definition since they are either off-site on property not owned by the applicant, are within the existing City street right-of-way or are designated for other purposes such as for fire access and turnaround or utility easements.

Further, open space within a development that is owned in common by a homeowners' association or in this case a Metropolitan District, as defined by the Code should be designed and intended for the common use or enjoyment of the residents or occupants of the development. The design of the spaces (as shown on the attached map) appear to function more as small pathways or leftover spaces between buildings or are extra width needed along Groves Lane for the purpose of fire access and do not appear to be consistent with the intent of the code; that these areas serve as open spaces that can or will be used or enjoyed by residents or occupants of the development.

The purpose of this discussion with the Parks and Recreation Advisory Board is to further inform the Director's decision to accept money or the land dedication for this particular development.



Lowell Village: Urban Public Open Space Proposal



City of Grand Junction
Parks & Recreation
Advisory Board (PRAB)

11/5/20

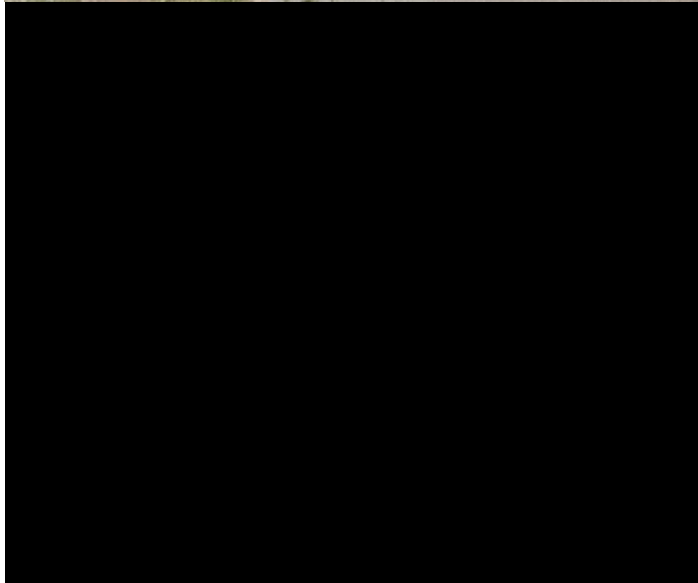
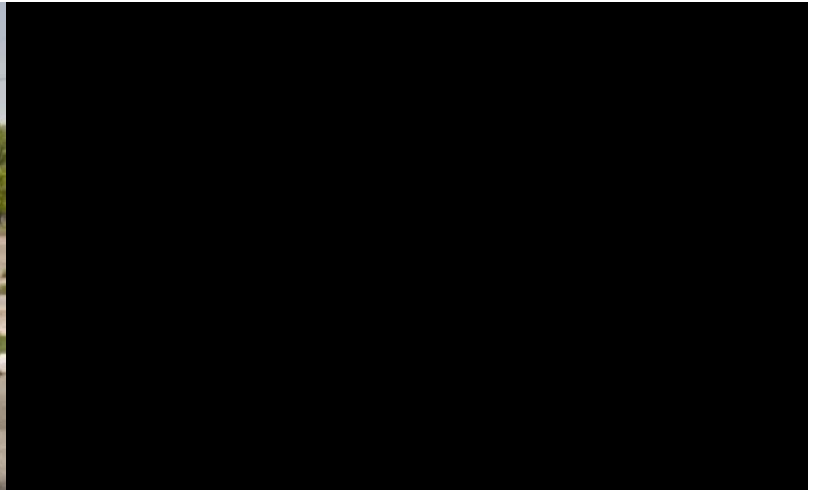
Downtown
Grand Junction
REgeneration

Jeremy Nelson





- Legend**
- EX. TREE TO KEEP
 - PROPOSED TREES
 - STEEL BENCH
 - A. Community Food Forest
 - B. Front Porches
 - C. Public Lawn Area
 - D. Community Greenhouse
 - E. Community Garden
 - F. Public Event Space / Decorative Paving
 - G. Perennial Community Food Beds
 - H. Tree Lined Streets with Parallel Parking
 - I. Storm Water Bio-Swale
 - J. Community Composting / Recycling
 - K. Existing Bus Stop









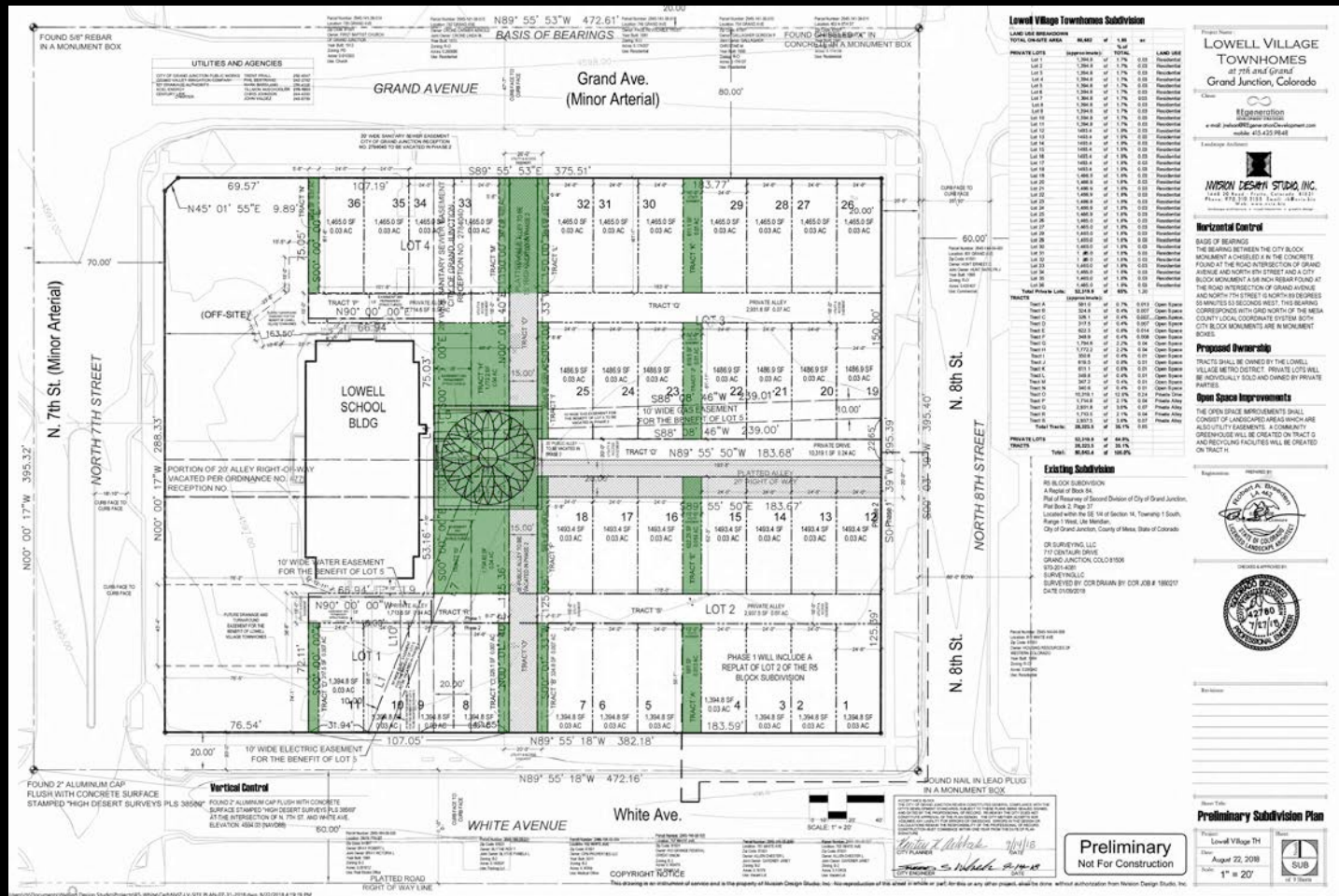


Public open space:
within the Phase 2
project site boundaries

Dedicated to and
maintained by the
Metro District

13.7% of Phase 2 site
area

Exceeds 10% open
space dedication
standard



Total Phase 2 Site Area

72,502 sf 100.0%

Total Phase 2 On-Site Public Open Space Area

9,911 sf 13.7%

Flower Plaza, Greenhouse, Composting (Tracts O, G & H)

5,886 sf 8.1%

Grand Avenue Pocket Park (Tract O)

1,507 sf 2.1%

Ped/Bike Paseos:

Tract E

622 sf 0.8%

Tract J

620 sf 0.9%

Tract K

611 sf 0.8%

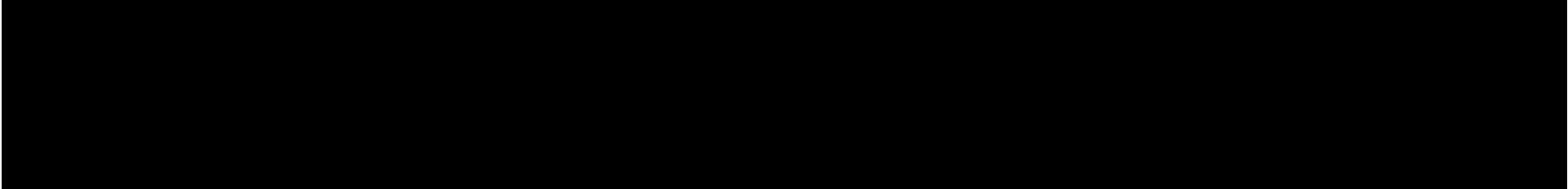
Great Lawn Tree Canopy Enhancements (Lot 5 Adjacent)

Tract D

317 sf 0.4%

Tract N

348 sf 0.5%

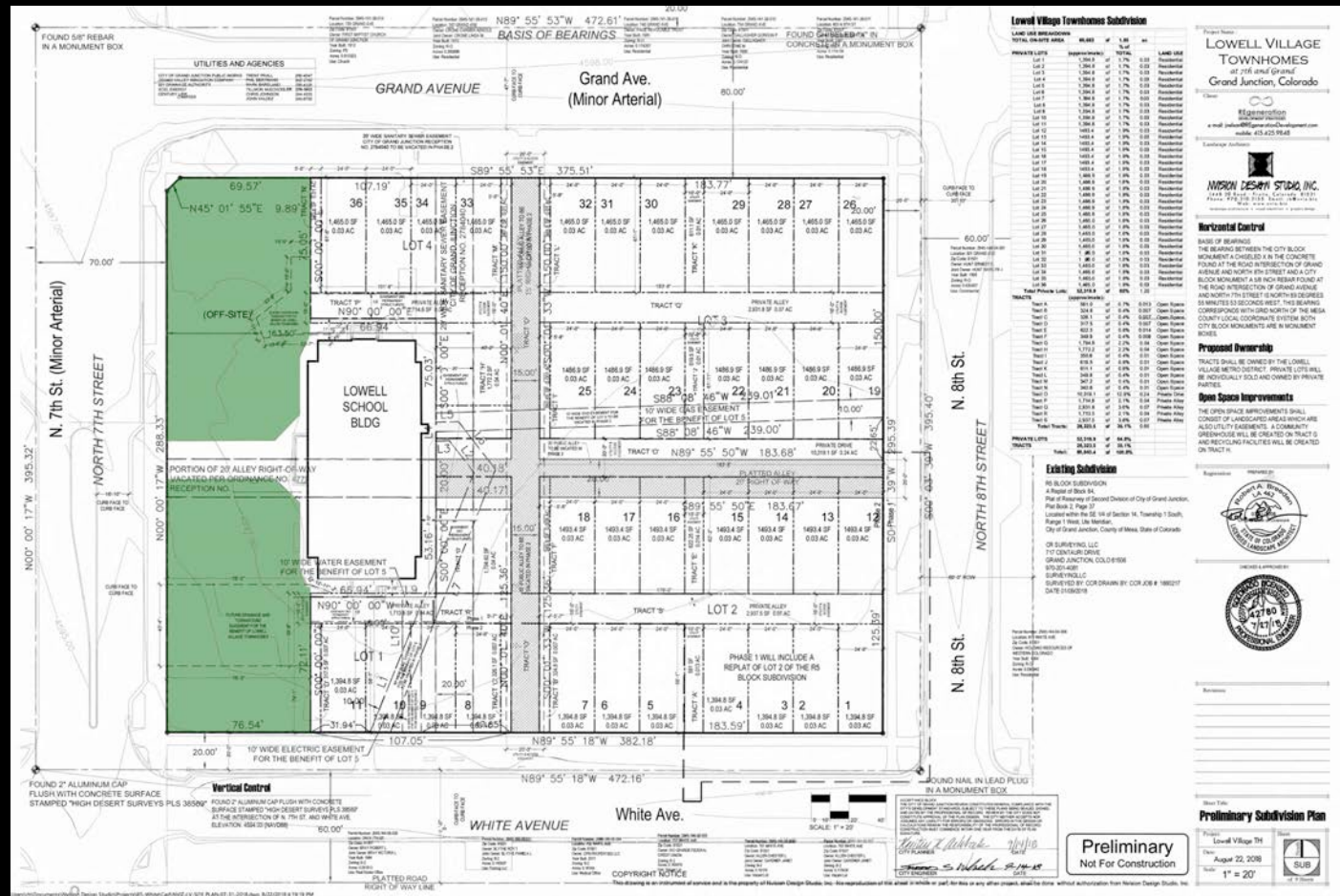


Public open space:
immediately adjacent
to Phase 2 project site

Will be dedicated to
and maintained by the
Metro District

29.5% of Phase 2 site
area

Exceeds 10% open
space dedication
standard

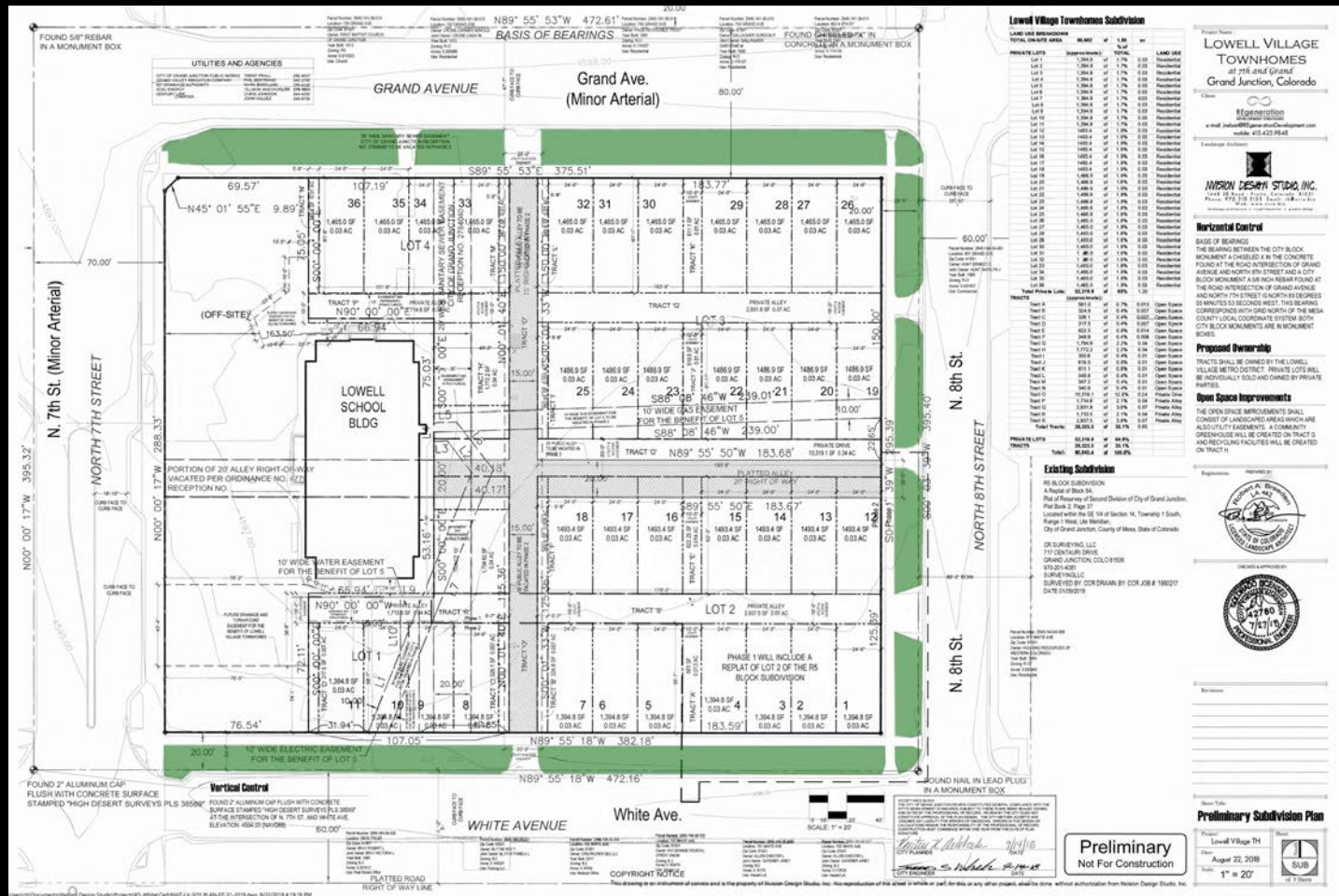


Public open space /
landscaping
enhancements

Immediately adjacent
to Phase 2 project site

Maintained by the
Metro District

Not counted towards
open space calcs, but
clearly provides public
benefit





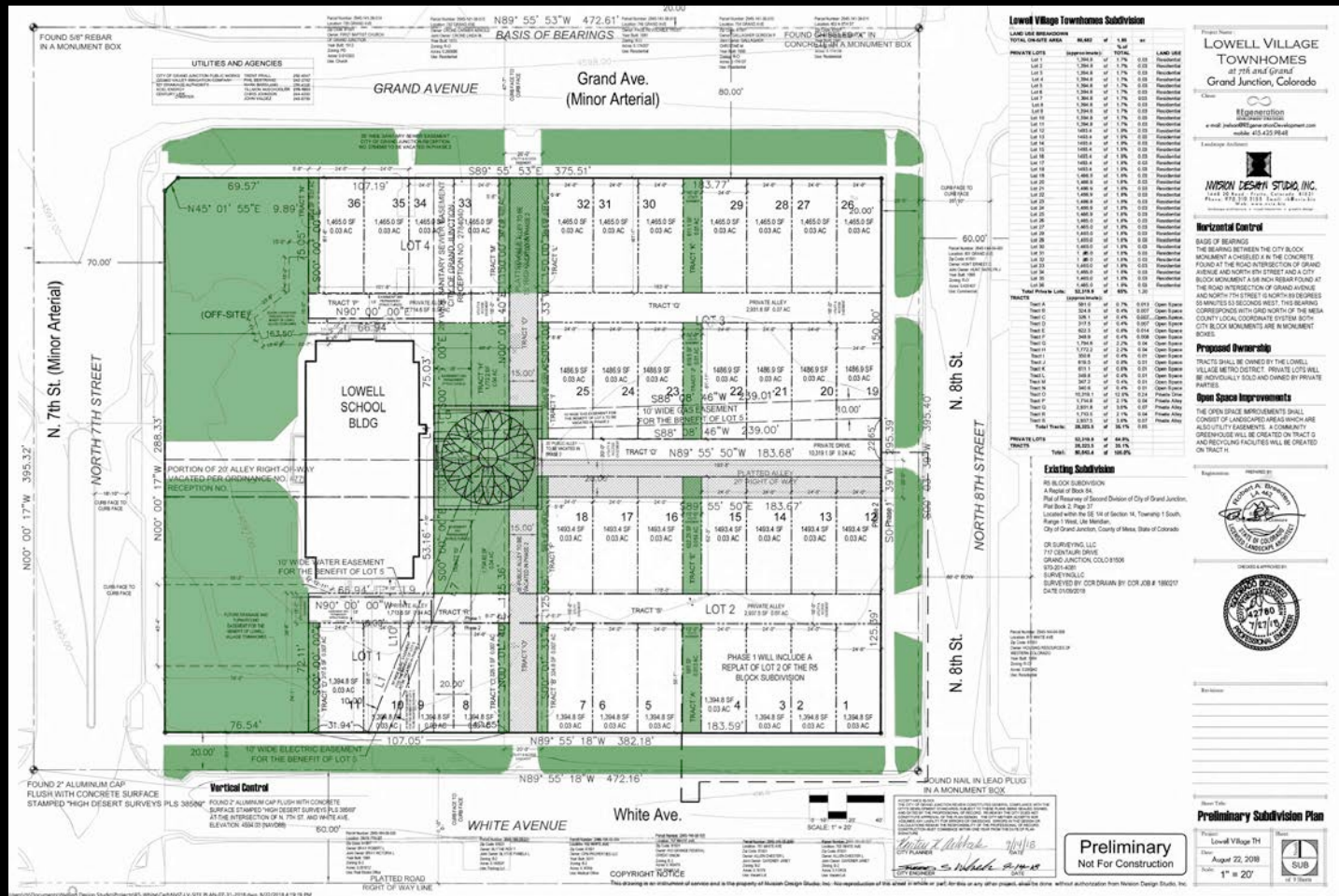
Total public open space / landscaping enhancements

Within Phase 2 project site boundaries or immediately adjacent to Phase 2 project site

Currently or will be dedicated to and/or maintained by Metro District

43.2% of Phase 2 site area (excludes landscaping enhancements in public ROW)

Exceeds 10% open space dedication standard (by 4x)



Total Phase 2 Site Area		72,502	sf	100.0%
Total Phase 2 Public Open Space		31,299	sf	43.2%
On-Site Public Open Space Area		9,911	sf	13.7%
Adjacent Public Open Space Area		21,388	sf	29.5%









“The quality of a public space is more important than its size.”

Source: Nine Elements of Successful Small Parks and Plazas. MRSC Local Government Success. Available at: <http://mrsc.org/Home/Stay-Informed/MRSC-Insight/October/9-Elements-of-Successful-Small-Parks-and-Plazas.aspx>

“But when it comes to parks, quality is way more important than size.”

Source: Ten Small Parks that Prove Tiny is Terrific. Greater Greater Washington Available at: <https://ggwash.org/view/41344/ten-small-parks-that-prove-tiny-is-terrific>

“What attracts people most, it would appear, is other people. It is difficult to design a space that will not attract people. What is remarkable is how often this has been accomplished.”

Source: *The Social Life of Small Urban Spaces* Available at: <https://www.pps.org/product/the-social-life-of-small-urban-spaces>











2019 PREVIEW

MAIN Street

MARKET:
[photo op/sm]
Booth
(Reese Group)

ON-SITE
Demos-A
• Bees?
• SHEARING

"BACK TO
SCHOOL"
CLASSES
• Pickling
• Herbs

CIRCLE
FUND
Reception #1
(Reese)

HOLIDAYS/
HARVEST
FAIR
MET
School

2020

FRUIT TREE
PLANTING
PARTY
[photo op/sm]

CIRCLE
FUND
Reception
#2 (Reese)

CHICKEN
TRACTOR/
EGG SALES

ON-SITE
Demos-B

• Bees - Honey Harvest
• SHEARING

~~ORCHARDING~~
FALL
FIELD TRIP
ACTIVITIES

ON-SITE
• Harvest FAIR
• DEMOS
• FOOD FOREST

MARKET &
FAIR

@School

2021 →

GROW-
hosted
GARDEN
PLOT(S)

GREENHOUSE

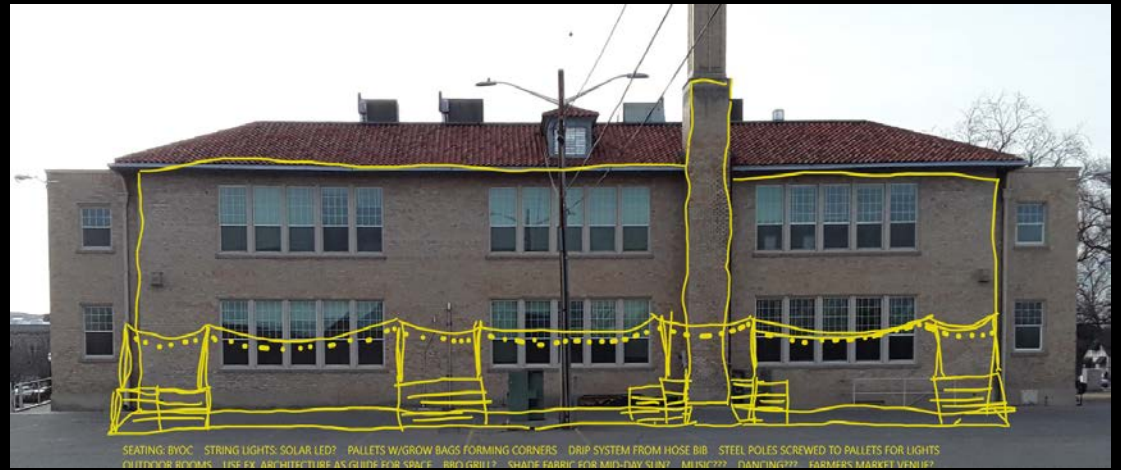
New Sprouts— begin with Phase One occupancy through 2021

- Residential Garden Plots
- Greenhouse
- Fall Field Trip – Old School Style









groundworkstudio



Ashlar Historic





LOWELL PUBLIC COMMENTS

(C104) Awesome Project! Great job! Beautiful! would be great but I got the cart, they don't have to be deep. I'd like to see the project with the 2024. I'd like to see the project with the 2024.

(C105) Diagonal parking on white? Please, no! Do traffic study to see what we already know.

(C106) I like this!

(C107) Live downtown (8th & Union) & am totally in favor. (3 needs) This! best luck!

(C108) Make this a combined development. I'd like to see the project with the 2024. I'd like to see the project with the 2024. **project looks great!!**





Help Plan the Future of Grand Junction's Parks & Recreation!

Welcome to our new online engagement platform for the Grand Junction Parks & Recreation Master Plan! The City of Grand Junction encourages its residents to be involved in all aspects of city government, including this Parks, Recreation, and Open Space (PROS) Master Planning Process. Please check back frequently for the latest in the evolving plan.

New/Additional Outdoor Amenities

The survey probed a long list of facility and program needs. A community center was identified most often, followed by trail connections and expansions for hiking, biking, and walking. River conservation/access/improvements, and natural areas and Open space are also top considerations. In general, the priorities from Invite and Open respondents are similar but not identical..

Q 17: What new/additional parks, trails, open space, recreational facilities, and amenities would you like to see provided? Check your top SIX choices.

Invite vs. Open Link

	Overall	Invite Sample	Open Link
Community center (indoor recreation, community spaces and aquatic facilities)	63%	63%	62%
Trail connections and expansions for hiking, biking, and walking	57%	60%	54%
River conservation, access, and improvements	43%	46%	41%
Indoor warm water leisure pool: lazy river, zero-depth entry	40%	36%	43%
Natural areas and open space land(s) for views and habitat	39%	43%	35%
Traditional parks with shelter, picnic area, playground, and grass	30%	35%	27%
Neighborhood parks in new developments	30%	34%	26%
Splash pads	28%	28%	28%
Matchett Park (outdoor facilities for soccer, lacrosse, football, softball, pickleball, basketball)	27%	24%	30%
Matchett Park (indoor facilities)	26%	22%	29%
Whitewater park	22%	21%	24%
Improving park and street trees: pruning, planting, removal, etc.	18%	23%	15%
Dog park	18%	23%	14%
Indoor ice arena	17%	13%	20%
Pickleball courts	12%	8%	15%
Field house (indoor turf field/s)	11%	10%	13%
Skate and bike park (can be used for biking, skateboarding)	11%	9%	12%
Disc golf	10%	10%	10%
Tennis courts	6%	6%	7%
Other	7%	8%	6%
n=	2,138	933	1,205

Source: RRC Associates and GreenPlay

New/Expanded Parks & Recreation Offerings

By a significant margin, community gatherings was identified most often as the program or activity the respondents would like to see the Parks and Recreation Department add or expand. Behind community gatherings, there are a variety of desired programs and activities. Again, Invite and Open responses are generally similar.

Q 19: What recreational programs or activities would you like to see the Parks and Recreation Department add or expand? Check your top FOUR choices.

Invite vs. Open Link

	Overall	Invite Sample	Open Link
Community gatherings (i.e., festivals, special events)	51%	56%	48%
Recreation level sports for adults	37%	34%	40%
After-school youth programming	37%	37%	37%
Recreation level sports for youth	37%	33%	39%
Summer camps for youth	34%	34%	35%
Programs held after 5 PM	30%	27%	32%
Public ice skating	30%	29%	30%
Therapy pool and/or physical therapy	28%	31%	27%
Environmental education classes	27%	29%	26%
Other	6%	4%	8%
n=	1,988	843	1,145

Source: RRC Associates and GreenPlay

Funding Mechanisms

The funding mechanisms likely to garner the most support are revenue from medical and recreational marijuana, grants and fundraising, and a tax on tobacco and vaping. A sales tax increase, property tax increase, or sales tax on some grocery items are relatively less popular funding mechanisms. Just 6% of the Invite sample and 2% of the Open link sample would not support any additional resources to maintain and improve the Parks and Rec system.

Q 23: In concept, what funding mechanisms would you support to fund the priorities identified in the PROS Master Plan? Keep in mind, this is a plan that will cover the next 5 to 8 years (Check all that apply)

Invite vs. Open Link

	Overall	Invite Sample	Open Link
Revenue from medical and recreational marijuana	80%	77%	82%
Grants and fundraising	79%	75%	82%
Tax on tobacco and vaping	71%	71%	70%
Tax on sugary beverages	45%	42%	48%
Sales tax increase	18%	14%	20%
Property tax increase	15%	13%	17%
Sales tax on some grocery items	14%	12%	16%
I do not support any additional resources to maintain and improve the Parks and Recreation system	4%	6%	2%
n=	2,101	929	1,172

Source: RRC Associates and GreenPlay
34

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF GRAND JUNCTION, COLORADO
AND THE
LOWELL VILLAGE METROPOLITAN DISTRICT

10. Landscaping, Community Gardens and Public Open Space. The District shall have the obligation, power and/or authority to plan, design, acquire, construct, install, procure, contract for, operate and maintain landscaping, community gardens, and public open space within the District boundaries and at other locations outside District boundaries, together with all necessary, incidental and appurtenant facilities (specifically including irrigation facilities), land and easements, and all extensions of and improvements to such facilities subject to a Revocable Permit to be approved by the City. Certain landscaping areas adjacent to and within public rights-of-way for City streets include bio-swale stormwater detention areas which shall be maintained by the District.

[REDACTED]

12. Community Event Space. The District shall have the obligation, power and/or authority to plan, design, acquire, construct, install, relocate, redevelop, procure, contract for, operate and maintain a community event space within the District boundaries, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to such facility.

[REDACTED]

5. District Failure to Serve. In the event that the District fails to adequately perform its obligations under this IGA, the City may perform maintenance and take any other actions the City deems appropriate to protect the health, safety and welfare of the public if the District has failed to rectify its obligation within fourteen (14) days after written notice from the City, or has failed to commence actions to rectify its obligation if, by its nature, the obligation requires more than fourteen (14) days to rectify.

[REDACTED]

20. Breach. In the event of a breach or default under this IGA by any Party, the non-defaulting Party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages.

[REDACTED]

Significant amount of new, high-quality, neighborhood-scale open space

Located downtown where it's more challenging and expensive for City to provide open space

Open to the public, programing, and event reservations

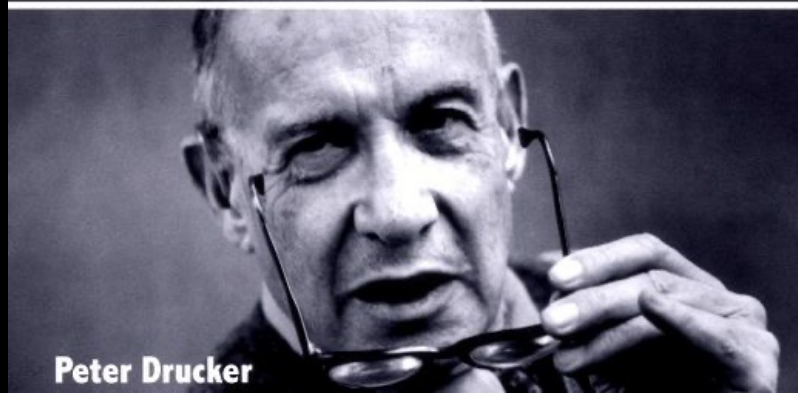
Built and maintained at no additional cost to City taxpayers

Accountability via Metro District / IGA

Allows for innovation without creating a new precedent



**“The most effective way to
manage change is to create it.”**



Peter Drucker