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**URBAN TRAILS COMMITTEE WORKSHOP
VIRTUAL MEETING**

TUESDAY, NOVEMBER 17, 2020 @ 5:30 PM

Join the virtual meeting [here](#)

Call to Order/Announcements

Approval of Minutes

Action Items

The Eddy Trail Section Proposal - Presentation and Recommendations

Discuss "Building Blocks for Sustainable Communities" Grant Opportunity

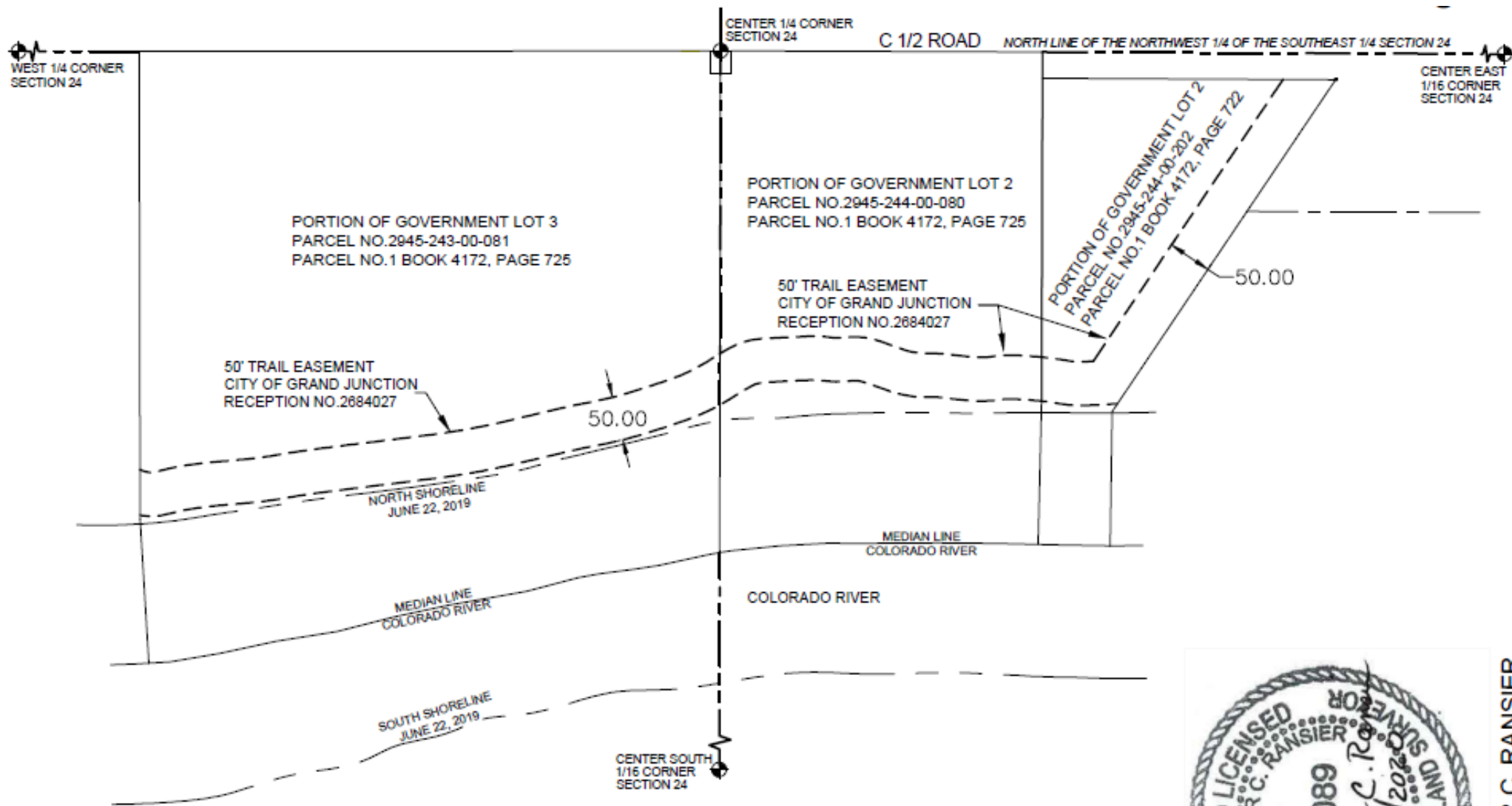
Finalize Letter to Council on Policy Priorities

Discussion Items

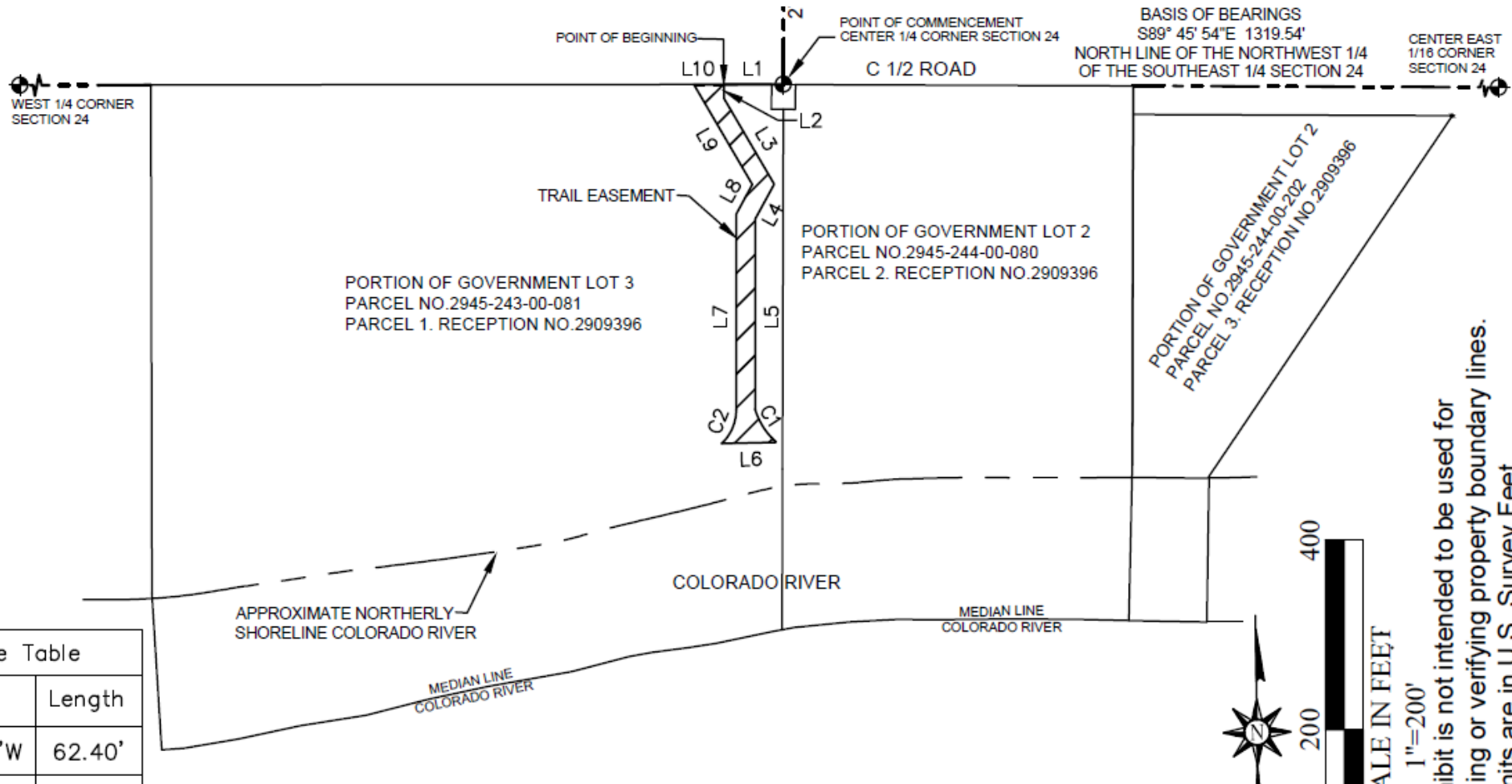
Updates

Other Business/Public Comment

Adjournment



R C. RANSIER



hibit is not intended to be used for
ing or verifying property boundary lines.
nits are in U.S. Survey Feet.

t Line Table	
tion	Length
s6'42"W	62.40'







CPW Fee Simple

Will Accommodate CRT

City ROW

Will Accommodate CRT

Heinecke Property

Need 25-foot-long Easement to Complete Connection

Skinner Property

Possible Future Easement as Estate Passes

C 1/2 RD

C 1/2 RD

29 RD

CPW Easement

Exact Location Not Mapped – Seeking Data for GIS

Check deed – could well be easement on gap

Foster Property

Easement Dedicated to CPW

M&D Property

Expressed willingness to dedicate easement upon next zoning process.

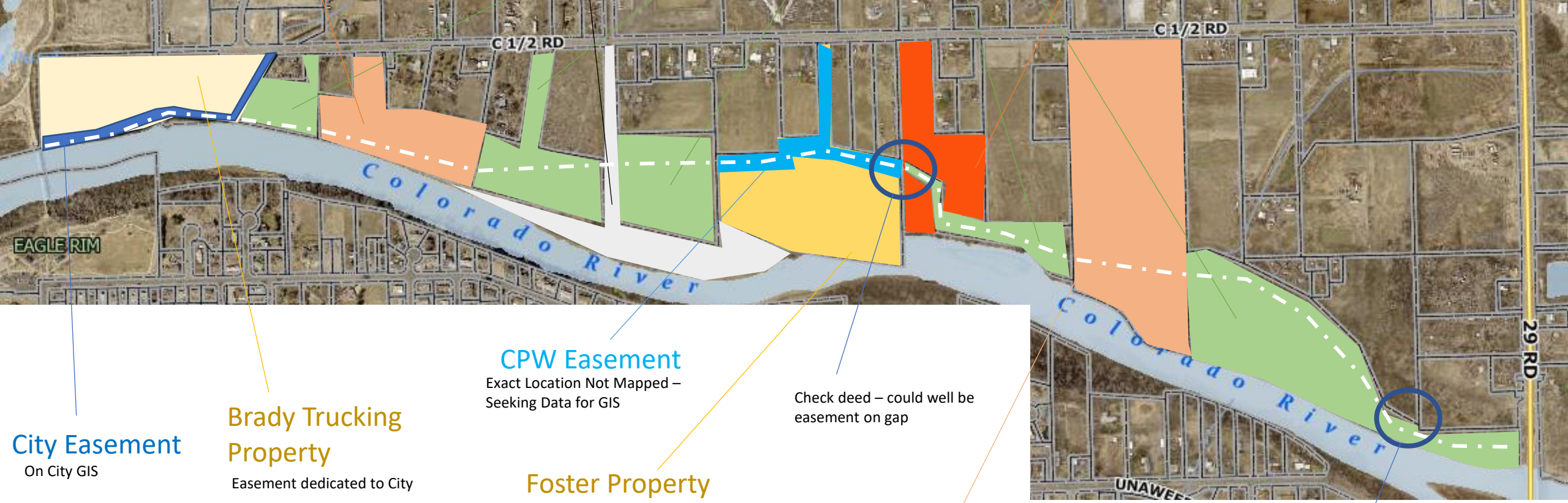
Very narrow and eroding - CPW acquired extra width on May 2020

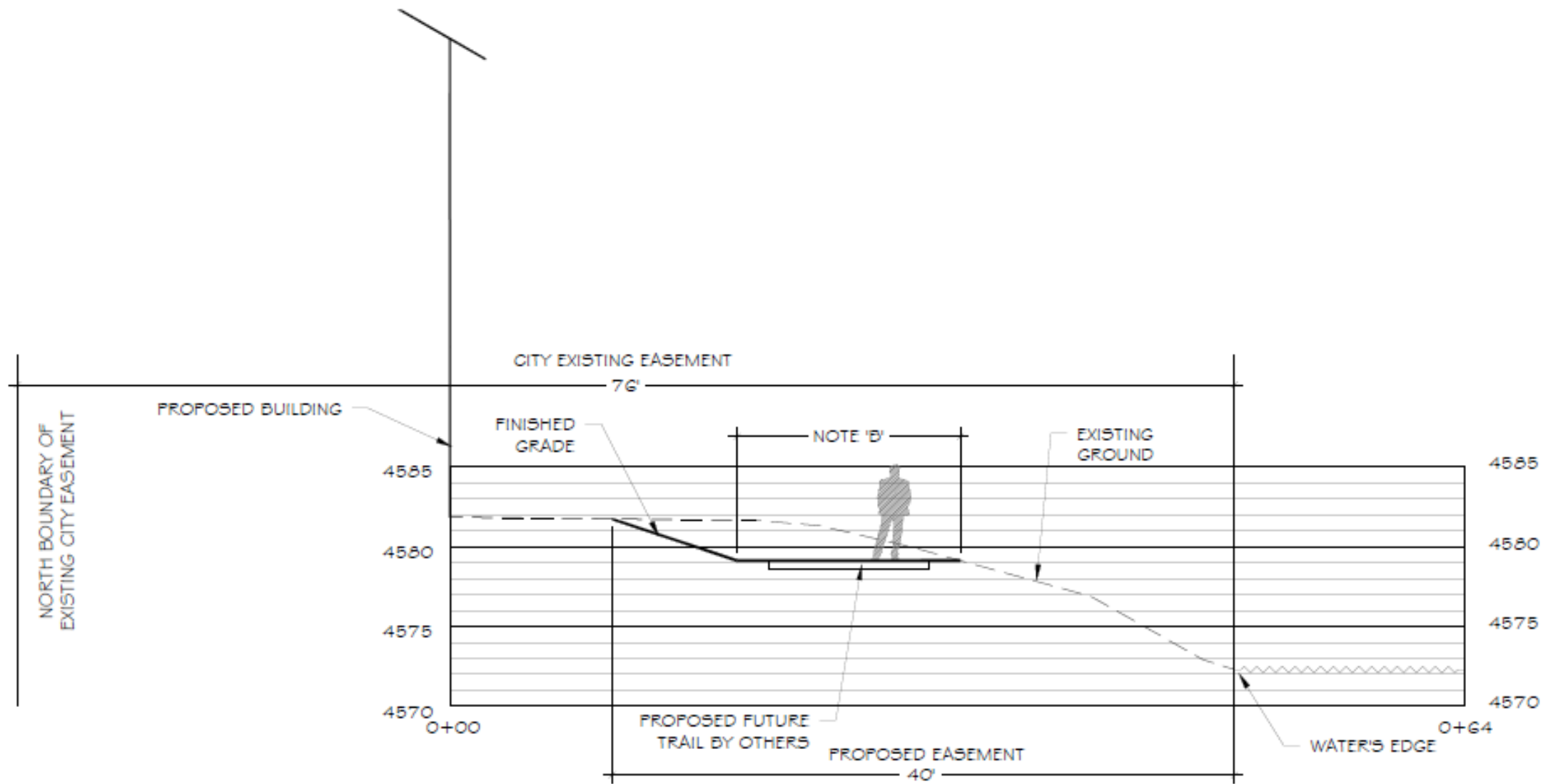
Brady Trucking Property

Easement dedicated to City

City Easement

On City GIS





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

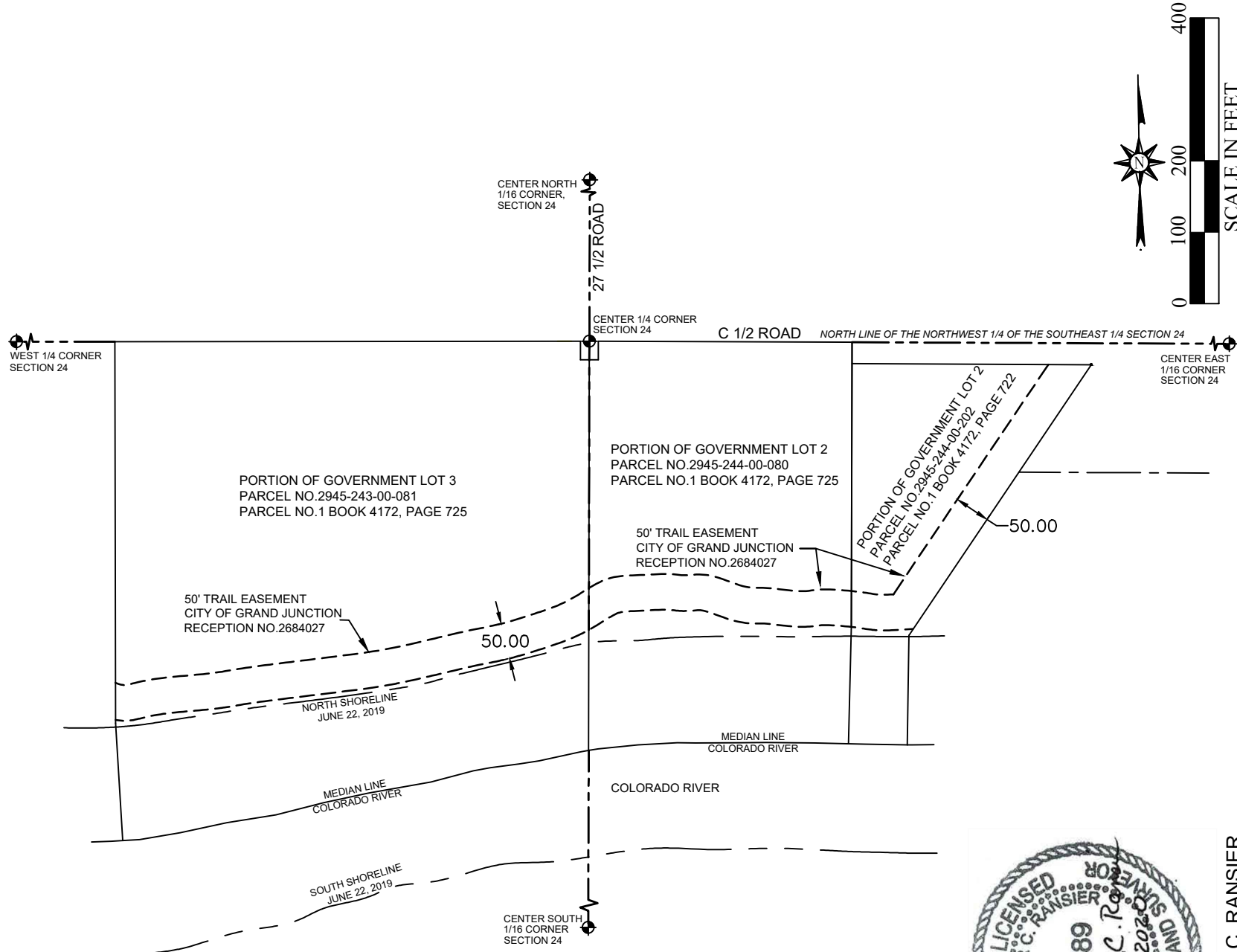
The East 50.00 feet of Parcel No. 2 of the lands described in Book 4172, Page 722, Public Records of Mesa County, Colorado, being parallel with and 50.00 feet West of, as measured perpendicular to, the East line of said Parcel No. 2, LESS HOWEVER, that 50.00 foot wide parcel of land lying North of the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

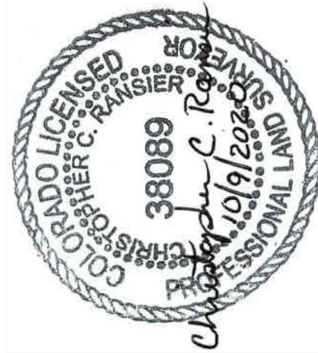


This legal description prepared by:
Christopher C. Ransier CO PLS 38089
717 Centauri Drive
Grand Junction, CO 81506

"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"

TRAIL EASEMENT VACATION

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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.

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:

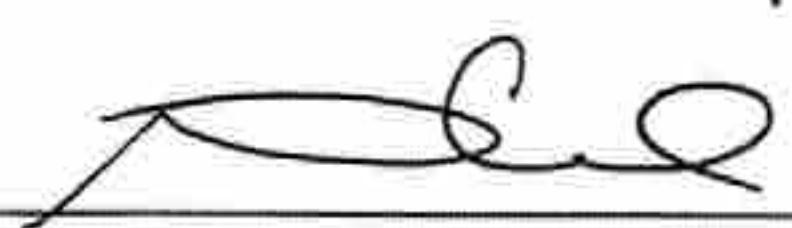
On behalf of Entity, I have reviewed the application for the (d) Easement Vacation

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.

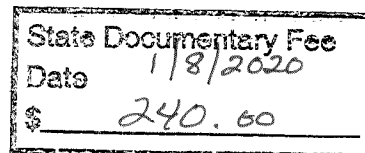
My Notary Commission expires on 7/15/2023

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.

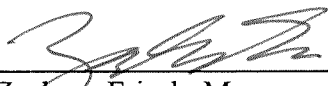
Effective this 2nd day of January, 2020.

[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

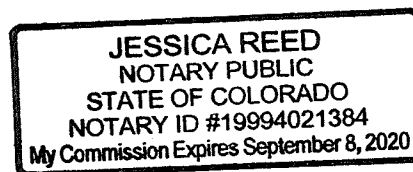


EXHIBIT A

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 LODE 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"

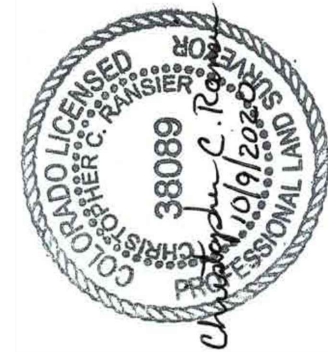
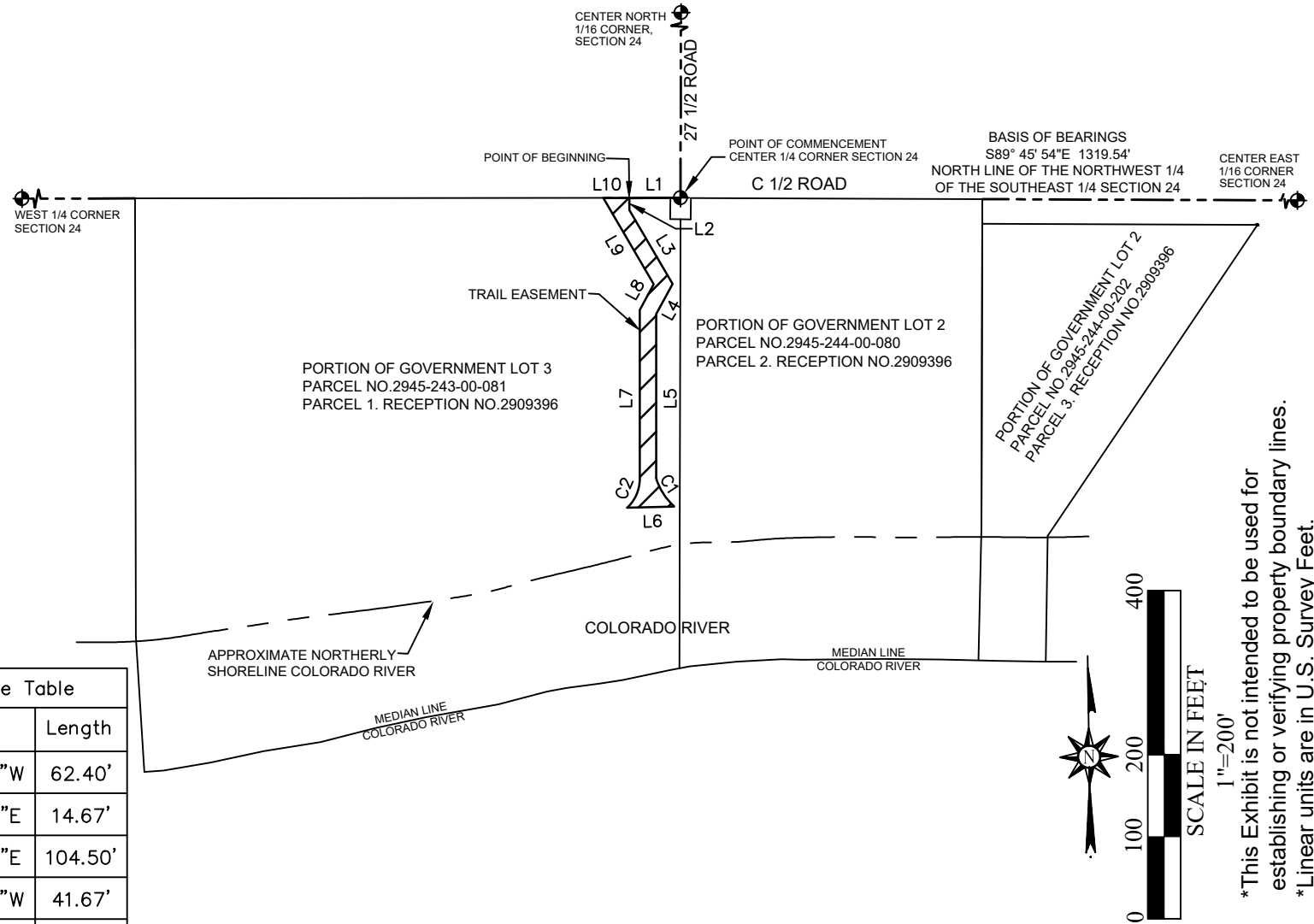


This legal description prepared by:
Christopher C. Ransier CO PLS 38089
717 Centauri Drive
Grand Junction, CO 81506

"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"

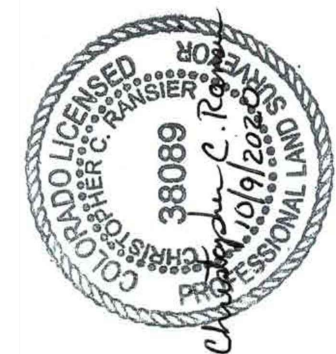
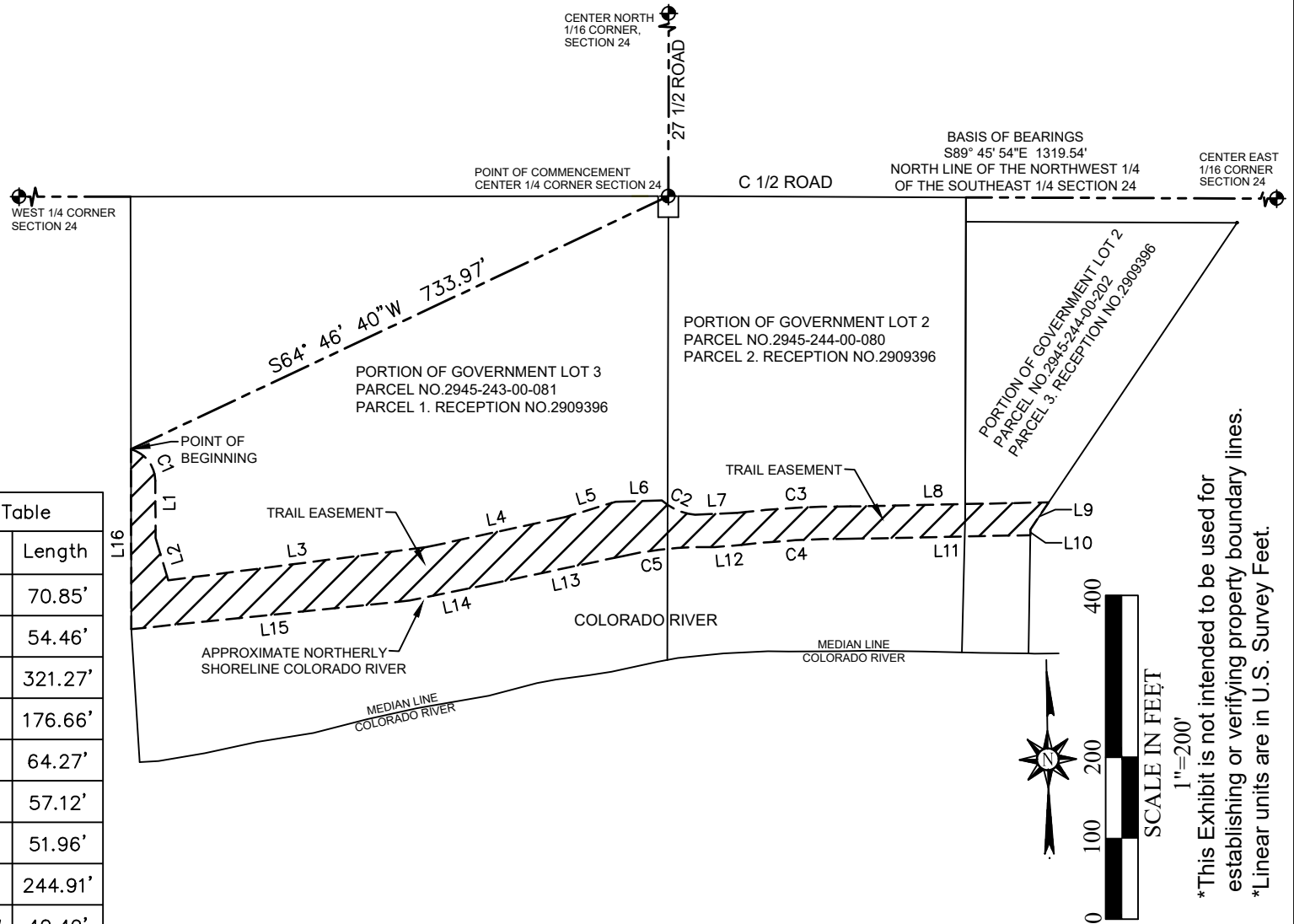


This legal description prepared by:
Christopher C. Ransier CO PLS 38089
717 Centauri Drive
Grand Junction, CO 81506

"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.

Building Blocks for Sustainable Communities 2020 Request for Letters of Interest

On this page:

- [Overview](#)
 - [Key Information](#)
 - [How to Apply](#)
 - [Tools](#)
 - [Questions?](#)
-

Overview

The [Building Blocks for Sustainable Communities Program](#) provides quick, targeted technical assistance to selected communities using a variety of tools that have demonstrated results and widespread application. This round of Building Blocks will offer a more flexible approach that leverages EPA staff expertise, facilitates rapid learning and exchange, does not rely on in-person workshops, and focuses on emerging challenges communities face related to land use planning and development.

EPA's Office of Community Revitalization will offer a biannual call for applications (one in fall 2020 and another in spring 2021) for Building Blocks to recognize that communities are on different COVID-19 recovery timelines and might need time to define their needs.

EPA will offer sequential tiers of assistance, starting with staff-led calls only and then selecting some communities for more in-depth, contractor-supported assistance. The levels of assistance might include:

1. **Help Desk:** OCR staff will do 2 to 4 calls with the local point of contact to field questions, offer resources and tools, and bring in additional EPA regional and program staff to offer expert advice and assistance. EPA may also invite other federal agency staff to these calls to provide input, ideas, and offers of ongoing support. Federal partners could include the Economic Development

Administration (EDA), Federal Emergency Management Agency (FEMA), Department of Housing and Urban Development (HUD), Department of Agriculture (USDA), Department of Health and Human Services (HHS), Department of Transportation (DOT), and others.

2. **Peer-to-Peer Connections:** OCR will look for ways to support peer-to-peer connections so communities with related challenges can speak directly with one another. After better understanding selected applicants' goals and challenges, OCR staff might decide that making a referral or facilitating a peer exchange is the most effective way to share best practices and feasible solutions. Peer exchanges might include past OCR technical assistance recipients or communities that applied under this same round of assistance. OCR may also choose to offer tool overviews or trainings to a group of peer communities dealing with similar challenges. These peer exchanges can also lead to longer-term collaborative relationships with communities in the same geographic area or communities working through similar challenges.
3. **In-Depth Technical Assistance:** Following the help desk step above, OCR staff will select communities for more in-depth technical assistance using the help of expert contracting teams. Communities selected for this in-depth assistance must be willing to be pilots for OCR's new offerings and in turn allow OCR to further develop our own expertise and create and refine tools for future assistance.

[Top of Page](#)

Key Information

- **Eligibility:** The applicant can be a local, county, state, territorial, or tribal government, or a nonprofit organization that has the support of the local government on whose behalf it is applying.
- **Deadline:** 5:00 p.m. Eastern Time, November 20, 2020.
- **How to apply:** Submit a two-page letter of interest (see "How to Apply" below).
- **Timeframe:** EPA will review letters of interest and follow up by December 20, 2020.

Potential areas of technical assistance might include (but are not limited to):

- Emerging Mobility ([tool 1](#))
 - Policy options to improve equitable access to trends such as micro mobility (e.g., scooters, bikeshares, etc.) and manage limited curbside space.
 - Street design options that allow for temporary or long-term conversion to "slow streets" that can accommodate social distancing.
- Cultural Anchor Institutions ([tool 2](#))
 - Leveraging local cultural assets to catalyze economic development efforts, promote equitable access, revitalize downtowns and existing neighborhoods, and root creative placemaking into the community.
 - Enable cultural anchor institutions to broaden their scope and create innovative, collaborative, and targeted benefits to their communities.
- Disaster Resilience ([tool 3](#))
 - Aligning planning and funding for pre-disaster mitigation and post-disaster recovery with other community goals.
 - Building resilience to natural disasters with multi-benefit solutions.
- Any other issues that are relevant to community recovery from COVID-19.

[Top of Page](#)

How to Apply

Submit a letter of interest—**no longer than two (2) pages**—that contains the following information. (Please **do not** submit maps or other supplemental information.)

1. **Describe the nature of the challenge your community faces**, including any relevant data to demonstrate the challenge and describe how this challenge affects low-income, minority, tribal, and/or other communities facing disproportionate environmental or health risks. What COVID or post-COVID challenges is your community facing that might be addressed through land use planning and policy assistance?
2. **Explain how the proposed technical assistance would address the above-mentioned challenge**, being as specific as possible about the challenge to be addressed and a location or site of interest.

3. **How does this project align with previous plans or strategy implementation?** Please describe the community's previous preparations or local leadership that lay groundwork for this assistance and implementation. This might also include other assistance related to this project that your organization and/or community received and how you have used that assistance to advance your goals. Assistance might include grants, technical assistance, or other federal funding (e.g., EPA brownfields grants, HUD Community Development Block Grants).
 - If applicable, please describe the timeline and major constraints and milestones that could affect the technical assistance (e.g., community is conducting a market study that will be completed in three months; community's comprehensive plan update will begin in two months and would need input from this technical assistance).
4. **Describe the applicant's expected capacity for implementation** (e.g., local policy change, plan update, physical improvements or infrastructure project, new incentives, etc.). EPA understands there are different approaches to supporting communities, depending on where they are in the project or program implementation process.
5. **Identify the partners involved in the planning and implementation of the project.** The partners might include public agencies and institutions, elected officials, nongovernmental organizations, foundations, community-based organizations, businesses, and residents. Please list any EPA regional staff who are already involved in your project.
6. **Describe your plan for engaging traditionally underrepresented communities**, including low-income, minority, and other communities that might experience disproportionate environmental harms and risks. How will you engage underrepresented communities as part of your core team? Whether meetings are held virtually or in person, how will you ensure equitable access and meaningful engagement?
7. List the **primary point of contact** and other key stakeholders who would be involved in the technical assistance work, including the title, address, email, and phone number of the primary contact.

The letter must be signed by, or accompanied with a letter of support from, an elected official or other representative of the local, county, state, territorial, or tribal government, or a nonprofit leader in the case of nonprofit applicants. This signature represents support and commitment to this program and assistance.

The letter of interest must be submitted in an attachment (Microsoft Word or PDF file) by email to Chip Gurkin at Gurkin.charles@epa.gov no later than **5:00 p.m. Eastern Time on November 20, 2020**.

Please save your file using the following format: CityName StateName. For example: "Joplin Missouri."

If you have questions about this request for letters of interest, please see our [Frequently Asked Questions About Building Blocks](#). If your question is not answered there, please contact Mr. Gurkin at Gurkin.charles@epa.gov.

[Top of Page](#)

Tools

Tool 1: Addressing Emerging Mobility

With the widespread impacts of COVID-19 and the rapid changes emerging in transportation, decision-makers and community members can benefit from tools and guidance to develop action plans to help address concerns of equity and access to transit, micro mobility, street design, curbside congestion, and parking management. By bringing together partners from local organizations, agencies, community groups, and nonprofits, communities can make informed, proactive decisions to address new mobility challenges and opportunities.

Community Benefits: This tool will support communities coming together to identify emerging mobility concerns and create concrete steps to support decisions that take into account equitable access to emerging mobility trends such as micro mobility (e.g., scooters, bikeshares, etc.), and street design that incorporates green infrastructure, curbside management, and the potential for temporary or long-term conversion to "slow streets." Over the course of several months, EPA, with the support of contractors with mobility expertise, will work with communities to develop strategies that incorporate new mobility trends while also maintaining healthy pedestrian, biking, and transit-oriented neighborhoods.

Areas of Focus for Planning and Workshop Technical Assistance: During this assistance, each community will be expected to complete a self-assessment prior to the workshop that engages key partners and stakeholders to examine needs and

concerns. Each community will also select a specific neighborhood that will serve as a pilot focus area where discussions can be rooted.

In the workshop, national experts will lead local participants and state and federal partners through a process that will include reviewing the findings of the self-assessment, sharing their aspirations and ideas, and developing goals and actions to benefit the community. Experts will also help identify options for next steps, share potential resources, and provide relevant case studies.

Who Should Attend:

- Community leaders and residents
- City/county/regional staff, including transit agencies, local business organizations and districts, emergency services, public works, and planning staff
- Environmental justice advocates and community-based organizations
- Elected officials
- Nonprofits and philanthropies

What the Community Provides:

- Lead organization to provide point of contact with time and effort to ensure inclusive participation and completion of self-assessment worksheets before workshop
- Local logistics for hosting a workshop and tour
- Marketing of public workshop
- Invitations to key stakeholders to attend technical sessions
- Decision-makers' commitment to attend the workshop, as relevant

Outcomes:

- Experience conducting meaningful community participation and engagement to address emerging mobility concerns and impacts
- Enhanced understanding and attentiveness to equity and transit

[Top of Page](#)

Tool 2: Leveraging Cultural Anchor Institutions

This tool will help local governments identify strategies to maximize the impact of libraries, museums, and other cultural anchors on revitalization efforts in their communities.

Community Benefits: Cultural anchor institutions across the country, such as libraries and museums, are seeking ways to broaden their scope and create innovative, collaborative, and targeted benefits to their communities. Beyond their traditional missions, these organizations can play a central role in anchoring and catalyzing economic development efforts, promoting equitable access, revitalizing downtowns and existing neighborhoods, and rooting creative placemaking into the community. Yet these anchors are often overlooked as significant partners in discussions around planning and growth. This workshop will help build bridges between these often-siloed parts of local government, develop creative solutions to local challenges, and seek to revitalize the neighborhoods surrounding these institutions.

Areas of Focus for Planning and Workshop Technical Assistance: This tool will help communities that are seeking to reimagine or revitalize the neighborhoods surrounding an established cultural anchor institution, address an environmental or human health challenge through the anchor institution, or help think about better connecting institutions. Each community will conduct a self-assessment questionnaire prior to the workshop to determine which focus areas they are seeking to address, such as housing, transportation, public health, beautification, green infrastructure, or unique local challenges or opportunities.

In the workshop, national experts will lead local participants and state and federal partners through a process that will include reviewing the findings of the self-assessment, sharing their aspirations and ideas, and developing goals and actions to benefit the community. Experts will also help identify options for next steps, share potential resources, and provide relevant case studies.

Who Should Attend:

- Elected officials, city manager, mayor
- Leadership and staff from the relevant anchor institution(s)
- City/county staff, including economic development, transportation, and planning staff
- Local developers
- Community and neighborhood organizations

- Local, regional and/or national philanthropies
- Local environmental justice advocates
- Other stakeholders

What the Community Provides:

- Local key contact
- Decision-makers' commitment to attend the workshop
- Self-assessment and background information
- Local logistics, including organization of workshop and tour
- Marketing of public workshop
- Invitations to key stakeholders to attend work sessions
- Attendance of key officials and local government staff

Outcomes:

- Knowledge of best practices and strategies to leverage anchor institutions
- Creation and strengthening of relationships and partnerships across local programs and offices
- Identification of specific strategies to affect the change the community desires
- Options for next steps and case studies

[Top of Page](#)

Tool 3: Building Regional Disaster Resilience

As natural disasters impact more communities, decision-makers and community members can benefit from tools and guidance to develop regional disaster resilience action plans. Bringing together partners from multiple cities, public agencies and private businesses, and community groups and nonprofits can result in the integration of disaster resilience into various planning processes -- including hazard mitigation, land use planning, economic development, and equity -- and cooperation at the local and regional scales.

Community Benefits: This tool will support multiple jurisdictions coming together to identify common disaster risks, important assets to protect, and a shared action plan for the larger region. Over the course of several months, EPA will support communities

and their partners as they set resilience goals, identify natural hazards, prioritize assets to protect, and develop resilience strategies and implementation plans.

Areas of Focus for Planning and Workshop Technical Assistance: Disaster resilience is not specific to any single natural hazard and can address risks from wildfires, drought, extreme heat, flooding, earthquakes, hurricanes, landslides, sea level rise, winter storms, and more. Resilience can include actions that tackle immediate, pressing needs as well as protect long-term investments.

How It Works:

- EPA will hold four planning calls.
- Community and EPA will host a virtual workshop to include:
 - Public engagements to develop resilience goals.
 - In-depth technical session to do a rapid vulnerability assessment, prioritize resilience strategies, and develop an implementation plan.
- EPA will provide a final summary of the workshop and list of next steps.

Who Should Attend:

- Community leaders and residents
- City/county/regional staff, including emergency services, public works, and planning staff
- Environmental justice advocates and community-based organizations
- Elected officials, as appropriate
- Nonprofits and philanthropies
- State and federal agency staff

What the Community Provides:

- Lead organization to provide point of contact with time and effort to ensure inclusive participation and completion of worksheets before workshop
- Local logistics, including workshop invitations
- Invitations to key stakeholders to attend technical session
- Attendance of appropriate local and regional officials and staff
- Decision-makers' commitment to attend the workshop, as relevant

Outcomes:

- Experience conducting meaningful participation for regional disaster resilience

- Enhanced understanding of vulnerabilities and assets
- Knowledge of steps to write a more in-depth vulnerability assessment
- Connection with new local, regional, state, and federal partners
- Identification of strategies and concrete next steps to take action for disaster resilience

Date: **Date**

To: City of Grand Junction City Council

From: City of Grand Junction Urban Trails Committee, Open Letter to City Council

Mayor Wortmann and Members of Council,

The Urban Trails Committee (UTC) is fortunate to focus its attention on multimodal policy and programs, which is the passion of its nine members. Over the last four months, the Committee has developed a spectrum of policy and program options for your consideration, all aimed at addressing the City's identified needs and stated goals for bicycle and pedestrian transportation.

As stated in our bylaws, UTC focuses on ensuring "safe, convenient and efficient movement of pedestrians and bicyclists of all ages and abilities throughout the community." This document encompasses all aspects of this mission.

The UTC regularly advises staff and Council on priority routes and needed improvements for infrastructure. This is the first time the UTC has put forth a mention of policies and programs aimed at complimenting the City's investment in infrastructure.

These recommendations are presented with the understanding that the City government must make difficult choices with limited resources. We are providing these to you for your review, to determine which are the most applicable to your priorities, and in the hope that, where possible, steps may be taken towards implementation.

We have broken our ideas and recommendations into the following categories:

- Code Updates
- Policy Development
- Strategic Planning
- Community Projects and Outreach

These multimodal policy and program recommendations are provided as proposals which could be incorporated into future city plans, adopted as new or updated policy, inform timely action, and become the catalyst for new relationships with community members.

These are challenging issues which require time, attention, and discussion among City Staff, City Council, and the UTC. The UTC is available to provide our continued support as needed. We welcome your feedback and look forward to continuing the dialogue.

Sincerely,

City of Grand Junction Urban Trails Committee
Chair, Shana Wade
Vice Chair, Diana Rooney

Multimodal Policy & Program Recommendations - November 2020

Code Updates

Off-Site Improvements – Increase the extent of roadway improvements required to occur with private development to serve multimodal users on rural road sections when higher density new development occurs.

Connectivity of Improvements Associated with Development – Develop and adopt updates to the Zoning and Development Code to reduce fragmentation of trails, sidewalks, bike lanes, and other multimodal improvements associated with new development. The challenges of this issue are particularly applicable to infill development.

Wayfinding with New Infrastructure Development – Incorporate appropriate wayfinding signage into the set of improvements required in conjunction with new development.

Wayfinding – Establish a formal and ongoing wayfinding policy including signage, pavement markings, and online and paper maps. Develop review procedures so wayfinding best reflects the changing needs of Grand Junction and surrounding areas.

TEDS Review – Review the City's TEDS (Transportation Engineering Design Standards) to identify means of improving the bike/pedestrian environment through better development standards (street connectivity, sidewalks, transit stops, etc).

Policy Development

Formal Social Equity Policy for Multimodal – Develop a policy highlighting the importance of cycling infrastructure for low-income residents. Identify action items which will have the most effect, such as by focusing improvements on multimodal routes which are specifically known to serve a high proportion of low-income residents.

Neighborhood Services and Multimodal Needs – Develop a policy position relating the provision of accessible neighborhood services, such as grocery stores, to the viability of multimodal transportation.

Set Goals for Multimodal Improvements – Continue to encourage portions of funding sources, including Impact Fees and Capital Funds to be dedicated toward multimodal/active transportation projects.

Fee-Free Trails – Formalize a permanent agreement ensuring free continuous access and connectivity along trails such as Riverfront and Connected Lakes Trails. Work to ensure Valley-wide cooperation among all stakeholders along Riverfront and Connected Lakes Trails.

Strategic Planning

Area-Specific Connectivity Planning – Develop detailed area-specific plans for multimodal connections in areas such as Colorado Mesa University, North Avenue, 24 Road Corridor, Downtown, and rural roads serving greenfield development such as Northwest Grand Junction.

Expand Trail Network – Continue to work with stakeholders to promote development of irrigation rights-of-way for multimodal transportation. Specifically, capitalize on the interest of current Orchard Mesa Irrigation District leadership.

Centralized Community Feedback Process – Develop a mobile app and website page, allowing comments, photo uploads, and geolocation of observations/issues/feedback on an accessible map. Include the FixIt element along with the app and website. Aim to elicit constructive community feedback.

Dedicated Staff Position – Create an active transportation position or similar within the City. This position would address multimodal concerns including design, engineering, future planning, education, outreach, maintenance protocols, seeking multimodal grants, application to and reapplying for certifications, creating and implementing Comprehensive Bike/Ped Strategic Plan, and reviewing projects from a complete streets perspective.

Develop Comprehensive Bike/Ped Plan – Undertake a comprehensive planning process, likely with support of an outside consultant, to create a comprehensive plan for bicycle and pedestrian infrastructure and programming for the area within the Urban Development Boundary. At present, multimodal improvements are guided by a range of land-use plans, the Active Transportation Corridors Plan (a component of the Circulation Plan), and recommendations put forward by the UTC, but would benefit substantially from a public planning process and the resulting plan document.

Community Projects and Outreach

Non-Profit Partners – Improve and formalize relationships with non-profit organizations that advocate for multimodal improvements and serve low-income communities.

GJPD Collaboration – Work with Grand Junction Police Department to implement such programs as relevant trainings and relationship-building practices for police bike and pedestrian units, as recommended in Bike and Walk-friendly Report cards received from the League of American Bicyclists.

Multimodal Awareness Education – Encourage education and outreach efforts in collaboration with the Parks and Recreation Department, School District 51, Colorado Mesa University, and the Grand Junction Police Department to promote bike/pedestrian safety and education. Examples could include developing and implementing an education program for cyclists from youth through adults.

Outreach to Support Low-Income Multimodal – Conduct specific outreach to agencies in the Valley that serve low-income users and provide bike and pedestrian route information for those who rely on multimodal transportation for daily use. Do we want to say something about how these folks potentially don't have access to technology? Paper maps, or other education might be necessary?

Bicycle Maintenance and Service – Support development of a program to provide a bike repair, maintenance, and building to low-income residents and university students. This effort could possibly undertaken be in collaboration with local experts, bike shops, and volunteers.