

\$1.2 MILLION



**CANYON VIEW PARK
PHASE TWO
CONCEPT PLAN**

Winston Associates, Inc.
Clavonne & Associates, Inc.
09/18/02

CITY OF
GRAND JUNCTION

0' 30' 60' 120' 180'
SCALE: 1" = 60'

Canyon View Park-Phase II 9-2002

\$1.5 MILLION

MAINTENANCE AREA EXPANSION

FOOTBALL STORAGE

PIPE CORCORAN WASH IN THIS AREA

MULTI-PURPOSE FIELD 50' SHIFT ALLOWANCE

TO SOFTBALL COMPLEX

PROPOSED HEADWALL WITH RAILING

REALIGN CORCORAN WASH IN THIS AREA

LOWER EXISTING GRADE TO CONNECT PHASE II TO PHASE I

PEDESTRIAN ACCESS TO ADJACENT NEIGHBORHOOD



ROAD REALIGNMENT

WALKING TRAIL

STADIUM SEATING

PLAY STRUCTURE

COVERED PAVILION WITH CONCESSIONS AND RESTROOMS

PEDESTRIAN PLAZA

PROPOSED BERMING

THE VINEYARDS CHURCH

AESTHETIC ENTRY POND

MAIN ENTRANCE WITH TURN / ACCELERATION LANES

PICNIC STRUCTURES

SHADE STRUCTURE

PRO SHOP WITH RESTROOMS

CHAMPIONSHIP COURT

PRACTICE COURTS

PLANTING BUFFER

**CANYON VIEW PARK
PHASE TWO
CONCEPT PLAN**

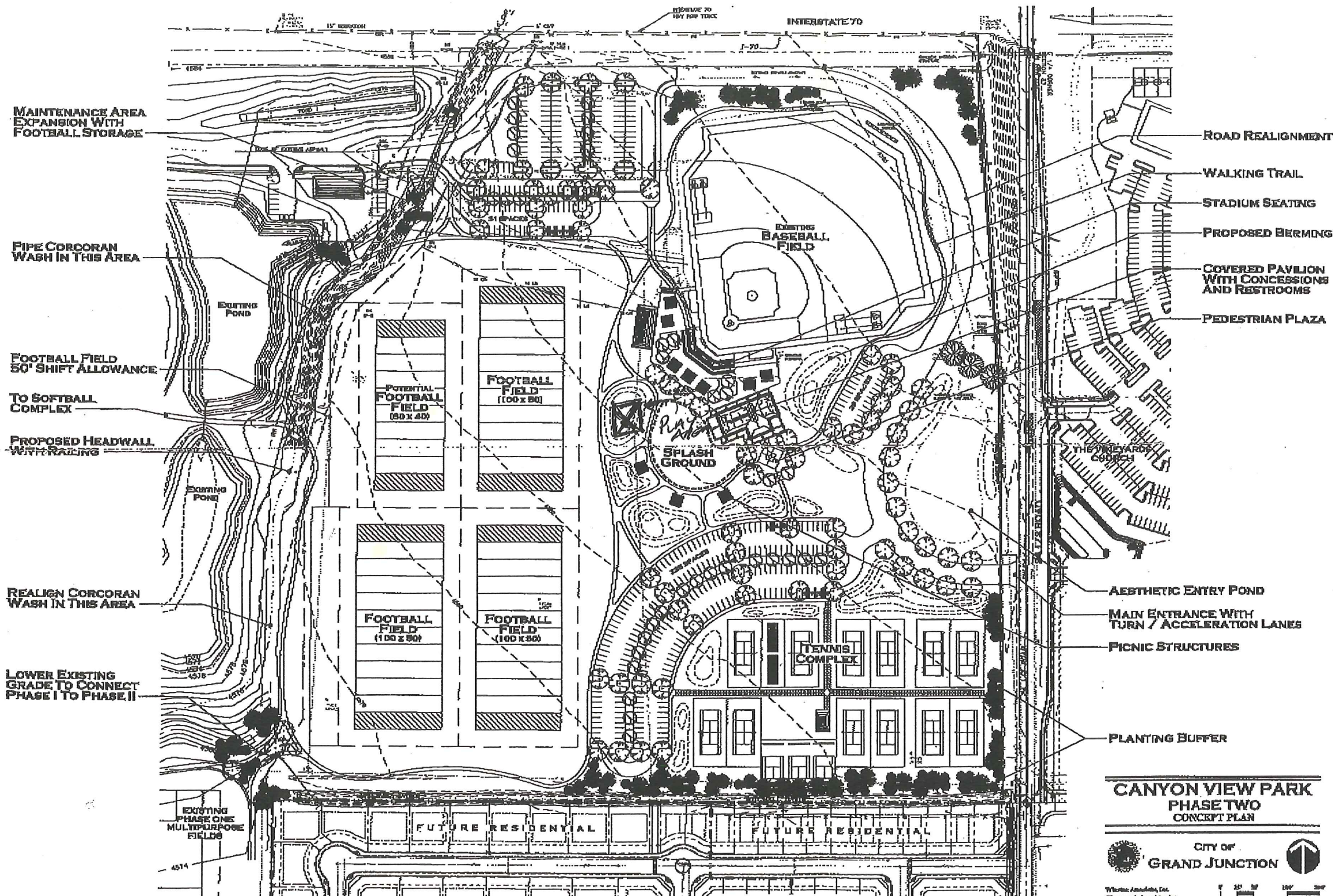


CITY OF
GRAND JUNCTION



Winston Associates, Inc.
Clayborne & Associates, Inc.
09/18/02





- ROAD REALIGNMENT
- WALKING TRAIL
- STADIUM SEATING
- PROPOSED BERMING
- COVERED PAVILION WITH CONCESSIONS AND RESTROOMS
- PEDESTRIAN PLAZA

- MAINTENANCE AREA EXPANSION WITH FOOTBALL STORAGE
- PIPE CORCORAN WASH IN THIS AREA
- EXISTING POND
- FOOTBALL FIELD 50' SHIFT ALLOWANCE
- TO SOFTBALL COMPLEX
- PROPOSED HEADWALL WITH RAILING
- EXISTING POND
- REALIGN CORCORAN WASH IN THIS AREA
- LOWER EXISTING GRADE TO CONNECT PHASE I TO PHASE II
- EXISTING PHASE ONE MULTIPURPOSE FIELDS

- AESTHETIC ENTRY POND
- MAIN ENTRANCE WITH TURN / ACCELERATION LANES
- PICNIC STRUCTURES
- PLANTING BUFFER

**CANYON VIEW PARK
PHASE TWO
CONCEPT PLAN**

CITY OF
GRAND JUNCTION

Winston Associates, Inc.
Cleary & Associates, Inc.
12/27/02

SCALE: 1" = 40'

MAINTENANCE AREA EXPANSION
 FOOTBALL STORAGE

PIPE CORCORAN WASH IN THIS AREA

MULTI-PURPOSE FIELD 50' SHIFT ALLOWANCE

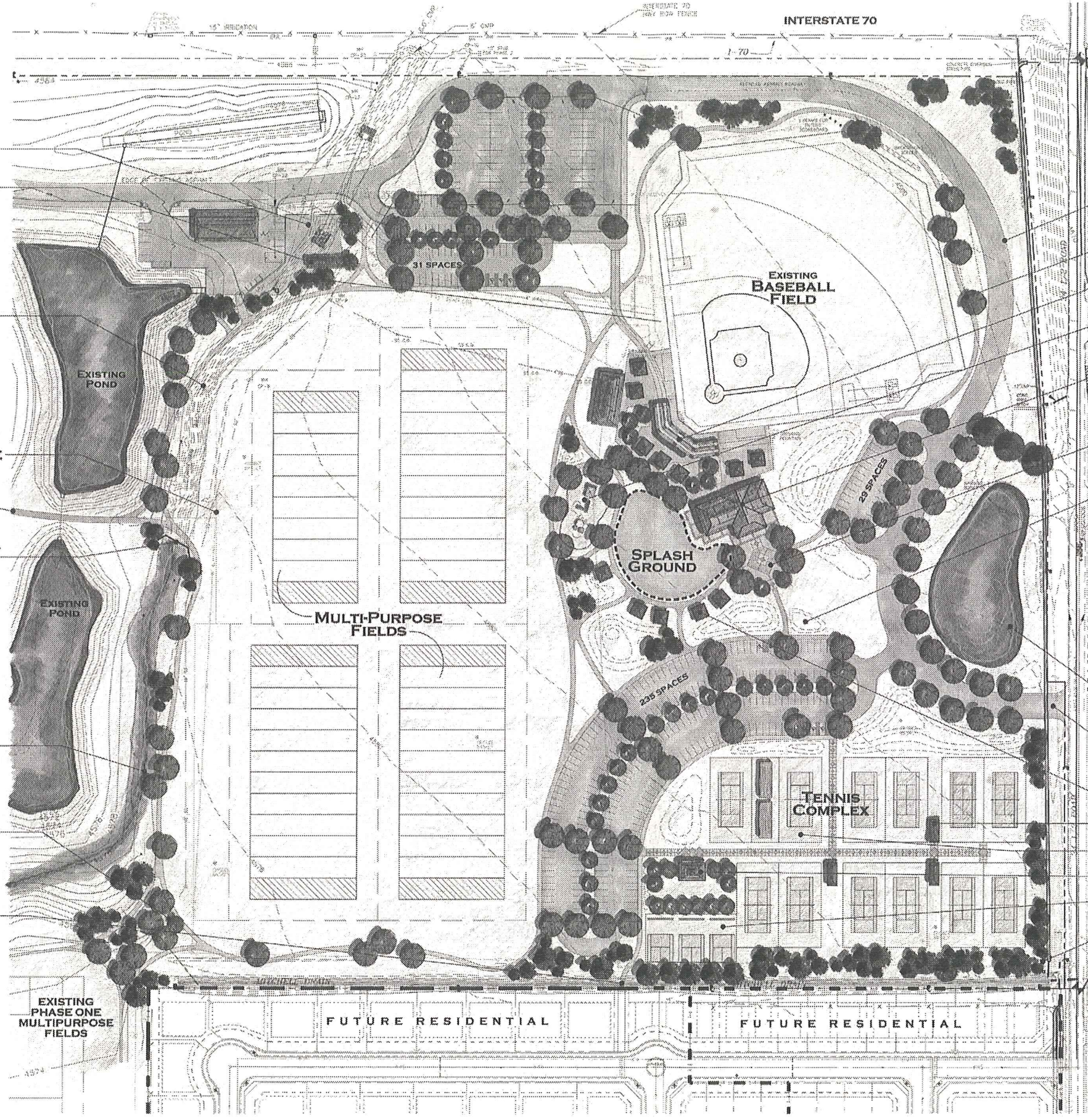
TO SOFTBALL COMPLEX

PROPOSED HEADWALL WITH RAILING

REALIGN CORCORAN WASH IN THIS AREA

LOWER EXISTING GRADE TO CONNECT PHASE II TO PHASE I

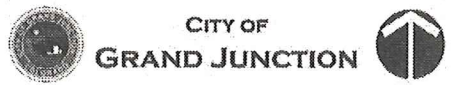
PEDESTRIAN ACCESS TO ADJACENT NEIGHBORHOOD



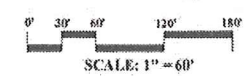
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 PEDESTRIAN PLAZA
 PROPOSED BERMING

AESTHETIC ENTRY POND
 MAIN ENTRANCE WITH TURN / ACCELERATION LANES
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 PRACTICE COURTS
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**CANYON VIEW PARK
 PHASE TWO
 CONCEPT PLAN**



Winston Associates, Inc.
 Claymore & Associates, Inc.
 07/25/02



40' 40' 5000 sq ft 100k
 10

MAINTENANCE AREA EXPANSION

FOOTBALL STORAGE

PIPE CORCORAN WASH IN THIS AREA

MULTI-PURPOSE FIELD 50' SHIFT ALLOWANCE

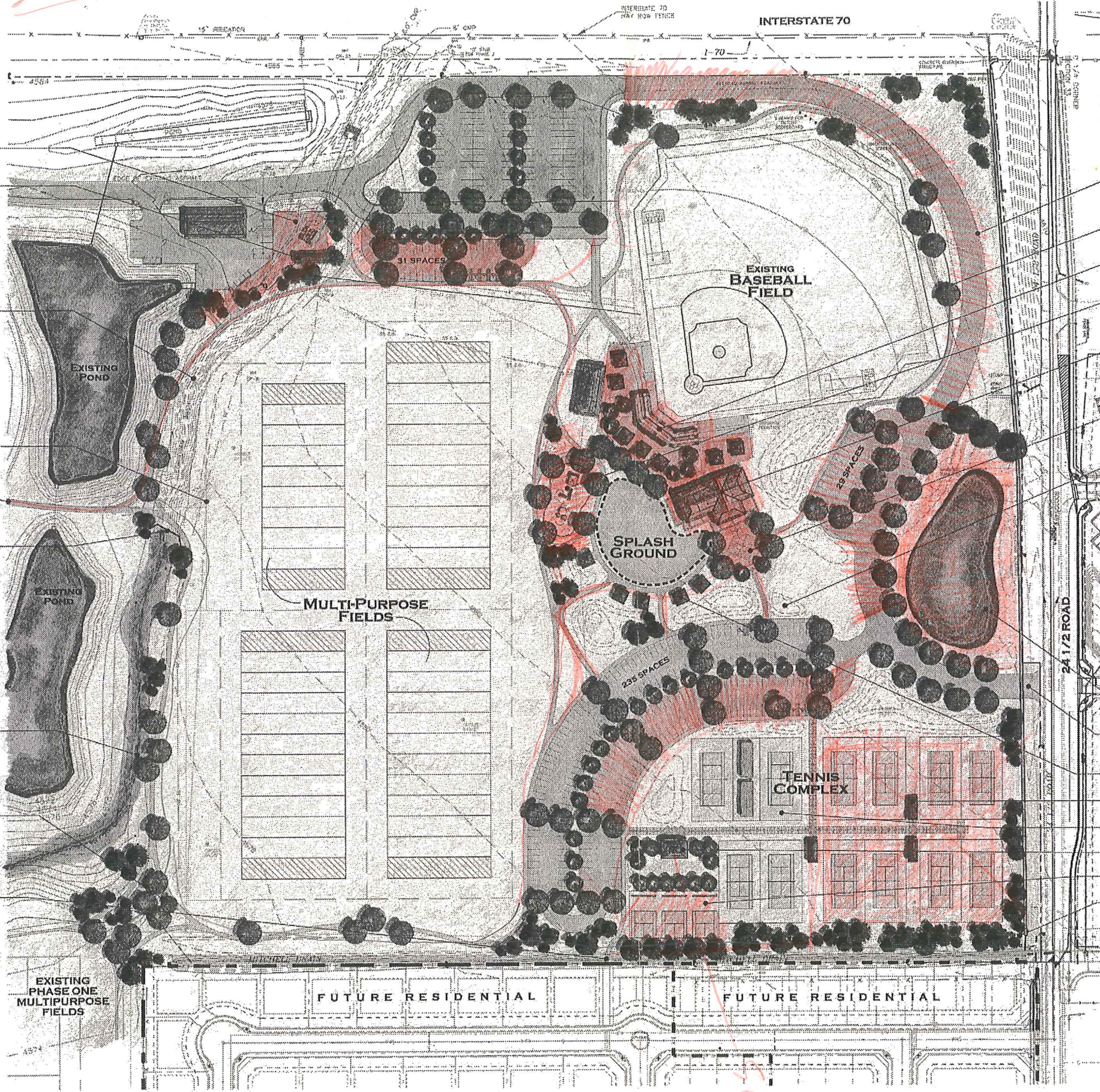
TO SOFTBALL COMPLEX

PROPOSED HEADWALL WITH RAILING

REALIGN CORCORAN WASH IN THIS AREA

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PEDESTRIAN ACCESS TO ADJACENT NEIGHBORHOOD



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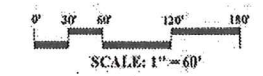
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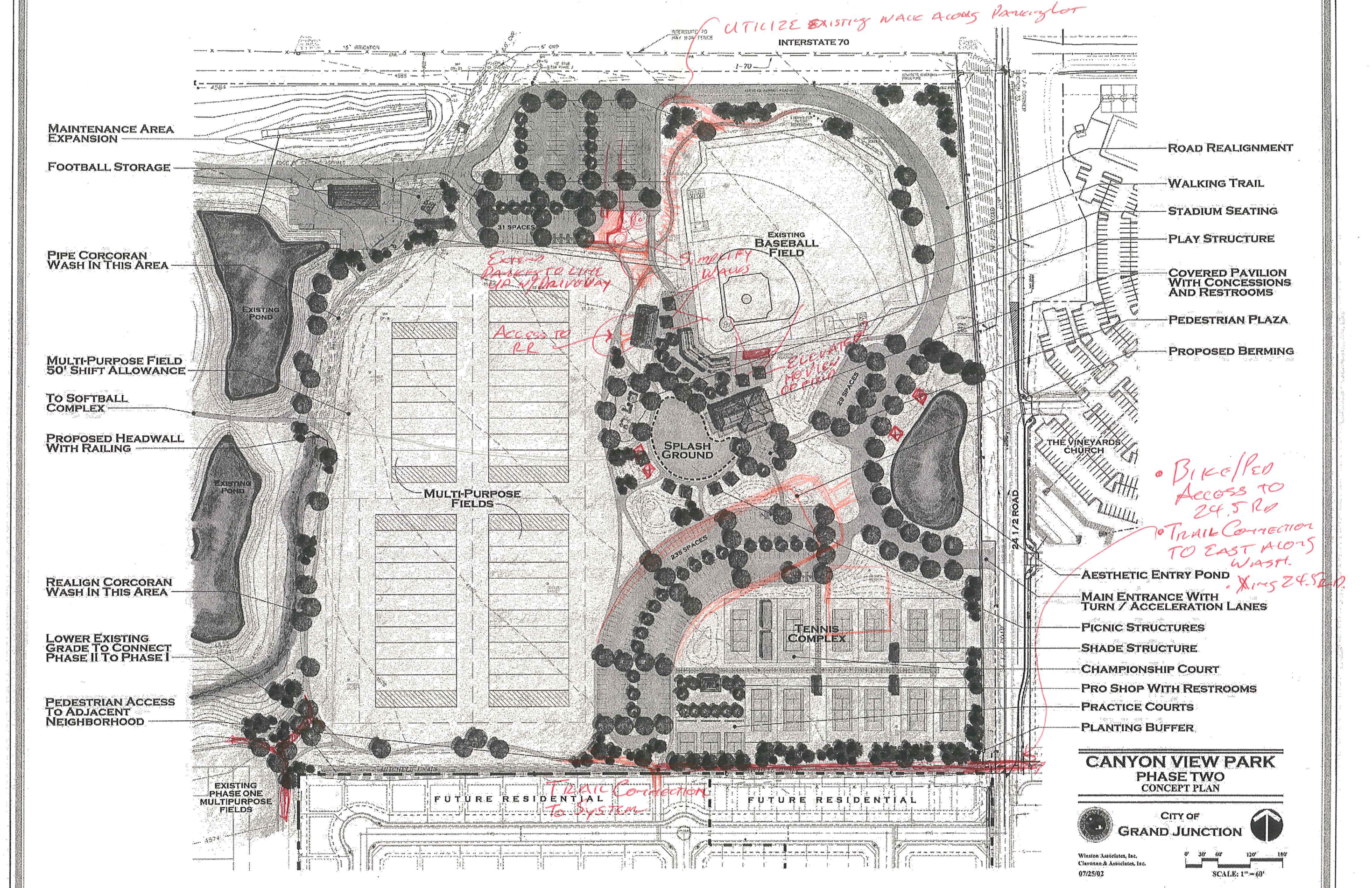


CITY OF
GRAND JUNCTION



Winston Associates, Inc.
 Clayborne & Associates, Inc.
 07/25/02





UTILIZE EXISTING WALL ALONG PARKING LOT

Extend PARKING TO LINE UP w/ DRIVEWAY

Access to RR

SMALLER WALLS

ELEVATED NO VIEW OF FIELD

*Bike/Ped Access to 24.5 Rd
Trail Connection to East along Wash.
Xing 24.5 Rd.*

Trail Connection to System

MAINTENANCE AREA EXPANSION

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PEDESTRIAN ACCESS TO ADJACENT NEIGHBORHOOD

EXISTING PHASE ONE MULTIPURPOSE FIELDS

MULTI-PURPOSE FIELDS

SPLASH GROUND

EXISTING BASEBALL FIELD

TENNIS COMPLEX

31 SPACES

20 SPACES

238 SPACES

ROAD REALIGNMENT

WALKING TRAIL

STADIUM SEATING

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CITY OF
GRAND JUNCTION

Winston Associates, Inc.
Clavon & Associates, Inc.
07/25/02



← 70 →

MAINTENANCE AREA EXPANSION

FOOTBALL STORAGE

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EXISTING PHASE ONE MULTIPURPOSE FIELDS

MULTI-PURPOSE FIELDS

FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

INTERSTATE 70

EXISTING BASEBALL FIELD

SPLASH GROUND

TENNIS COMPLEX

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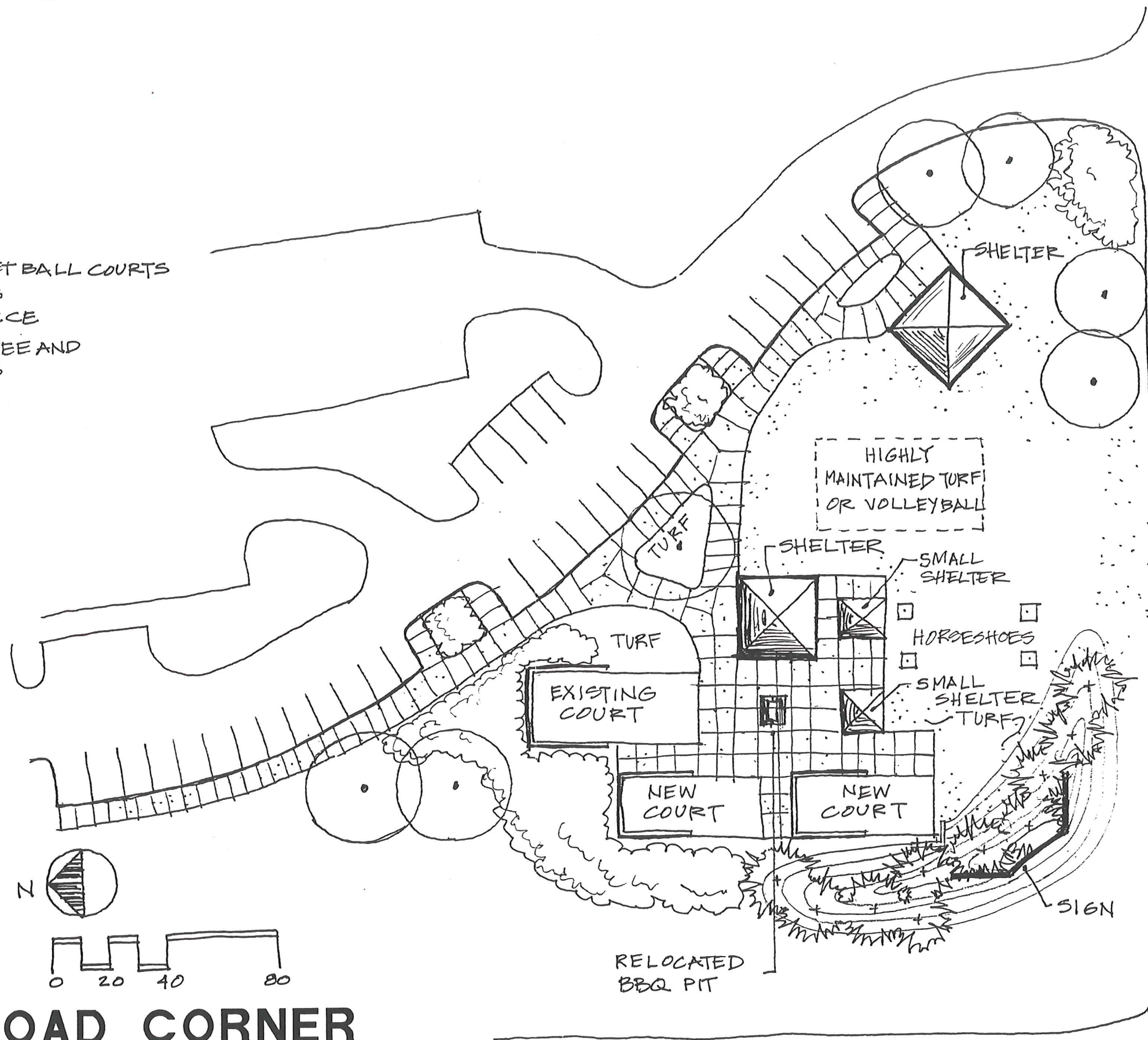
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CITY OF GRAND JUNCTION

Wilson Associates, Inc. Clifton & Associates, Inc. 07/25/02

SCALE: 1" = 60'

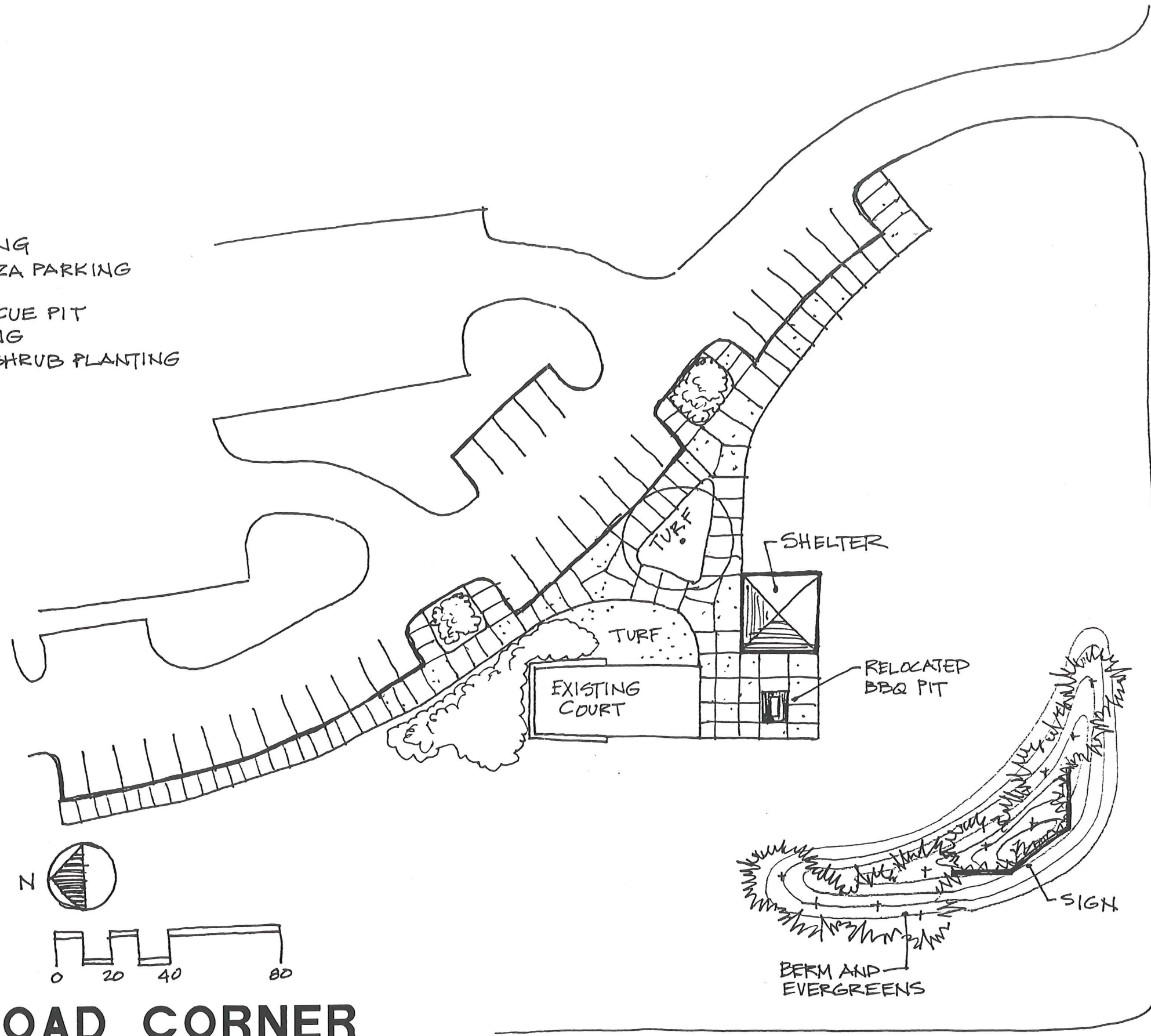
- 30'x30' SHELTER
- EXPANDED PLAZA
- 2 HANDBALL/RACQUET BALL COURTS
- 2 SMALL SHELTERS
- HORSE SHOES/BOCCE
- EXPANDED TURF, TREE AND SHRUB PLANTINGS



24 & G ROAD CORNER MASTER PLAN

9648-4-00-2

- ADDITIONAL PARKING
- SIDEWALK AND PLAZA PARKING
- 30' x 30' SHELTER
- RELOCATED BARBECUE PIT
- SIGN AND BERMING
- LIMITED TURF AND SHRUB PLANTING



24 & G ROAD CORNER

PHASE 1 PLAN

1 OF 2

CIAVONNE & ASSOCIATES, INC.
 LANDSCAPE AND PLANNING ARCHITECTS
 844 GRAND AVENUE
 GRAND JUNCTION, CO 81501

9640-2A-00-1