



Purchasing Division

**ADDENDUM NO. 4**

**DATE:** August 29, 2024  
**FROM:** City of Grand Junction Purchasing Division  
**TO:** All Offerors  
**RE:** Redevelopment of the Sawmill Site (3 parcels of land on the corner of Riverside Parkway and Winters Avenue, including 1441 Winters Avenue in Grand Junction, Colorado), SOQ-5481-24-KF

Offerors responding to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded, and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

**1. Providing Preliminary Drawings for 15<sup>th</sup> and Winters Survey - Attached**

The original solicitation for the project noted above is amended as noted. All other conditions of the subject remain the same.

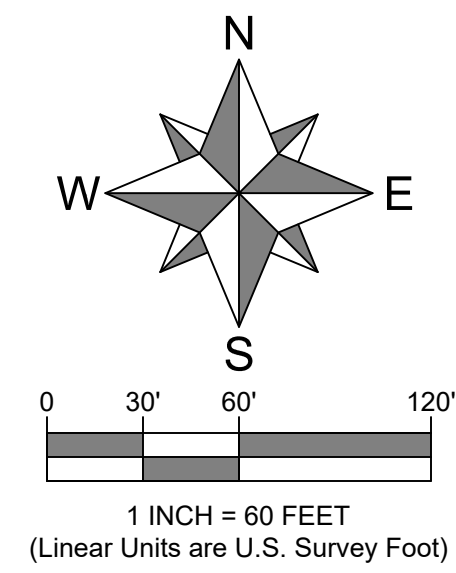
Respectfully,

A handwritten signature in blue ink, appearing to read "Kathleen Franklin".

For Kathleen Franklin  
City of Grand Junction, Colorado

# IMPROVEMENT SURVEY PLAT (Topography & Improvements)

LOCATED IN THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) SECTION 24,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



### SYMBOLS / LEGEND

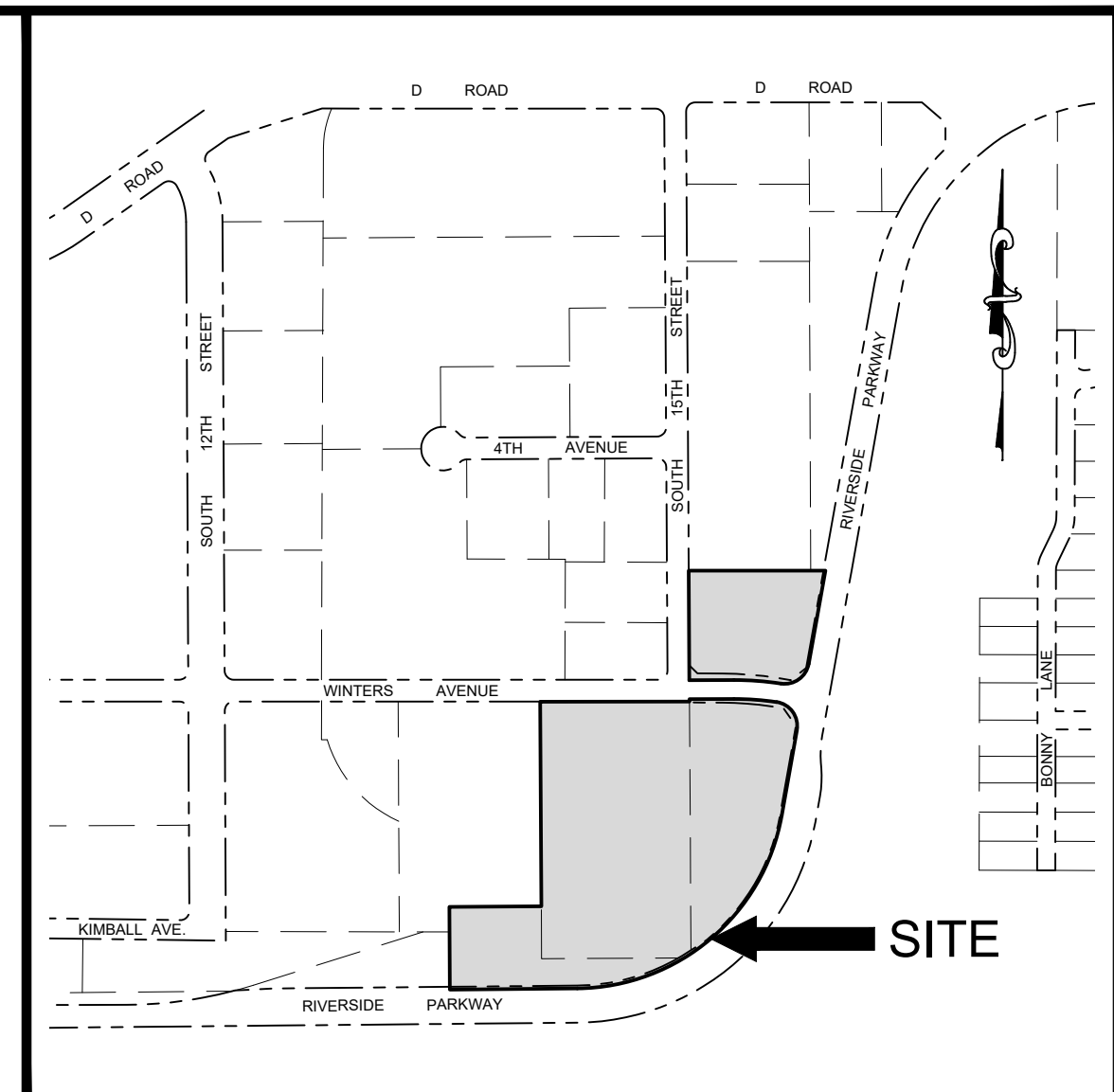
- Found Monument
- To Be Set Monument (No. 5 Rebar w/Purple Cap LS38266)
- PL — Boundary (Lots 5 & 6 Colorado West Development Park Filing Two)
- MU — Multi-Use Boundary Limits (Not Monumented)
- - - Right-of-Way Lines
- - - Lot Lines
- - - Easement Lines
- ⊠ Electrical Pull Box
- ⊞ Meter (Water)
- ⊞ Storm Inlet (STIN)
- ⊞ Storm Catch Basin (CB)
- ⊞ Storm Sewer Manhole (STMH)
- ⊞ Sanitary Sewer Manhole (SMH)
- ⊞ Street Light & Pole
- ⊞ Guy Wire Support
- ⊞ Utility Pole
- ⊞ Valve (Water)
- ⊞ Hydrant (Water)
- ⊞ Irrigation Handhole
- ▨ Concrete
- ▨ Building Lines
- XX Fence Line (6' Chainlink)
- >—>—> Sanitary Sewer Line / Size & Type
- >—>—> Storm Sewer Line / Size & Type
- >—>—> Water Line / Size & Type
- >—>—> Overhead High Voltage Power Line
- >—>—> Overhead Power Line
- >—>—> Fiber Optic Line
- >—>—> Gas Line
- >—>—> Edge of Asphalt Pavement
- >—>—> Flow Line
- >—>—> Top of Bank / Toe of Slope
- >—>—> Contours (1' Intervals)
- ▨ Concrete Block Wall
- Tree / Size (Coniferous / Deciduous)

### UTILITY INFORMATION

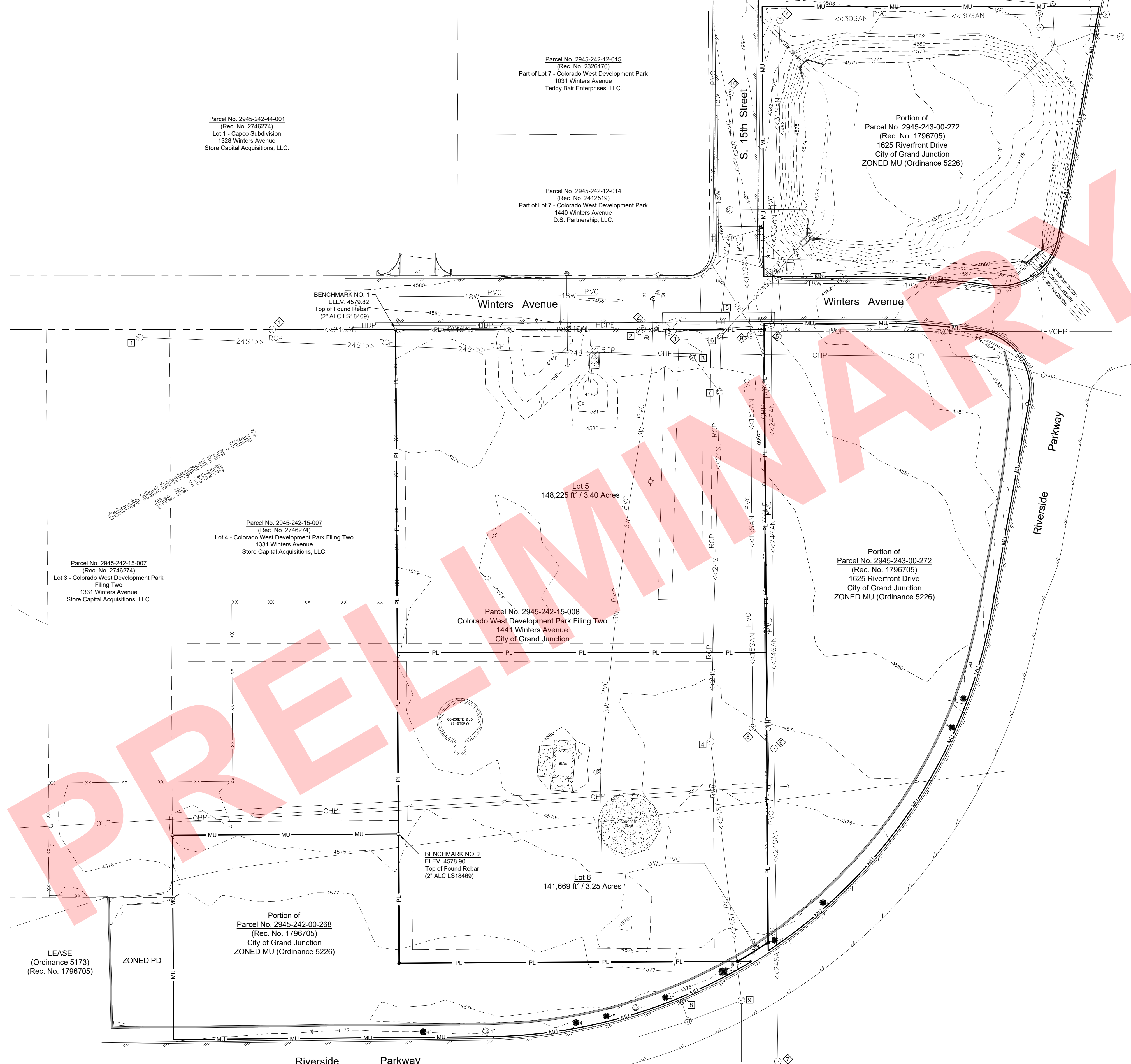
- GIS NO. C3-271-007 (SMH)  
RIM ELEV. 4581.16  
INV. IN (E) 4574.27 (24")  
INV. OUT (W) 4574.17 (24")
- GIS NO. C3-271-010 (SMH)  
RIM ELEV. 4580.24  
INV. IN (E) 4575.28 (24")  
INV. OUT (W) 4575.21 (24")
- GIS NO. C3-271-012 (SMH)  
RIM ELEV. 4580.68  
INV. IN (N) 4576.08 (24")  
INV. IN (E) 4575.50 (30")  
INV. OUT (W) 4575.42 (24")
- GIS NO. C3-271-027 (SMH)  
RIM ELEV. 4583.10  
INV. IN (E) 4576.37 (30")  
INV. OUT (S) 4576.29 (30")
- GIS NO. C3-271-028 (SMH)  
RIM ELEV. 4581.31  
INV. IN (N) 4576.50 (30")  
INV. IN (W) 4576.39 (30")  
INV. OUT (S) 4576.41 (24")
- GIS NO. C3-271-031 (SMH)  
RIM ELEV. 4579.07  
INV. IN (N) 4567.69 (24")  
INV. IN (NW) 4568.31 (15")  
INV. OUT (S) 4567.62 (24")
- GIS NO. C3-271-032 (SMH)  
RIM ELEV. 4575.38  
INV. IN (N) 4567.09 (24")  
INV. IN (E) 4568.30 (8")  
INV. IN (S) 4568.25 (8")  
INV. OUT (S) 4566.47 (24")
- GIS NO. C3-271-050 (SMH)  
RIM ELEV. 4579.20  
INV. IN (N) 4568.78 (15")  
INV. OUT (S) 4568.72 (15")
- GIS NO. C3-271-051 (SMH)  
RIM ELEV. 4580.38  
INV. IN (N) 4569.79 (15")  
INV. OUT (S) 4569.75 (15")
- GIS NO. C3-271-052 (SMH)  
RIM ELEV. 4581.49  
INV. IN (N) 4570.28 (15")  
INV. OUT (S) 4570.16 (15")
- GIS NO. C3-271-006 (STMH)  
RIM ELEV. 4579.38  
INV. IN (W) 4571.22 (24")  
INV. OUT (E) 4571.18 (24")
- GIS NO. C3-271-009 (STMH)  
(Shown on GIS Mapping - Not found during the field inspection.)
- GIS NO. C3-271-014 (STMH)  
RIM ELEV. 4579.58  
INV. IN (NW) 4570.71 (24")  
INV. OUT (SE) 4570.66 (24")
- GIS NO. C3-271-025 (STMH)  
RIM ELEV. 4578.78  
INV. IN (NW) 4569.88 (24")  
INV. OUT (S) 4569.83 (24")
- GIS NO. C3-271-033 (STIN)  
RIM ELEV. 4579.97  
INV. OUT (N) Not Determined (Bottom filled with silt & debris)
- GIS NO. C3-271-035 (STMH)  
RIM ELEV. 4580.22  
INV. IN (NE) 4571.91 (24")  
INV. OUT (S) 4571.79 (24")
- GIS NO. C3-271-036 (STMH)  
RIM ELEV. 4579.95  
INV. IN (NW) 4570.82 (24")  
INV. IN (N) No Elev. (24") (Could not see pipe)  
INV. OUT (S) 4571.10 (24")
- GIS NO. C3-271-049 (STIN)  
RIM ELEV. 4575.04  
INV. OUT (S) No Elev. (12")
- GIS NO. C3-271-051 (STMH)  
RIM ELEV. 4578.66  
INV. IN (N) 4569.86 (24")  
INV. IN (W) 4569.83 (24")  
INV. OUT (S) 4569.80 (24")

### UTILITY PROVIDERS:

- Water City of Grand Junction (970) 244-1579
- Sanitary Sewer City of Grand Junction (970) 244-1579
- Electricity Xcel Energy (800) 895-4999
- Gas Xcel Energy (800) 895-4999
- Irrigation Grand Valley Irrigation Company (970) 242-2762



SITE LOCATION MAP  
SCALE: 1" = 500'



**SURVEYOR'S CERTIFICATION**  
I, Renee B. Parent, a Professional Land Surveyor licensed in the State of Colorado, Certificate No. 38266, do hereby certify that the accompanying survey plat has been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guarantee or warranty, either expressed or implied.

By: Renee B. Parent, PLS No. 38266  
For the City of Grand Junction

Date: \_\_\_\_\_

REVISION NO.	X	DATE:	08/28/2024	SHEET NO.	2 OF 2
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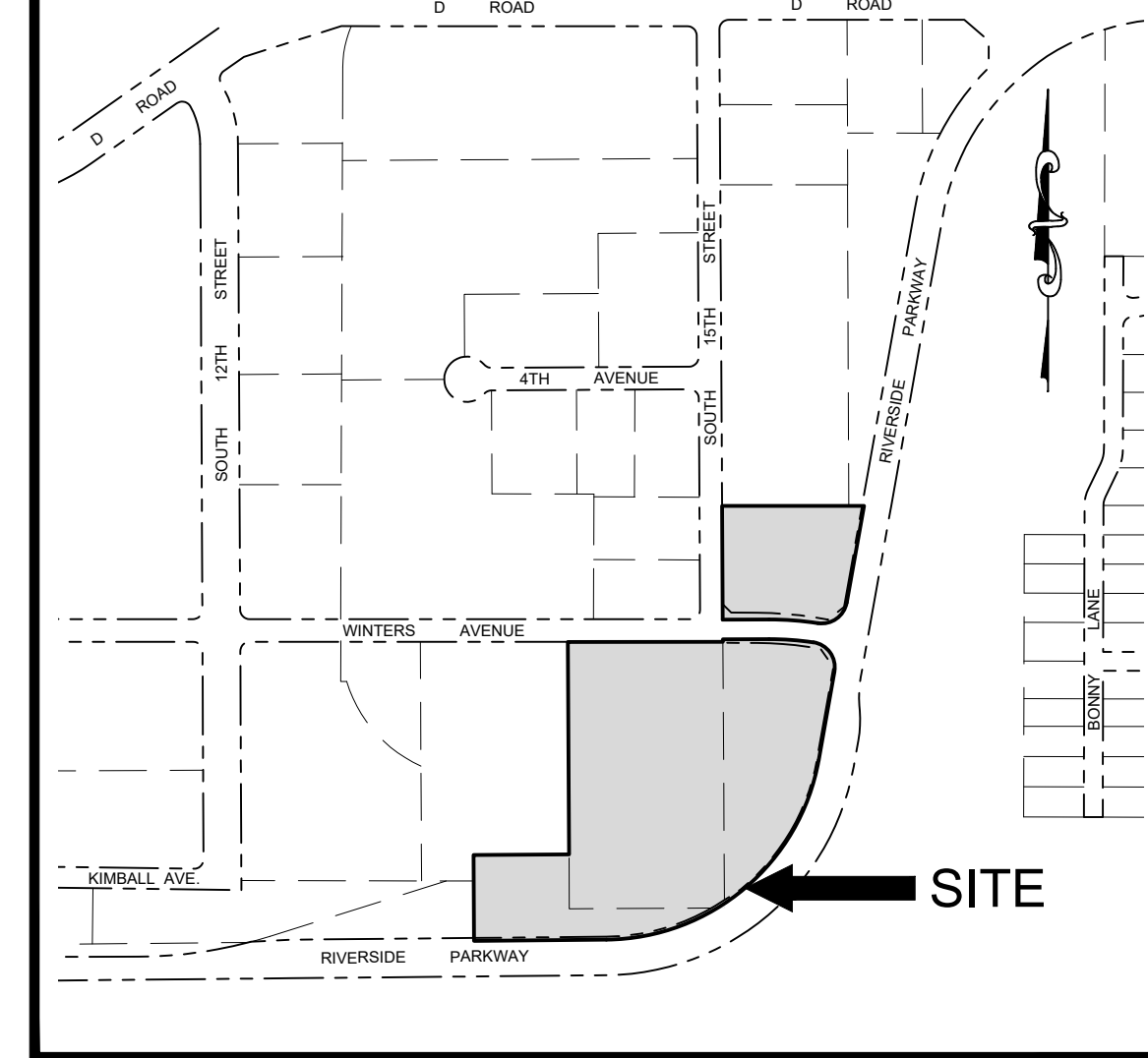
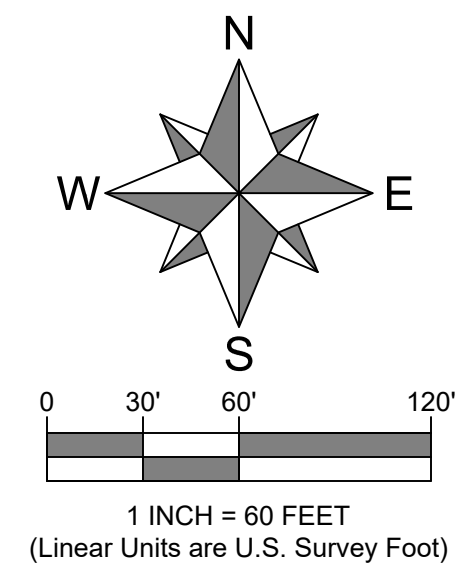
**NOTICE:**  
According to Colorado Law, any legal action based upon any defect found in this survey must commence within three (3) years after the discovery of such defect. In no event may action based upon any defect found in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

**IMPROVEMENT SURVEY PLAT**  
(Topography & Improvements)  
Located in the S1/2 of the NW1/4 Section 24,  
Township 1 South, Range 1 West, Ute Meridian,  
City of Grand Junction, County of Mesa, State of Colorado

PROJECT NO.	F000000	<b>CITY OF Grand Junction COLORADO</b> Engineering & Transportation Department 244 North 7th Street - Grand Junction, Co. 81501 (970) 256-4003
SURVEYED BY:	CVW	
DRAWN BY:	NCW	
CHECKED BY:	ABL	
APPROVED BY:	RBP	
DATE:	08/28/2024	

# IMPROVEMENT SURVEY PLAT (Boundary & Easements)

LOCATED IN THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) SECTION 24,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



**SITE LOCATION MAP**  
SCALE: 1" = 500'

- ABBREVIATIONS**
- MCSM Mesa County Survey Monument
  - POC Point of Commencement
  - POB Point of Beginning
  - N North
  - S South
  - E East
  - W West
  - R Curve Radius
  - Δ Curve Delta Angle
  - L Curve Length
  - CHD Chord Bearing / Distance
  - EX Existing Features
  - SQ. FT. Square Feet
  - AC. Acres
  - ALC Aluminum Cap
  - DOI Department of the Interior
  - Rec. No. Reception Number
  - MPE Multi-Purpose Easement
  - R.O.W. Right-of-Way
  - (M) Measured Bearing / Distance
  - (R) Recorded Bearing / Distance

**SYMBOLS / LEGEND**

- ⊕ Survey Control Monument
- Found Monument (As Noted)
- To Be Set Monument (No. 5 Rebar w/Purple Cap LS38266)
- PL Boundary (Lots 5 & 6 Colorado West Development Park Filing Two)
- MU Multi-Use Boundary Limits (Not Monumented)
- Section Lines
- - - Right-of-Way Lines
- - - Lot Lines
- - - Easement Lines
- ▬ Concrete Block Wall
- ▬ Existing Concrete Curb

**SURVEY NOTES:**

- Title information for Lots 5 and 6, Colorado West Development Park Filing Two by Colorado Title & Closing Services, LLC, Order MS21902661-2 (Amended), December 3, 2019. (Update Expected late September 2024.) Title information not yet available for Reception Number 1796705, expected late September 2024.
- The location of underground utilities as shown on this plat are based on visible surface evidence and utility markings on the surface. No potholing was performed and the actual locations of the utilities may vary and should be verified prior to construction.
- Rezone Limits = Two (2) feet behind the existing back of curb as field located.
- City of Grand Junction easement at Reception Number 702477 likely vacated by merger, to be verified for the final drawings submittal.

**BASIS OF BEARINGS:**

The bearings are based on the West line of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 24, Township 1 South, Range 1 West of the Ute Meridian, said line bearing S00°21'51"E using the Mesa County Local Coordinate System (MCLCS). Said West line shown as monumented on this plat.

**PARCEL DESCRIPTIONS**

Lot 5, Colorado West Development Park Filing Two and the 15th Street Vacated Right-of-Way per Ordinance 2157, same as recorded at Reception Number 1349053, City of Grand Junction, County of Mesa, State of Colorado.

Lot 6, Colorado West Development Park Filing Two except Right-of-Way conveyed to the City of Grand Junction at Reception Number 2297517 and 2295131, City of Grand Junction, County of Mesa, State of Colorado.

Portion of Reception Number 1796705 as described in Ordinance 5226, City of Grand Junction, County of Mesa, State of Colorado.

**SURVEYOR'S CERTIFICATION**

I, Renee B. Parent, a Professional Land Surveyor licensed in the State of Colorado, Certificate No. 38266, do hereby certify that the accompanying survey plat has been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guarantee or warranty, either expressed or implied.

By: Renee B. Parent, PLS No. 38266  
For the City of Grand Junction

Date: \_\_\_\_\_

REVISION NO. X DATE: 08/28/2024 SHEET NO. 1 OF 2

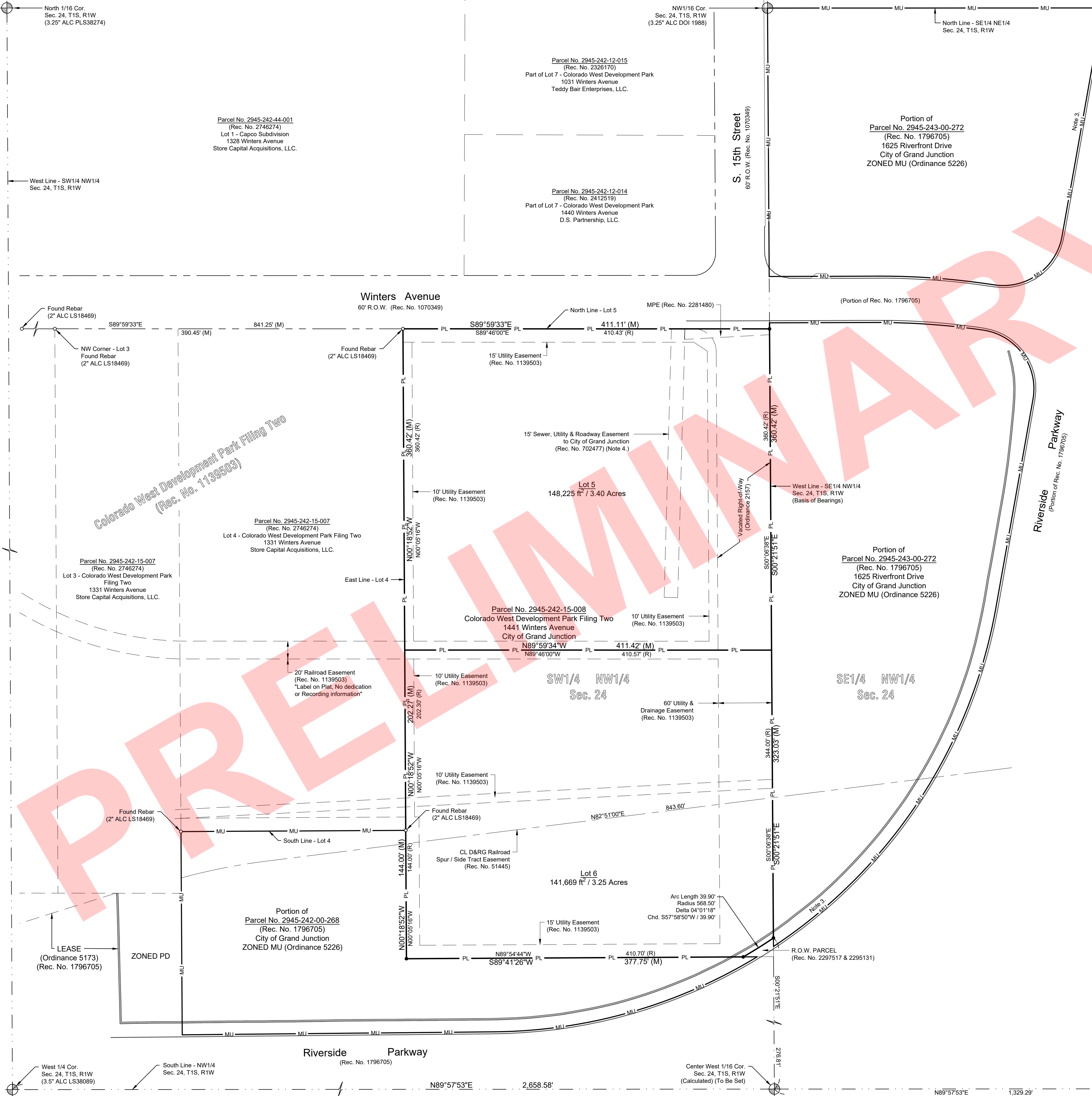
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Located in the S1/2 of the NW1/4 Section 24,  
Township 1 South, Range 1 West, Ute Meridian,  
City of Grand Junction, County of Mesa, State of Colorado

PROJECT NO.	F000000
SURVEYED BY:	CVW
DRAWN BY:	NCW
CHECKED BY:	ABL
APPROVED BY:	RBP
DATE:	08/28/2024

**CITY OF**  
**Grand Junction**  
COLORADO  
Engineering & Transportation Department  
244 North 7th Street - Grand Junction, Co. 81501  
(970) 256-4003



**ITEMS NOT YET COMPLETED** (Expected Completion Late September)

- TBD title commitments (may identify additional easements or easement releases).
- Flow line elevations along south side of Winters Avenue.
- Fence along south side of Lot 4, Colorado West Development Park Filing Two.
- Set missing monuments.
- Higher accuracy of location for two (2) light poles on the South Side of Winters Avenue.
- If possible, the invert on Storm Inlet C3-271-033 (#5 on drawing).
- Aerial Overlay.
- Final checks for accuracy/any other requests.