



## ADDENDUM NO. 2

**Date:** December 19, 2024

**From:** City of Grand Junction Purchasing Division

**To:** Invited Proposers

**RE:** Redevelopment of the Sawmill Site (2 parcels of land on the corner of Riverside Parkway and Winters Avenue, including 1441 Winters Avenue in Grand Junction, Colorado), RFP-5513-24-KF

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responding to the above-referenced solicitation are hereby informed that requirements have been clarified, modified, superseded, and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

1. Correction to Addendum 1, Question 9 Response:

**Q:** Where is the property line on Riverside Pkwy? Does it include the cement wall?

**A:** The City Surveyor has confirmed that the property line is located 2 feet behind the back of the curb line of Riverside Parkway. As a result, the cement wall is situated on the subject property. Please refer to the attached legal description and exhibit for further details.

**No Further questions will be accepted.**

The original solicitation for the project noted above is amended as indicated. Please acknowledge receipt of this addendum on the Solicitation Response Form signature page of the proposal documents.

All other conditions of the subject remain unchanged.

Respectfully,

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

Kathleen Franklin, Senior Buyer  
City of Grand Junction, Colorado

**EXHIBIT 1 - REZONE PARCEL A**

Part of the Northwest 1/4 of Section 24, T1S, R1W,  
Ute Meridian, City of Grand Junction,  
Mesa County, Colorado

Legal Description

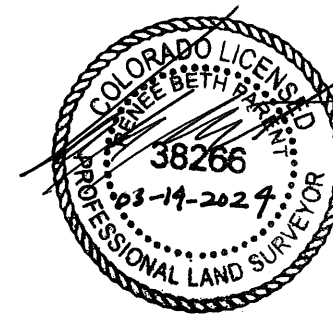
A portion of a parcel of land described in Reception Number 1796705, Lot 5 and a portion of Lot 6 in Colorado West Development Park Filing 2 same as recorded in Reception Number 1139503 and vacated Right-of-Way as described in Ordinance 2157 and the same as recorded in Reception Number 1349053 located in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 24, whence the Center Quarter Corner bears N89°57'33"E using the Mesa County Local Coordinate System (MCLCS) with all other bearings herein being relative thereto; thence from said Point of Commencement, N54°00'18"E, a distance of 1,635.40 feet to the Northeast Corner of said Lot 5, Colorado West Development Park - Filing No. 2 being the Point of Beginning; thence N00°22'00"W, a distance of 6.76 feet along the West line of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of said Section 24; thence N89°48'41"E, a distance of 122.54 feet; thence Southeasterly along the arc of a 774.00 foot radius curve concave Southerly, a distance of 117.77 feet thru a central angle of 08°43'06" whose chord bears S85°49'47"E, a distance of 117.66 feet; thence Southeasterly along the arc of a 66.50 foot radius curve concave Southwesterly, a distance of 106.26 feet thru a central angle of 91°33'05" whose chord bears S35°41'41"E, a distance of 95.31 feet; thence S10°04'51"W, a distance of 237.97 feet; thence Southwesterly along the arc of a 576.50 foot radius curve concave Northwesterly, a distance of 798.56 feet thru a central angle of 79°21'54" whose chord bears S49°45'48"W, a distance of 736.23 feet; thence S89°26'45"W, a distance of 350.47 feet; thence N00°20'37"W, a distance of 227.59 feet to the Southwest corner of Lot 4 in said Colorado West Development Park - Filing No. 2; thence N89°39'23"E, a distance of 253.00 feet along the South line of said Lot 4 to the Southeast corner of said Lot 4; thence N00°20'37"W, a distance of 562.79 feet along the East line of said Lot 4 to the Northwest corner of said Lot 5 in Colorado West Development Park - Filing No. 2; thence N89°58'39"E, a distance of 410.43 feet along the North line of said Lot 5 to the Point of Beginning.

Except that portion of Right-of-Way as dedicated and described in Reception Number 2297517.

Said Rezone containing 521,049 Square Feet or 11.96 Acres, more or less as described.

Authored by:  
Renee B. Parent, CO LS #38266  
City Surveyor, City of Grand Junction



Renee B. Parent, CO PLS #38266  
244 N. 7th St. Grand Junction, CO. 81501  
(970) 256-4003

**Engineering & Transportation Department**

The descriptions shown hereon has been derived from subdivision plats, deposit surveys & deed descriptions as recorded in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended for use of establishing or verifying property boundary lines.

Drawn By: NCW  
Date: 03/14/24  
Reviewed By: RBP  
Approved By: RBP

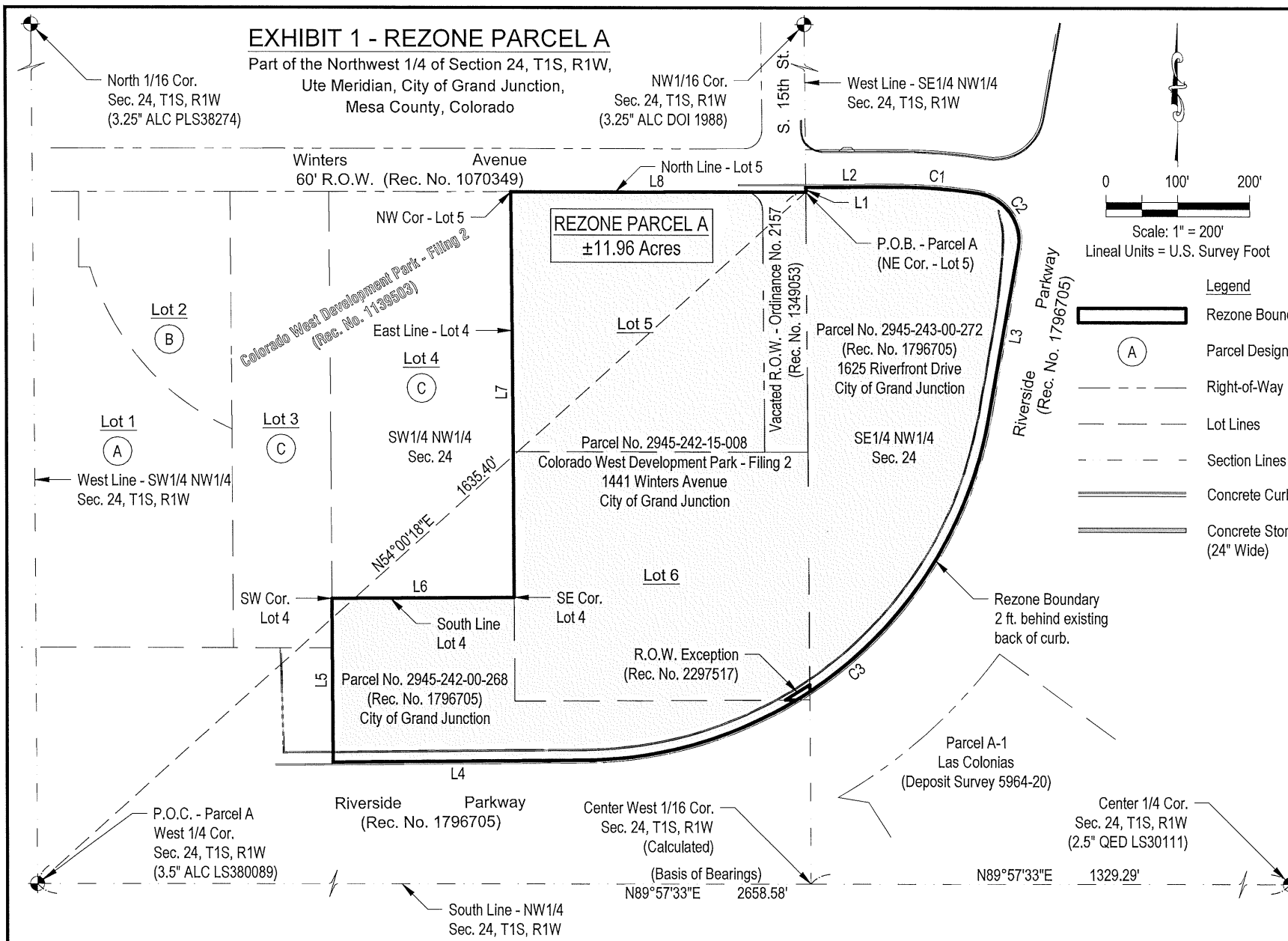
ABBREVIATIONS	
Rec. No.	Reception Number
R.O.W.	Right-of-Way
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
Cor.	Corner
AC.	Acres
T	Township
R	Range

Exhibit 1 - Rezone Parcel A  
Part of the Northwest 1/4 of Section 24, T1S, R1W,  
Ute Meridian, City of Grand Junction,  
Mesa County, Colorado

CITY OF  
**Grand Junction**  
COLORADO  
244 North 7th Street  
Grand Junction, Co. 81501

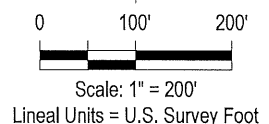
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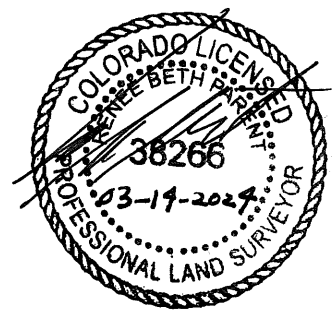
Line Table					
No.	Bearing	Distance	No.	Bearing	Distance
L1	N00°22'00"W	6.76'	L5	N00°20'37"W	227.59'
L2	N89°48'41"E	122.54'	L6	N89°39'23"E	253.00'
L3	S10°04'51"W	237.97'	L7	N00°20'37"W	562.79'
L4	S89°26'45"W	350.47'	L8	N89°58'39"E	410.43'

Curve Table				
No.	Arc	Radius	Delta	Chord Bearing/Distance
C1	117.77'	774.00'	08°43'06"	S85°49'47"E 117.66'
C2	106.26'	66.50'	91°33'05"	S35°41'41"E 95.31'
C3	798.56'	576.50'	79°21'54"	S49°45'48"W 736.23'



- Legend**
- Rezone Boundary
  - Parcel Designations
  - Right-of-Way Lines
  - Lot Lines
  - Section Lines
  - Concrete Curb & Gutter
  - Concrete Stone Wall (24" Wide)

- Parcel Information**
- Parcel No. 2945-242-15-001 (Rec. No. 246067)  
 Lot 1 - Colorado West Development Park - Filing 2  
 1227 Winters Avenue  
 Waste Management of Colorado
  - Parcel No. 2945-242-15-002 (Rec. No. 2344145)  
 Lot 2 - Colorado West Development Park - Filing 2  
 21257 Winters Avenue  
 Junction Leasing, LLC.
  - Parcel No. 2945-242-15-007 (Rec. No. 2746274)  
 Lots 3 & 4 - Colorado West Development Park - Filing 2  
 1328 & 1331 Winters Avenue  
 Store Capital Acquisitions, LLC.



Renee B. Parent, CO PLS #38266  
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## Engineering & Transportation Department

Sheet 2 of 4

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