

CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS MEMORANDUM OF AGREEMENT	Project No.: 207-F1903
	Description: F ½ Road Parkway Improvement Project
	Owner(s): Applewood Lane, LLC
	Parcels: RW-37A, RW-37B, MPE-37A, TCE-37A, RM-37

This Memorandum of Agreement (“Agreement”) is made and entered into this 30th day of April, 2024, by and between **Applewood Lane, LLC** hereinafter referred to as “the Owner”, and the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as “the City”.

RECITALS:

- A. The City is proceeding with implementation of the F ½ Road Parkway Improvement Project (“Project”). The Project will create a fully developed street section from 24 Road on the west to 25 Road on the east. The project will also add street improvements to 25 Road from Patterson Road on the south to Waite Avenue on the north. Improvements include additional travel lanes, auxiliary lanes, facilities to accommodate pedestrian and bicycle mobility, storm drainage facilities, street lighting, landscaped medians and parkways, and a new roundabout at the intersection of F ½ Road Parkway and 24 ½ Road (“Project Improvements”). The City Council of the City has determined that the Project is necessary for the health, safety and welfare of the inhabitants of the City of Grand Junction. All costs associated with installation of the Project Improvements will be borne by the City.
- B. The Owner owns certain real property within the limits of the Project located at 651 25 Road in the City of Grand Junction, County of Mesa, State of Colorado, as identified by Mesa County Assessor Parcel Number 2945-041-00-034, hereinafter referred to as “the Owner’s Property”.
- C. The installation, operation, maintenance, repair and replacement of the Project Improvements requires the acquisition of the following described real property interests from the Owner:

Parcel No. RW-37A: A parcel of land in fee simple to be used as public right of way for F 1/2 Road, containing a total area of 22,130 square feet (0.51 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “A” and depicted on the accompanying graphic illustration labeled Exhibit “B”; and also

Parcel No. RW-37B: A parcel of land in fee simple to be used as public right of way for F 1/2 Road, containing a total area of 2,192 square feet (0.05 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “C” and depicted on the accompanying graphic illustration labeled Exhibit “D”; and also

Parcel No. MPE-37A: A Multi-Purpose Easement for the installation, operation, maintenance and repair of public utilities, traffic control facilities, street lighting, landscaping, trees, grade structures, public sidewalks and trails, containing a total area of 3,151 square feet (0.07 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “E” and depicted on the accompanying graphic illustration labeled Exhibit “F”; and also

Parcel No. TCE-37A: A Temporary Construction Easement to facilitate prudent, proper, safe and efficient installation of the Project Improvements, containing a total area of 1,125 square feet (0.03 acres), more or less, as more particularly depicted on the accompanying graphic illustration labeled Exhibit “G”. The City’s required duration of use for Parcel No. TCE-37A is 24 months; and also

Parcel No. RM-37: A parcel of land in fee simple identified as a remnant, which the City is willing to acquire, containing a total area of 5,235 square feet (0.12 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “H” and depicted on the accompanying graphic illustration labeled Exhibit “I”. The subject Parcels are described in the accompanying legal descriptions and depicted on the accompanying graphic illustrations.

The above referenced real property interests may be referred to collectively hereafter as the “Acquired Property”.

- D. The City has obtained and reviewed an appraisal prepared by a Colorado Certified General Appraiser to estimate the fair market value and just compensation to be offered for the Acquired Property. In consideration of the foregoing, the City and the Owner agree to the following sum of money as just compensation for the Acquired Property and any improvements, damages or costs to cure itemized below:

Parcel No. RW-37A:	22,130 sq.ft. @ \$7.00/sq.ft.	= \$154,910
Parcel No. RW-37B:	2,192 sq.ft. @ \$7.00/sq.ft. x 5%	= \$767
Parcel No. MPE-37A:	3,151 sq.ft. @ \$7.00/sq.ft. x 50%	= \$11,028
Parcel No. TCE-37A:	1,125 sq.ft. @ \$7.00/sq.ft. x 10% /year x 2 years	= \$1,575
Parcel No. RM-37:	5,235 sq.ft. @ \$7.00/sq.ft.	= \$36,645

Total Land & Easement Value = \$204,925

Improvements:

• Site Improvements	= \$3,000
Total Improvements Contributory Value	= <u>\$3,000</u>
Subtotal (Rounded)	= <u>\$207,900</u>

Administrative Settlement = \$57,100

**Total Consideration = \$265,000
(rounded)**

NOW, THEREFORE, based on the recitals above and in consideration of their mutual promises and other valuable consideration, the receipt and adequacy of which are acknowledged, the parties hereto agree as follows:

1. The Owner hereby accepts the Total Consideration stated above from the City as just compensation, and the City hereby agrees to pay the Total Consideration to the Owner subject to the promises, terms, covenants and conditions of this Agreement.
2. Subject to the City's typical payment processing period, the Total Consideration shall be remitted, at the City's sole discretion, to the Owner by either (1) the City directly in the form of a City check, or (2) a title company selected by the City, to which the City has deposited the Total Consideration pending upon the execution and delivery by the Owner to the City of:
 - a. One (1) fully executed original of this Memorandum of Agreement.
 - b. One (1) good and sufficient General Warranty Deed for Parcels No. RW-37A, RW-37B, & RM-37.
 - c. One (1) good and sufficient Grant of Multi-Purpose Easement Agreement for Parcel No. MPE-37A.
 - d. One (1) good and sufficient Temporary Construction Easement Agreement for Parcel No. TCE-37A.
 - e. One (1) completed and executed Federal Form W-9.
 - f. Satisfaction(s) or release(s) of any and all outstanding items referenced in Paragraph 3 below.
3. The Total Consideration shall fully compensate the Owner for the Owner's interests in and to the Acquired Property, either present or future, and the interests of all lienors and lessees of the Owner and any and all interests, legal or equitable, which are or may be outstanding, including, but not limited to: ad valorem property taxes due for prior years; current year ad valorem property taxes prorated to the date of closing (applicable to any fee simple parcel included in the Acquired Property), and satisfaction, subordination or release of all liens, judgments and financial encumbrances to deliver financially unencumbered title to the City. The Owner agrees to sell, convey and discharge all such interests in and to the Acquired Property by executing in writing any and all necessary deeds, documents and/or conveyances, including but not limited to, requests for releases, whether full or partial as applicable, or subordinations of deeds of trust.
4. The City shall be entitled to take irrevocable possession of the Acquired Property when the City, at its sole discretion, remits the total consideration to either: (1) the Owner directly by City Check; or, (2) deposits the consideration set forth above into an escrow account for the benefit of the Owner with the City's selected title company. Transfer of title to the Acquired Property shall occur upon performance of any and all terms under this Agreement, and release of the Total Consideration due to the Owner.
5. Applewood Lane, LLC hereby authorizes the relocation of the Mobile Home owned by Jacquelyn A. Moran on the subject remainder site at 651 25 Rd as depicted in Exhibit "J". This includes constructing a foundation, modifying the gravel access and parking areas, providing utility connections and associated appurtenances as may be needed for the Mobile Home.

6. The Mobile Home owned by Jacquelyn Moran (1995 Redman, 14' x 52', #13515082 as identified by Mesa County Assessors) will be relocated as personal property pursuant to federal relocation policy as defined in the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, as amended ("Uniform Act"). The Uniform Act is codified at [49 CFR Part 24, Subpart D](#). This will be coordinated separately with its owner, Jacquelyn A. Moran.
7. This Memorandum of Agreement embodies all agreements between the parties hereto and no other promises, terms, conditions or obligations, oral or written, have been made which might serve to modify, add to or change the terms and conditions of this Agreement.
8. This Memorandum of Agreement shall be deemed a contract extending to and binding upon the parties hereto and upon their respective heirs, successors and assigns.
9. The City will be entitled to specific performance of this Agreement upon tender of the agreed consideration.
10. This Agreement is a legal instrument. The City recommends the Owner seek the advice of the Owner's own legal and/or tax counsel before signing this Agreement.

Dated the day and year first above written.

Owner: Applewood Lane, LLC

By: Michael D. Moran
Michael Moran, Manager

The City of Grand Junction,
a Colorado home rule municipality:

Andrea Phillips
Andrea Phillips, Interim City Manager

Exhibit A

LEGAL DESCRIPTION

2945-041-00-034

RIGHT-OF-WAY PARCEL NO. RW-37A

A Parcel of land being a portion of land described in Reception Number 2790461 located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 4, 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:

Commencing at the East Quarter Corner of said Section 4, Whence the North Sixteenth Corner of said Section 4 and 3 bears N00°03'04"E a distance of 1320.76 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, N00°03'04"E, a distance of 43.01 feet to a point on the East Line of said Parcel of land as described in Reception Number 2790461; thence N89°56'56"W, a distance of 12.75 feet to a point on the North line of Parcel RM-37 being the Point of Beginning; thence along the said North line the following four (4) courses 1) Northwestly along the arc of a 530.00 foot radius curve concave Northeasterly, a distance of 46.17 feet thru a central angle of 04°59'27" whose chord bears N57°04'27"W a distance of 46.15 feet, 2) N54°34'44"W a distance of 16.37 feet, 3) S80°25'16" W a distance of 34.53 feet, 4) S35°25'16"W a distance of 63.41 feet to a point on the South line of said Parcel of land as described in Reception Number 2790461, thence along said South line N88°42'45"W, a distance of 86.98 feet; thence N35°25'16"E, a distance of 182.76 feet; thence Northeasterly along the arc of a 470.00 foot radius curve concave Northwestly, a distance of 42.30 feet thru a central of angle of 05°09'25" whose chord bears N32°50'34"E, a distance of 42.29 feet to a point on the North line of said Parcel as described in Reception Number 2790461; thence along said North line N89°58'39"E, a distance of 81.43 feet to the Northwest Corner of Right-of-Way Parcel No. RW-37B; thence the following four (4) courses along the West line of said Right-of-Way Parcel No. RW-37B: 1) S00°00'32"E, a distance of 37.09 feet, 2) S00°16'11"W, a distance of 49.28 feet, 3) S00°26'16"W, a distance of 50.67 feet; 4) S00°21'15"E, a distance of 26.56 feet to the Point of Beginning.

Said Parcel of land CONTAINING 22,130 Square Feet or 0.51 Acres, more or less, as described.

Authorized by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Of Colorado		

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: NCW/MJH
DATE: 12-13-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: N/A

Portion of 2945-041-00-034
Located in a part of the SE1/4 NE1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210300

Exhibit B

2945-041-00-034 RIGHT-OF-WAY PARCEL NO. RW-37A

LINE	BEARING	DISTANCE
L1	N00°03'04"E	43.01'
L2	N89°56'56"W	12.75'
L3	N54°34'44"W	16.37'
L4	S80°25'16"W	34.53'
L5	S35°25'16"W	63.41'
L6	S00°00'32"E	37.09'
L7	S00°16'11"W	49.28'
L8	S00°26'16"W	50.67'
L9	S00°21'15"E	26.56'

HERITAGE ESTATES
SUBDIVISION
FILING 8D
(Rec. No. 2744820)

2945-041-72-106
HERITAGE ESTATES
SUBDIVISION H.O.A.
TRACT "H"
HERITAGE ESTATES
SUBDIVISION FILING 8A
(Rec. No. 2735363)

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO
(Rec. No. 1591213)

1/4 LINE
SOUTH LINE - PARCEL
(Rec. No. 2790461)

NORTH LINE - PARCEL
(Rec. No. 2790461)

2945-041-00-034
APPLEWOOD LANE, LLC
(Rec. No. 2790461)
PARCEL NO. RW-37A
22,130 Sq.Ft. / 0.51 Acres Overlap
with PSCO Easement
3,013 Sq.Ft. / 0.07 Acres

PARCEL NO. MPE-37A
RIGHT-OF-WAY
PARCEL NO. RW-37A

PSCO Easement
(Rec. No. 1598459)

2945-044-51-001
BARN, LLC
LOT 1, MORAN'S SUBDIVISION
649 25 Road
(Rec. No. 2489536)

2945-041-00-033
MICHELLE BAILEY
653 1/2 25 Road
(Rec. No. 3083672)

CURVE DATA
ARC = 42.30'
RADIUS = 470.00'
DELTA = 05°09'25"
CHD = N32°50'34"E
42.29'

EAST LINE SE 1/4 NE 1/4
SEC. 4, T.1S, R.1W
(BASIS OF BEARING)
N00°03'04"E 1320.76'

NW CORNER
RW-37B
N89°58'39"E 81.43'

CURVE DATA
ARC = 46.17'
RADIUS = 530.00'
DELTA = 04°59'27"
CHD = N57°04'27"W
46.15'

P.O.B.
RW-37A

P.O.C. RW-37A
(EAST 1/4 CORNER
SEC. 4, T.1S, R.1W)

NORTH 1/16 CORNER
SEC. 4/3, T.1S, R.1W

25 RD R.O.W.
(Rec. No. 1394842 & 1957936)

25 RD R.O.W.
(Rec. No. 1394842 & 1957936)

30' R.O.W.
(Rec. No. 2489536)
25 RD R.O.W.
50' R.O.W.
(Rec. No. 1342100)

SE CORNER - PARCEL
(Rec. No. 2790461)

F 1/2 ROAD 30' R.O.W. (Rec. No. 1394842 & 1957936)

F 1/2 ROAD 33' R.O.W. (Rec. No. 1342100)



Renee B. Parent, CO PLS #38266
244 North 7th Street
Grand Junction, CO. 81501

0 25' 50'

SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT

ABBREVIATIONS	
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
R.O.W.	Right-of-Way
SEC.	Section
T.	Township
R.	Range
~	Approximately
PSCO	Public Service Company of Colorado
Rec.	Reception
No.	Number
RW	RIGHT-OF-WAY
MPE	Multi-Purpose Easement
TCE	Temporary Construction Easement
U.M.	Ute Meridian
FN	Filing Number

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: NCW/MJH
DATE: 4-25-2024
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 50'

Portion of 2945-041-00-034
Located in a part of the SE 1/4 NE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

Exhibit C

LEGAL DESCRIPTION
2945-041-00-034
RIGHT-OF-WAY PARCEL NO. RW-37B

A Parcel of land being a portion of land described in Reception Number 2790461 located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 4, 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:

Commencing at the East 1/4 Corner of said Section 4, Whence the North Sixteenth Corner of said Section 4 and 3 bears N00°03'04"E a distance of 1320.76 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, N00°03'04"E along said East line, a distance of 17.13 feet to the Southeast Corner of said Parcel of land as described in Reception Number 2790461 and being the Point of Beginning; thence N88°42'45"W, a distance of 0.60 feet along the South line of said parcel as described in Reception Number 2790461, thence N17°35'39"W a distance of 24.22 feet; thence Northwesterly along the arc of a 530.00 foot radius curve concave northeasterly, a distance of 5.56 feet thru a central angle of 00°36'03" whose cord bears N59°52'12"W, a distance of 5.56 feet to the West edge of the open, used, and historic Right-of-Way for 25 Road; thence the following four (4) courses along said West edge:

1) N00°21'15"W, a distance of 26.56 feet, 2) N00°26'16"E, a distance of 50.67 feet, 3) N00°16'11"E, a distance of 49.28 feet, 4) N00°00'32"W, a distance of 37.09 feet to a point on the North line of said parcel of land as described in Reception Number 2790461; thence along said North line N89°58'39"E, a distance of 12.44 feet to the Northeast Corner of said Parcel as described in Reception Number 2790461 being a point on the East line of said SE1/4 NE1/4 of said Section 4; thence S00°03'04"W along said East line, a distance of 189.50 feet to the Point of Beginning.

Said Parcel of land CONTAINING 2,192 Square Feet or 0.05 Acres, more or less, as described.

Authorized by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Of Colorado		

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

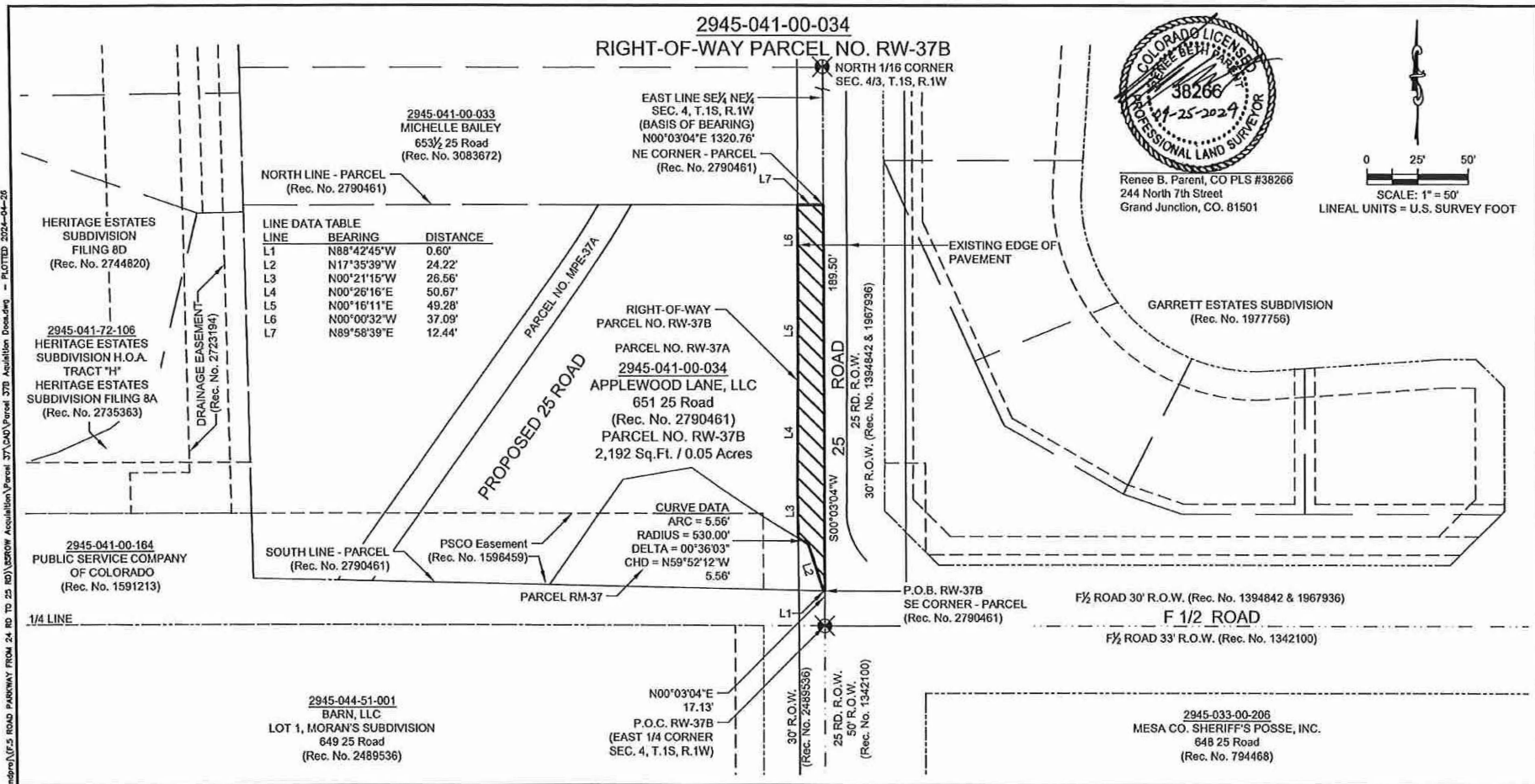
DRAWN BY: NCW/MJH
DATE: 12-30-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: N/A

Portion of 2945-041-00-034
Located in a part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210308

2945-041-00-034
RIGHT-OF-WAY PARCEL NO. RW-37B



ABBREVIATIONS	
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
R.O.W.	Right-of-Way
SEC.	Section
T.	Township
R.	Range
~	Approximately
PSCO	Public Service Company of Colorado
Rec.	Reception
No.	Number
RW	RIGHT-OF-WAY
MPE	Multi-Purpose Easement
TCE	Temporary Construction Easement
U.M.	Use Meridian
F#	Filing Number

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DRAWN BY: NCW/MJH
DATE: 4-25-2024
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 50'

Portion of 2945-041-00-034
Located in a part of the SE¼ NE¼
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210308

2022-12-15 - PLOTTED 37A Acquisition Documents - 2022-12-15

2945-041-00-034

A fourteen foot (14') wide Parcel of land being a portion of the land as described in Reception Number 2790461 located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 4, 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:

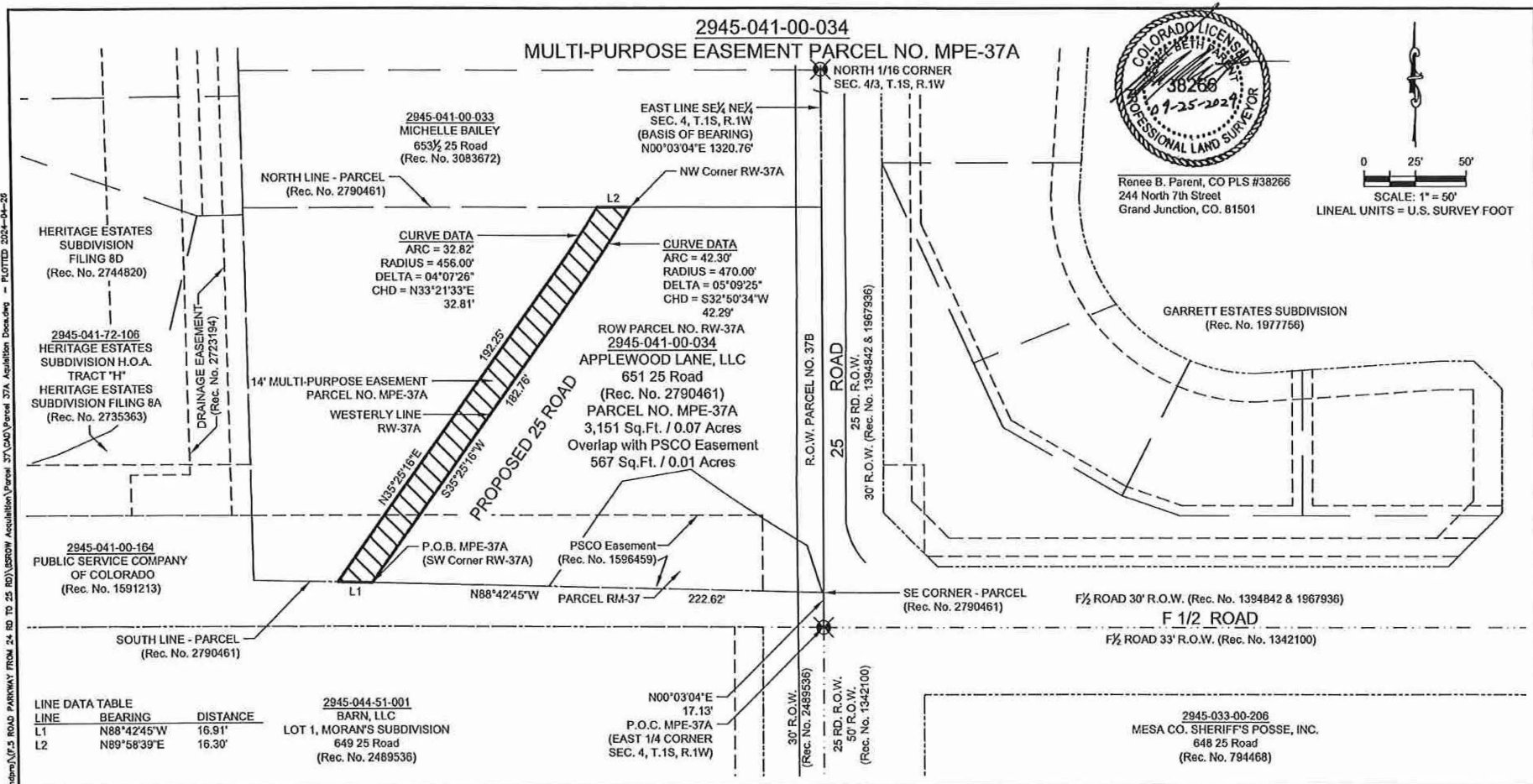
Said Parcel of land CONTAINING 3,151 Square Feet or 0.07 Acres, more or less, as described.

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Colorado		

DRAWN BY:	NCW/MJH
DATE:	12-13-2022
REVIEWED BY:	RBP
APPROVED BY:	BH
SCALE:	N/A

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

[illegible]

ABBREVIATIONS	
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
R.O.W.	Right-of-Way
SEC.	Section
T.	Township
R.	Range
~	Approximately
PSCO	Public Service Company of Colorado

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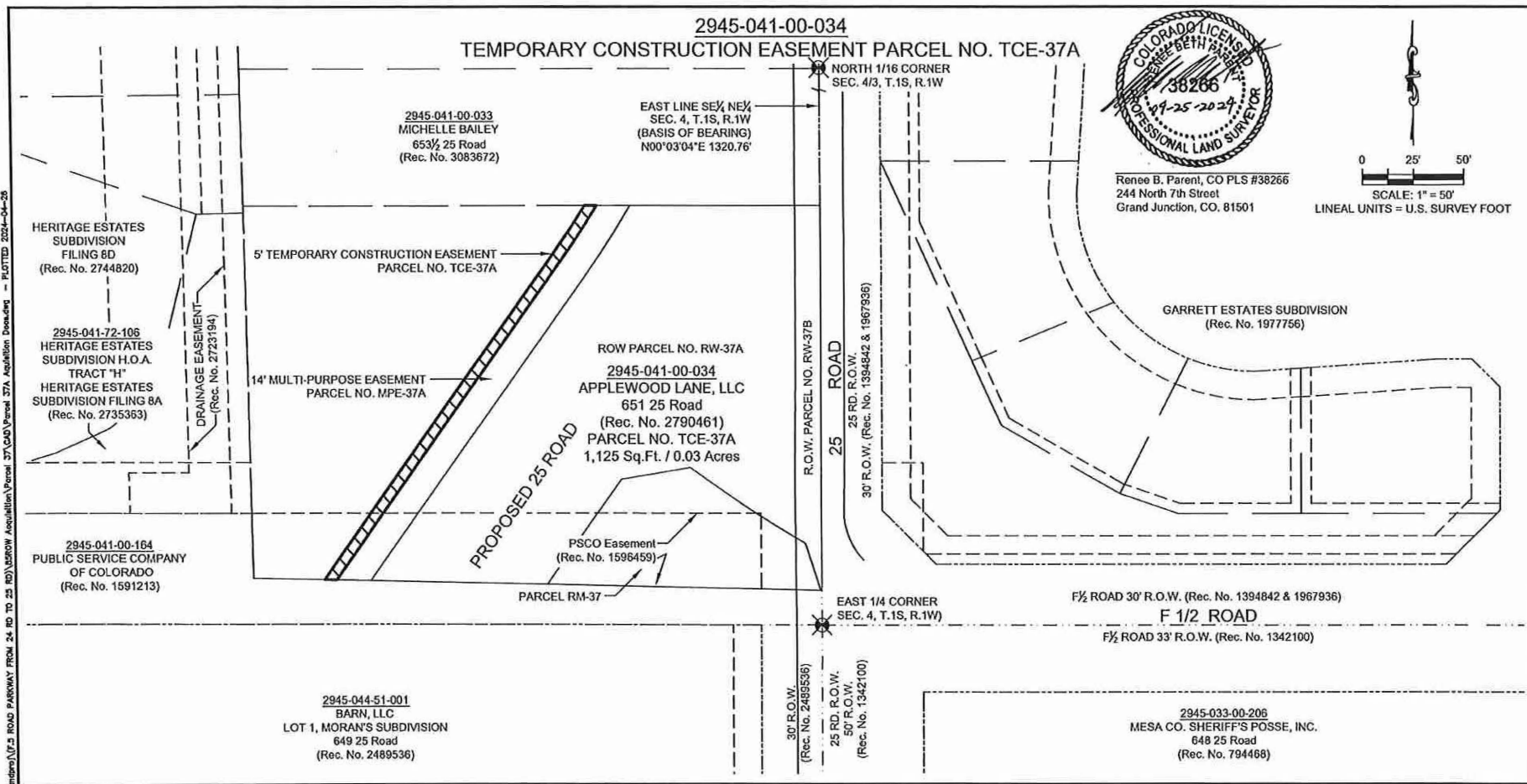
DRAWN BY:	NCW/MJH
DATE:	4-25-2024
REVIEWED BY:	RBP
APPROVED BY:	BH
SCALE:	1" = 50'

Portion of 2945-041-00-034
Located in a part of the SE¼ NE¼
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

37 CAD \ Parcel 37 Aquisition Doc.docx



ABBREVIATIONS	
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
R.O.W.	Right-of-Way
SEC.	Section
T.	Township
R.	Range
~	Approximately
PSCO	Public Service Company of Colorado

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY:	NCW/MJH
DATE:	4-25-2024
REVIEWED BY:	RBP
APPROVED BY:	BH
SCALE:	1" = 50'

Portion of 2945-041-00-034
Located in a part of the SE¼ NE¼
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

C:\Bentley\Drawings\vol_09\Date\Londono\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\Parcel 37\CAD\Parcel 37A Acquisition Doc.dwg - PLOTTED 2022-12-15

2945-041-00-034

A Parcel of land being a portion of land described in Reception Number 2790461 located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 4, 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:

Said Parcel of land CONTAINING 5,235 Square Feet or 0.12 Acres, more or less, as described.

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Colorado		

DRAWN BY:	NCW/MJH
DATE:	12-13-2022
REVIEWED BY:	RBP
APPROVED BY:	BH
SCALE:	N/A

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210308

Exhibit I

2945-041-00-034 REMAINDER PARCEL NO. RM-37

LINE	BEARING	DISTANCE
L1	N88°42'45"W	0.60'
L2	N17°35'39"W	24.22'
L3	N54°34'44"W	16.37'
L4	S80°25'16"W	34.53'
L5	S35°25'16"W	63.41'

EAST LINE SE¼ NE¼
SEC. 4, T.1S, R.1W
(BASIS OF BEARING)
N00°03'04"E 1320.76'

2945-041-00-033
MICHELLE BAILEY
653½ 25 Road
(Rec. No. 3083672)

NORTH LINE - PARCEL
(Rec. No. 2790461)

HERITAGE ESTATES
SUBDIVISION
FILING 8D
(Rec. No. 2744820)

2945-041-72-106
HERITAGE ESTATES
SUBDIVISION H.O.A.
TRACT "H"
HERITAGE ESTATES
SUBDIVISION FILING 8A
(Rec. No. 2735363)

DRAINAGE EASEMENT
(Rec. No. 2723194)

2945-041-00-034
APPLEWOOD LANE, LLC
651 25 Road
(Rec. No. 2790461)
PARCEL NO. RM-37
5,235 Sq.Ft. / 0.12 Acres
Overlap with PSCO Easement
3,382 Sq.Ft. / 0.08 Acres

PARCEL NO. MPE-37A

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO
(Rec. No. 1591213)

PSCO Easement
(Rec. No. 1596459)

1/4 LINE
SOUTH LINE - PARCEL
(Rec. No. 2790461)

2945-044-51-001
BARN, LLC
LOT 1, MORAN'S SUBDIVISION
649 25 Road
(Rec. No. 2489536)

PARCEL NO. RW-37A
CURVE DATA
ARC = 51.72'
RADIUS = 530.00'
DELTA = 05°35'30"
CHD = N57°22'29"W
51.70'

PARCEL RM-37 S88°42'45"E 135.04'

PARCEL RM-37
P.O.B.

N00°03'04"E
17.13'
P.O.C. PARCEL RM-37
(EAST 1/4 CORNER
SEC. 4, T.1S, R.1W)

NORTH 1/16 CORNER
SEC. 4/3, T.1S, R.1W

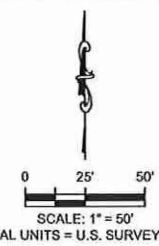
25 ROAD
25 RD. R.O.W. (Rec. No. 1394842 & 1967936)
30' R.O.W. (Rec. No. 1342100)

SE CORNER - PARCEL
(Rec. No. 2790461)

F½ ROAD 30' R.O.W. (Rec. No. 1394842 & 1967936)
F 1/2 ROAD
F½ ROAD 33' R.O.W. (Rec. No. 1342100)



Renee B. Parent, CO PLS #38266
244 North 7th Street
Grand Junction, CO. 81501



GARRETT ESTATES SUBDIVISION
(Rec. No. 1977756)

WEST LINE
RW-37B

2945-033-00-206
MESA CO. SHERIFF'S POSSE, INC.
648 25 Road
(Rec. No. 794468)

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Colorado		

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY:	MJH
DATE:	4-25-2024
REVIEWED BY:	RBP
APPROVED BY:	BH
SCALE:	1" = 50'

Portion of 2945-041-00-034
Located in a part of the SE¼ NE¼
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210308





July 22, 2024

RE: F ½ Parkway – Personal Property Relocation – Jackie Moran

Belinda,

Attached is a relocation determination for Jacquelyn Moran for the relocation of the single-wide manufactured home at 651 25 Road for Andrea's authorization/signature.

The total relocation determination is \$43,379.00. The owner of the site and manufactured home have signed off on the estimates and will be responsible for paying the contractor directly, but are eligible for reimbursement. This determination includes permitting, constructing a new foundation at the NW corner of the site, extending utilities, and relocating the home to the new foundation. There will be an additional estimate needed for the footings to support the entryway deck and possibly the deck itself as Mesa County may not accept the current deck structure.

Please review and authorize the attached determination. Please let me know once this is signed and I will come pick it up.

Thank you,

Konrad Vallard
x4097
konradv@gjcity.org



July 19, 2024

RE: F ½ Parkway – Personal Property Relocation – Jackie Moran

Trent,

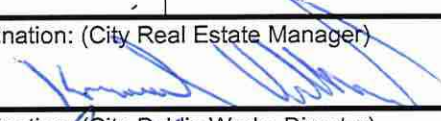
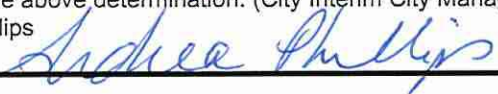
Attached is a relocation determination for Jacquelyn Moran for the relocation of the single-wide manufactured home at 651 25 Road.

The total relocation determination is \$43,379.00. The owner of the site and manufactured home have signed off on the estimates and will be responsible for paying the contractor directly, but are eligible for reimbursement. This determination includes permitting, constructing a new foundation at the NW corner of the site, extending utilities, and relocating the home to the new foundation. There will be an additional estimate needed for the footings to support the entryway deck and possibly the deck itself as Mesa County may not accept the current deck structure.

Please review and authorize the attached determination. If possible, please complete before you leave for vacation, and I can submit this to Andrea for her signature and TRS can then request a deposit and authorize the contractor to proceed.

Konrad Vallard
x4097
konradv@gjcity.org

City of Grand Junction	Parcel No. RW-37A, RW-37B, MPE-37A, TCE-37A, RM-37
RELOCATION DETERMINATION	Project: F.5 Road Parkway Improvement
	Location: 651 25 Road
Name of displaced person(s): Jacquelyn Moran	
Address of subject property: 651 25 Road	
City: Grand Junction	Zip code: 81505
Displacement Type:	
☐ Business ☐ Farm ☐ Non-profit organization	☐ Owner ☐ Tenant
☐ Dwelling ☒ Mobile home	☒ Owner ☐ Tenant
☐ Personal Property Move Only	☐ Owner ☐ Tenant
PAYMENT FOR ACTUAL REASONABLE MOVING AND RELATED EXPENSES:	
Moves from a Dwelling/Mobile Home (based on one or a combination of the following options):	
1) Commercial Move	\$ 0.00
2) Self Move	
a) Fixed Residential Moving Cost Schedule.....	\$ 0.00
Rooms in dwelling	
Rooms in storage include:	
b) Actual Cost Move (receipted bills for labor and equipment; hourly rates should not exceed those paid by commercial movers for labor and equipment rental)	\$ 0.00
Note: A self-move based on the lower of two bids or estimates is not eligible	
Moves from a business, farm or nonprofit organization (based on one or a combination of the following methods):	
1) Commercial Move (based on the lower of two bids or estimates)	\$
2) Self Move (based on one or a combination of the following):	
a) Lower of two bids	\$
b) Supported by receipted bills for labor and equipment. Hourly rates should not exceed those paid by commercial movers for labor and equipment rental	\$
Personal Property Move Only (eligible expenses for a person who is required to move personal property from real property but is not required to move from a dwelling, business, farm or nonprofit organization) 49 CFR Part 24.301 (g)(1) – (g)(7) and (g)(18)	
Grading, Foundation, Utility Extensions	\$14,500.00
Permits	\$28,699.00
	\$ 180.00
	• Total Personal property move
	• \$43,379.00
Eligible Actual Moving Expenses for a Business, Farm, or Nonprofit Organization:	
Searching for a replacement location (not to exceed \$2,500)	\$
Storage of the personal property for a period not to exceed 12 months.....	\$
	\$
Related Non-residential Eligible Expenses:	
Connection to available nearby utilities from the right of way to improvements at the replacement site.	\$
Professional Services performed prior to the purchase or lease of a replacement site.	\$
Impact fees or one time assessments for anticipated heavy utility usage.	\$
Re-establishment expenses – Non-residential Moves (not to exceed \$50,000)	
\$	
Fixed Payment for Moving Expenses – Non-residential Moves (Not less than \$1,000 nor more than \$40,000):	
Fixed payment in lieu of the payments for actual moving and related expenses and actual reasonable re-establishment expenses.	
\$	
REPLACEMENT HOUSING PAYMENTS	
90-Day Homeowner Occupant (may not exceed \$31,000):	
Price Differential (Comparable replacement less the acquisition cost of the displacement)	\$
Increased mortgage interest costs	\$
Incidental expenses	\$
-or-	
Rental Assistance Payment for 90-Day Homeowner (not to exceed price differential)	\$
90-Day Tenant Occupant (may not exceed \$7,200):	
The payment will be computed using the lesser of the three:	
☐ Rent and estimated average monthly utility costs;	
☐ 30% of the total monthly gross household income for a qualified low income tenant; or	
☐ The total amount designated for shelter and utilities for a tenant receiving government assistance.	
Rent Differential (Comparable rent and estimated average monthly utility cost less the above scenario)	\$
-or-	
Downpayment assistance (including incidental closing costs)	\$
Replacement Housing of Last Resort (not including Replacement Housing Payments specified above)	
\$	
☐ 90-Day Occupant (Owner or Tenant)	
☐ Less than 90-Day Occupant	
I certify that to the best of my knowledge and belief the statements contained in the determination are true, and the information upon which the determination is based is correct, subject to any limiting conditions herein set forth. Determination has been made in conformity with state laws, regulations, policies and procedures applicable to the Uniform Act. I have no direct or indirect, present, or contemplated future personal interest in such determination or in any benefit from the value herein set forth.	

Determination date: July 18, 2024	Real Estate Specialist signature Richard B. Pittenridge	
I approve the above determination: (City Real Estate Manager) Konrad Vallard		Date: 7/19/2024
I approve the above determination: (City Public Works Director) Trent Prall		Date: 7/19/2024
I approve the above determination: (City Interim City Manager) Andrea Phillips		Date: 7/22/2024

City of Grand Junction Computation Analysis and Supplement Information	Parcel: RW-37A, RW-37B, MPE-37A, TCE-37A, RM-37
	Project: F.5 Road Parkway Improvement Project
	Location: 651 25 Road
	Name: Jacquelyn Moran

The City of Grand Junction ("City") has determined the need to acquire certain real property located at 651 25 Road, Grand Junction, Colorado ("the Property") for the F ½ Road Parkway Improvement Project (the "Project"). The Property is owned by Applewood Lane, LLC ("Applewood Lane") and is improved with a 14' x 48' manufactured home secured to permanent foundation and connected to public utilities. The manufactured home is owned by Jacquelyn Moran ("Moran") and exists on the Property pursuant to a land lease.

The acquisition of parcels identified as RW-37A, RW-37B, MPE-37A, TCE-37A, RM-37 for the Project requires the manufactured home to be relocated. Applewood Lane and Moran reached an agreement to relocate the manufactured home onto remainder of the Property under the site lease, outside of the right of way and easements acquired by the City. The manufactured home is classified as personal property and not real property.

The City has contracted with TRS Corp. ("TRS") to provide relocation advisory assistance to owners with personal property to be relocated as a result of the Project. The City's procedures for relocation of personal property defer to the Uniform Relocation and Real Property Acquisition Policy Act of 1970 ("Uniform Act").

Moran is required to move all personal property from the right of way and easements acquired by the City. Richard Pittenridge with TRS met with Moran on July 27, 2023, and conducted an interview. Moran was provided with a Certificate of Legal Residency at the time of the initial interview.

Per the Uniform Act, 49 CFR Subtitle A, Part 24, Sub-Part A, §24.2, Definitions and Acronyms (a)(9)(i), the Owner qualifies as a "displaced person" as follows:

- (i) *General. The term displaced person means, except as provided in [paragraph \(a\)\(9\)\(ii\)](#) of this section, any person who moves from the real property or **moves his or her personal property from the real property.** (This includes a person who occupies the real property prior to its acquisition, but who does not meet the length of occupancy requirements of the Uniform Act as described at [§ 24.401\(a\)](#) and [§ 24.402\(a\)](#)):*
 - (A) *As a direct result of a written notice of intent to acquire (see § 24.203(d)), the initiation of negotiations for, or the acquisition of, such real property in whole or in part for a project;*

Per the Uniform Act, 49 CFR Subtitle A, Part 24, Sub-Part D, Payments for Moving and Related Expenses, §24.301, Payment for actual reasonable moving and related expenses, (e) *Personal property only*, the Owner is eligible for relocation assist to relocate personal property as follows:

Eligible expenses for a person who is required to move personal property from real property but is not required to move from a dwelling (including a mobile home), business, farm or nonprofit organization include those expenses described in paragraphs (g)(1) through (g)(7) and (g)(18) of this section. (See appendix A, § 24.301(e).)

A displaced person with personal property to be relocated may be eligible for: relocation advisory assistance; reimbursement of certain moving expenses and reimbursement for storage of personal property as deemed reasonable and necessary. The details of relocation advisory assistance and eligible benefits have been reviewed and explained to Moran by representatives of TRS.

Moran desires to move the manufactured home onto the remaining property of Applewood Lane and has authorization to do so from Applewood Lane, as previously noted. Relocation of the manufactured home will require a site to be graded, construction of a new foundation, the extension of public utilities, construction of a new gravel driveway and physical move of the manufactured home and attached porch.

This manner of providing relocation advisory assistance and move cost reimbursement is eligible under 49 CFR Part 24, Subpart D, § 24.301 Payment for actual reasonable moving and related expenses, (g)(9)(10):

- The reasonable cost of disassembling, moving, and reassembling any appurtenances attached to a mobile home, such as porches, decks, skirting, and awnings, which were not acquired, anchoring of the unit, and utility "hookup" charges.*
- The reasonable cost of repairs and/or modifications so that a mobile home can be moved and/or made decent, safe, and sanitary.*

Moran and agents with TRS have identified a site on the Property for the manufactured home that will not conflict with the property interests acquired by the City for construction of the Project.

TRS secured a bid from a construction company capable of completing the necessary site improvements and utility extensions.

TRS secured an additional bid from a contractor capable of preparing the mobile home to be moved and resetting the manufactured home on the replacement set as prepped. Significant due diligence was conducted in advance of receiving the bids.

There is a single bid for the site preparation and a single bid for the mobile home move, as there were limited contractors available to facilitate the move in the timeframe required by the City. The bids were reviewed by the City in advance of this determination and deemed to be reasonable. Additionally, there is a Planning Clearance permit required from the City of Grand Junction and a Mobile home Building permit required from Mesa County.

Site Preparation:	
Ben Dowd Excavating	= \$28,699.00
• Mobilization = \$875.00 • Sewer service = \$12,835.00 • Excavation/concrete pad = \$14,989.00	

Mobile Home Move:	
Custom Sets	= \$14,500.00
• <u>Teardown = \$4,000.00</u> • <u>Re-set/re-attach = \$6,500.00</u> • <u>Set & skirt materials = \$2,800.00</u> • <u>State of CO inspection = \$450.00</u> • <u>Move = \$750.00</u>	

Permit Fees:	
• <u>City of Grand Junction Permit = \$45.00</u> • <u>Mesa County Building Permit = \$135.00</u>	
	= \$180.00

Total	= \$43,379.00
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Detailed copies of the respective bids are attached to this analysis.
Per phone conversation with Mesa County the mobile home permit fee is \$100 and the permit fee for the porch would be \$35.00.

Moran will be reimbursed by the City for a total not to exceed **\$43,379.00** for the site preparation, utility extension and physically moving and re-setting the manufactured home on the Property

Upon approval of this determination by the City, TRS will provide Moran and the contractors with notice to proceed and secure Moran's signature to a relocation claim.

There may be draws against the sum approved in this determination to account for mobilization fees or progress payments to contractors. Final payment or any balance due under this determination will be made upon verification that the mobile home has been relocated and re-connected to utilities.

There may be incidental costs associated with the move that are not addressed in this determination. If so, these will be determined under a separate analysis.



550 32 Road Clifton, CO 81520

bendowdexc@gmail.com

970-434-8190

July 1, 2024

Jacquelyn Moran (Jackie)
872 Covey Road
Grand Junction, CO 81505
Cell: 970-778-0332
E-mail: jmoran2076@gmail.com

RE: 651 25 Road

	Unit	Quantity	Unit Price	Extended Price
Mobilization	LS	1	\$ 875.00	\$ 875.00

Sewer Service	Unit	Quantity	Unit Price	Extended Price
Sawcut and remove approx. 25' X 6' asphalt for sewer tap	LS	1	\$ 475.00	\$ 475.00
Install new sewer tap on existing main	LS	1	\$ 1,270.00	\$ 1,270.00
Install approx. 260 LF of 4" SDR 35 sewer @ 1% grade including three cleanouts. Traffic control plan & road closure included.	LS	1	\$ 5,875.00	\$ 5,875.00
Abandon existing sewer tap at main (if required)	LS	1	\$ 690.00	\$ 690.00
Flow fill backfill across 25 Road approx. 12 CY	LS	1	\$ 2,150.00	\$ 2,150.00
Asphalt Patch	LS	1	\$ 1,500.00	\$ 1,500.00
Crush & abandon existing septic tank and cap existing sewer service.	LS	1	\$ 875.00	\$ 875.00

Trailer Pad	Unit	Quantity	Unit Price	Extended Price
Excavate around existing trailer for move	LS	1	\$ 575.00	\$ 575.00
16' X 54' pad raised to grade with 1/4" minus at 2' thick-Approx. 65 CY. Includes compaction testing	LS	1	\$ 3,575.00	\$ 3,575.00
Concrete prep for new porch and steps	LS	1	\$ 780.00	\$ 780.00
Excavate electric trench from existing pole to new trailer location-approx. 130 LF	LS	1	\$ 812.00	\$ 812.00
Excavate gas trench from existing location at trailer to new trailer location-approx. 130 LF	LS	1	\$ 812.00	\$ 812.00
Connect to existing water service and extend to new trailer location-approx. 140 LF	LS	1	\$ 1,760.00	\$ 1,760.00

Trailer Pad cont.	Unit	Quantity	Unit Price	Extended Price
Demo and remove existing concrete footing/slab, misc. pavers & concrete	LS	1	\$ 1,760.00	\$ 1,760.00
General clean up of old pad location and backfill around new pad	LS	1	\$ 1,200.00	\$ 1,200.00
Prep & compact new gravel driveway subgrade- approx. 100 LF @ 15' wide (average)	LS	1	\$ 750.00	\$ 750.00
Install 4" of 3/4" road base (20 CY) and 2" of 3/4" crushed rock (10 CY) in driveway	LS	1	\$ 1,560.00	\$ 1,560.00
Prep & compact 30' X 20' Parking area subgrade	LS	1	\$ 625.00	\$ 625.00
Install 4" of 3/4" road base (10 CY) and 2" of 3/4" crushed rock (5 CY) parking area	LS	1	\$ 780.00	\$ 780.00
Total Bid				\$ 28,699.00

Bid does not include removal of any hazardous materials.

Bid does not include Mesa County building permit.

Bid price good 30 days unless other arrangements are made.

John Lannan

John Lannan, Estimator
Ben Dowd Excavating, Inc

Jacquelyn Moran
Accepted
Michael O. Moran
For Applewood Lane, LLC 7/2/2022

Custom Sets

3035 F 1/2 Road
CO 81504

Estimate

Date	Estimate #
7/8/2024	26

Name / Address
Jacquelyn Moran 872 Covey rd GJ CO 81505 970-778-0332 jmoran2076@gmail.com, co

			Project
Description	Qty	Rate	Total
Teardown singlewide with porch and skirting and make ready to be moved		4,000.00	4,000.00
Set home back on different spot on same lot. skirt and set porch back		6,500.00	6,500.00
Materials for set and skirt is estimated but not confirmed till final receipts are added up		2,800.00	2,800.00
State of Colorado inspection		450.00	450.00
Mobile mover to move home to new spot		750.00	750.00
		Total	\$14,500.00