

Attach 1
Two Rivers Convention Center Management

MEMORANDUM

TO: Kelly Arnold, City Manager

FROM: Joe Stevens, Director of Parks & Recreation

DATE: April 1, 2004

RE: In-house or Contract Food & Beverage Service

As you are aware, the City of Grand Junction previously sent out a Request for Qualifications (RFQ) pre-qualifying two firms (Center Plate and Sodexo) to possibly provide food and beverage service at Two Rivers Convention Center. A third company, called Ovation, has also requested consideration but, is not presently pre-qualified. I believe they could easily meet the City's RFQ requirements. Should the City want to move to the next phase, a Request for Proposal (RFP) for contracted food and beverage service has been drafted. Once RFP's are evaluated, the City will be in a much better position to determine whether or not Two Rivers Convention Center should provide in-house or contract for food and beverage service.

In trying to better determine service delivery, I contacted a couple comparable operations. The first contact was Ed Pilkerton, Manager of the Boise Convention Center. Ed said they made the decision to go in-house with food and beverage 5 - 6 years ago and they are not the least bit interested in contracting out what he described as the most profitable cost center they have. Previously, the convention center contracted with Marriott. It was reported that Boise does approximately \$2 million a year in food and beverage sales. I also contacted Larry Ambrose and Dean Dennis. Both these individuals work for the Pueblo Convention Center, which is operated by Comcast Spectacore. Dean used to provide food and beverage services to the Pueblo Convention Center through a contract with Swanson. Swanson's contract was terminated in 2004, even though Dean indicated they were not unhappy with the services provided. Larry Ambrose indicated that by directly providing food, he has direct control of quality, can negotiate (cut deals) without another party's ok and believes he has more creativity. Both Dean and Larry indicated that if they did outsource food and beverage, they would engage the services of Ovation, which is a subsidiary of Comcast Spectacore, headquartered in Philadelphia. Dean Dennis indicated that the Pueblo Convention Center generated around \$1 million a year in food and beverage sales. This is an unusual comparison as the Pueblo Convention Center's entire operation is contracted out. They were most candid in indicating their focus is not orientated toward community center or service club activities.

Additionally, I visited with Bill Krueger and John Kaatz, representing CSL International. CSL is most experienced in evaluating convention center services and operations. CSL has also agreed to assist in assessing proposals should the City decide to move forward with an RFP. The estimated fee for this service is \$3,500. CSL's evaluation would include estimated gross revenue, estimated cost and resulting gross margin, percentages remitted to the City, method of fee payment to be paid by the vendor, estimate of total fees paid to the vendor, upfront investment by the vendor, upfront costs, length of proposed contract, and other such business terms. Assuming authorization to begin the RFP solicitation process is given on April 5, 2004, final presentation would be scheduled in late-May, followed by contract negotiation and contract approval on or about July 1, 2004.

Findings indicate that there are pros and cons to in-house or contracting. With a contract, convention centers the approximate size of Two Rivers Convention Center typically pay a management fee and have incentives based on benchmarks, performance and growth. Care must be taken to make sure that both the contractor and the City do well financially. In some instances, it was reported that big organizations/corporations yield a lot of purchasing power. In other instances, it was indicated that if there were savings, they were accrued to the contractor and not the convention center owner(s). This probably underscores the need for a well written agreement, which is vital for mutual success.

Other comments received are that, whether contracted or in-house, if you have "good people" and are providing quality service, at an attractive pricing structure, it really doesn't matter. One in-house operation indicated that when they went from contracted to in-house "nobody noticed".

As for pros and cons, it seems to come down to having good reliable personnel and managing the bottom line. Two Rivers Convention Center has had a difficult time coordinating these two objectives concurrently. Other factors include, but are not limited to:

Contracting Food and Beverage Service

- Contracting transfers some of the cost
- If contracted, City will not be responsible for kitchen and wait staff unemployment, worker's compensation... some liability is transferred
- A major food/beverage organization may be able to provide better pricing on food and beverage, contractor inventory controls, profit margin
- Incentives can be incorporated into the agreement
- Contracting provides an opportunity to perhaps stabilize and more accurately project budgetary impacts

In-house Food and Beverage Service

- In-house food and beverage does not share revenue with another party

- In-house staff can multi-task as need and demands change
- The agreement will be specific to food and beverage and may create barriers with other segments of the Two Rivers Convention Center organization
- “Grandfathering” in existing, long-term user groups/organizations may be difficult under a contract
- Contract management will require much attention/staff coordination between the front of the house and the kitchen and may not be as flexible or creative

If food and beverage pricing can remain competitive with the current pricing structure, along with exceptional customer service and quality food, contracting food and beverage at Two Rivers Convention Center merits further consideration. An RFP for contracting food and beverage at Two Rivers Convention Center will permit further evaluation and analysis.

With regard to the vacant Two Rivers Convention Center Manager position, Human Resources has posted the position, which will close on April 23, 2004.

**Attach 2
City Owned Property**

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject		City Owned Real Estate				
Meeting Date		Monday 05 April 2004				
Date Prepared		30 March 2004			File #	
Author		Tim Woodmansee, Real Estate Manager David Varley, Assistant City Manager				
Presenter Name		David Varley & Tim Woodmansee				
Report results back to Council		<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	When
Citizen Presentation		<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Name
<input checked="" type="checkbox"/>	Workshop	<input type="checkbox"/>	Formal Agenda		<input type="checkbox"/>	Consent
						Individual Consideration

Summary: City Council has expressed a desire to review the property or real estate owned by the City of Grand Junction. The attached sheets contain this information.

Budget: No current impact on the budget unless/until Council decides to buy/trade/sell some of this property or pay for additional title work.

Action Requested/Recommendation: Request that City Council review and discuss this information and provide direction to staff if further study, research or action is desired.

Attachments: Three different lists of City owned real estate.

List #1: Master list which contains all City owned real estate with the exception of the City's ranch or watershed properties.

List #2: Property that is not being actively used for City operations and has few or no restrictions in the deed and supporting public records. This list is sorted by land size in descending order.

List #3: Property that has restrictions but is either not utilized or could be considered as being underutilized.

A large City map with the real estate identified will be available at the Council workshop.

Background Information: Over time there has been discussion by the Council regarding the City's inventory of real estate. Staff was directed to compile information

about the City's property. These lists are an attempt to provide this information to Council so they can have an informed discussion regarding City real estate. The only real estate not included here is that which is related to the City's ranch/watershed properties.

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS AND/OR DEED RESTRICTIONS
1	A4-272	2778 Webster Road (Orchard Mesa)	None.	0.30 acres	1982	Protection of the Kannah Creek Raw Water Supply Line.	None.	None. ¹
2	A4-281	Vacant Land South of Hwy 50, West of 28 ½ Road (Orchard Mesa)	Burkey Park South	9.61 acres	1967	Donated to City for a park or other municipal purposes.	Parks & Rec. Tree Nursery; Parking Lot & Trailhead for the Santa Fe Trail.	Per Deed: "such conveyance being for park, recreational or other governmental purposes."
3	B1-261 & B2-261	244 26 ¼ Road (Orchard Mesa)	Water Filtration Plant	140.774 acres	1923 – 1991	Water Treatment Plant & Reservoirs	Water Treatment Plant & Reservoirs.	None.
4	B1-281	North Side Hwy 50 between 28 Road & 28 ½ Road	City Entrance Sign on Orchard Mesa	0.0333 acres	1987	City Entrance Sign.	City Entrance Sign.	None.
5	B3-261, B4-252 & B4-261	263 26 ¼ Road (Orchard Mesa)	Municipal Cemeteries	101.855 acres	1896 – 1966	Municipal Cemeteries	Municipal Cemeteries	Currently Being Researched.
6	B3-262	251 27 Road (Orchard Mesa)	Fire Station No. 4	0.779 acres	1977	Municipal Fire Station	Municipal Fire Station	None.
7	B3-271	Between #260 & #262 East Parkview Drive	None.	0.21 acres	1974	Protection of a Sanitary Sewer Main.	Protection of a Sanitary Sewer Main.	None.
8	B4-251	Between #273 & #285 Little Park Road	None.	40 acres	1945	Municipal Landfill (never used for that purpose).	Recreational (hiking, jogging & moutain biking).	None.

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS AND/OR DEED RESTRICTIONS
9	C1-222, C1-231, C1-232, C2-222, C2-231, C3-231, C4-231	Monument Road & Mariposa Road on Redlands.	Redlands Mesa Open Space	84.083 acres	2000	Donated to the City for public open space.	Public Open Space.	Per Plat of Redlands Mesa Filing No. 1: "dedicated as public open space for the use of the public forever for open space and recreational purposes."
10	C1-241 & C2-241	Monument Road & Mariposa Road on Redlands.	Painted Bowl	120 acres	1949	Park Purposes.	Mix of Open Space & Recreation (the Tabeguache parking lot & trailhead is on this property).	The Patent was issued pursuant to "an Act to authorize entry of the Public Lands by incorporated cities and towns for cemetery and park purposes."
11	C1-261	451 Santa Clara Avenue	Duck Pond Park (Orchard Mesa)	4.175 acres	1974	Park Purposes	Public Park.	None.
12	C2-261	Southeast corner Hwy 50 & Struthers Avenue	None.	0.511 acres	1994	Flood Control Levee	Flood Control Levee & Riverfront Trail	None.

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13	C1-262, C2-261, C2-262	639 Struthers Avenue, 655 Struthers Avenue, 661 Struthers Avenue, 701 Struthers Avenue, 715 Struthers Avenue, Watson Island & South Island	Lewis Property	38.274 acres	1988	Not Stated	Portions leased to the Botanical Society; Remainder used as open space and Riverfront Trails.	None.
14	C2-261 & C3-261	515 Struthers Avenue, 601 Struthers Avenue, 545 Noland Avenue, 557 Noland Avenue, 1040 So. 5 th Street & 1140 So. 5 th Street.	Dunn Property	6.579 acres	1989	Not Stated.	515 & 601 Struthers leased to the Botanical Society; 545 Noland Avenue leased to Don's Automotive through 12/31/03; 557 Noland Avenue leased to Superior Saddle Tree through 12/31/03; Remainder being used as staging area for CSEP.	None.
15	C2-262	821 Struthers Avenue	Haller Property	3.139 acres	1994	Flood Control Levee.	Flood Control Levee; Riverfront Trail; Leased to Botanical Society.	None.

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16	C2-262, C2-271, C3-262, C3-271	925 Struthers Avenue	Las Colonias Park	101.52 acres	1997	Donated to City for park, recreational or other public purposes.	Riverfront Trail	(1) title includes a perpetual prohibition on the sale or transfer of the land to anyone other than a governmental entity within the state, and (2) permanently restricts the use of the land for a park, recreational or other public purposes.
17	C3-212	West of Wingate Elementary on Redlands.	Wingate Park	4.863 acres	1995	Donated to the City for open space, parks & recreational purposes.	Undeveloped.	Conveyed "as a gift of open space land for parks and recreational purposes."
18	C3-231, C3-232, C4-231, C4-232	North side Ridge Circle Drive @ School Ridge Road.	None.	6.372 acres.	1995-1997	Exchange with School District. City received this property in exchange for land adjacent to Appleton Elementary School.	Vacant.	The property is labeled "Proposed School Site" on the plat for The Ridges Filing No. 5.

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19	C3-231, C3-232, C4-231, C4-232, C4-241, D1-231, D1-232, D1-241, D2-232, D2-241	The Ridges on the Redlands.	Ridges Parks & Open Space, Entry Features & Irrigation Facilities	90.989 acres (includes 21 parcels)	1992	Conveyed to City pursuant to the Ridges Metropolitan District Plan and Agreement for Annexation.	Parks, trails, open space, entry features, irrigation facilities.	None.
20	C3-252, C3-261, C4-252	1001 S. 3 rd Street & Riverside Park Drive	The Jarvis Property	48.21 acres	1990	Riverfront Trail, Open Space, Redevelopment	Riverfront Trail, Endangered Fish Backwater	None.
21	C3-261	1200 South 5 th Street 1222 South 5 th Street 1236 South 5 th Street	Cunningham Property Evers Property Allison Property	0.589 acres	1995 – 1996	Not Stated	Staging Area for CSEP.	None.
22	C3-261	500 Block Noland Avenue, North side.	Southside Community Park	1.789 acres	1925	Donated for public park purposes.	Staging Area for CSEP.	City Electorate approved the sale or trade at April 5, 1977 municipal election: " If traded, the lands traded for to be used for park purposes and, if sold, the monies to be used toward the acquisition of other park lands."
23	C3-262	919 Kimball Avenue.	None.	0.419 acres	2004	Protective purchase for the Riverside Parkway	None.	None.

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24	C4-252 & D1-252	543 Lawrence Avenue	Layton Drum / Hanson Container.	15.0 acres	2001	Not Stated.	None.	None.
25	C4-252	Riverside Park Drive	Knoch / Hotchkiss Property.	2.654 acres	1988	Donated to the City for the Colorado Riverfront Project.	Riverfront Trail.	None.
26	D1-221	Trails West Subdivision (Redlands)	Trails West Open Space	1.421 acres	1996 – 1997	Dedicated to the City for the use of the public.	Recreational Trails & Open Space.	None.
27	D2-221 & D3-221	Renaissance Subdivision (Redlands)	Renaissance Open Space	0.804 acres	1999	Dedicated to the City for the use of the public.	Recreational Trails & Open Space.	None.
28	D1-252	140 West Avenue	Riverside Park.	1.51 acres	1919	Not Stated.	Neighborhood Park	None.
29	D1-252 & D2-252	134 West Avenue	Westside Playground	0.54 acres	1928	Not Stated.	Leased to Rocky Mountain SER Headstart Program.	None.
30	D1-252 & D2-252	803 West Colorado Avenue.	None.	0.266 acres	1985	Not Stated.	Public Parking Lot and trailhead for Riverfront Trail.	None.
31	D1-261	2 nd Street & Pitkin Avenue, Northwest Corner.	None.	0.189 acres	1953	Right-of-Way for the "East-West Expressway.	Leased for Parking Purposes.	None.
32	D1-261	220 South 1 st Street.	Two Rivers Convention Center Parking Lot (Portion)	0.688 acres	2001	Parking Lot Expansion for Two Rivers Convention Center.	Parking Lot for Two Rivers Convention Center.	
33	D1-261	159 Colorado Avenue	Two Rivers Convention Center Parking Lot (Portion)	0.143 acres	2003	Parking Lot Expansion for Two Rivers Convention Center.	Parking Lot for Two Rivers Convention Center.	None.

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34	D1-261	551 South Avenue	Former Public Service Company Steamplant.	1.175 acres	1989	To accommodate expansion of Mesa County Justice Center.	Vacant.	None.
35	D1-261	5 th Street & Ute Avenue, Southwest Corner	Whitman Park	2.512 acres	1882	Dedicated as a Public Park with the Original Plat of Grand Junction	Public Park.	Dedicated and Reserved for use as a Public Park.
36	D1-261	521 Ute Avenue	Police Department Evidence Storage Facility	0.288 acres	1993	Evidence Storage Facility.	Police Department Evidence Storage Facility.	None.
37	D1-261	6 th Street & Pitkin Avenue, Northwest Corner.	Police / Fire Employee Parking Lot.	0.18 acres	1983	Parking Lot.	Parking Lot for Employees of the Police & Fire Departments.	None.
38	D1-261	500 Block Ute Avenue, North Side.	None.	0.72 acres	1994 & 1998	Public Parking Lot.	Public Parking Lot.	None.
39	D1-261 & D1-262	314 South 6 th Street. 330 South 6 th Street. 655 Ute Avenue.	Police Administration. Fire Administration. Parking Lot.	2.469 acres	1957 - 1998	Police and Fire Administration.	Police and Fire Administration	None.
40	D1-262	500 Block Ute Avenue, South Side.	Emerson Park.	2.521 acres	1882	Dedicated as a Public Park with the Original Plat of Grand Junction.	Public Park.	Dedicated and Reserved for use as a Public Park.
41	D1-271	1400 Block Ute Avenue, South Side.	Desert Vista Park	0.497 acres	1946	Not Stated.	Desert Vista Park.	None.
42	D1-292	Broken Arrow Drive	Flint Ridge Park	3.164	2001	Not Stated	Vacant Land.	None.

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43	D1-292	East & West of Marianne Drive	None.	0.828	2002	Dedicated to the City for the use of the Public.	Recreational Trail.	None.
44	D2-251 & D3-251	325 River Road 2549 River Road 2551 River Road	City Shops	30.239 acres	1938 – 1938	Municipal Operations Center.	Municipal Operations Center.	None.
45	D2-252	500 Block West Main Street, North Side	None.	0.248 acres	2002	Protective purchase for the Riverside Parkway.	None.	None.
46	D2-252	Chuluota Avenue, East side between West Colorado & West Main.	None	0.35 acres	1945	Non-Payment of Special Assessment.	None.	None.
47	D2-261	159 Main Street. 120 South 1 st Street.	Two Rivers Convention Center.	2.334	1973 – 1990	Multi-Purpose Community Center.	Multi-Purpose Community Center.	None.
48	D2-261	236 Main Street. 238 Main Street. 250 Main Street.	3 rd & Main Parking Lot & Amphitheater.	0.504 acres	1982 1992 1999	Downtown Redevelopment.	Public Parking.	None.
49	D2-261	250 North 5 th Street	City Hall	1.244 acres	1930	City Hall.	City Hall.	None.
50	D2-261	538 White Avenue & 554 White Avenue	Parking Structure (future)	0.36 acres	2003	To obtain an undivided 40% interest with Mesa County.	Currently being developed as a Parking Structure.	None.
51	D2-261	115 So. 5 th Street	None.	1.152 acres	1989	Public Parking Lot.	Public Parking Lot & Public Restroom.	None.

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52	D2-261	500 Block Main Street, South Side	Main Street Breezeway	0.072 acres	1989	Pedestrian Access from Main Street to Public Parking Lot.	Pedestrian Breezeway	None.
53	D2-261	500 Block Colorado Avenue, North Side.	None.	0.36 acres	1989	Public Parking Lot.	Public Parking Lot.	None.
54	D2-261	600 Block Main Street, North Side	Main Street Breezeway	0.072 acres	1989	Pedestrian Access from Main Street to Public Parking Lot.	Pedestrian Breezeway.	None.
55	D2-261	600 Block Rood Avenue, South Side.	None.	0.576 acres	1989	Public Parking Lot.	Public Parking Lot.	None.
56	D2-261	600 Block Grand Avenue, South Side	Studio 119 Parking Lot.	0.173 acres	1996	City Employee Parking Lot.	City Employee Parking Lot.	None.
57	D2-262	645 Main Street.	Avalon Theater.	0.243 acres	1994	Performing Arts Theater.	Performing Arts Theater.	None.
58	D2-262	Southwest Corner Main Street & 7 th Street.	None.	0.145 acres	1989	Public Parking Lot.	Public Parking Lot.	None.
59	D3-202, D4-201, D4-202, E1-201, E1-202, E2-202	2057 South Broadway	Tiara Rado Golf Course	98.352 acres	1975	Per Ordinance No.1552: "for the recreational purposes of the City and the inhabitants thereof."	Municipal Golf Course	None.
60	D3-242	Dike Road.	Dike Road Pond.	10 acres	1917	Gravel Extraction.	Leased to USFWS as a breeding pond for endangered fish.	None.

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61	D3-251	2561 River Road	The Oda Property.	6.913 acres	2004	Future expansion of the City's River Road Municipal Operations Center.	None.	None.
62	D3-261	550 Ouray Avenue.	Older American Center	0.461 acres	1973	Older American Center.	Older American Center.	None.
63	D4-212 & E4-212	Desert Hills Road west of Escondido Cir. (Redlands)	Tract C, E & F of Desert Hills Estates.	0.658 acres	2000	Plat Dedication.	Pedestrian Access from Desert Hills Estates to Desert Hills Road.	None.
64	D4-251	Colorado River north of City Shops.	Portion of the Blue Heron Riverfront Trail.	7.369 acres	1993	Riverfront Trail.	Riverfront Trail.	None.
65	D4-251	2529 High Country Court.	Riverside Parkway Office.	1.074 acres	2004	Riverside Parkway Office	Riverside Parkway Offices.	None.
66	D4-261	400 Block Gunnison Avenue, North Side.	Hawthorne Park.	2.732	1882	Dedicated as a Public Park with the Original Plat of Grand Junction.	Public Park.	Dedicated and Reserved for use as a Public Park
67	D4-262	900 Block Gunnison Avenue, North Side.	Washington Park.	3.003 acres	1882	Dedicated as a Public Park with the Original Plat of Grand Junction.	Public Park.	Dedicated and Reserved for use as a Public Park.
68	D4-271	1240 Gunnison Avenue	Lincoln Park (Portion).	81.652 acres	1918 – 1929	Public Parkland.	Public Park & Golf Course.	People's Ordinance No. 8 States, in part: "to be used for a public park for the inhabitants of the City."

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69	D4-272	1240 Gunnison Avenue	Lincoln Park Golf Course (Portion).	18.76 acres	1926 – 1964	Public Parkland.	Public Park & Golf Course.	Per Deed from United States: (1) "The patients at the V.A. Hospital shall have the free use of the golf course under such reasonable regulations as the City shall prescribe", and (2) "The land conveyed shall be used for park and recreational purposes, and if it shall ever cease to be used for such purposes, title shall revert to the Government, provided the V.A. Hospital still exists in its present location. "This restriction and reversion is temporary in nature because the lands become vested in the City effective upon (a) the expiration of the 50-year period commencing on June 13, 1956; or (b) upon the date the V.A. Hospital ceases to exist at its present location, whichever occurs first."

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70	E1-202 & E1-211	2064 South Broadway	Tiara Rado Driving Range	81.099 acres	1993	Per Resolution No. 57-93: "for a nine-hole expansion of the existing Tiara Rado Golf Course."	Golf Driving Range.	None.
71	E1-231, E2-231 & E2-232	2300 Block E Road, North Side (Redlands).	South Rim Open Space	21.364 acres	1995 & 1997	Donated as Public Open Space	Open Space, Parking Lot & Riverfront Trailhead.	None.
72	E1-241, E2-232, E2-241, E3-232 & E3-241	2400 Blue Heron Road.	Blue Heron Lake / Blue Heron Section of the Riverfront Trail.	59.746 acres	1980	Donated for reasons not stated.	Riverfront Trail & Open Space.	None.
73	E2-241	Blue Heron Section of Riverfront Trail.	Blue Heron Riverfront Trail.	1.78 acres	1988	Donated for recreational, scenic & wildlife habitat purposes	Access to Riverfront Trail & Open Space.	Grantor reserved the right to build a flood dike for the protection of Grantor's adjoining properties.
74	E3-241	End of Blue Heron Road.	None	8.561 acres	1988	Donated for Economic Development.	None.	Per Resolution No. 1-88: "That the donated land be committed to economic development purpose with the City utilizing the offices of the Mesa County Economic Development Council as advisor in achieving such purposes."

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75	E1-242 & E2-242	North Bank Colorado River, South of 2449 River Road.	Blue Heron Riverfront Trail	25.518 acres	1989	Donated for public trail & open space purposes	Blue Heron Section of the Riverfront Trail and Open Space.	Per Deed: "This conveyance is made by Grantor to Grantee for so long as the property conveyed herein shall be used only as a public trail or for open space purposes to be used by the general public. The purpose of this declaration is to establish an estate in fee simple determinable with a possibility of reverter...."
76	E2-242	Blue Heron Section of Riverfront Trail South of Barmac Subdivision	Tract A Barmac Subdvvision.	1.67 acres	2000	Blue Heron Section of the Riverfront Trail.	Riverfront Trail.	None.
77	E2-242	North Bank Colorado River, East of 24-3/4 Road	None.	0.142 acres	1993	Blue Heron Section of the Riverfront Trail.	Riverfront Trail.	None.
78	E1-261 & E2-261	1301 Sherwood Drive	Sherwood Park.	13.874 acres	1950	Dedicated to the City for Public Park & Recreational purposes.	Public Park.	Per Plat Dedication: "dedicated as a public site for the common use, enjoyment and benefit by the General Public."

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79	E2-252	West Hall Avenue & Lakeshore Drive.	West Lake Park (portion).	5.274 acres	1960-1973	Partial abatement of unpaid assessments for Sanitary Sewer Improvement District.	Public Park (portion) & undeveloped land over the Buthorn Drain (portion).	None.
80	E3-252	325 West Orchard Avenue	West Lake Park.	4.247 acres	1971, 1981, 1982	Donated for reasons Not Stated.	Public Park / Skateboard Park.	None.
81	E2-271	Mesa Avenue between 14 th Street & 15 th Street	Williams Park.	0.37 acres	1947	Dedicated with the Plat of Prospect Park.	Public Park.	Dedicated "to the use of the public forever."
82	E2-272	1827 North 26 th Street	Melrose Park.	2.55 acres	1957	Park & Playground Purposes.	Public Park.	None.
83	E2-281	580 28 ¼ Road	Columbine Park.	12.415 acres	1971	Public Park & Recreation.	Public Park.	No Deed Restrictions, but Land & Water Conservation Funds paid one-half of the purchase price.
84	E2-282	500 Block Normandy Way, West Side.	Cottonwood Park.	0.804 acres	1975 & 1975	Public Park & Recreation.	Public Park.	None.
85	E3-251	2500 Block Inland Avenue, North Side	25 Road Detention Basin.	2.286 acres	1998	Detention Basin.	Detention Basin.	None.
86	E3-261	Hillcrest Avenue	Hillcrest Park.	0.234 acres	1951	Dedicated as a Park with the Plat of Hillcrest Manor.	Public Park.	Dedicated to the use of the Public forever.

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS AND/OR DEED RESTRICTIONS
87	E3-282	Grand Valley Canal East of 28 ½ Road	Tract C of The Legends Filing No. 3	1.903 acres	2001	Dedicated with the Plat of The Legends Filing No. 3	Public Trail.	Dedicated to the City for the use of the public forever for recreational purposes.
88	E3-282	Grand Valley Canal at 28- ¾ Road	Outlot A of Graff Minor Subdivision.	0.879 acres	1998	Dedicated with the plat of Graff Minor Subdivision	Public Trail.	Dedicated to the City for the use of the public forever for recreational purposes.
89	E4-231	North Bank Colorado River at Redlands Pkwy.	Colorado Riverfront Trail, Blue Heron Section.	34.071 acres	1990	Donated to the City by the Colorado Riverfront Foundation.	Public Trail & Open Space.	None.
90	E4-232	North Bank Colorado River at Redlands Pkwy.	Colorado Riverfront Trail, Blue Heron Section.	11.266 acres	1991	Donated to the City by the Colorado Riverfront Foundation.	Public Trail & Open Space.	None.
91	E4-232	North Bank Colorado River at Redlands Pkwy.	Colorado Riverfront Trail, Blue Heron Section.	3.675 acres	1989	Donated to the City by the Colorado Riverfront Foundation.	Public Trail & Open Space.	The deed to the City is for an undivided 70% interest.
92	E4-232	2383 Redlands Pkwy.	Junior Service League Park.	4.782 acres	1989	Donated to the City by the Colorado Riverfront Foundation.	Public Park, Trail & Open Space.	None.
93	E4-252	582 25 ½ Road	Fire Substation No. 3	1.102 acres	1974	Donated to the City by Mesa County Valley School District #51.	Fire Substation.	Title the property automatically reverts to the School District if the City ceases its use as a fire station.

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS AND/OR DEED RESTRICTIONS
94	E4-262	Patterson Road, South Side west of Grand Valley Canal.	None.	1.597 acres	1989	Right-of-Way for Patterson Road & the Little Bookcliff Pedestrian Bridge, dedicated to avoid paying special assessments	Public Roadway & Utilities right-of-way.	None.
95	E4-281	2827 F Road	Fire Substation No. 2	2.318 acres	1957	Originally purchase for the "Mantey Heights Water Tank".	Fire Substation No. 2	None.
96	F1-211, F1-212, F2-211, F2-212	621 Yucca Drive	Monument Village Open Space.	3.80 acres	2002	Conveyed with the transfer of assets from Panorama Improvement District.	Open Space, Irrigation Facilities & Basketball Court.	None.
97	F2-261	Northwest Corner Horizon Drive & 7 th Street	None.	0.63 acres	1984	Dedicated for the planned extension of Horizon Drive from 7 th Street to 1 st Street.	None.	None.
98	F1-262 & F2-262	Grand Valley Canal southeast of Horizon Drive.	Tract B of The Glen at Horizon Drive Subdivision.	0.825 acres	1998	Public Recreational Trail.	Public Recreational Trail.	None.
99	F1-272	2838 Beechwood Street.	Spring Valley 1 Park.	3.081 acres	1975	Public Park & Open Space.	Public Park & Open Space.	Per the plat of Spring Valley Filing No. 2: "dedicated to the use of the public forever."
100	F1-272	North Side Patterson Road, west of Beechwood Street.	Spring Valley Public Site.	0.223 acres	1975	Public Site & Open Space.	Open Space.	Per the plat of Spring Valley Filing No. 2: "dedicated to the use of the public forever."

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS AND/OR DEED RESTRICTIONS
101	F1-272	East side Beechwood Street, 2700 Block.	Spring Valley 2 Park.	2.524 acres	1978	Public Park & Open Space.	Public Park & Open Space.	Per the plat of Pheasant Run Spring Valley Filing No. 5: "dedicated to the use of the public forever."
102	F1-281	610 28 Road	28 Road Detention Basin.	2.504 acres	1995	Regional Detention Basin.	Detention Basin.	The deed specifies "for public trails, greenbelt, open space and detention of stormwater."
103	F1-281, F1-282, F2-281, F2-282, F3-281, F3-282, F4-281, F4-282	North side Patterson Road between 28 ¼ Road and 29 Road.	Matchett Park	205.524 acres	1996	Regional Park Site	Public Recreational Trail Use and Leased for farming purposes.	Resolution No. 17-96 authorized the property purchase "as a regional park site for the purpose of providing additional parks and recreational amenities to the inhabitants of the City and overall region."
104	F2-282	F ¼ Road & Darla Drive	Darla Jean Park.	2.191 acres	1995	Neighborhood Park.	Neighborhood Park.	Dedicated to Mesa County in 1978 as public open space. County deeded to City as a public park.
105	F1-292	2900 Block F Road, North Side.	Burkey Park North.	18.37 acres	1966 & 2001	Donated to City.	Vacant.	1966 Deed States: "for park, recreational or other governmental purposes."

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS AND/OR DEED RESTRICTIONS
106	F3-211	South of Colorado River, north of Panorama Drive (extended).	None.	0.55 acres	2002	Conveyed with the transfer of assets from Panorama Improvement District.	None.	None.
107	F3-251	Grand Valley Canal West of 25 ½ Road	Tract C Open Space of Westwood Ranch Fil. 1 & Tract C Valley Meadows West Sub.	3.293 acres	1998 & 2000	Dedication made with the respective subdivisions.	Public Open Space & Recreational Trails.	Dedicated to the use of the public forever for commuting & recreational purposes.
108	F4-251	Grand Valley Canal South of G Road.	Tracts C & D Colonial Heights Subdivision.	7.667 acres	2003	Plat Dedication.	Public Open Space & Recreational Trails.	Dedicated to the use of the public forever for commuting & recreational purposes.
109	F3-252	Grand Valley Canal East of 25 ½ Road.	Outlots C & D Valley Meadows East Subdivision Filing 1.	1.026 acres	1996	Plat Dedication.	Public Open Space & Recreational Trails.	Dedicated for the use of the public forever.
110	F4-252	Intersection of 25 ½ Road & G Road, South Side.	Tract A Grisier-Ritter Minor Subdivision.	0.324 acres	1998	Plat Dedication.	None.	None.
111	F3-262	Northwest Corner 12 th Street & Horizon Drive.	None.	0.414 acres	1998	Uneconomic Remnant resulting from right-of-way for roundabout.	None.	None.

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS AND/OR DEED RESTRICTIONS
112	F3-292	West of 30 Road between Brookwood Drive & Summerbrook Drive	Tracts B & E Brookside Subdivision Filing No. 1	0.771 acres	2002	Plat Dedication.	Public Open Space & Recreational Trails.	Dedicated to the use of the public forever for commuting & recreational purposes.
113	F4-211	South of Colorado River, North of Peony Drive (extended).	Parcel 1 of Hutto Subdivision.	7.92 acres	2002	Conveyed with the transfer of assets from Panorama Improvement District.	None.	None.
114	F4-271	27 ½ Road Realigned, North Side.	None.	0.185 acres	2001	Uneconomic Remnant resulting from right-of-way for 27 ½ Road.	None.	None.
115	F4-281	North of I-70 at G Road (extended).	None.	4.466 acres	Being Researched	Airport.	Vacant.	Unknown – Being Researched.
116	G2-211 & G3-211	2145 River Road	Persigo Wastewater Treatment Plant.	49.29 acres	1977	Wastewater Treatment Plant.	Wastewater Treatment Plant.	Title is held in common with Mesa County.
117	G1-241 & G2-241	728 24 Road, 730 24 Road & 727 24 ½ Road	Canyon View Park.	113.827 acres	1993	Regional Park.	Regional Park.	The conveyance includes a 50 year right of first refusal to purchase the 0.864 acre parcel at 726 24 Road.
118	G1-252 & G2-252	West of Estates Blvd North of G Road	Tracts E & F of The Estates Subdivision.	1.501 acres	2002	Public Trails & Open Space.	Public Trails & Open Space.	Dedicated to the use of the public forever for commuting & recreational purposes.

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS AND/OR DEED RESTRICTIONS
119	G2-262	700 Block Centauri Court, East Side.	Tract A, Block 3 Windemere Heights Sub.	0.051 acres	2002	Public Trail.	Pedestrian Access to Horizon Park.	Dedicated to the use of the public for pedestrian access.
120	G2-262	731 27 Road	Horizon Park.	12.65 acres	1993	Neighborhood Park.	Undeveloped.	None.
121	G2-272	740 Horizon Drive.	V.C.B. Tourist Information Center.	0.757 acres	1997	Tourist Information Center.	Tourist Information Center.	(1) through the year 2032, the City shall be prohibited from selling food or beverages from the property, and (2) through the year 2012, the City's use of the property is restricted to a visitor & tourist facility.
122	G2-272	Adjacent to the west of 740 Horizon Drive	Public Site in V.C.B. Minor Subdivision.	0.254 acres.	1997	Dedicated as a Public Site.	Public "Park" & Open Space.	Per the plat of V.C.B. Minor Subdivision: "for the common use, enjoyment and benefit by the General Public."
123	G3-272	Horizon Drive at the Highline Canal.	None.	0.16 acres	1983	Right-of-Way for the Horizon Drive Bridge over the Highline Canal.	Road & Bridge.	None.
124	G4-261	Southwest Corner 26 ½ Road & H Road.	Saccomanno Park.	30.734 acres	1994	Community Park.	Undeveloped.	The purchase contract states: "if the property is developed as a park, it shall be named Saccomanno Park."

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS AND/OR DEED RESTRICTIONS
125	H1-262	800 Block Lanai Drive, East side.	Paradise Hills Park.	2.817 acres	1995	Neighborhood Park.	Neighborhood Park.	Dedicated "as a gift of open space land for parks and recreational purposes."
126	H3-262	Southerly terminus of Grand Vista Way.	Tract 3, Block 4 of Grand Vista Subdivision Filing 2.	0.071 acres	2002	Pedestrian Access.	Pedestrian Access.	Per plat of Grand Vista Sub. Filing 2: "dedicated to the City for public ingress and egress purposes."
127	H3-262	Northerly terminus of Brush Court.	Tract 2, Block 3 of Grand Vista Subdivision Filing 2.	0.061 acres	2002	Pedestrian Access.	Pedestrian Access.	Per plat of Grand Vista Sub. Filing 2: "dedicated to the City for public ingress and egress purposes."
128	H3-262, H3-271 & H4-262	West Side Highline Canal, South of I Road	Tract 1, Summer Hill Subdivision Filing 1.	5.272 acres	2000	Not Specified.	Recreational Trails.	None.
129	H4-262	Easterly terminus of Foxen Court.	Tract 1, Block 1 of Grand Vista Subdivision Filing 2.	0.043 acres	2002	Pedestrian Access.	Pedestrian Access.	Per plat of Grand Vista Sub. Filing 2: "dedicated to the City for public ingress and egress purposes."
130	H1-312, H2-311 & H2-312	Desert area north of Clifton Water Tanks.	None.	120 acres	Unknown.	Unkown.	None.	Currently being researched.

City Owned Real Estate Excluding Watershed Properties:

List #2: Property not actively used for City operations and w/o Restrictions: Sorted by Land Size 29 March 2004

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA-acres	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS/ RESTRICTIONS
70	E1-202 & E1-211	2064 South Broadway	Tiara Rado Driving Range	81.099	1993	Per Resolution No. 57-93: "for a nine-hole expansion of the existing Tiara Rado Golf Course."	Golf Driving Range.	None. ¹
72	E1-241, E2-232, E2-241, E3-232 & E3-241	2400 Blue Heron Road.	Blue Heron Lake / Blue Heron Section of the Riverfront Trail.	59.746	1980	Donated for reasons not stated.	Riverfront Trail & Open Space.	None.
8	B4-251	Between #273 & #285 Little Park Road	None.	40.0	1945	Municipal Landfill (never used for that purpose).	Recreational (hiking, jogging & mountain biking).	None.
13	C1-262, C2-261, C2-262	639 Struthers Avenue, 655 Struthers Avenue, 661 Struthers Avenue, 701 Struthers Avenue, 715 Struthers Avenue, Watson Island & South Island	Lewis Property	38.274	1988	Not Stated	Portions leased to the Botanical Society; Remainder used as open space and Riverfront Trails.	None.
89	E4-231	North Bank Colorado River at Redlands Pkwy.	Colorado Riverfront Trail, Blue Heron Section.	34.071	1990	Donated to the City by the Colorado Riverfront Foundation.	Public Trail & Open Space.	None.

¹ "None" indicates that reservations and/or restrictions are not stated in the deed and supporting public records such as resolutions and ordinances.

City Owned Real Estate Excluding Watershed Properties:

List #2: Property not actively used for City operations and w/o Restrictions: Sorted by Land Size 29 March 2004

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA-acres	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS/ RESTRICTIONS
44	D2-251 & D3-251	325 River Road 2549 River Road 2551 River Road	City Shops	30.239	1938 – 1938	Municipal Operations Center.	Municipal Operations Center.	None.
20	C3-252, C3-261, C4-252	1001 S. 3 rd Street & Riverside Park Drive	The Jarvis Property	23.71	1990	Riverfront Trail, Open Space, Redevelopment	Riverfront Trail, Endangered Fish Backwater	None.
71	E1-231, E2-231 & E2-232	2300 Block E Road, North Side (Redlands).	South Rim Open Space	21.364	1995 & 1997	Donated as Public Open Space	Open Space, Parking Lot & Riverfront Trailhead.	None.
24	C4-252 & D1-252	543 Lawrence Avenue	Layton Drum / Hanson Container.	15.0	2001	Not Stated.	None.	None.
90	E4-232	North Bank Colorado River at Redlands Pkwy.	Colorado Riverfront Trail, Blue Heron Section.	11.266	1991	Donated to the City by the Colorado Riverfront Foundation.	Public Trail & Open Space.	None.
60	D3-242	Dike Road.	Dike Road Pond.	10.0	1917	Gravel Extraction.	Leased to USFWS as a breeding pond for endangered fish.	None.

City Owned Real Estate Excluding Watershed Properties:

List #2: Property not actively used for City operations and w/o Restrictions: Sorted by Land Size 29 March 2004

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA-acres	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS/ RESTRICTIONS
74	E3-241	End of Blue Heron Road.	None	8.561	1988	Donated for Economic Development.	None.	Per Resolution No. 1-88: "That the donated land be committed to economic development purpose with the City utilizing the offices of the Mesa County Economic Development Council as advisor in achieving such purposes."
113	F4-211	South of Colorado River, North of Peony Drive (extended).	Parcel 1 of Hutto Subdivision.	7.92	2002	Conveyed with the transfer of assets from Panorama Improvement District.	None.	None.
64	D4-251	Colorado River north of City Shops.	Portion of the Blue Heron Riverfront Trail.	7.369	1993	Riverfront Trail.	Riverfront Trail.	None.

City Owned Real Estate Excluding Watershed Properties:

List #2: Property not actively used for City operations and w/o Restrictions: Sorted by Land Size 29 March 2004

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA-acres	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS/ RESTRICTIONS
14	C2-261 & C3-261	515 Struthers Avenue, 601 Struthers Avenue, 545 Noland Avenue, 557 Noland Avenue, 1040 So. 5 th Street & 1140 So. 5 th Street.	Dunn Property	6.579	1989	Not Stated.	515 & 601 Struthers leased to the Botanical Society; 545 Noland Avenue leased to Don's Automotive through 12/31/03; 557 Noland Avenue leased to Superior Saddle Tree through 12/31/03; Remainder being used as staging area for CSEP.	None.
79	E2-252	West Hall Avenue & Lakeshore Drive.	West Lake Park (portion).	5.274	1960-1973	Partial abatement of unpaid assessments for Sanitary Sewer Improvement District.	Public Park (portion) & undeveloped land over the Buthorn Drain (portion).	None.
128	H3-262, H3-271 & H4-262	West Side Highline Canal, South of I Road	Tract 1, Summer Hill Subdivision Filing 1.	5.272	2000	Not Specified.	Recreational Trails	None.
115	F4-281	North of I-70 at G Road (extended).	None.	4.466	Being Researched	Airport.	Vacant.	Unknown – Being Researched.
96	F1-211, F1-212, F2-211, F2-212	621 Yucca Drive	Monument Village Open Space.	3.80	2002	Conveyed with the transfer of assets from Panorama Improvement District.	Open Space, Irrigation Facilities & Basketball Court.	None.

City Owned Real Estate Excluding Watershed Properties:

List #2: Property not actively used for City operations and w/o Restrictions: Sorted by Land Size 29 March 2004

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA-acres	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS/ RESTRICTIONS
15	C2-262	821 Struthers Avenue	Haller Property	3.139	1994	Flood Control Levee.	Flood Control Levee; Riverfront Trail; Leased to Botanical Society.	None.
25	C4-252	Riverside Park Drive	Knoch / Hotchkiss Property.	2.654	1988	Donated to the City for the Colorado Riverfront Project.	Riverfront Trail.	None.
39	D1-261 & D1-262	314 South 6 th Street. 330 South 6 th Street. 655 Ute Avenue.	Police Administration. Fire Administration. Parking Lot.	2.469	1957 - 1998	Police and Fire Administration.	Police and Fire Administration	None.
85	E3-251	2500 Block Inland Avenue, North Side	25 Road Detention Basin.	2.286	1998	Detention Basin.	Detention Basin.	None.
22	C3-261	500 Block Noland Ave. North Side	Southside Community Church	1.789	1925	Donated for public park purposes	Staging area for CSEP	City votes approved the sale or trade at 05 April 1977 election: "If traded, the lands traded for to be used for park purposes and, if sold, the monies to be used toward the acquisition of other park lands".
76	E2-242	Blue Heron Section of Riverfront Trail South of Barmac Subdivision	Tract A Barmac Subdivision.	1.67	2000	Blue Heron Section of the Riverfront Trail.	Riverfront Trail.	None.

City Owned Real Estate Excluding Watershed Properties:

List #2: Property not actively used for City operations and w/o Restrictions: Sorted by Land Size 29 March 2004

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA-acres	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS/ RESTRICTIONS
34	D1-261	551 South Avenue	Former Public Service Company Steam plant.	1.175	1989	To accommodate expansion of Mesa County Justice Center.	Vacant.	None.
51	D2-261	115 So. 5 th Street	None.	1.152	1989	Public Parking Lot.	Public Parking Lot & Public Restroom.	None.
43	D1-292	East & West of Marianne Drive	None.	0.828	2002	Dedicated to the City for the use of the Public.	Recreational Trail.	None.
98	F1-262 & F2-262	Grand Valley Canal southeast of Horizon Drive.	Tract B of The Glen at Horizon Drive Subdivision.	0.825	1998	Public Recreational Trail.	Public Recreational Trail.	None.
38	D1-261	500 Block Ute Avenue, North Side.	None.	0.72	1994 & 1998	Public Parking Lot.	Public Parking Lot.	None.
63	D4-212 & E4-212	Desert Hills Road west of Escondido Cir. (Redlands)	Tract C, E & F of Desert Hills Estates.	0.658	2000	Plat Dedication.	Pedestrian Access from Desert Hills Estates to Desert Hills Road.	None.
97	F2-261	Northwest Corner Horizon Drive & 7 th Street	None.	0.63	1984	Dedicated for the planned extension of Horizon Drive from 7 th Street to 1 st Street.	None.	None.
21	C3-261	1200 South 5 th Street 1222 South 5 th Street 1236 South 5 th Street	Cunningham Property Evers Property Allison Property	0.589	1995 – 1996	Not Stated	Staging Area for CSEP.	None.
55	D2-261	600 Block Rood Avenue, South Side.	None.	0.576	1989	Public Parking Lot.	Public Parking Lot.	None.

City Owned Real Estate Excluding Watershed Properties:

List #2: Property not actively used for City operations and w/o Restrictions: Sorted by Land Size 29 March 2004

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA-acres	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS/ RESTRICTIONS
106	F3-211	South of Colorado River, north of Panorama Drive (extended).	None.	0.55	2002	Conveyed with the transfer of assets from Panorama Improvement District.	None.	None.
12	C2-261	Southeast corner Hwy 50 & Struthers Avenue	None.	0.511	1994	Flood Control Levee	Flood Control Levee & Riverfront Trail	None.
48	D2-261	236 Main Street. 238 Main Street. 250 Main Street.	3 rd & Main Parking Lot & Amphitheater.	0.504	1982 1992 1999	Downtown Redevelopment.	Public Parking.	None.
62	D3-261	550 Ouray Avenue.	Older American Center	0.461	1973	Older American Center.	Older American Center.	None.
111	F3-262	Northwest Corner 12 th Street & Horizon Drive.	None.	0.414	1998	Uneconomic Remnant resulting from right-of-way for roundabout.	None.	None.
53	D2-261	500 Block Colorado Avenue, North Side.	None.	0.36	1989	Public Parking Lot.	Public Parking Lot.	None.
46	D2-252	Chuluota Avenue, East side between West Colorado & West Main.	None	0.35	1945	Non-Payment of Special Assessment.	None.	None.

City Owned Real Estate Excluding Watershed Properties:

List #2: Property not actively used for City operations and w/o Restrictions: Sorted by Land Size 29 March 2004

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA-acres	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS/ RESTRICTIONS
110	F4-252	Intersection of 25 ½ Road & G Road, South Side.	Tract A Grisier-Ritter Minor Subdivision.	0.324	1998	Plat Dedication.	None.	None.
1	A4-272	2778 Webster Road (Orchard Mesa)	None.	0.30	1982	Protection of the Kannah Creek Raw Water Supply Line.	None.	None.
36	D1-261	521 Ute Avenue	Police Department Evidence Storage Facility	0.288	1993	Evidence Storage Facility.	Police Department Evidence Storage Facility.	None.
30	D1-252 & D2-252	803 West Colorado Avenue.	None.	0.266	1985	Not Stated.	Public Parking Lot and trailhead for Riverfront Trail.	None.
45	D2-252	500 Block West Main Street, North Side	None.	0.248	2002	Protective purchase for the Riverside Parkway.	None.	None.
7	B3-271	Between #260 & #262 East Parkview Drive	None.	0.21	1974	Protection of a Sanitary Sewer Main.	Protection of a Sanitary Sewer Main.	None.
31	D1-261	2 nd Street & Pitkin Avenue, Northwest Corner.	None.	0.189	1953	Right-of-Way for the "East-West Expressway.	Leased for Parking Purposes.	None.
114	F4-271	27 ½ Road Realigned, North Side.	None.	0.185	2001	Uneconomic Remnant resulting from right-of-way for 27 ½ Road.	None.	None.
37	D1-261	6 th Street & Pitkin Avenue, Northwest Corner.	Police / Fire Employee Parking Lot.	0.18	1983	Parking Lot.	Parking Lot for Employees of the Police & Fire Departments.	None.

City Owned Real Estate Excluding Watershed Properties:

List #2: Property not actively used for City operations and w/o Restrictions: Sorted by Land Size 29 March 2004

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA-acres	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS/ RESTRICTIONS
56	D2-261	600 Block Grand Avenue, South Side	Studio 119 Parking Lot.	0.173	1996	City Employee Parking Lot.	City Employee Parking Lot.	None.
58	D2-262	Southwest Corner Main Street & 7 th Street.	None.	0.145	1989	Public Parking Lot.	Public Parking Lot.	None.
77	E2-242	North Bank Colorado River, East of 24-3/4 Road	None.	0.142	1993	Blue Heron Section of the Riverfront Trail.	Riverfront Trail.	None.
52	D2-261	500 Block Main Street, South Side	Main Street Breezeway	0.072	1989	Pedestrian Access from Main Street to Public Parking Lot.	Pedestrian Breezeway	None.
54	D2-261	600 Block Main Street, North Side	Main Street Breezeway	0.072	1989	Pedestrian Access from Main Street to Public Parking Lot.	Pedestrian Breezeway.	None.
4	B1-281	North Side Hwy 50 between 28 Road & 28 ½ Road	City Entrance Sign on Orchard Mesa	0.0333	1987	City Entrance Sign.	City Entrance Sign.	None.

City Owned Real Estate, Excluding Watershed Properties:

List #3: With Restrictions or Reservations but not Utilized or Under-utilized

29 March 2004

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS AND/OR DEED RESTRICTIONS
16	C2-262, C2-271, C3-262, C3-271	925 Struthers Avenue	Las Colonias Park	101.52 acres	1997	Donated to City for park, recreational or other public purposes.	Riverfront Trail	(1) title includes a perpetual prohibition on the sale or transfer of the land to anyone other than a governmental entity within the state, and (2) permanently restricts the use of the land for a park, recreational or other public purposes.
17	C3-212	West of Wingate Elementary on Redlands.	Wingate Park	4.863 acres	1995	Donated to the City for open space, parks & recreational purposes.	Undeveloped.	Conveyed "as a gift of open space land for parks and recreational purposes."
18	C3-231, C3-232, C4-231, C4-232	North side Ridge Circle Drive @ School Ridge Road.	None.	6.372 acres.	1995-1997	Exchange with School District. City received this property in exchange for land adjacent to Appleton Elementary School.	Vacant.	The property is labeled "Proposed School Site" on the plat for The Ridges Filing No. 5.

City Owned Real Estate, Excluding Watershed Properties:

List #3: With Restrictions or Reservations but not Utilized or Under-utilized

29 March 2004

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS AND/OR DEED RESTRICTIONS
74	E3-241	End of Blue Heron Road.	None	8.561 acres	1988	Donated for Economic Development.	None.	Per Resolution No. 1-88: "That the donated land be committed to economic development purpose with the City utilizing the offices of the Mesa County Economic Development Council as advisor in achieving such purposes."
103	F1-281, F1-282, F2-281, F2-282, F3-281, F3-282, F4-281, F4-282	North side Patterson Road between 28 ¼ Road and 29 Road.	Matchett Park	205.524 acres	1996	Regional Park Site	Public Recreational Trail Use and Leased for farming purposes.	Resolution No. 17-96 authorized the property purchase "as a regional park site for the purpose of providing additional parks and recreational amenities to the inhabitants of the City and overall region."
105	F1-292	2900 Block F Road, North Side.	Burkey Park North.	18.37 acres	1966 & 2001	Donated to City.	Vacant.	1966 Deed States: "for park, recreational or other governmental purposes."

City Owned Real Estate, Excluding Watershed Properties:

List #3: With Restrictions or Reservations but not Utilized or Under-utilized

29 March 2004

NO.	MAP LOCATION	LOCATION OR STREET ADDRESS	COMMON NAME	LAND AREA	YEAR(S) OBTAINED	REASON(S) ACQUIRED	CURRENT USE	RESERVATIONS AND/OR DEED RESTRICTIONS
124	G4-261	Southwest Corner 26 ½ Road & H Road.	Sacomanno Park.	30.734 acres	1994	Community Park.	Undeveloped.	The purchase contract states: "if the property is developed as a park, it shall be named Saccomanno Park."