

**GRAND JUNCTION CITY COUNCIL
WORKSHOP
MONDAY, SEPTEMBER 17, 2007 11:30 A.M.
PERSIGO WASTEWATER TREATMENT PLANT
2145 RIVER ROAD**

11:30 PRESENTATION OF EPA CLEAN WATER ACT AWARD

11:40 DISCUSSION OF CITY-OWNED PROPERTY AND INVENTORIES OF AVAILABLE COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL LAND:
The City of Grand Junction owns hundreds of properties throughout the Grand Valley. The report provided is a reference for City Council's use and discussion regarding City owned properties and also includes an inventory of available commercial and industrial properties. Additionally, a table that identifies available residential lots is being provided. [Attach W-1](#)

ADJOURN

**Attach W-1
Property Report**

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	City of Grand Junction Property Report		
File #			
Meeting Day, Date	Monday, September 17, 2007		
Placement on the Agenda	Consent		Individual x
Date Prepared	September 12, 2007		
Author Name & Title	Michael Grizenko, Real Estate Technician		
Presenter Name & Title	Tim Moore, Public Works & Planning Director		

Summary: The City of Grand Junction owns hundreds of properties throughout the Grand Valley. This report is provided as a reference for City Council's use and discussion regarding City owned properties and also includes an inventory of available commercial and industrial properties. Additionally, a table that identifies available residential lots is being provided.

Budget: No budget impact.

Action Requested/Recommendation: Review/utilize the booklet form of the attached report when implementing City policies affecting City-owned property.

Attachments:

1. City owned property report, including Riverside Parkway acquisitions
2. Property maps showing City owned properties with available commercial and industrial properties and the City owned Grand Mesa properties.
3. Future Land Use Map and Zoning Map with commercial and industrial properties shown.
4. Table of available residential lots and maps

Background Information: Research into best use of various City properties often requires collection of data from several sources. This report collates several of the most important pieces of research into one booklet providing visual and tabular reference to such information. The current Zoning and Future Land Use maps are also included for background information. Finally, staff has assembled an inventory of residential properties that are vacant or are currently in the development review process.



**PUBLIC WORKS
& PLANNING**

PROPERTY REPORT

PREPARED BY: MICHAEL GRIZENKO, REAL ESTATE TECHNICIAN

This report is a summary of City properties. A date of August 10, 2007 was used as a cut-off date for purposes of preparing this report. 294 City properties are referenced, along with 14 properties owned by the DDA.

A table is shown below a picture of several properties and its header looks as follows:

ID#	Parcel #	Address	Acreage	Zoning	Status	Options
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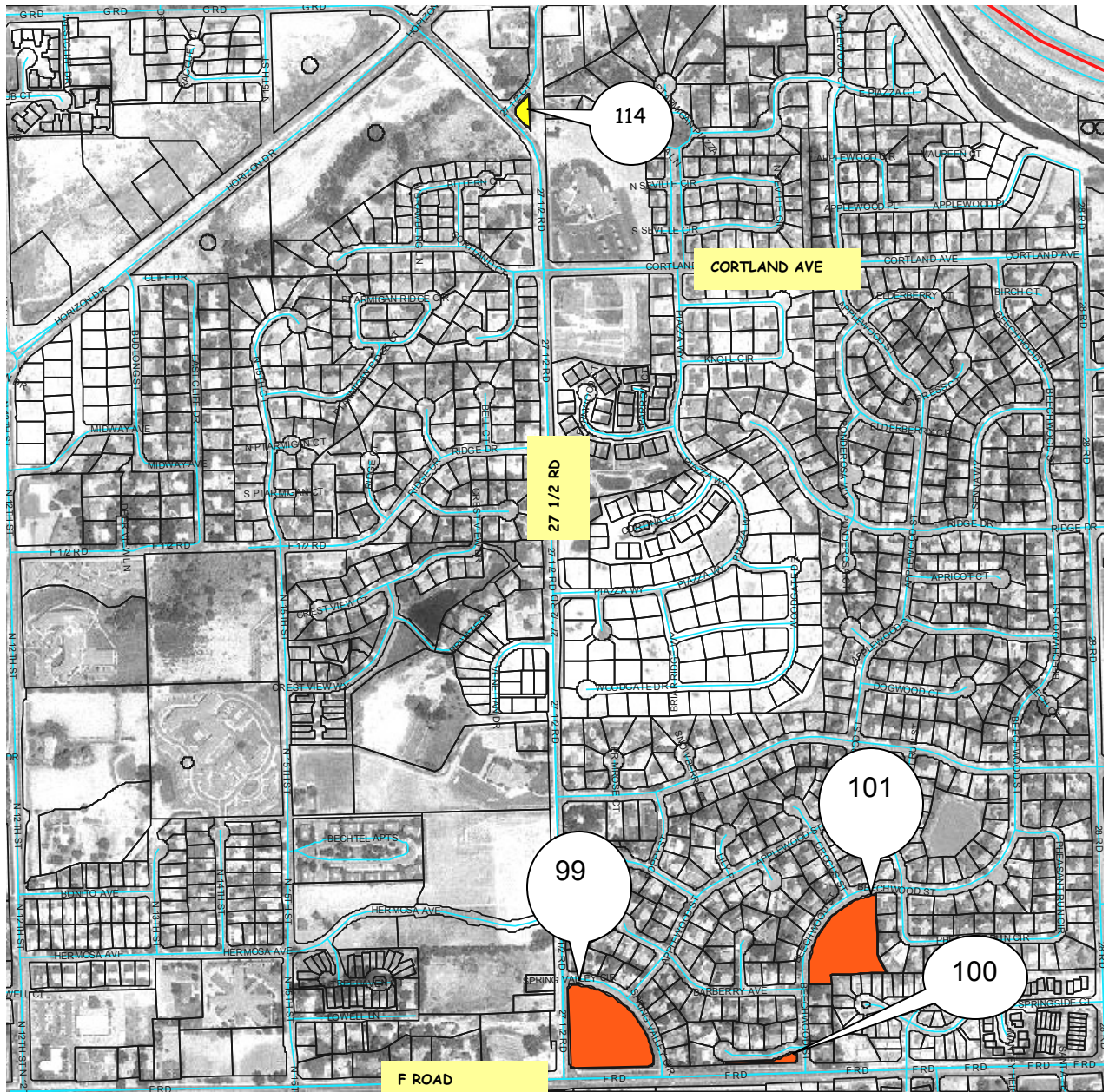
Zoning portrayed in **magenta** indicates Mesa County zoning. Options are given in two designations: "CD" for those properties whose sale is at Council Discretion", and "vote" on those properties for which a Citizen vote is required for disposal. The ID# corresponds to a tracking number the Real Estate Department uses for database updates.

Options given are based on the best understanding of the author and should be individually verified with legal staff.

Properties owned by the City of Grand Junction are listed on pages 4 through 65. Properties owned by the Downtown Development Authority are shown on pages 66 and 67.

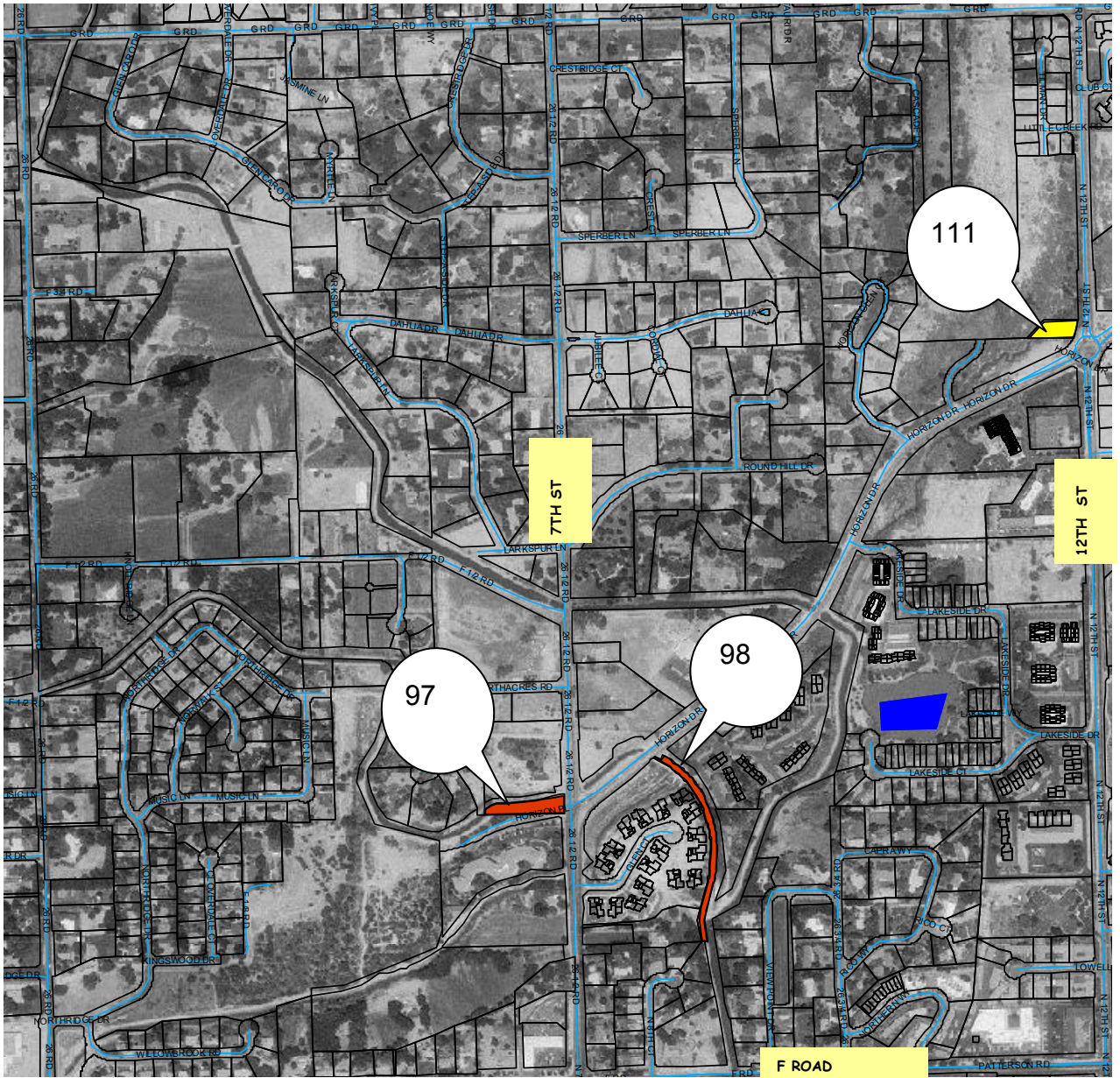
Riverside Parkway remnants are described in a separate document attached to the end of this report, and are those discussed with City Council by the Riverside Parkway group in a December 2006 report. Remnant properties known to have been sold are marked as such.

SECTION 1, 1S, 1W, UTE MERIDIAN



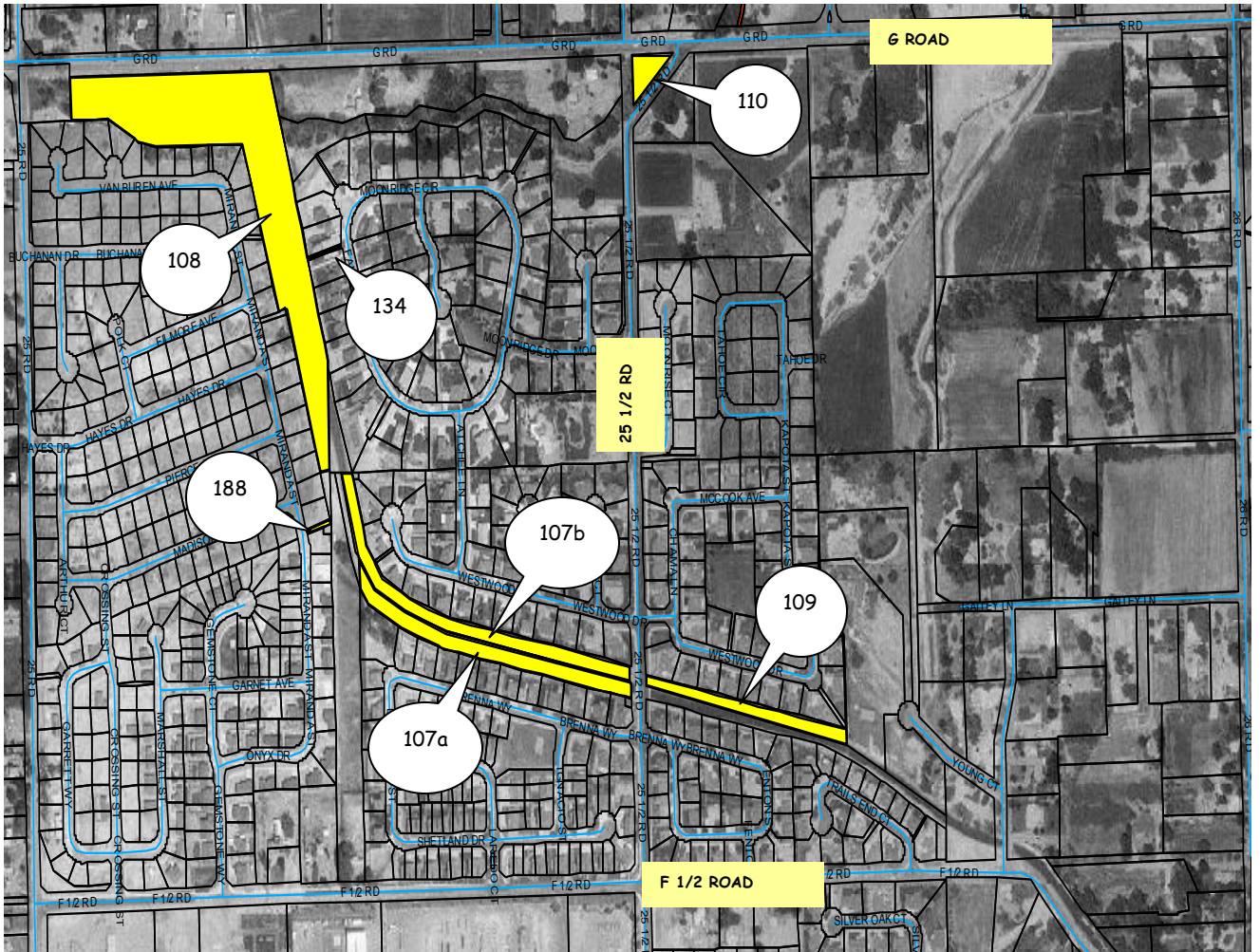
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
114	2945-012-00-941	none	0.185	PD	vacant	CD
99	2945-014-13-945	2838 Beechwood	3.081	CSR	park	vote
100	2945-014-12-945	none	0.223	R-5	open space	CD
101	2945-014-09-948	none	2.524	R-5	park	vote

SECTION 2, 1S, 1W, UTE MERIDIAN



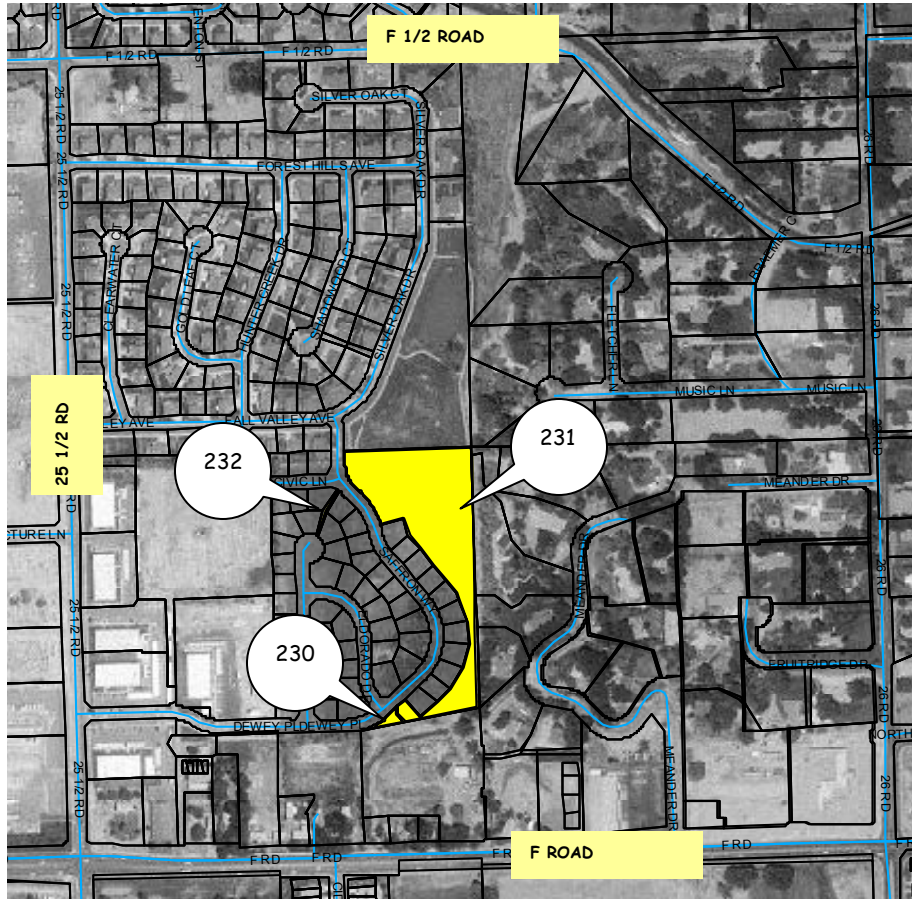
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
111	2945-021-00-941	none	0.414	R-8	vacant	CD
97	2945-023-00-948	none	0.63	CSR	Row/open space	CD
98	2945-024-12-941	none	0.825	PD	Open space/trail	CD

N 1/2 SECTION 3, 1S, 1W, UTE MERIDIAN



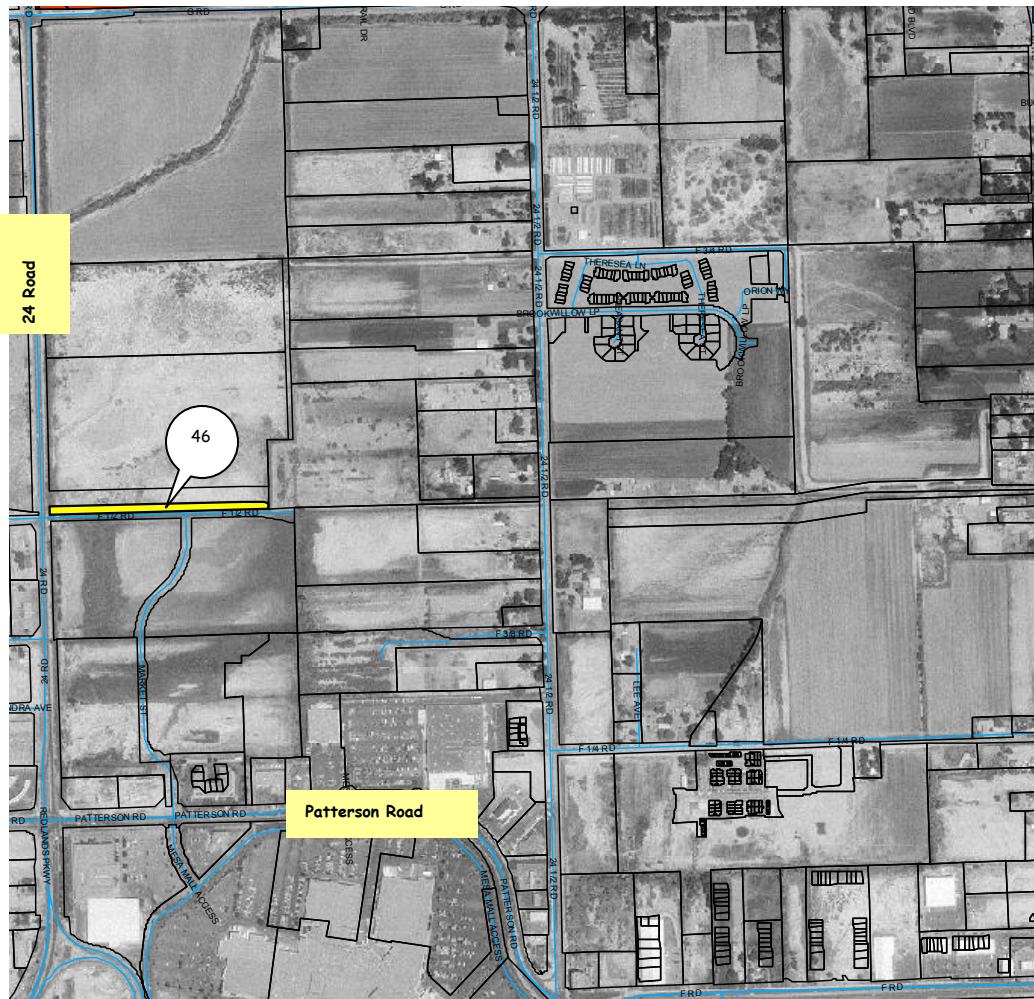
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
110	2945-031-26-941	none	0.324	RSF-2	vacant	CD
109	2945-031-40-941	none	1.026	PD	Canal/Trails	CD
134	2945-032-56-941	none	0.041	PD	Canal/Trails	CD
107a	2945-032-63-941	none	1.569	PD	Canal/Trails	CD
107b	2945-032-77-941	none	1.724	PD	Canal/Trails	CD
108	2945-032-92-940	none	7.666	RMF-5	Canal/Trails	CD
188	2945-032-92-941	none	0.003	RMF-5	Trails	CD

SE 1/4 SECTION 3, 1S, 1W, UTE MERIDIAN



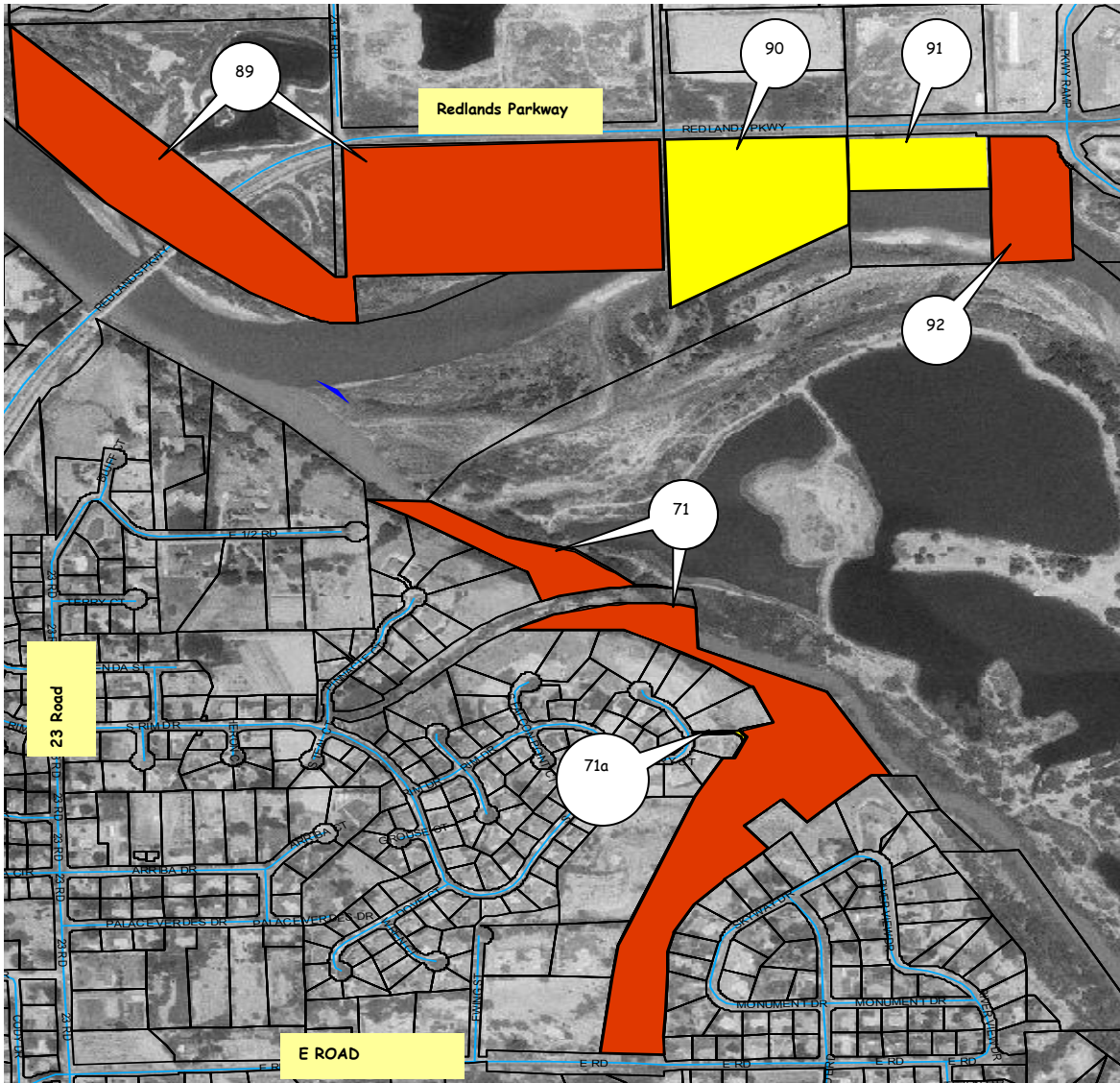
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
230	2945-034-70-944	none	0.06	PD	Open space	CD
231	2945-034-70-945	626 Saffron Way	3.54	PD	Open space	CD
232	2945-034-70-946	none	0.04	PD	Cross access	CD

SECTION 4, 1S, 1W, UTE MERIDIAN



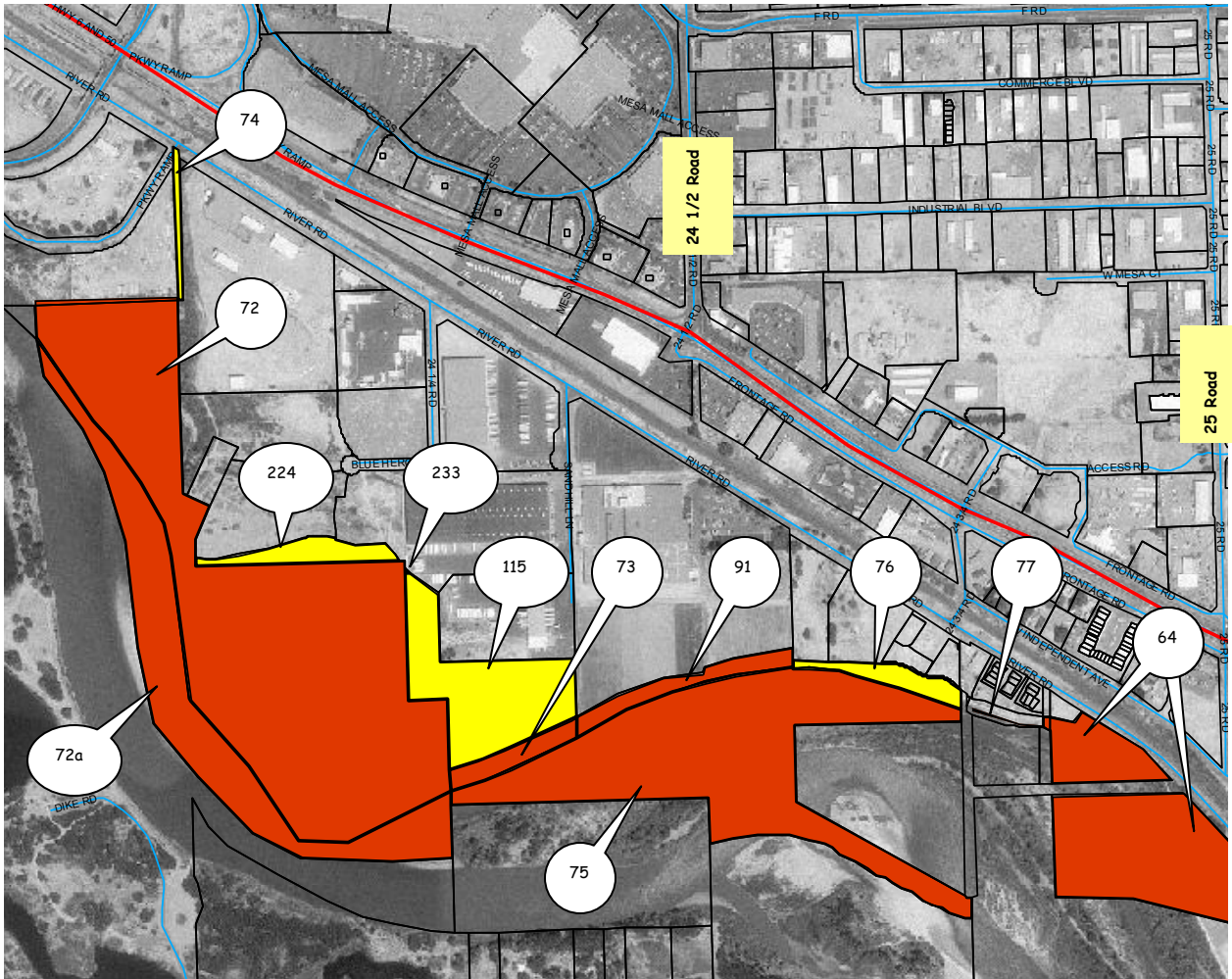
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
46	2945-042-00-941	none	1.19	MU	Future r/w	CD

SECTION 8 1S 1W UTE MERIDIAN



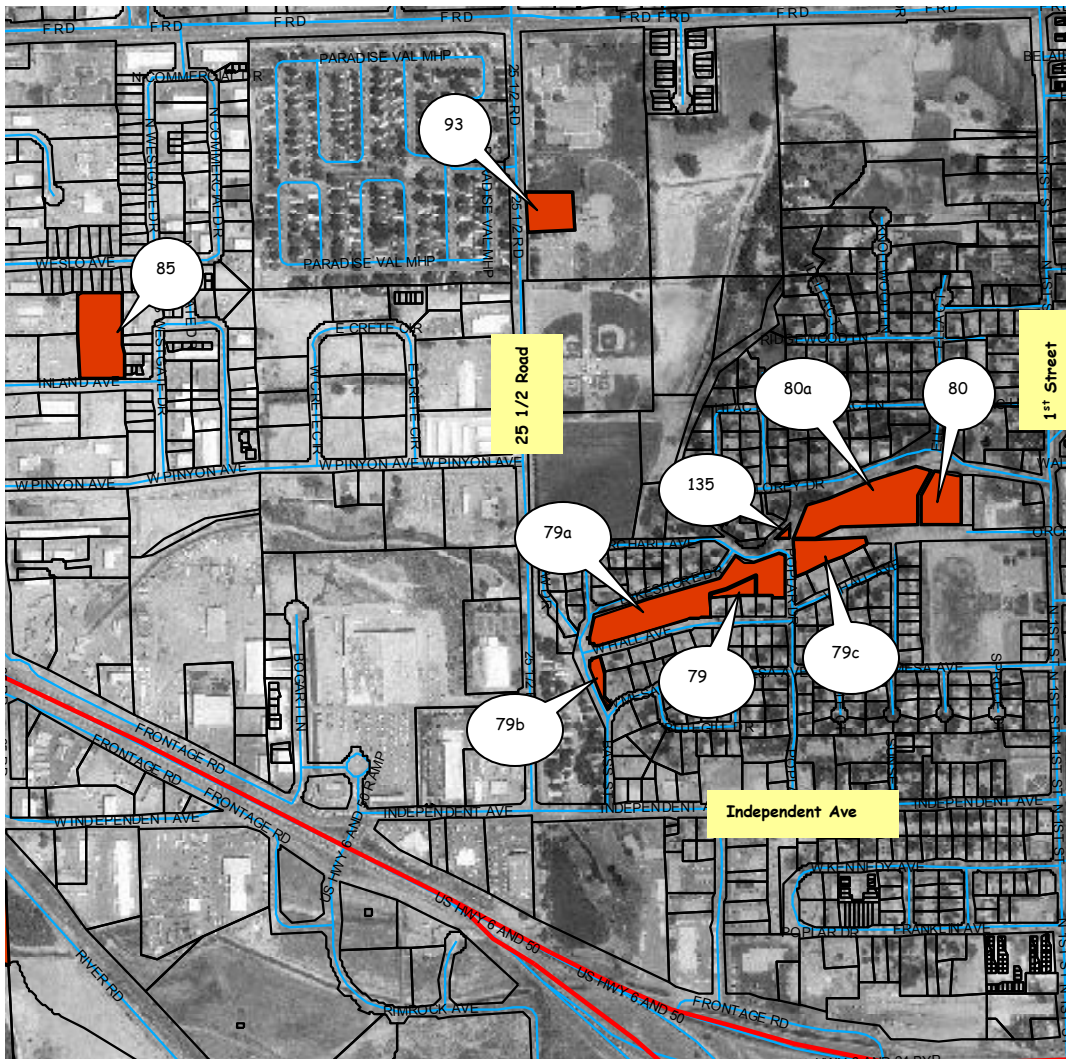
ID#	Parcel #	Address	Acreage	Zoning	Status
91	2945-081-00-941	none	2.292	CSR	CD
90	2945-081-00-942	none	11.266	CSR	CD
92	2945-081-00-948	2383 Redlands Pkwy	4.782	CSR	CD
89	2945-082-00-949	none	34.071	CSR	CD
71	2945-084-00-945	none	21.364	CSR	CD
71a	2945-084-26-945	none	0.11	CSR	CD

SECTION 9, 1S, 1W, UTE MERIDIAN



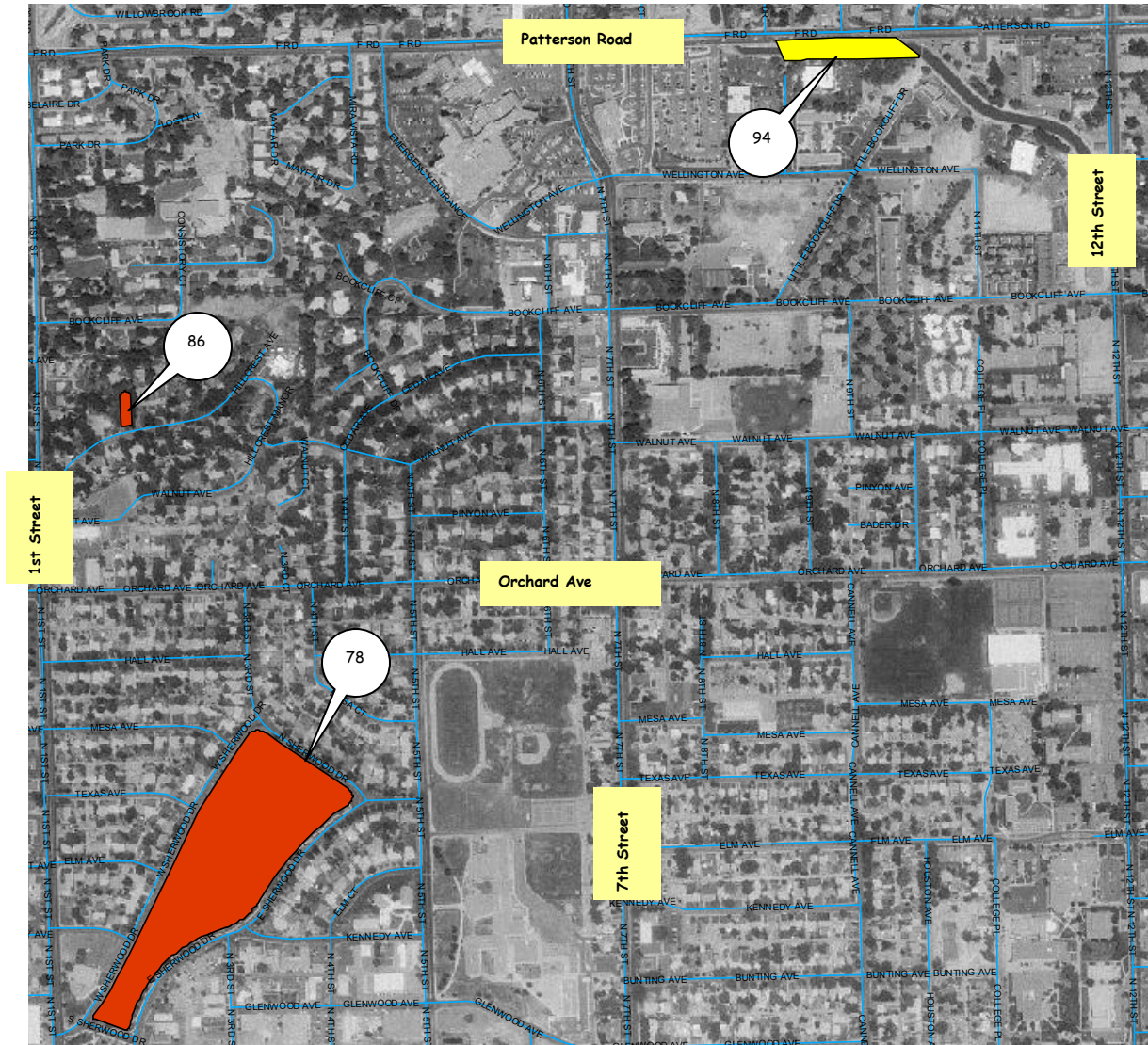
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
74	2945-092-00-941	none	0.51	PD	Drainage	CD
115	2945-092-12-943	none	9.04	I-2	Urban Trails	CD
224	2945-092-24-946	2419 Blue Heron Ln	1.98	I-2	Urban Trails	CD
91	2945-093-00-941	none	2.292	CSR	Urban Trails	CD
72	2945-093-00-945	2400 Blue Heron Ln	46.807	CSR	Urban Trails	CD
72a	2945-093-00-948	none	15.007	CSR	Urban Trails	CD
73	2945-093-00-949	none	1.678	CSR	Urban Trails	CD
233	2945-093-24-945	none	0.009	I-2	Urban Trails	CD
64	2945-094-00-943	none	14.508	CSR	Urban Trails	CD
75	2945-094-00-947	none	25.518	CSR	Urban Trails	CD
77	2945-094-12-949	none	0.702	CSR	Urban Trails	CD
76	2945-094-19-941	none	1.67	I-1	Urban Trails	CD

SECTION 10, 1S, 1W, UTE MERIDIAN



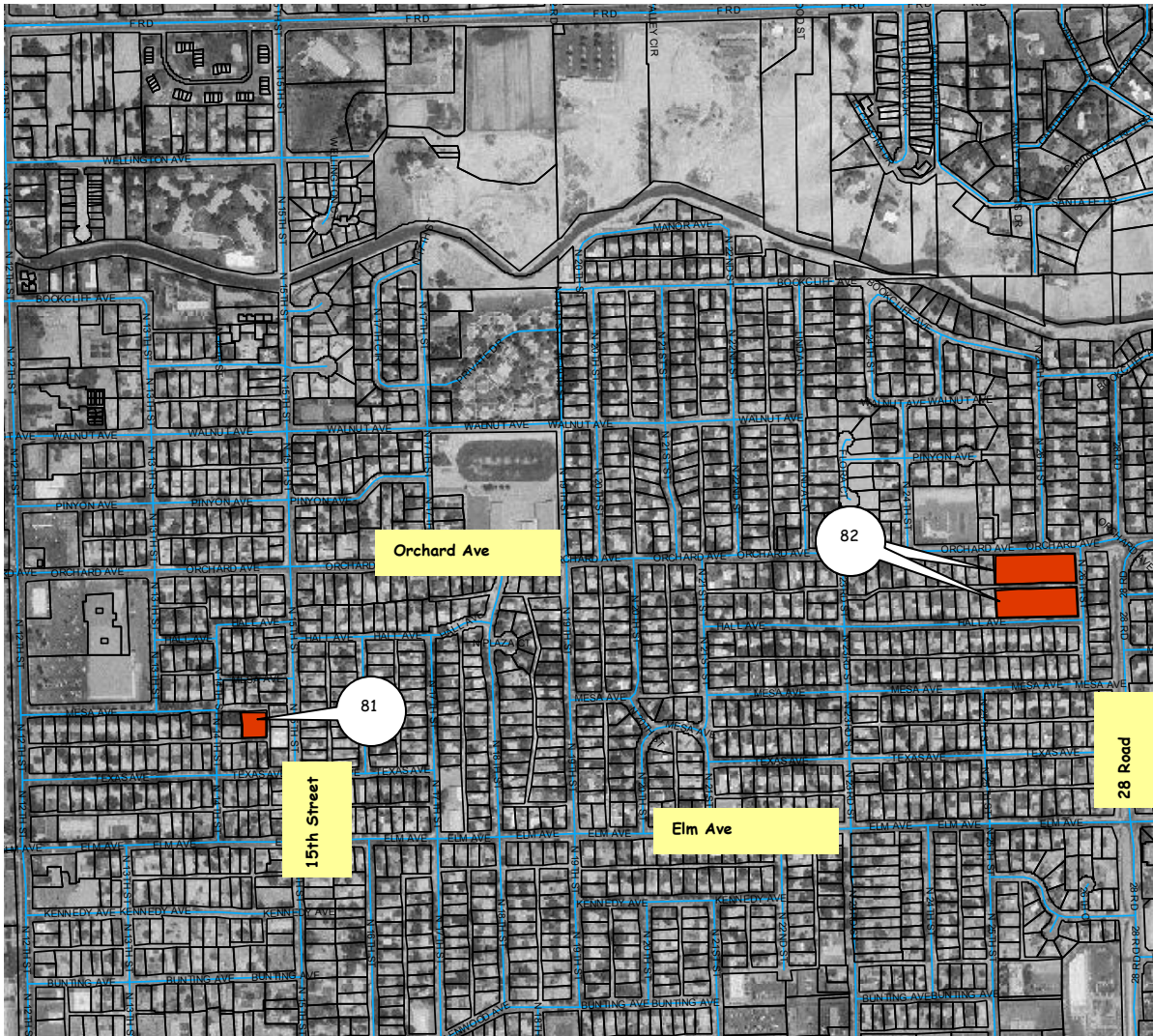
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
80	2945-101-00-940	vacant	1.184	CSR	West Lake Pk	vote
135	2945-101-00-941	vacant	0.064	CSR	West Lake Pk	vote
93	2945-101-00-944	582 25 1/2 Road	1.102	CSR	Fire Station	CD
80a	2945-101-00-948	325 W Orchard Ave	3.063	CSR	West Lake Pk	vote
85	2945-102-01-945	vacant	2.286	C-2	Drainage pond	CD
79	2945-104-04-941	vacant	0.275	CSR	West Lake Pk	CD
79a	2945-104-04-945	vacant	3.517	CSR	West Lake Pk	CD
79b	2945-104-04-949	vacant	0.314	CSR	Outlot	CD
79c	2945-104-08-945	vacant	1.014	CSR	West Lake Pk	vote

SECTION 11, 1S, 1W, UTE MERIDIAN



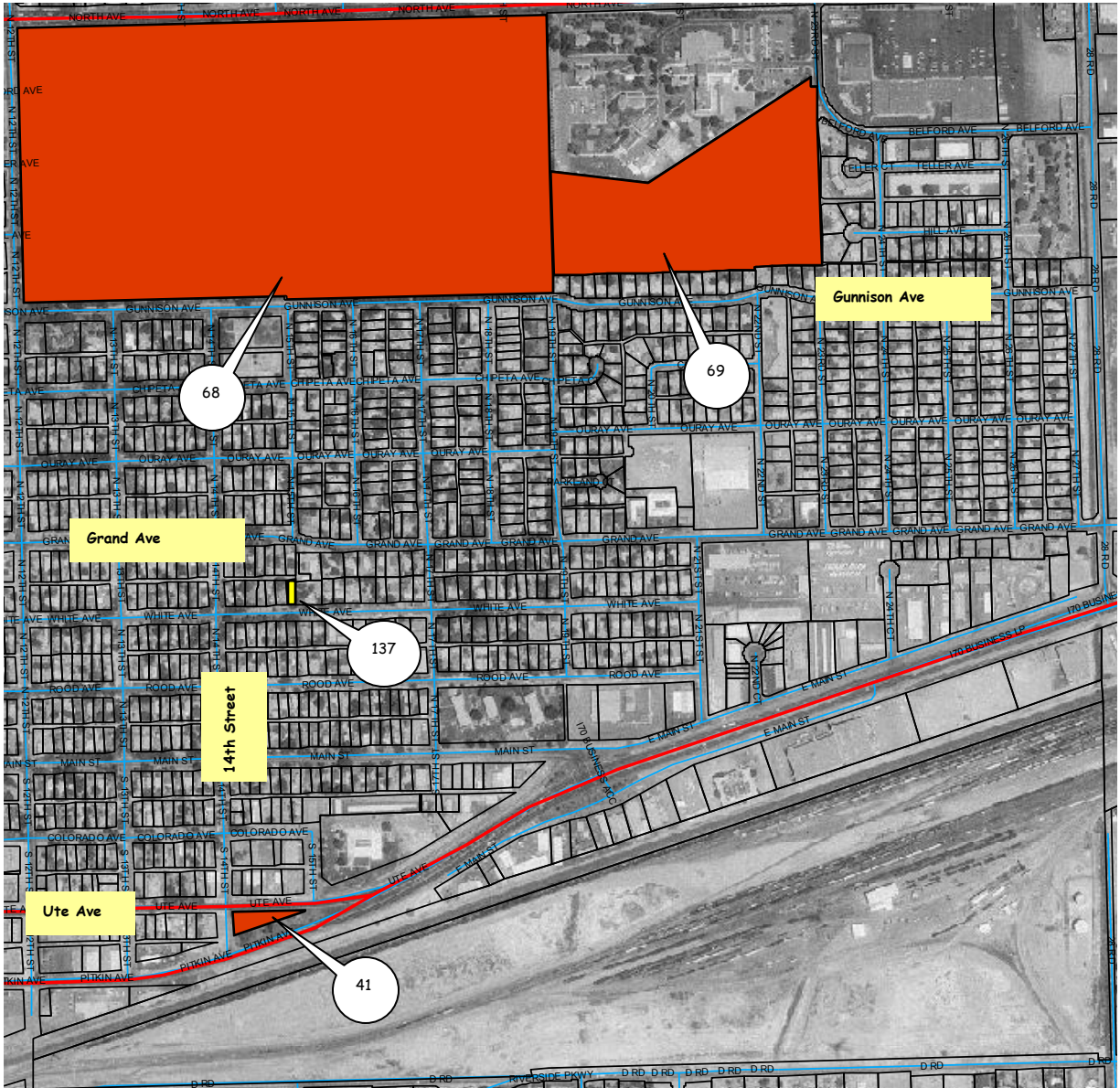
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
94	2945-111-00-946	none	1.597	B-1	GV canal	CD
86	2945-112-15-941	none	0.233	CSR	park	vote
78	2945-113-24-945	none	13.874	CSR	park	vote

SECTION 12, 1S, 1W, UTE MERIDIAN



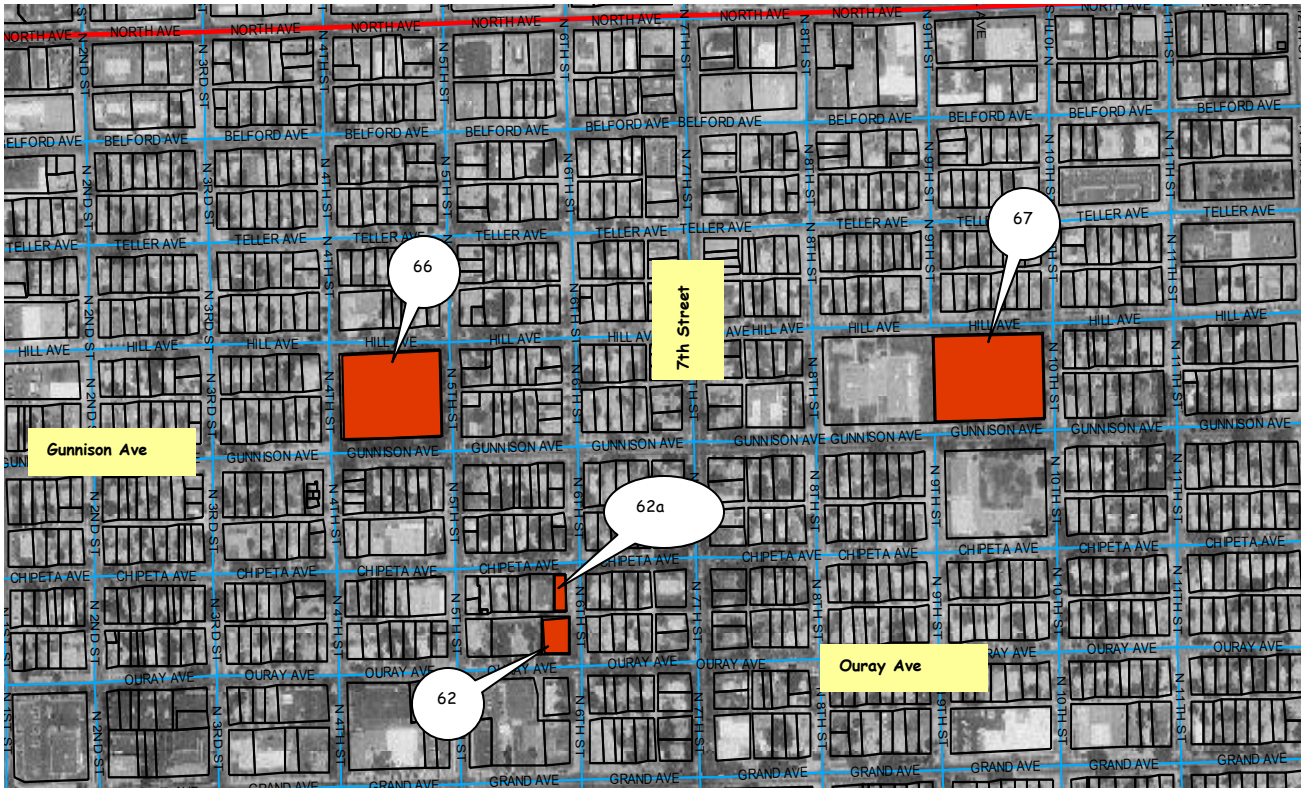
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
81	2945-123-11-945	none	0.37	CSR	park	vote
82	2945-124-02-945	none	1.55	CSR	park	vote

SECTION 13, 1S, 1W, UTE MERIDIAN



ID#	Parcel #	Address	Acreage	Zoning	Status	Options
69	2945-131-00-945	none	18.76	CSR	Golf course	vote
68	2945-132-00-945	1240 Gunnison Ave	81.652	CSR	Golf course	vote
137	2945-133-02-941	none	0.127	RMF-8	alley	CD
41	2945-133-22-945	none	0.497	CSR	park	CD

N 1/2 SECTION 14, 1S, 1W, UTE MERIDIAN



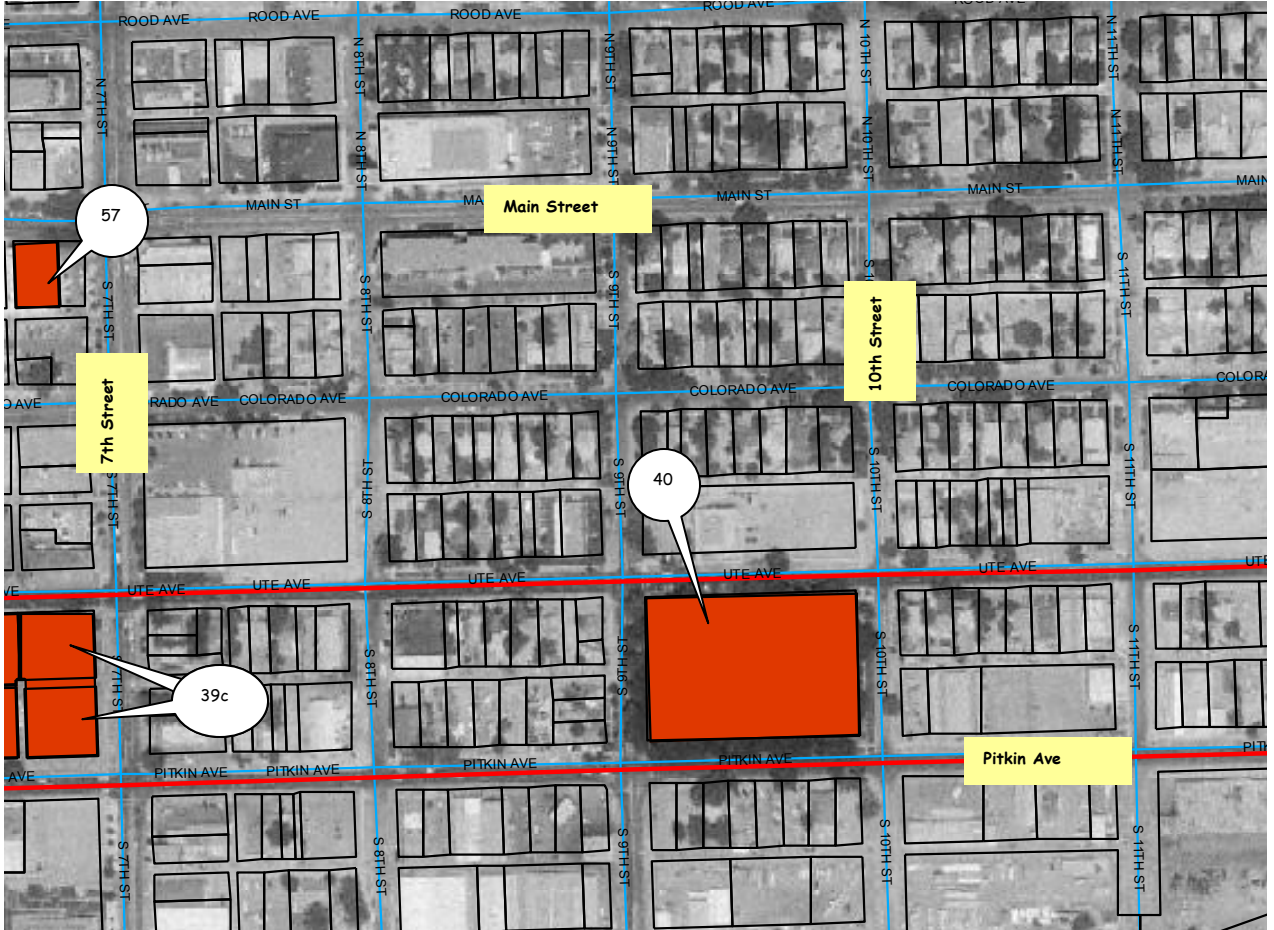
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
67	2945-141-21-945	none	3.003	CSR	park	vote
66	2945-142-21-945	none	2.723	CSR	park	vote
62	2945-142-32-941	550 Ouray Ave	0.317	B-1	Older Amer. Ctr.	CD
62a	2945-142-32-948	none	0.144	RO	Parking for OAC	CD

SW 1/4 SECTION 14, 15, 1W, UTE MERIDIAN



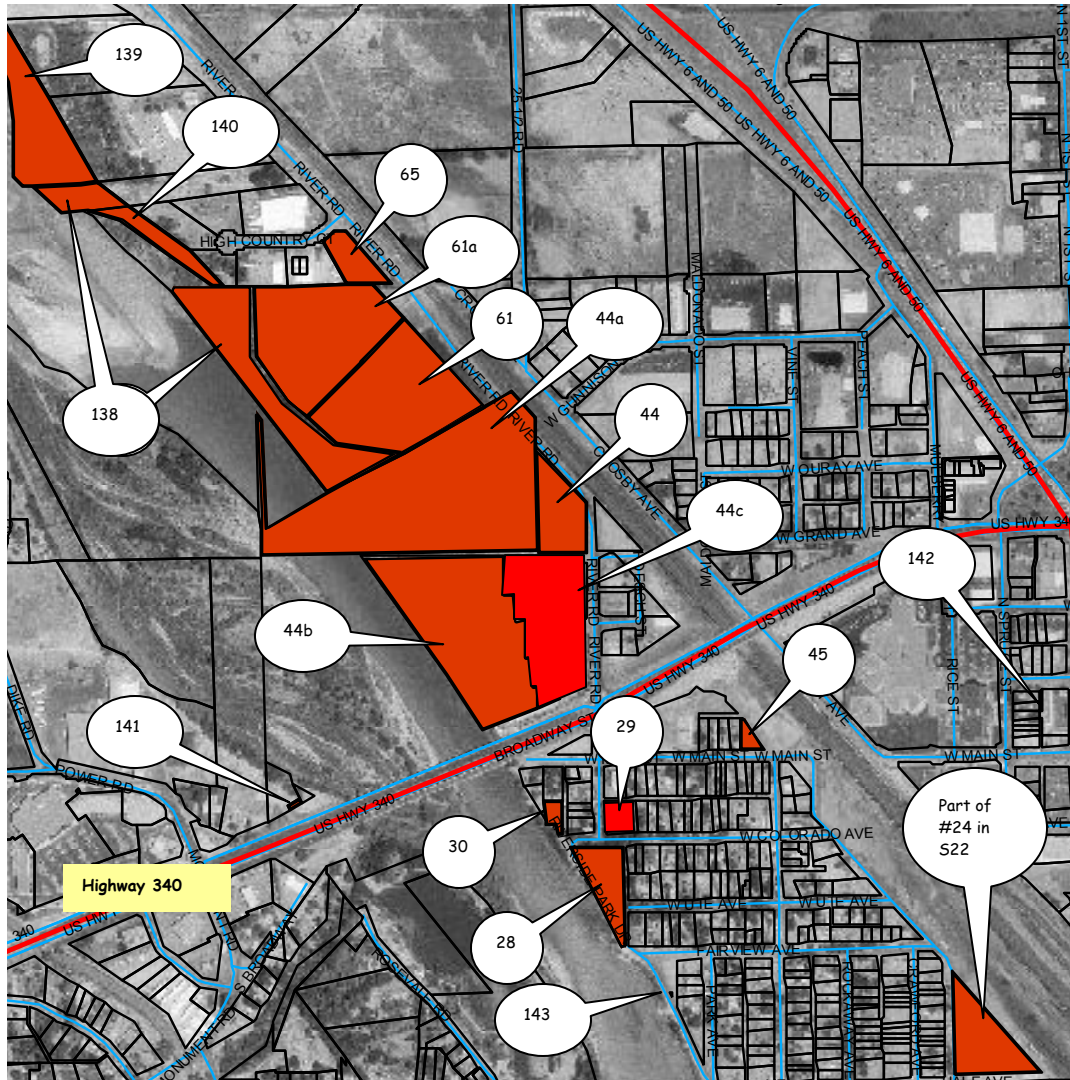
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
56	2945-143-06-941	none	0.173	B-2	Parking	CD
49	2945-143-08-941	250 N 5th Street	1.244	B-2	City Hall	CD
48	2945-143-14-940	236 Main Street	0.072	B-2	Parking	CD
48a	2945-143-14-941	none	0.216	B-2	Parking	CD
48b	2945-143-14-948	238 Main Street	0.216	B-2	Amphitheater	CD
52	2945-143-20-948	none	0.072	B-2	Breezeway	CD
47	2945-143-24-941	159 Main Street	1.127	B-2	Two Rivers	CD
47a	2945-143-24-942	120 S 1st Street	0.93	B-2	Parking	CD
47b	2945-143-24-948	none	0.277	B-2	Two Rivers	CD
32	2945-143-25-948	220 S 1st Street	0.688	B-2	Parking	CD
33	2945-143-25-949	159 Colorado Avenue	0.139	B-2	Parking	CD
38	2945-143-29-940	none	0.216	B-2	Parking	CD
38a	2945-143-29-941	none	0.504	B-2	Parking	CD
39	2945-143-31-944	330 S 6th Street	0.788	B-2	Fire Dept	CD
39a	2945-143-31-948	314 S 6th Street	0.809	B-2	Police Dept	CD
37	2945-143-32-941	none	0.18	C-1	Parking	CD
36	2945-143-32-946	none	0.288	C-1	Police Storage	CD
35	2945-143-33-945	none	2.512	CSR	Park	Vote
31	2945-143-36-941	none	0.189	B-2	Vacant	CD
34	2945-143-43-941	none	1.175	C-2	Vacant	CD

SE 1/4 SECTION 14, 1S, 1W, UTE MERIDIAN



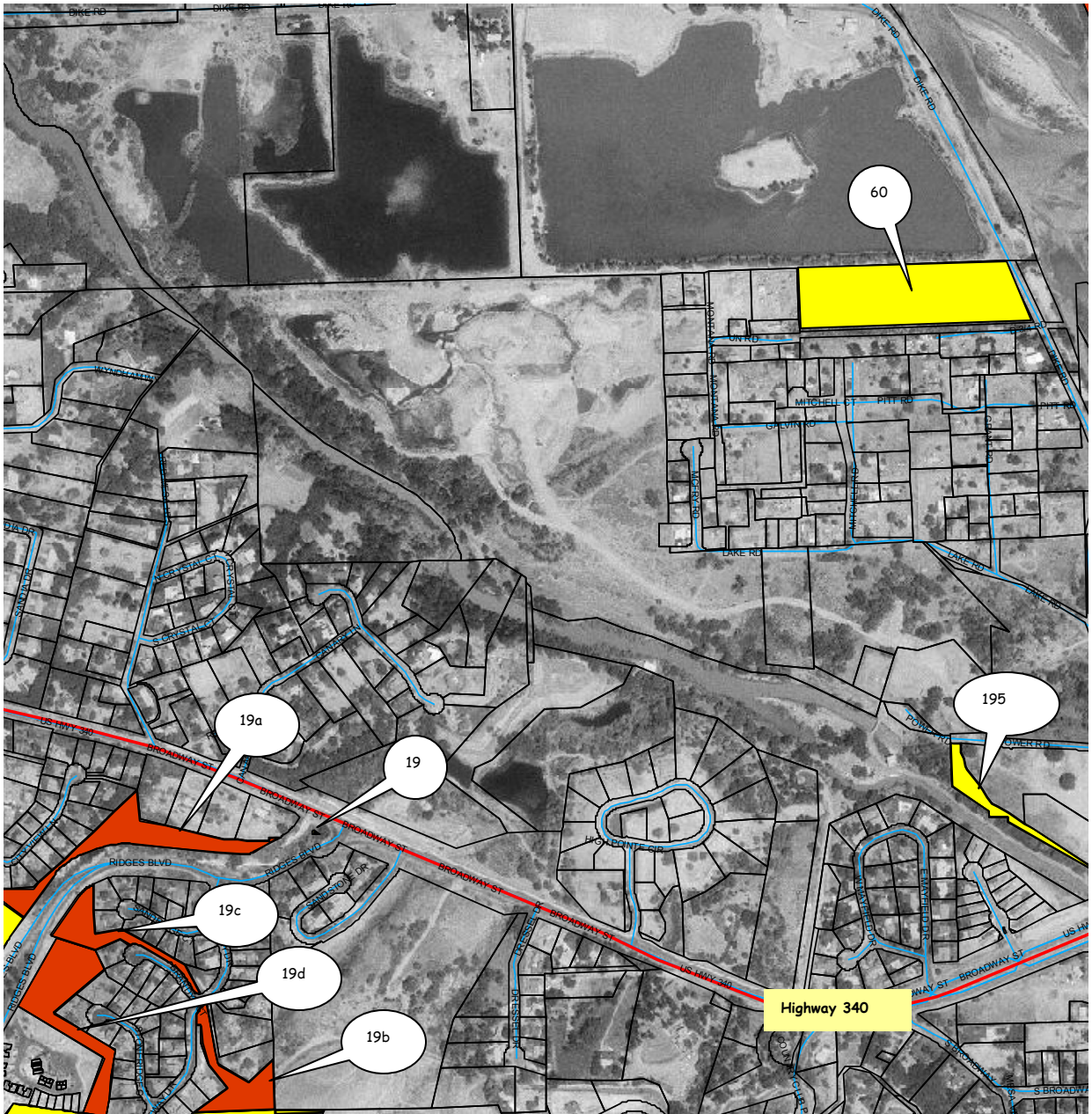
ID#	Parcel #	Address	Acreeage	Zoning	Status	Options
57	2945-144-19-949	645 Main Street	0.243	B-2	Avalon	CD
39c	2945-144-31-945	655 Ute Avenue	0.872	B-2	Parking	CD
40	2945-144-34-945	301 S 10th Street	2.521	CSR	Park	vote

SECTION 15, 1S, 1W, UTE MERIDIAN



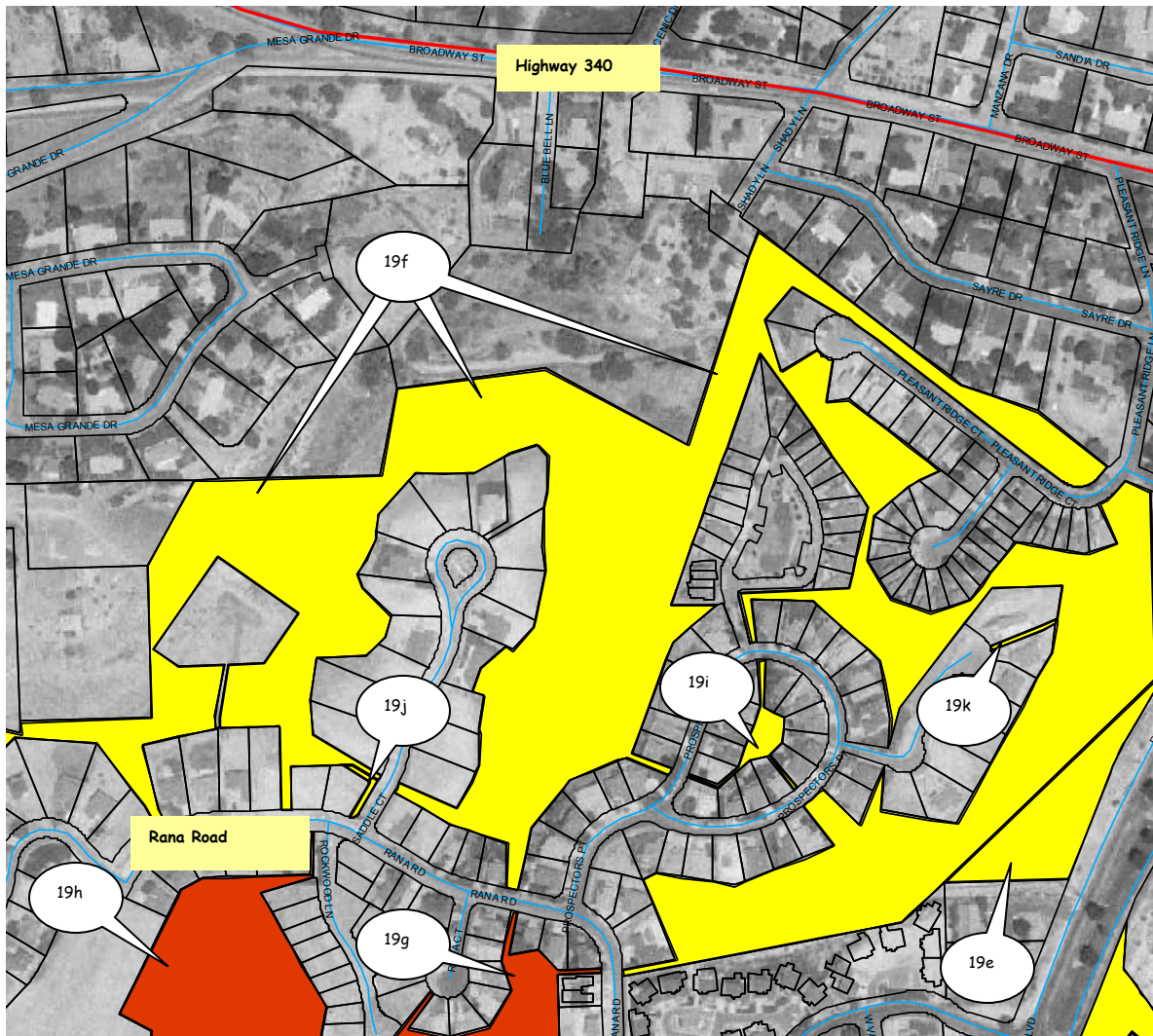
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
44	2945-151-00-941	none	2.115	I-1	City Shops	CD
44a	2945-152-00-941	2551 River Road	14.817	I-1	City Shops	CD
138	2945-152-00-945	none	5.634	I-1	Open Space/Shops	CD
139	2945-152-04-941	none	4.105	I-2	Open Space	CD
65	2945-152-05-941	2529 High Country Ct	1.074	I-1	Pkway Offices	CD
140	2945-152-05-945	none	2.149	CSR	Open Space/Trail	CD
61	2945-152-38-941	2561 River Road	6.909	I-1	Future Shops	CD
61a	2945-152-38-942	2543 River Road	7.049	I-1	Future Shops	CD
44b	2945-153-00-941	2549 River Road	9.16	I-1	City Shops	CD
141	2945-153-00-944	none	0.03	B-2	vacant	CD
45	2945-154-00-941	none	0.248	RMF-8	vacant	CD
28	2945-154-00-945	140 West Avenue	1.51	CSR	Riverside Park	vote
142	2945-154-05-941	none	0.022	B-2	alley	CD
44c	2945-154-13-941	325 River Road	3.908	I-1	City Shops	CD
30	2945-154-18-945	803 W Colorado Avenue	0.266	RMF-8	Trail parking	CD
29	2945-154-19-945	134 West Avenue	0.54	CSR	Westside Headstart	CD
143	2945-154-25-941	none	0.007	RMF-8	vacant	CD

SECTION 16, 1S, 1W, UTE MERIDIAN



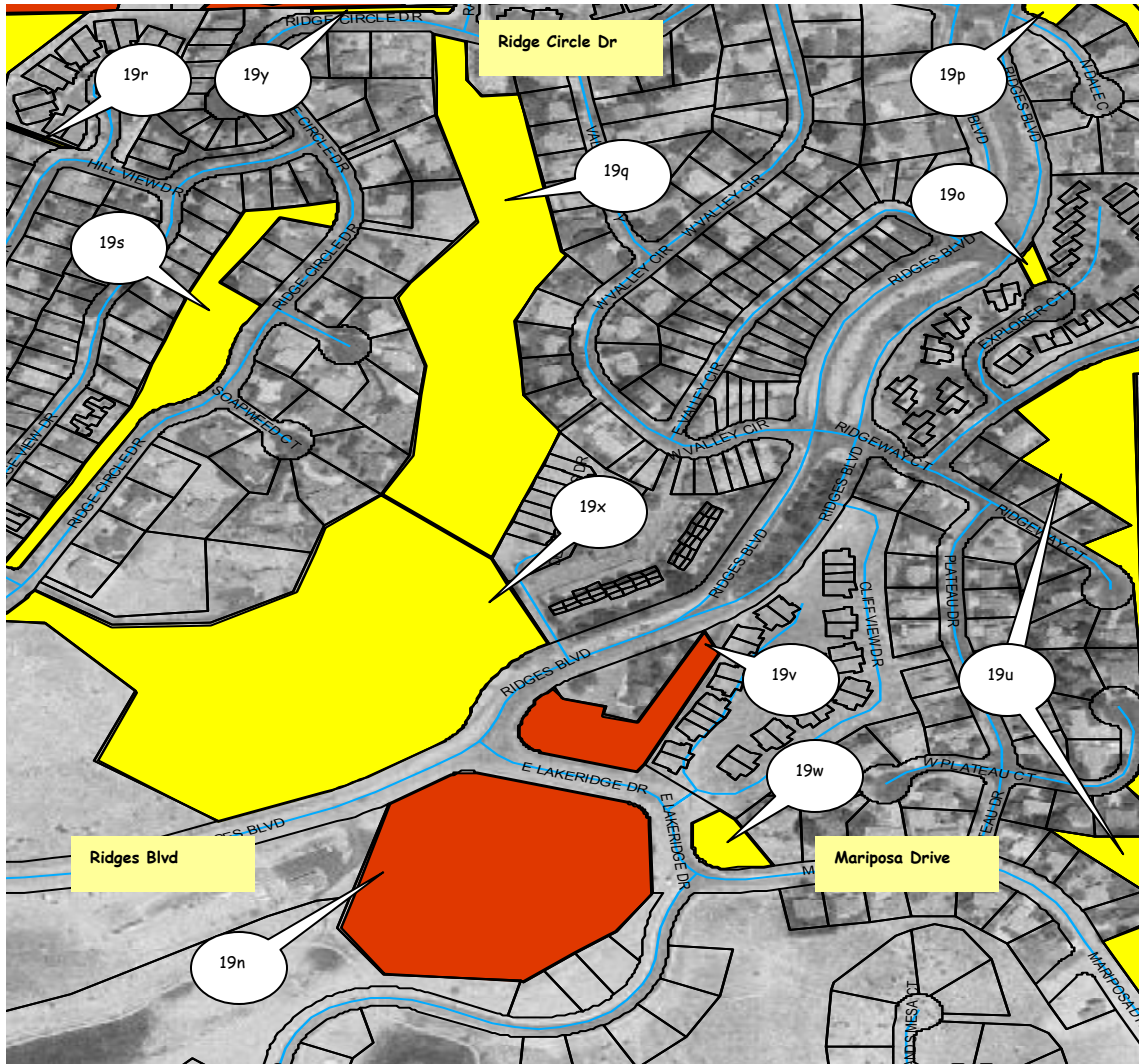
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
60	2945-161-00-941	none	7.95	RSF-R	vacant	CD
19	2945-163-00-944	none	0.011	PD	Open Space	CD
19a	2945-163-22-944	442 Ridges Blvd	2.823	PD	Open Space	CD
19b	2945-163-23-944	none	1.634	PD	Open Space	CD
19c	2945-163-24-944	none	1.422	PD	Open Space	CD
19d	2945-163-26-944	none	2.937	PD	Open Space	CD
195	2945-164-38-944	none	1.024	C-1	Open Space	CD

SE 1/4 SECTION 17, 1S, 1W, UTE MERIDIAN



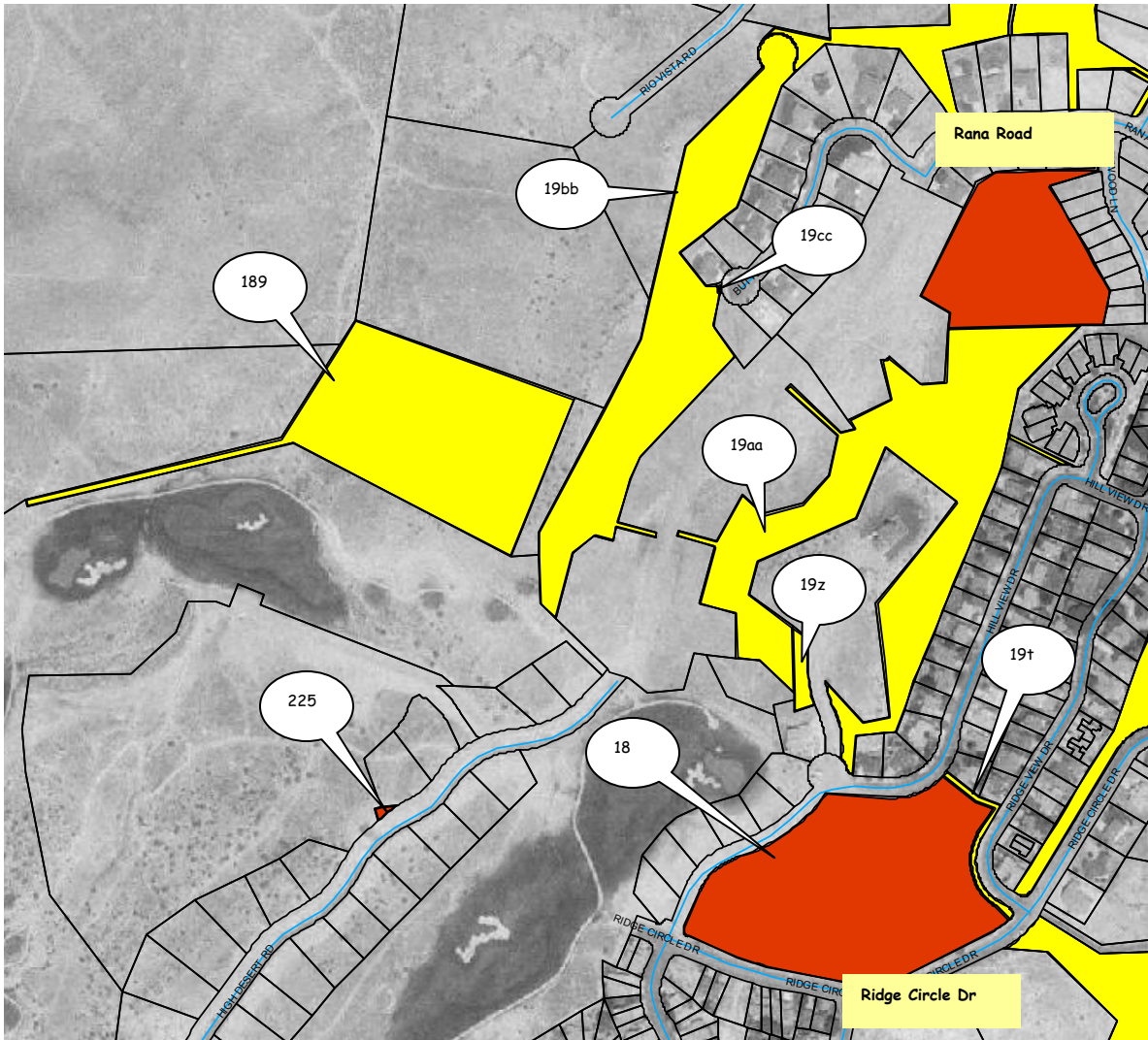
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
19e	2945-174-24-944	none	1.926	PD	Open space	CD
19f	2945-174-29-941	none	30.206	PD	Open space	CD
19g	2945-174-30-944	none	0.815	PD	Open space	CD
19h	2945-174-30-945	none	3.124	PD	Open space	CD
19i	2945-174-34-944	none	0.276	PD	Open space	CD
19j	2945-174-36-941	none	0.053	PD	Open space	CD
19k	2945-174-38-941	none	0.045	PD	Open space	CD

NE 1/4 SECTION 20, 1S, 1W, UTE MERIDIAN



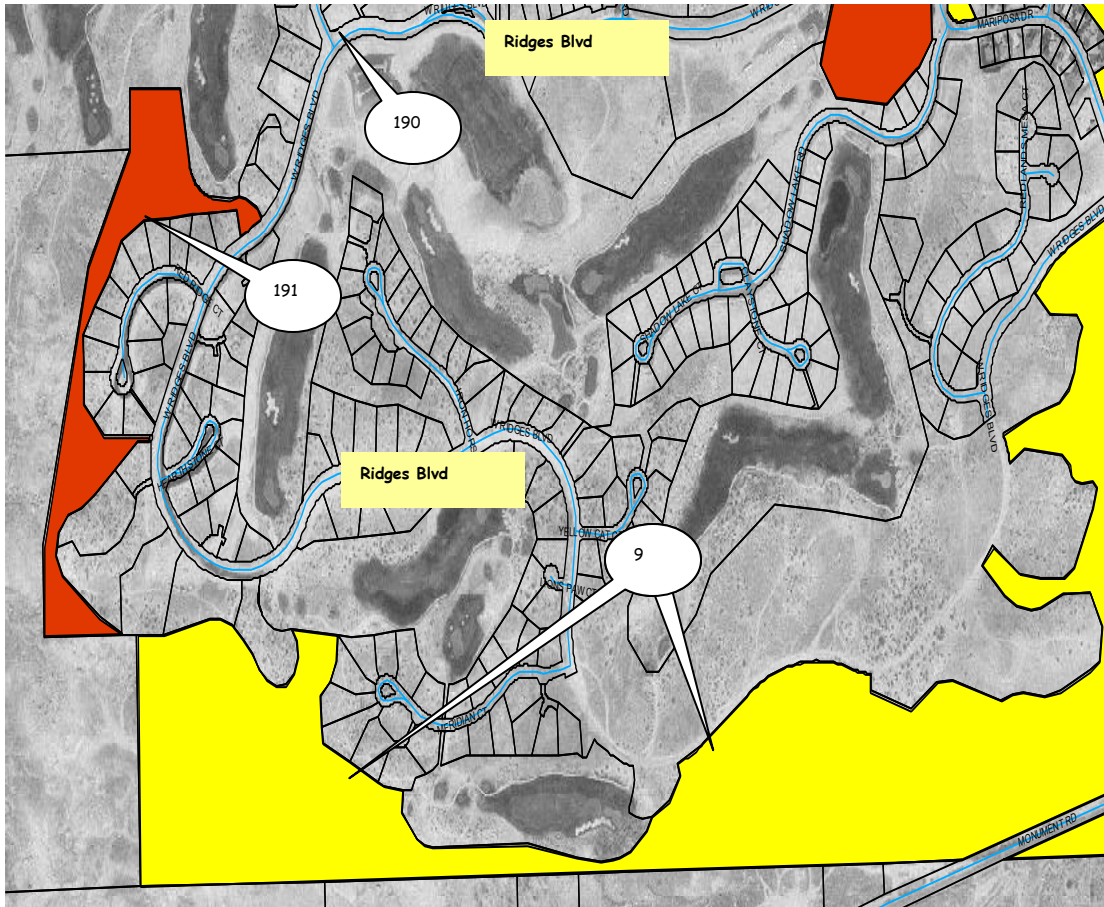
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
19n	2945-201-00-944	none	5.756	PD	Sunset Lake	CD
19o	2945-201-01-944	none	0.086	PD	Open Space	CD
19p	2945-201-01-945	none	1.146	PD	Open Space	CD
19q	2945-201-04-944	none	5.772	PD	Open Space	CD
19r	2945-201-06-944	none	0.038	PD	Open Space	CD
19s	2945-201-07-944	none	1.789	PD	Open Space	CD
19u	2945-201-09-945	none	3.232	PD	Open Space	CD
19v	2945-201-10-941	376 Ridges Blvd	1.624	PD	Ridges Shop	CD
19w	2945-201-10-948	none	0.364	PD	Open Space	CD
19x	2945-201-13-944	none	9.943	PD	Open Space	CD
19y	2945-201-14-944	none	0.101	PD	Open Space	CD

NW 1/4 SECTION 20, 15, 1W, UTE MERIDIAN



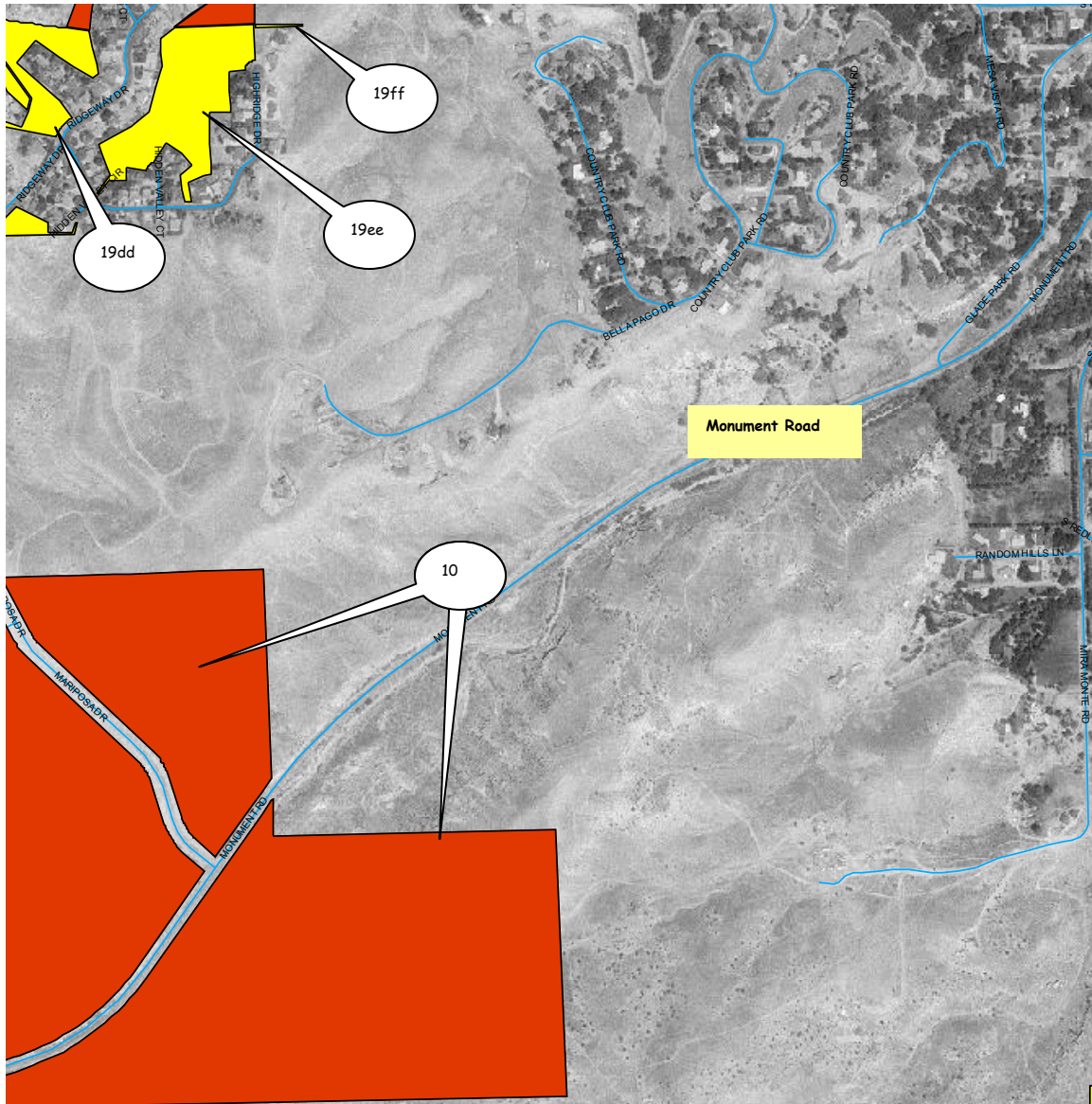
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
19z	2945-202-06-944	none	0.177	PD	Open Space	CD
19aa	2945-202-06-945	none	6.814	PD	Open Space	CD
18	2945-202-16-941	none	6.372	PD	Open Space	CD
19bb	2945-202-17-944	none	5.004	PD	Open Space	CD
189	2945-202-45-941	none	9.912	PD	Open Space	CD
225	2945-202-45-942	none	0.023	PD	Open Space	CD
19t	2945-201-08-944	none	0.173	PD	Open Space	CD
19cc	2945-174-41-941	none	0.005	PD	Open Space	CD

S 1/2 SECTION 20, 1S, 1W, UTE MERIDIAN



ID#	Parcel #	Address	Acreage	Zoning	Status	Options
190	2945-202-46-941	none	0.003	PD	Open space	CD
191	2945-203-01-942	none	9.912	PD	Open Space	CD
9	2945-204-01-941	none	69.15	PD	Open Space	CD

SECTION 21, 1S, 1W, UTE MERIDIAN



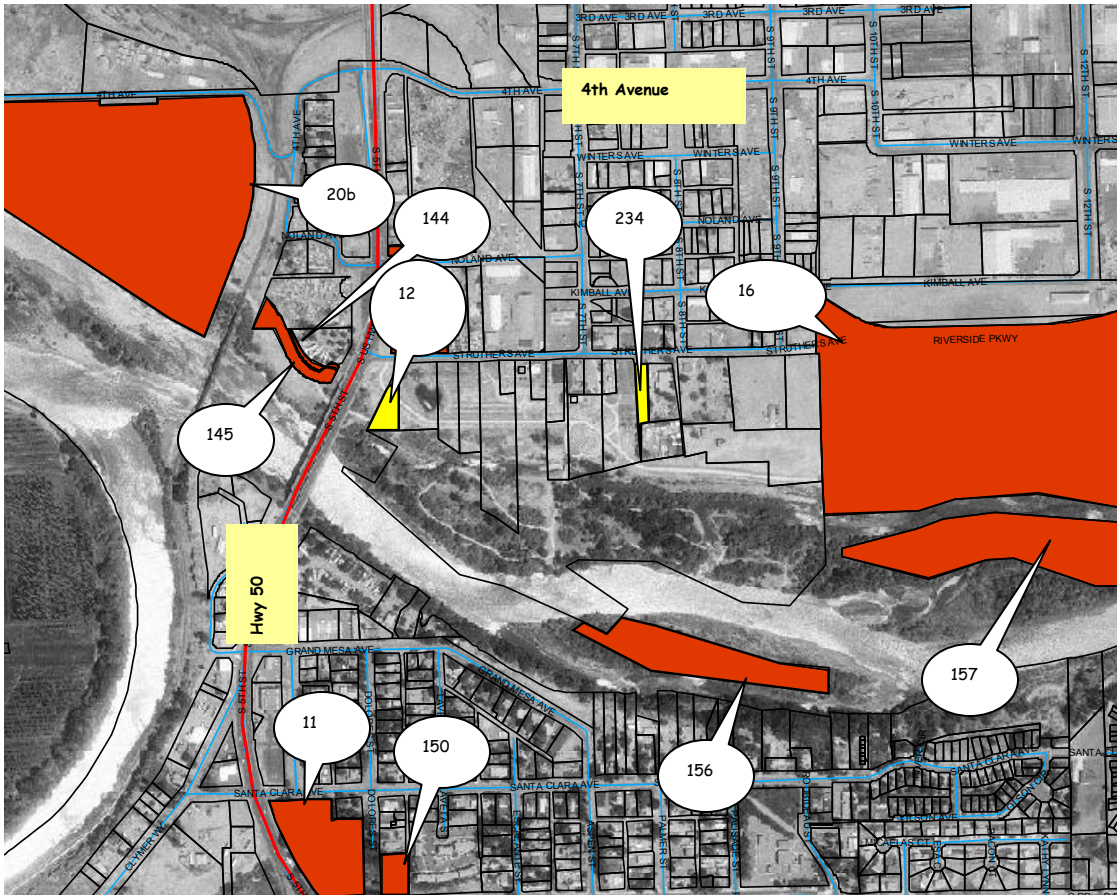
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
19dd	2945-212-13-944	none	3.203	PD	Open Space	CD
19ee	2945-212-14-944	585 Hidden Valley Ct	7.029	PD	Open Space	CD
19ff	2945-212-17-941	none	0.105	PD	Open Space	CD
10	2945-213-00-941	none	114.412	CSR	vacant	CD

SECTION 22. 1S, 1W, UTE MERIDIAN



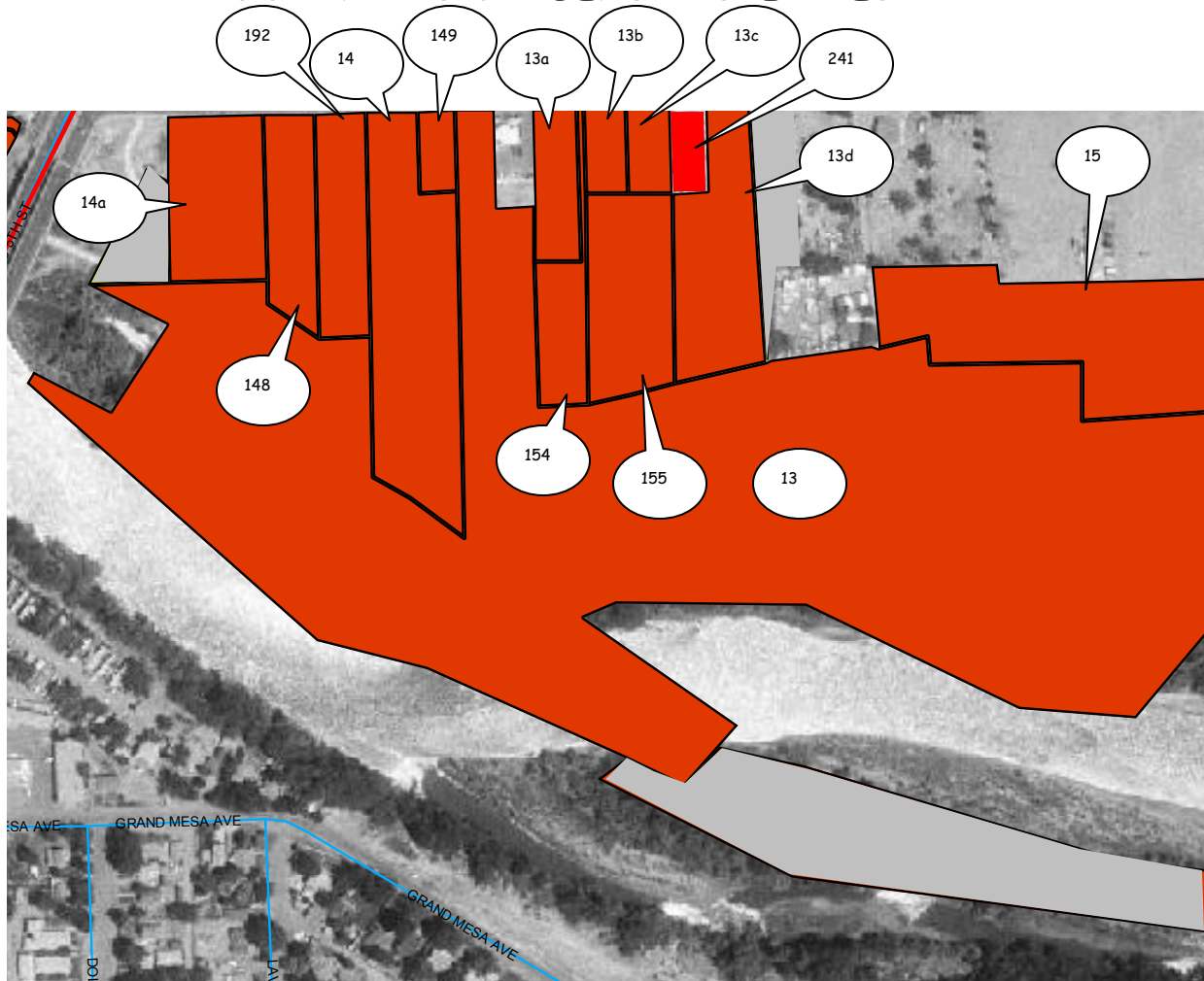
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
24	2945-221-00-940	543 Lawrence Ave	14.999	I-1	Parkway	CD
25	2945-221-00-941	none	2.654	CSR	vacant	CD
20	2945-221-00-944	none	17.528	I-O	vacant	CD
20a	2945-221-00-945	none	6.973	CSR	vacant	CD

SECTION 23, 1S, 1W, UTE MERIDIAN



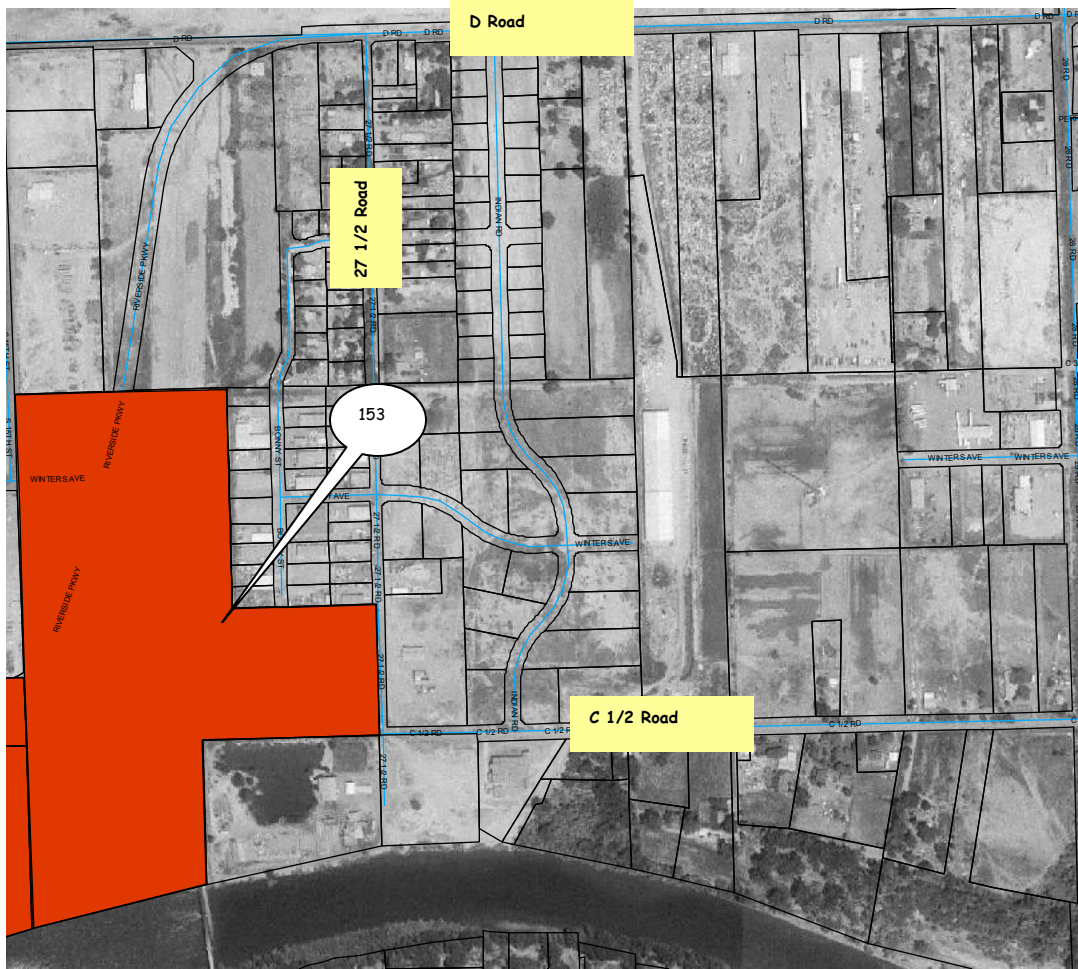
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
16	2945-231-00-945	925 Struthers Ave	53.787	CSR	Las Colonias Pk	
144	2945-232-00-940	none	0.18	C-2	dike	
20b	2945-232-00-945	1001 S 3rd Street	23.71	I-O	vacant	
145	2945-232-00-946	none	0.878	C-2	dike	
12	2945-233-00-946	none	0.511	CSR	vacant	
11	2945-233-02-941	451 Santa Clara Av	3.551	CSR	Duck Pond Pk	
150	2945-233-03-941	none	0.624	CSR	Duck Pond Pk	
156	2945-234-00-949	none	4.22	CSR	vacant	
234	2945-234-11-941	725 Struthers Ave	0.43	C-2	vacant	
157	2945-234-16-945	none	8.171	CSR	vacant	

BOTANICAL GARDENS PROPERTIES



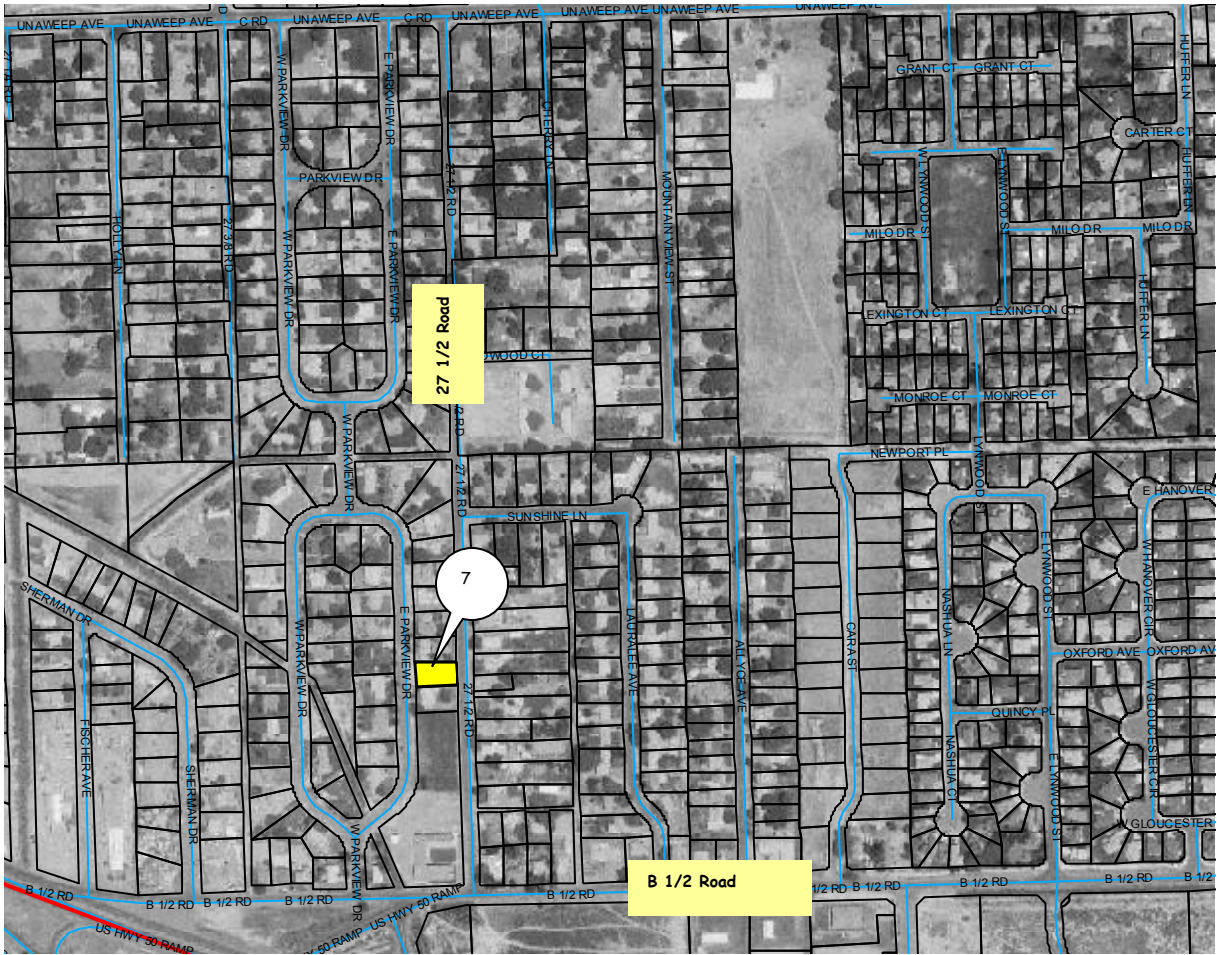
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
13	2945-233-00-940	639 Struthers Ave	28.788	CSR	Botanical lease	CD
14	2945-233-00-941	601 Struthers Ave	2.804	CSR	Botanical lease	CD
192	2945-233-00-942	none	1.011	CSR	Botanical lease	CD
148	2945-233-00-943	none	0.93	CSR	Botanical lease	CD
14a	2945-233-00-944	515 Struthers Ave	1.418	CSR	Botanical lease	CD
149	2945-233-00-945	none	0.271	CSR	Botanical lease	CD
13a	2945-234-00-941	655 Struthers Ave	0.606	CSR	Botanical lease	CD
15	2945-234-00-942	821 Struthers Ave	3.139	CSR	Botanical lease	CD
13b	2945-234-00-943	661 Struthers Ave	0.332	CSR	Botanical lease	CD
13c	2945-234-00-944	701 Struthers Ave	0.332	CSR	Botanical lease	CD
154	2945-234-00-945	none	0.728	CSR	Botanical lease	CD
13d	2945-234-00-947	715 Struthers Ave	1.738	CSR	Botanical lease	CD
155	2945-234-00-948	none	1.53	CSR	Botanical lease	CD
241	2945-234-00-930	709 Struthers Ave	0.27	C-2	Vacant	CD

SECTION 24, 1S, 1W UTE MERIDIAN



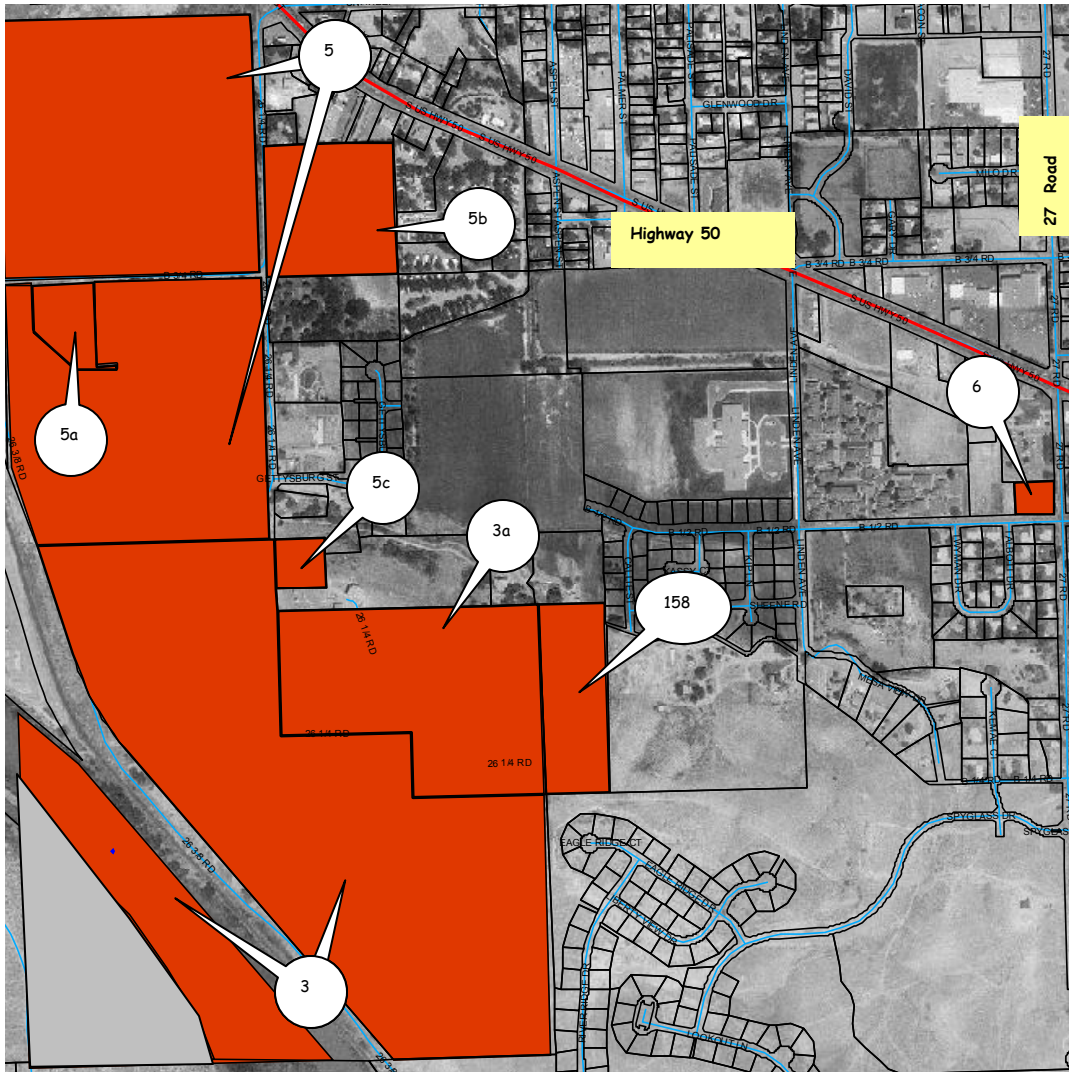
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
153	2945-243-00-945	1555 Winters Ave	39.572	CSR	Las Colonias	CD

SECTION 25, 1S, 1W, UTE MERIDIAN



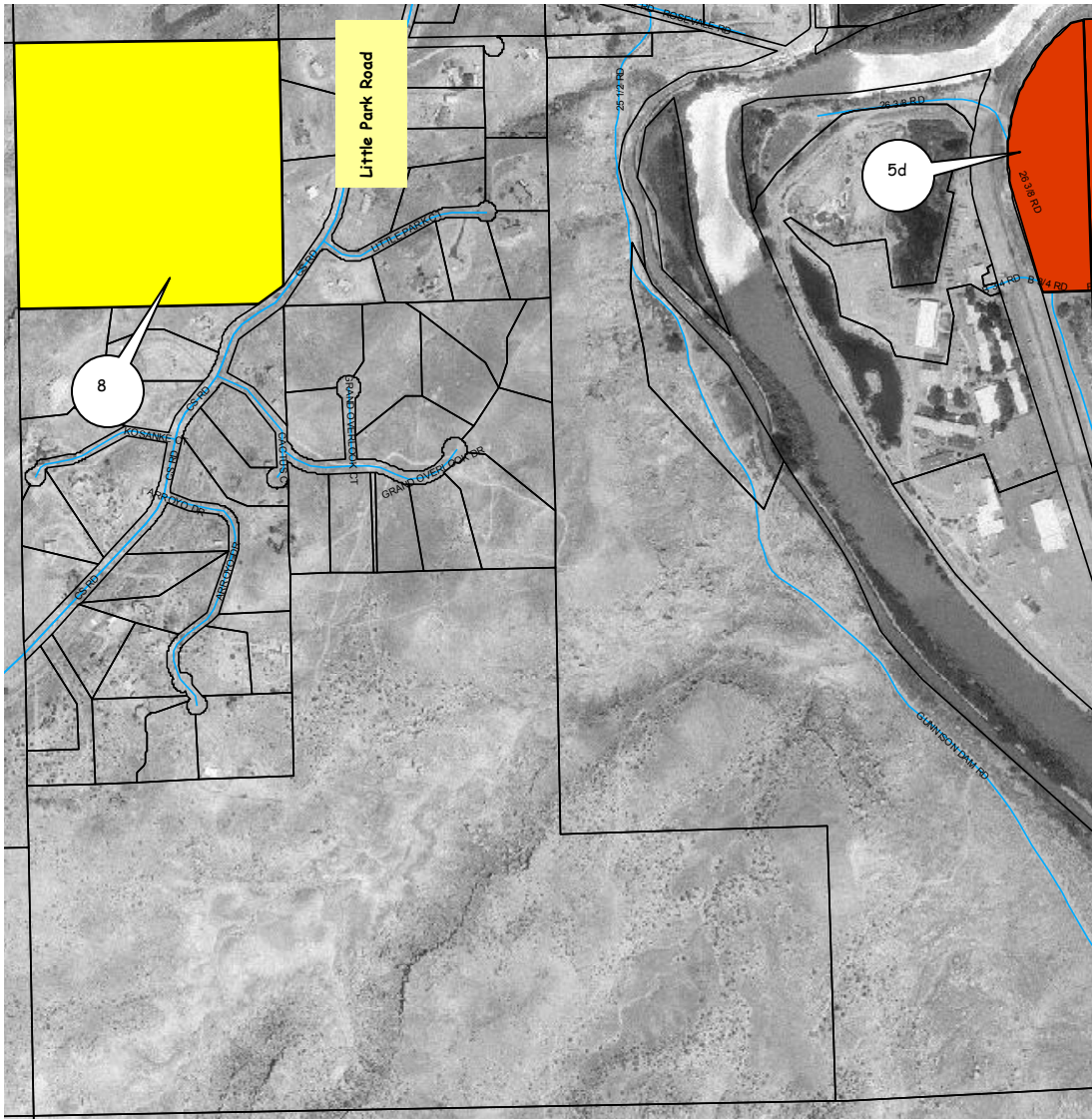
ID#	Parcel #	Address	Acreeage	Zoning	Status	Options
7	2945-252-20-941	none	0.216	RMF-8	vacant	CD

SECTION 26, 1S, 1W, UTE MERIDIAN



ID#	Parcel #	Address	Acreage	Zoning	Status	Options
6	2945-261-00-941	251 27 Road	0.78	C-1	Fire Station	CD
5	2945-262-00-941	none	74.365	CSR	Cemetery	CD
5a	2945-262-00-943	none	2.752	CSR	Cemetery	CD
5b	2945-262-00-956	none	10.089	CSR	Cemetery	CD
5c	2945-263-00-941	none	1.435	CSR	Cemetery	CD
3	2945-263-00-944	244 26 1/4 Road	108.013	CSR	Water Plant	CD
3a	2945-263-00-945	244 26 1/4 Road	24.068	CSR	Water Plant	CD
158	2945-264-00-946	none	7.258	CSR	Water Plant	CD

SECTION 27, 1S, 1W, UTE MERIDIAN



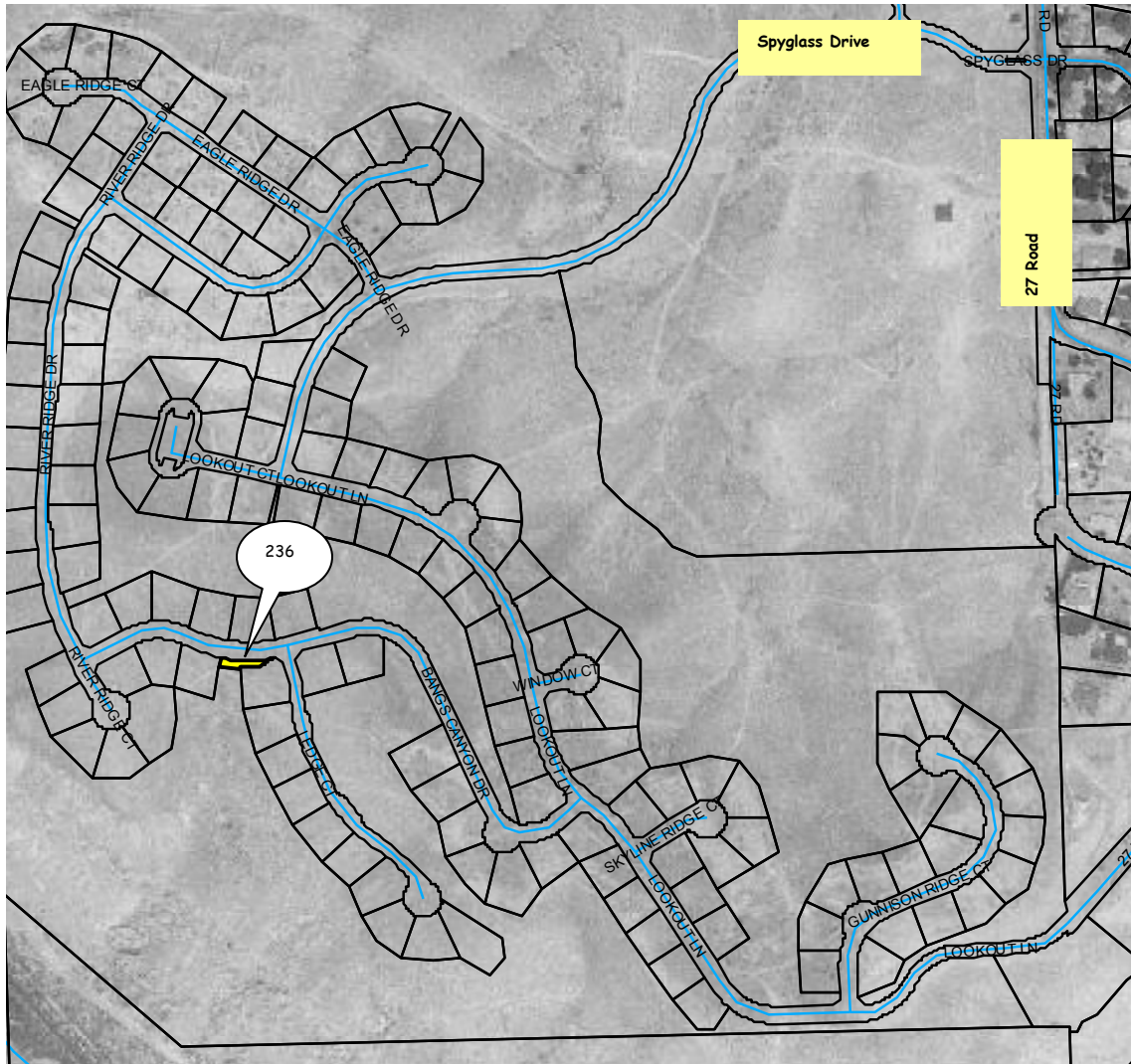
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
5d	2945-271-00-941	none	9.649	CSR	Cemetery	CD
8	2945-272-00-941	none	39.023	RSF-E	vacant	CD

SECTION 29, 1S, 1W, UTE MERIDIAN



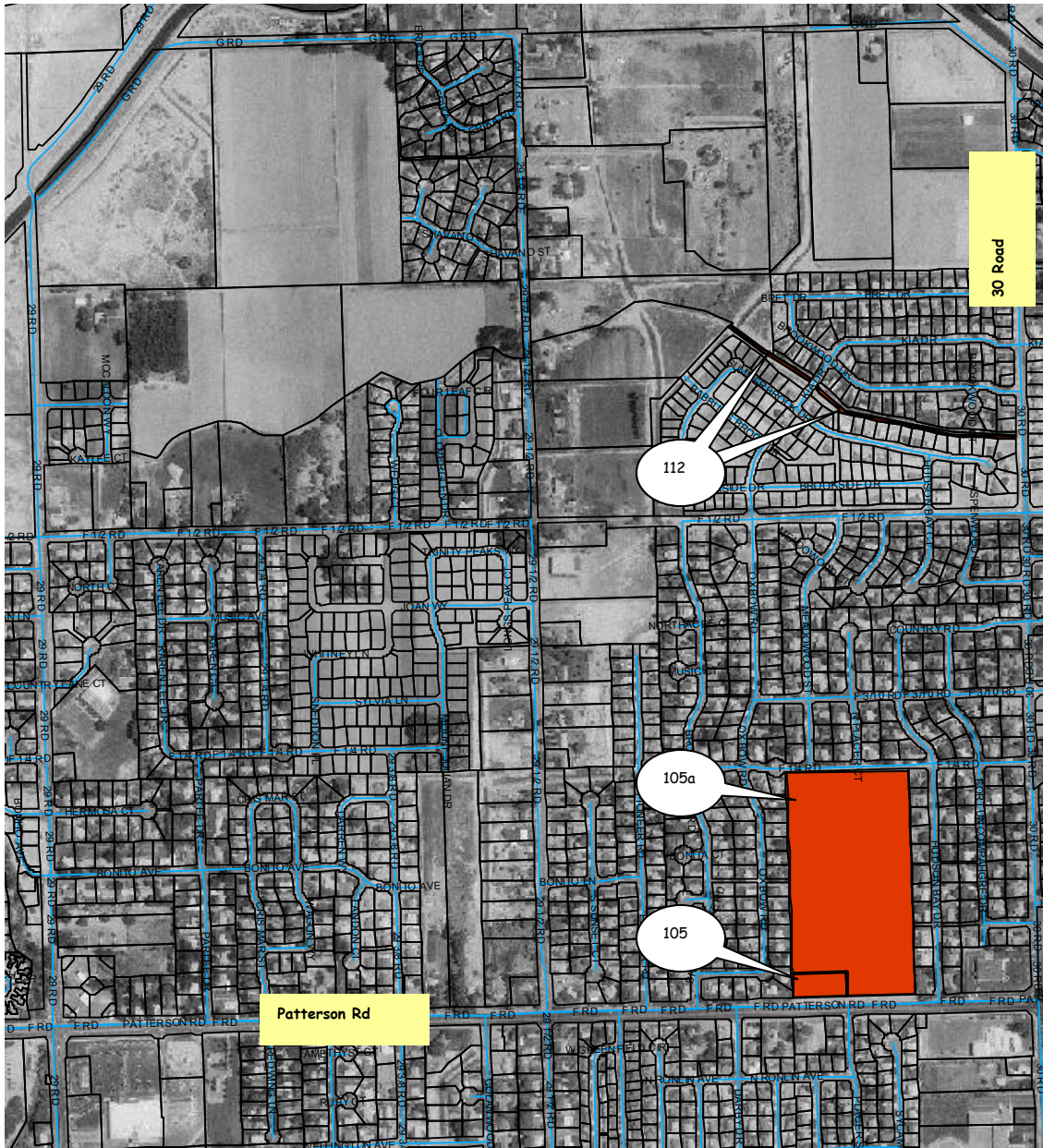
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
235	2945-292-00-941	None	0.06	RSF-E	vacant	CD

SECTION 35, 1S, 1W, UTE MERIDIAN



ID#	Parcel #	Address	Acreage	Zoning	Status	Options
236	2945-351-45-945	None	0.06	PD	Sewer pump	CD

SECTION 5, 1S, 1E, UTE MERIDIAN



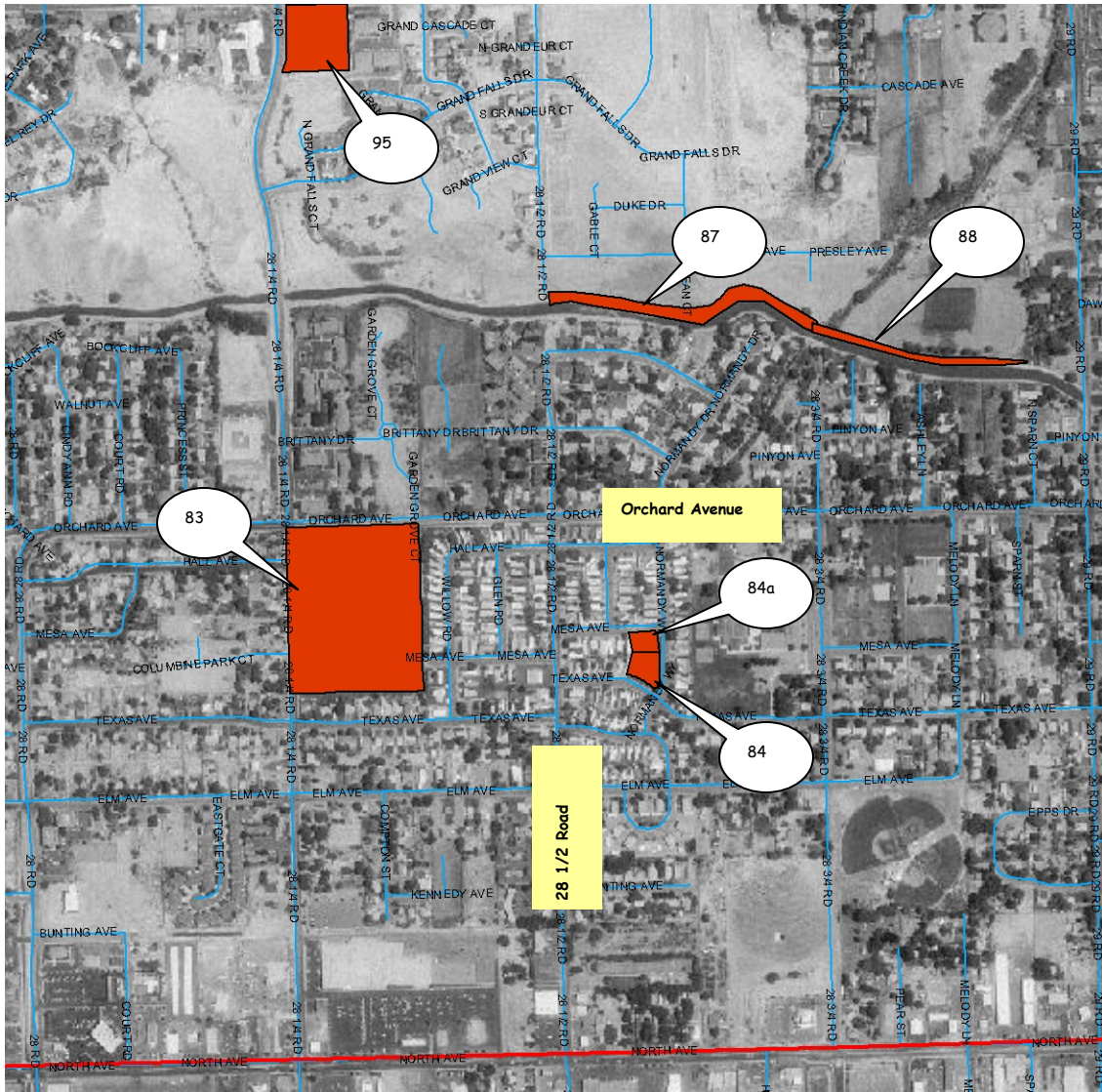
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
112	2943-051-69-941	none	0.771	PD	drainage	CD
105	2943-054-00-940	2980 F Road	0.877	CSR	Burkey Park	Vote
105a	2943-054-00-941	none	17.568	CSR	Burkey Park	vote

SECTION 6, 1S, 1E, UTE MERIDIAN



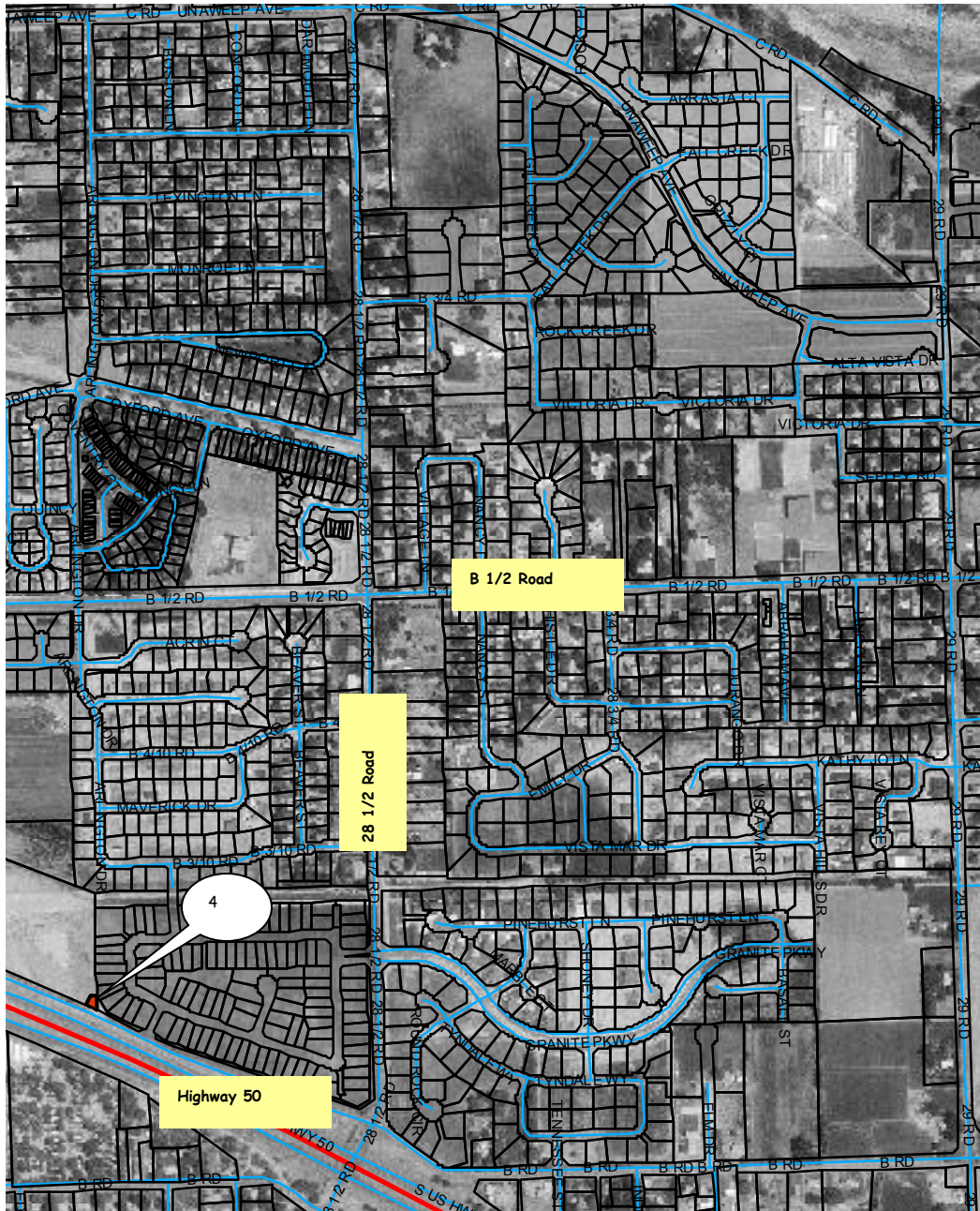
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
102	2943-063-00-945	610 28 Road	2.504	RSF-4	Detention Pond	CD
187	2943-063-44-941	none	0.275	PD	Detention Pond	CD
237	2943-064-00-941	2854 Patterson Rd	0.355	RMF-5	Parks Rental	CD
103	2943-062-00-945	none	205.524	CSR	Matchett Park	CD
104	2943-064-04-941	none	2.191	RMF-5	Darla Jean Park	vote

SECTION 7, 1S, 1E, UTE MERIDIAN



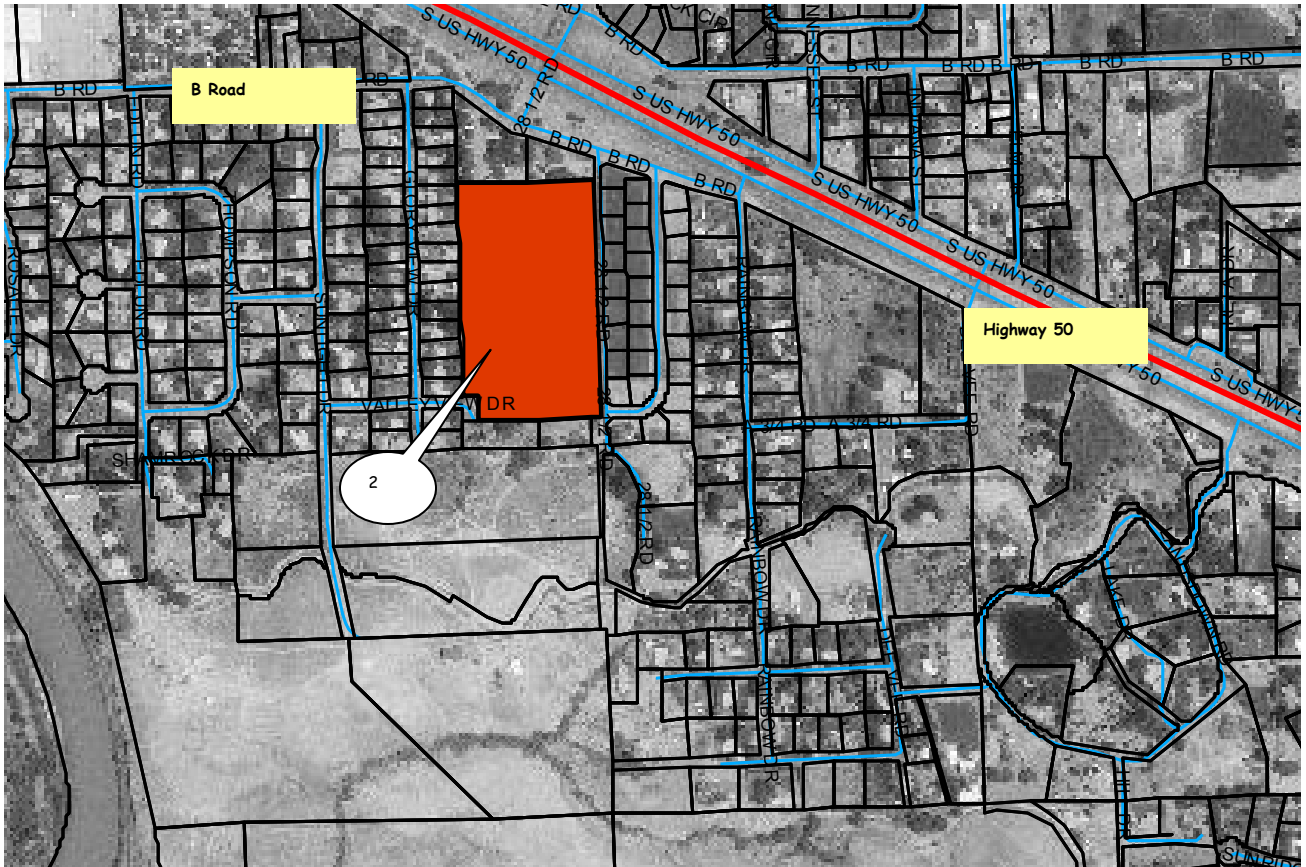
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
88	2943-071-18-941	none	0.879	RMF-5	Open Space	CD
87	2943-071-23-941	none	1.903	PD	Open Space	CD
95	2943-072-00-944	2827 Patterson Rd	2.318	CSR	Fire Station	CD
83	2943-073-00-941	540 28 1/4 Rd	14.415	CSR	Columbine Park	vote
84	2943-074-05-941	none	0.498	PD	Cottonwood Pk	CD
84a	2943-074-05-945	none	0.306	PD	Cottonwood Pk	CD

SECTION 30, 1S, 1E, UTE MERIDIAN



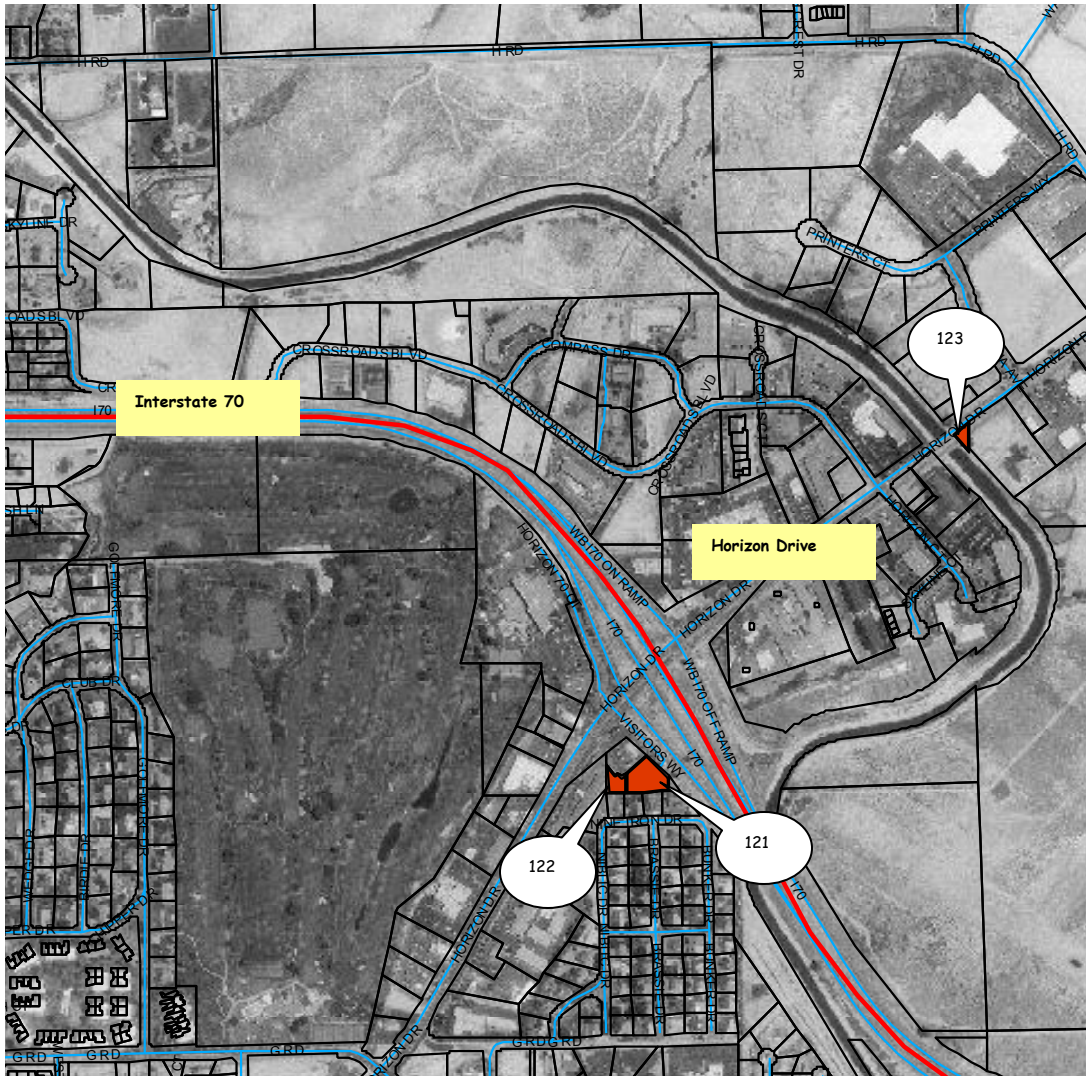
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
4	2943-303-00-941	none	0.061	C-2	Entrance sign	CD

SECTION 31, 1S, 1E, UTE MERIDIAN



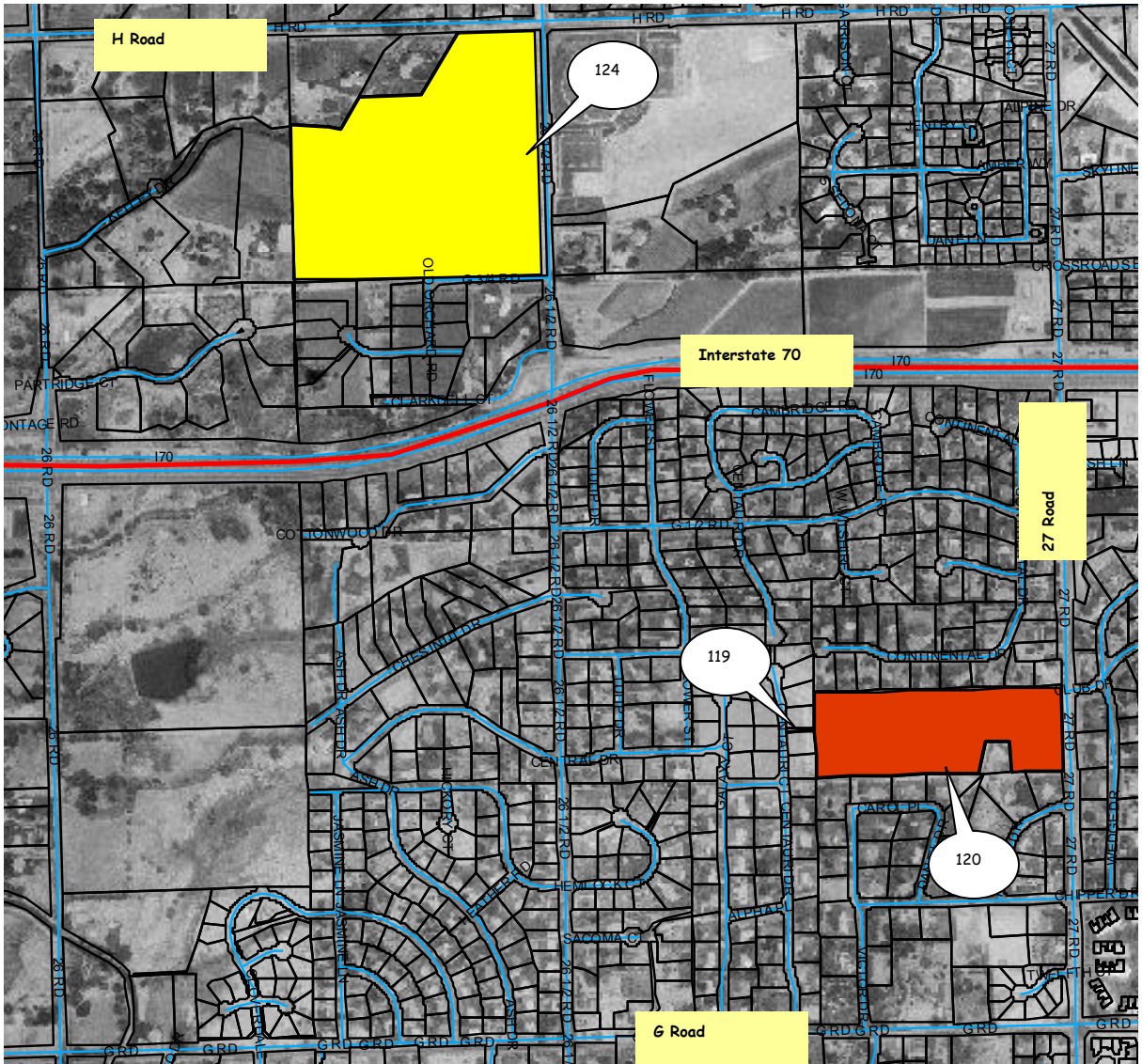
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
2	2943-312-00-944	none	9.61	CSR	Burkey Pk So.	vote

SECTION 36, 1N, 1W, UTE MERIDIAN



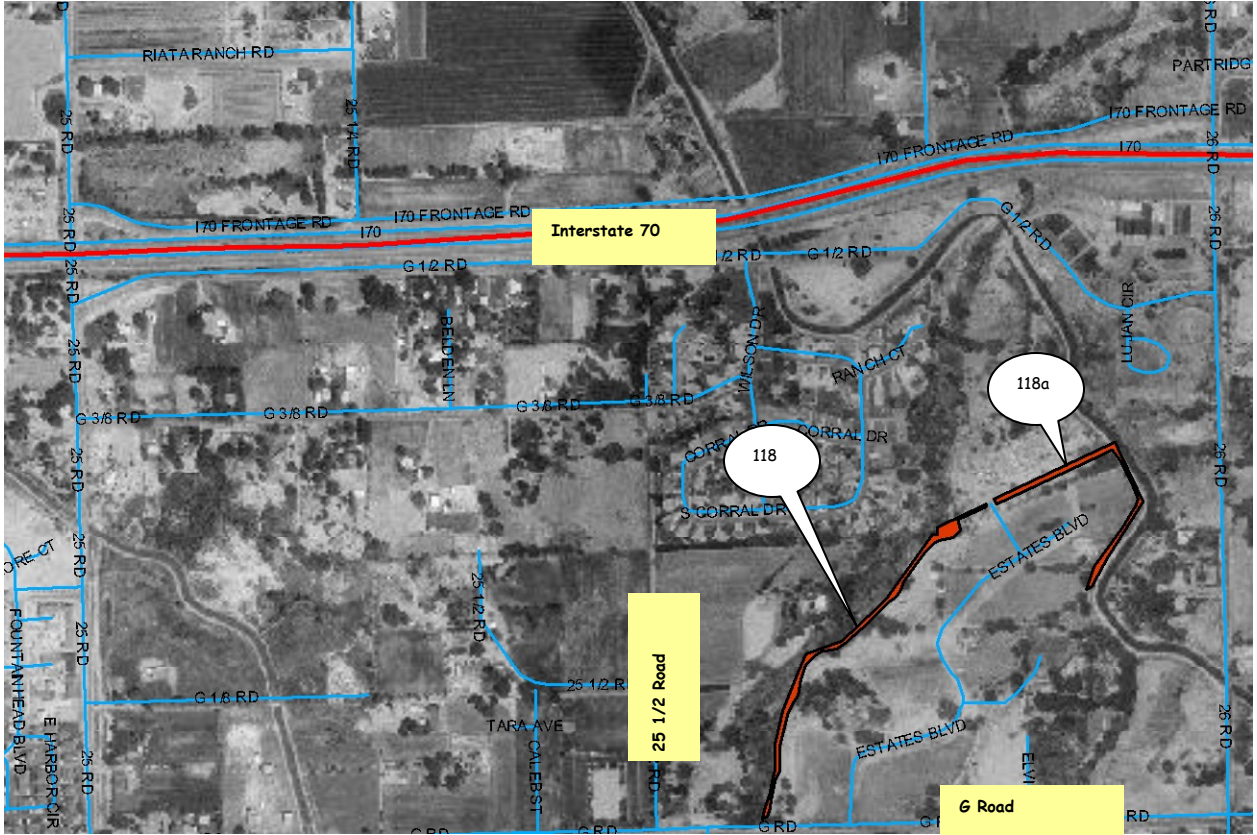
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
123	2701-361-00-941	none	0.16	C-1	drainage	CD
122	2701-364-40-948	none	0.254	C-1	VCB	CD
121	2701-364-40-949	740 Horizon Drive	0.757	C-1	VCB	CD

SECTION 35, 1N, 1W, UTE MERIDIAN



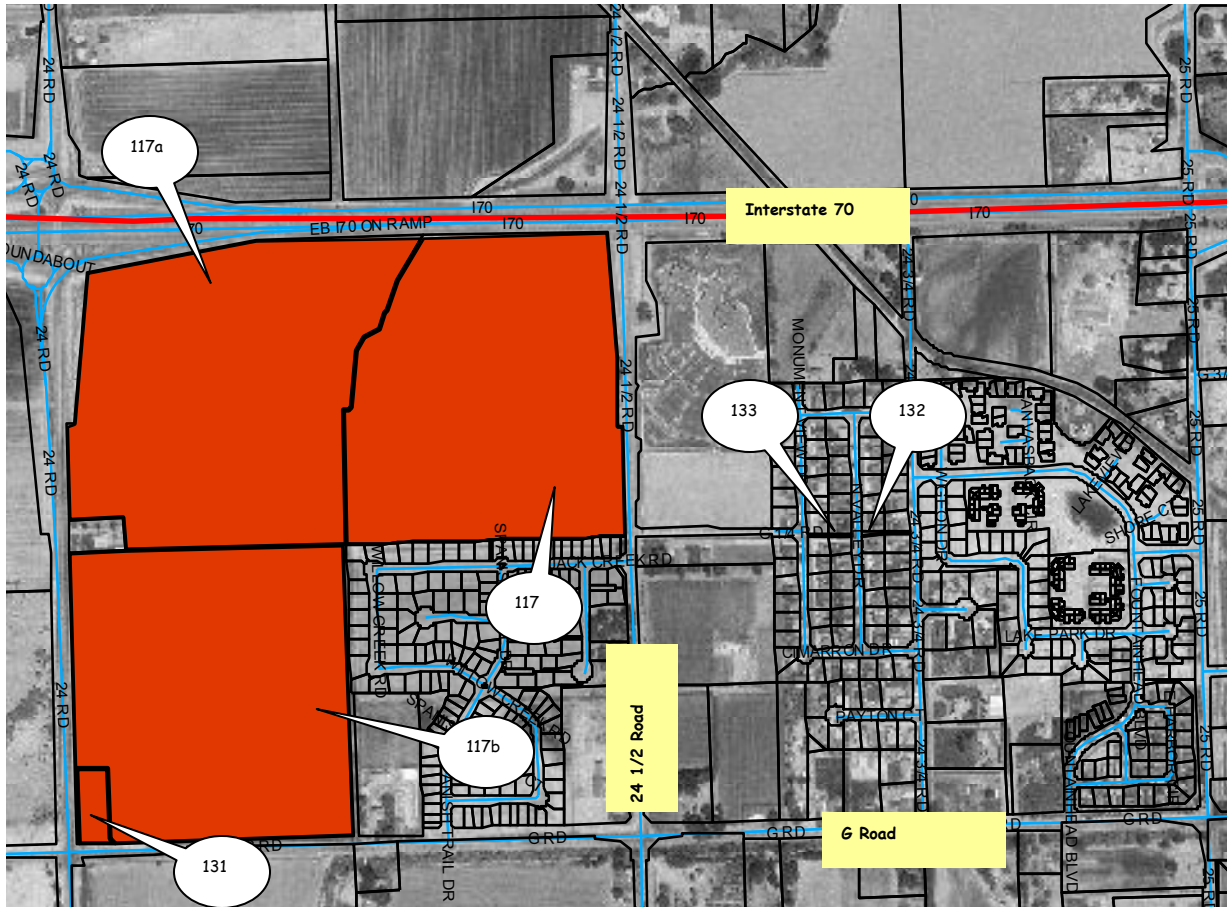
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
124	2701-352-51-945	none	30.734	CSR	Saccomanno Pk	CD
120	2701-354-00-949	731 27 Road	12.65	CSR	Park site	CD
119	2701-354-67-941	none	0.05	RSF-2	access	CD

SECTION 34, 1N, 1W, UTE MERIDIAN



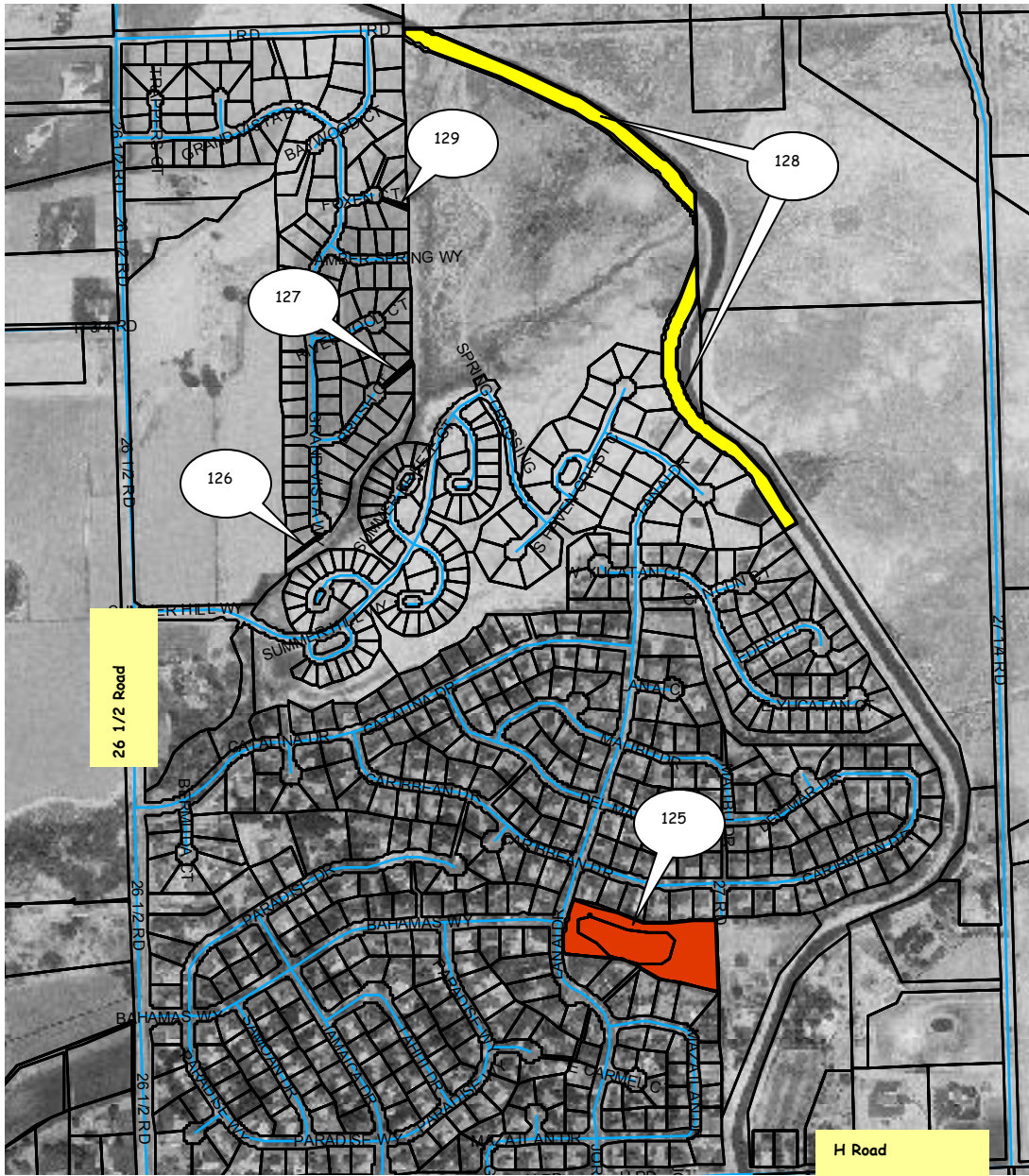
ID#	Parcel #	Address	Acreeage	Zoning	Status	Options
118	2701-344-24-941	none	0.911	RSF-2	Leach Creek	CD
118a	2701-344-25-941	none	0.59	RSF-2	Leach Creek	CD

SECTION 33, 1N, 1W, UTE MERIDIAN



ID#	Parcel #	Address	Acreage	Zoning	Status	Options
131	2701-333-00-940	2402 G Road	1.082	CSR	Canyon Vw Pk	vote
117	2701-333-00-941	727 24 1/2 Road	36.637	CSR	Canyon Vw Pk	vote
117a	2701-333-00-942	728 24 Road	39.732	CSR	Canyon Vw Pk	vote
117b	2701-333-00-948	730 24 Road	36.376	CSR	Canyon Vw Pk	vote
132	2701-334-26-941	none	0.61	RMF-5	access	CD
133	2701-334-27-941	none	0.58	RMF-5	access	CD

SECTION 26, IN, 1W, UTE MERIDIAN



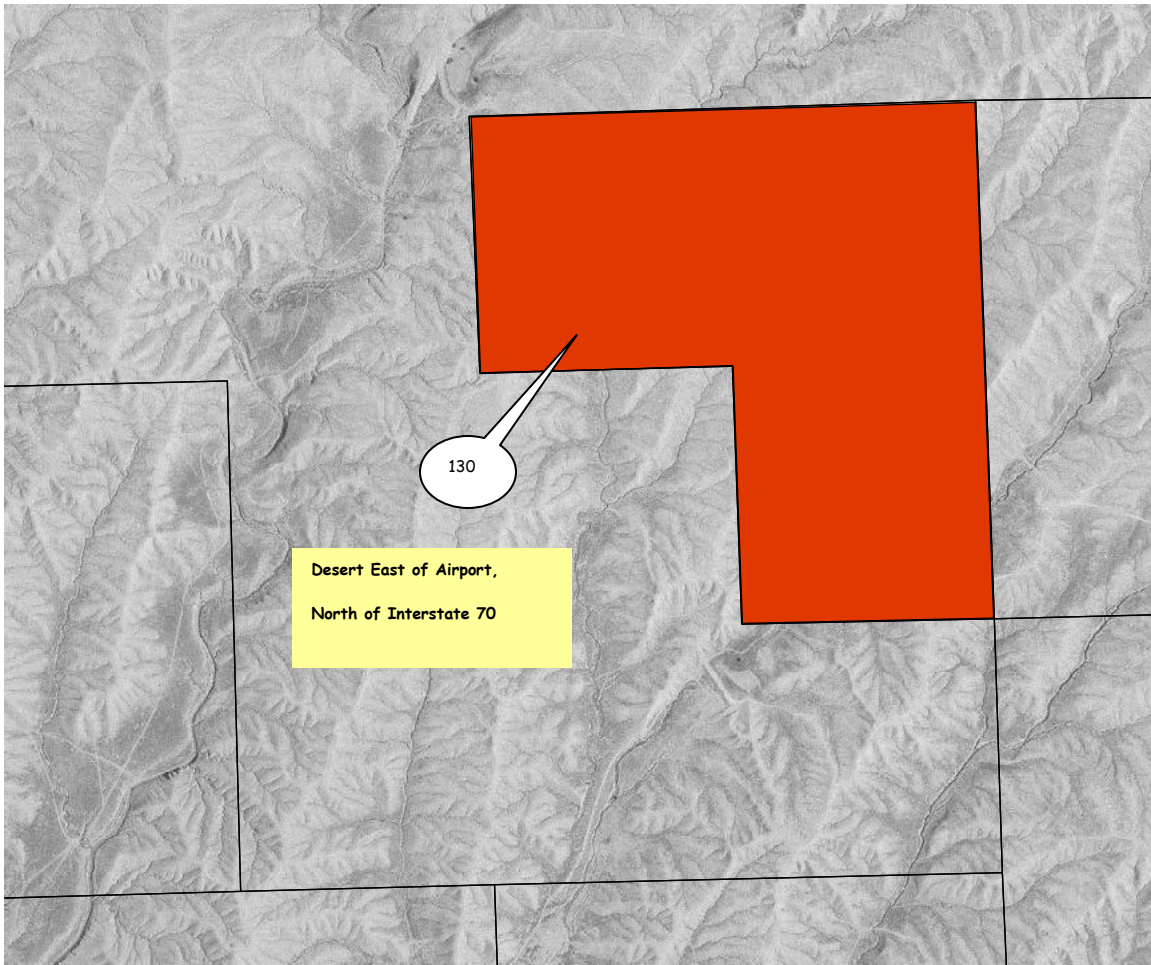
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
128	2701-261-31-941	none	5.272	PD	Canal/trail	CD
129	2701-261-37-941	none	0.043	RSF-4	access	CD
127	2701-261-42-941	none	0.061	RSF-4	access	CD
126	2701-261-43-941	none	0.071	RSF-4	access	CD
125	2701-264-14-941	none	2.817	CSR	Paradise Pk	vote

SECTION 20, 1N, 1W, UTE MERIDIAN



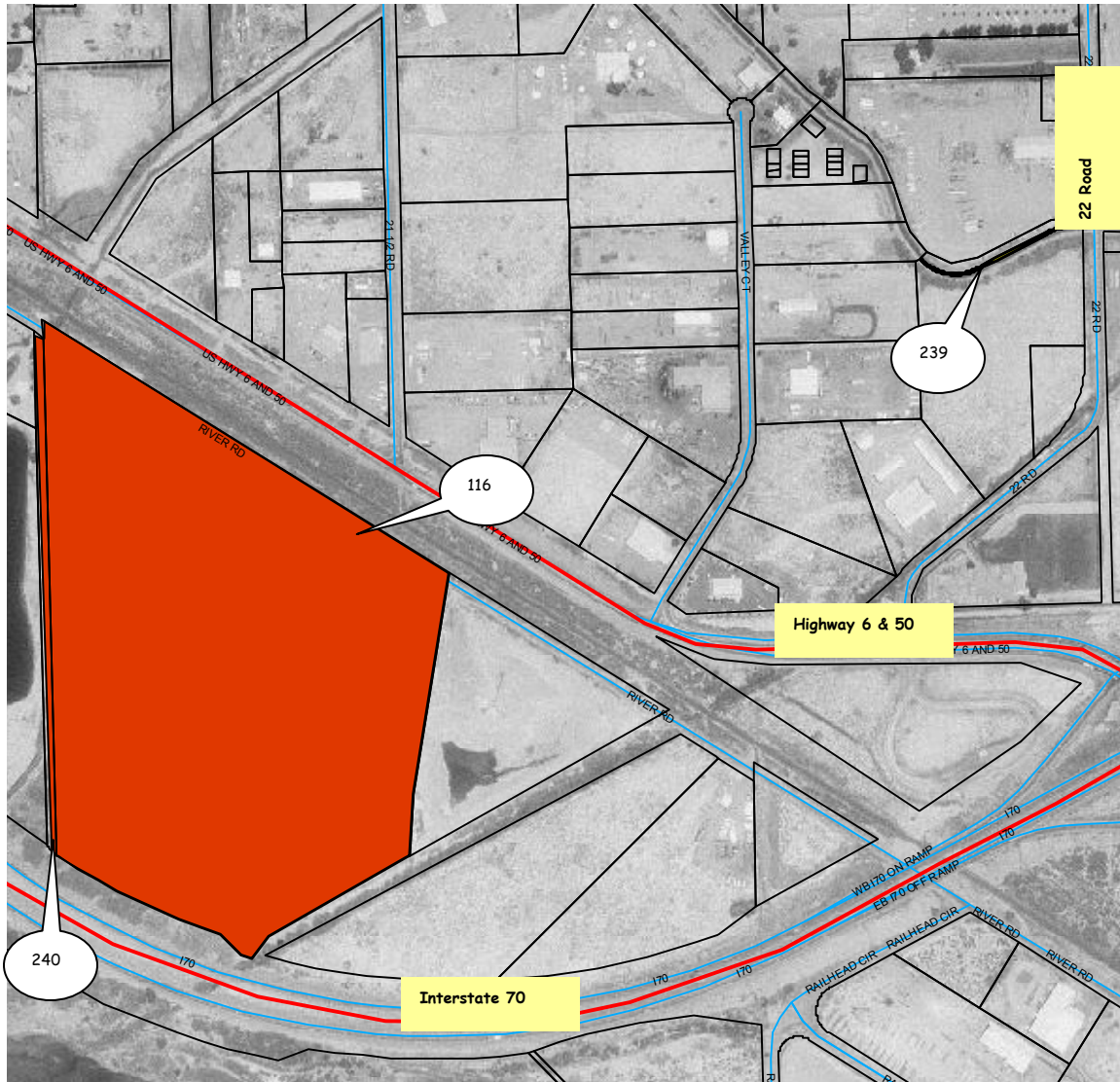
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
5	2701-203-00-943	none	8.802	AFT	Cemetery	CD

SECTION 27, 1N, 1E, UTE MERIDIAN



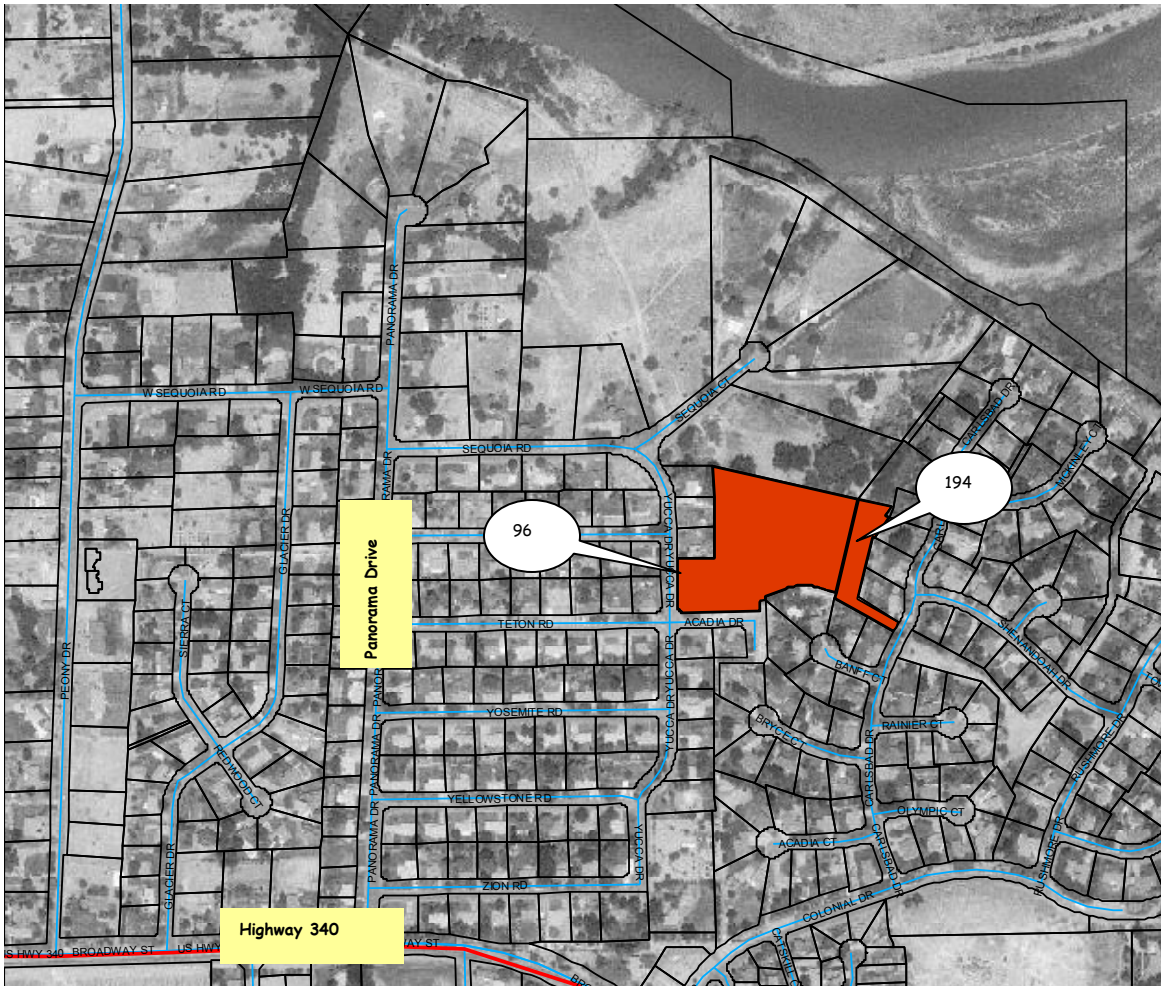
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
130	2705-274-00-941	none	120.01	AFT	vacant	CD

SECTION 36, 1N, 2W, UTE MERIDIAN



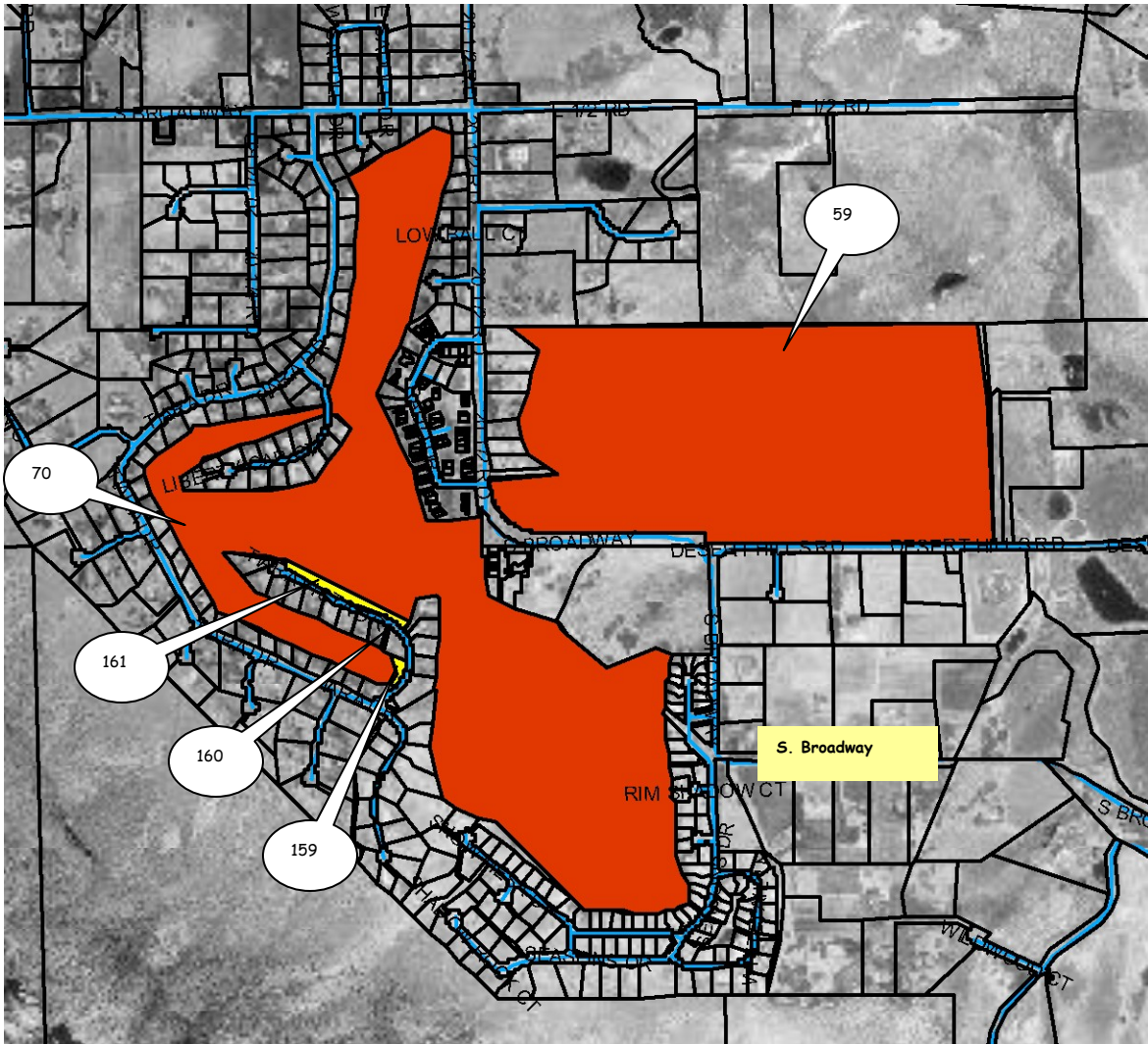
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
239	2697-361-02-941	none	0.169	I-1	canal	CD
240	2697-362-00-940	none	1.477	I-1	Persigo	CD
116	2697-363-00-941	2145 River Road	58.034	I-1	Persigo	CD

SECTION 14, 11S, 101 W, 6TH PM



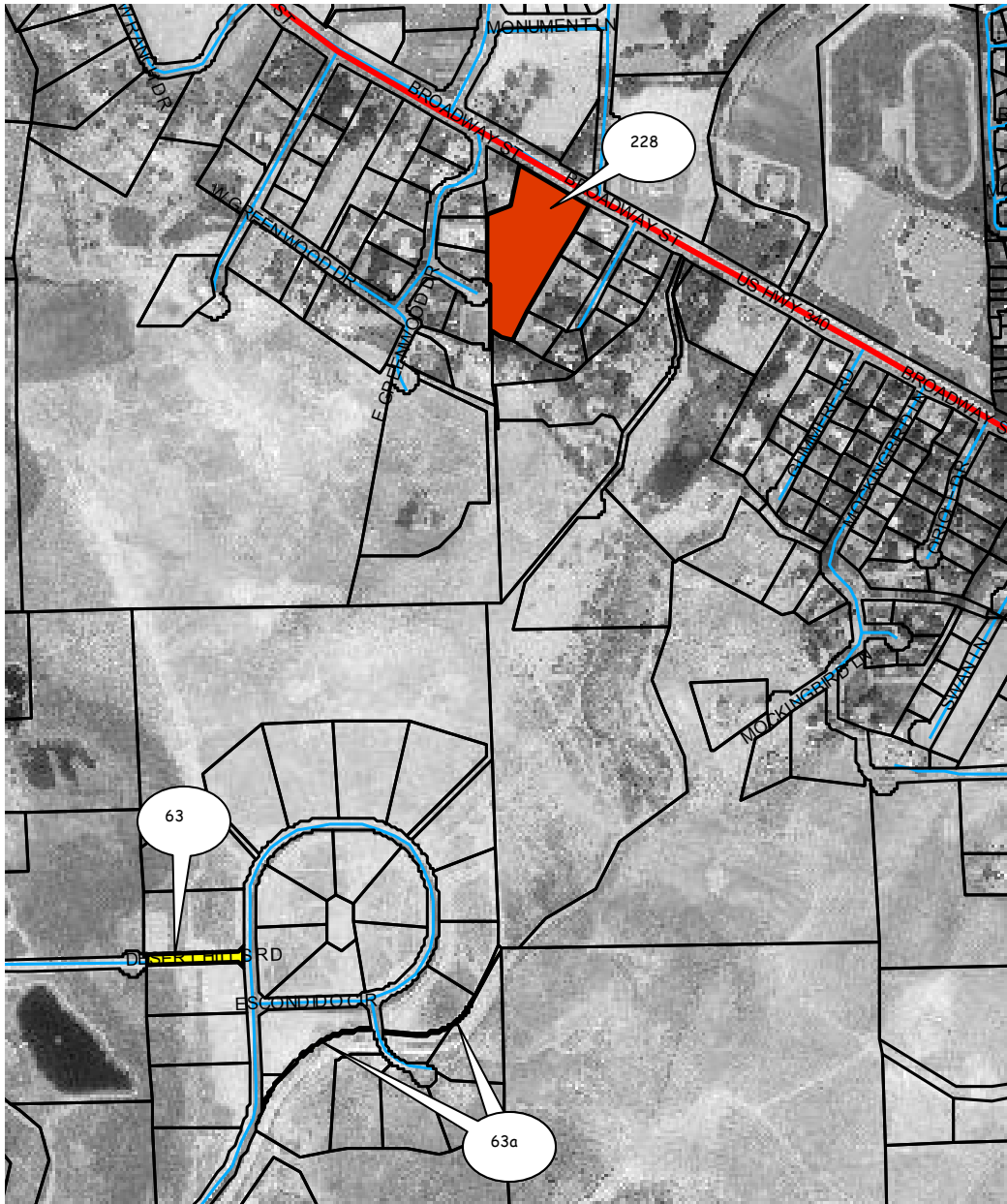
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
96	2947-143-24-944	621 Yucca Drive	4.436	PUD	Panorama SID	CD
194	2947-143-24-945	none	0.813	PUD	Panorama SID	CD

SECTIONS 22 & 27, 11S, 101W, 6TH PM



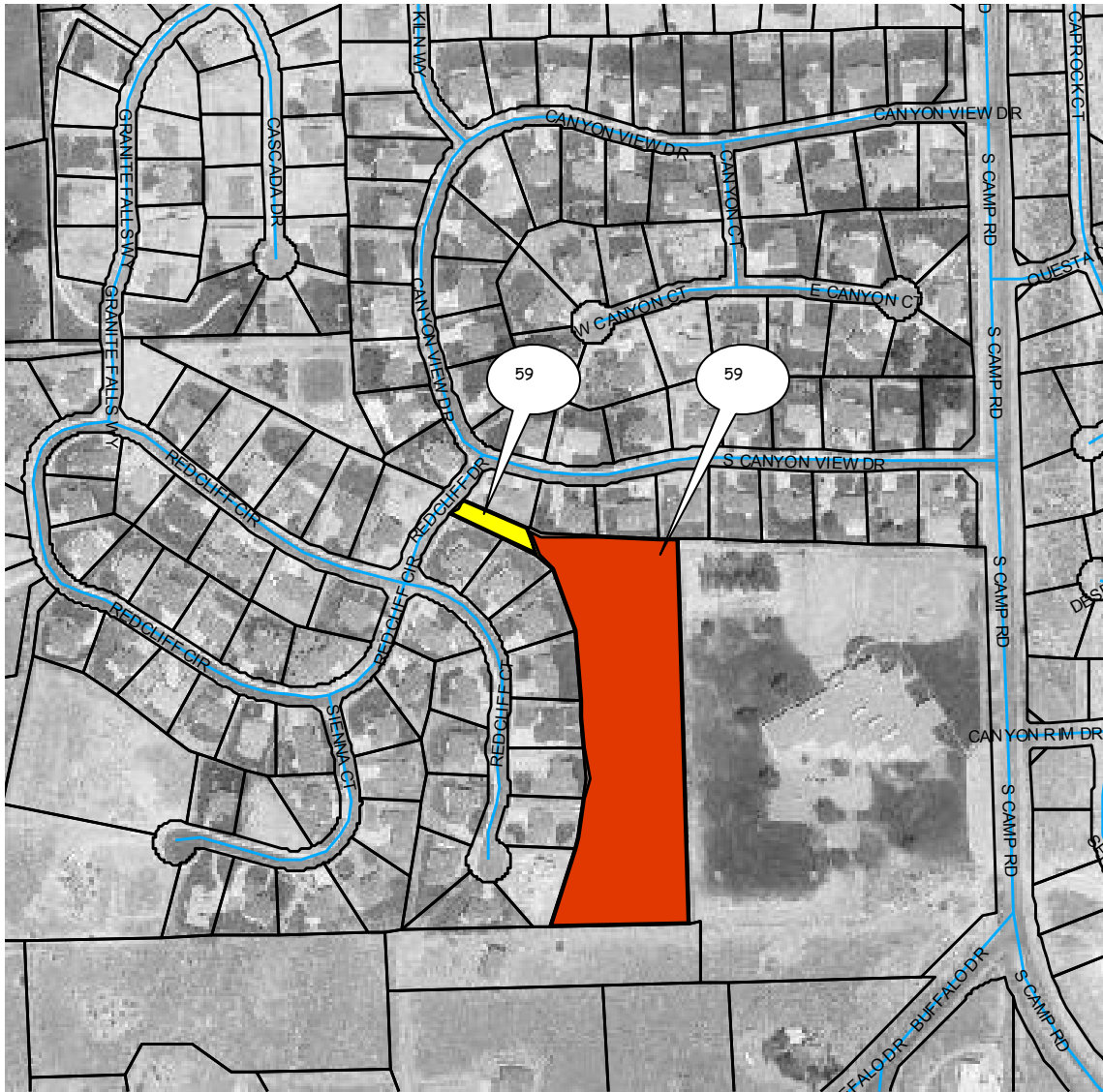
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
59	2947-223-00-948	2057 S Broadway	81.099	CSR	Driving range	CD
70	2947-224-00-945	2064 S Broadway	98.352	CSR	Golf Course	CD
159	2947-272-10-941	none	0.217	PUD	Golf Course	CD
160	2947-272-10-945	none	0.049	PUD	Golf Course	CD
161	2947-272-10-948	none	0.843	CSR	Golf Course	CD

SECTION 23 & 26, 11S, 101W, 6TH PM



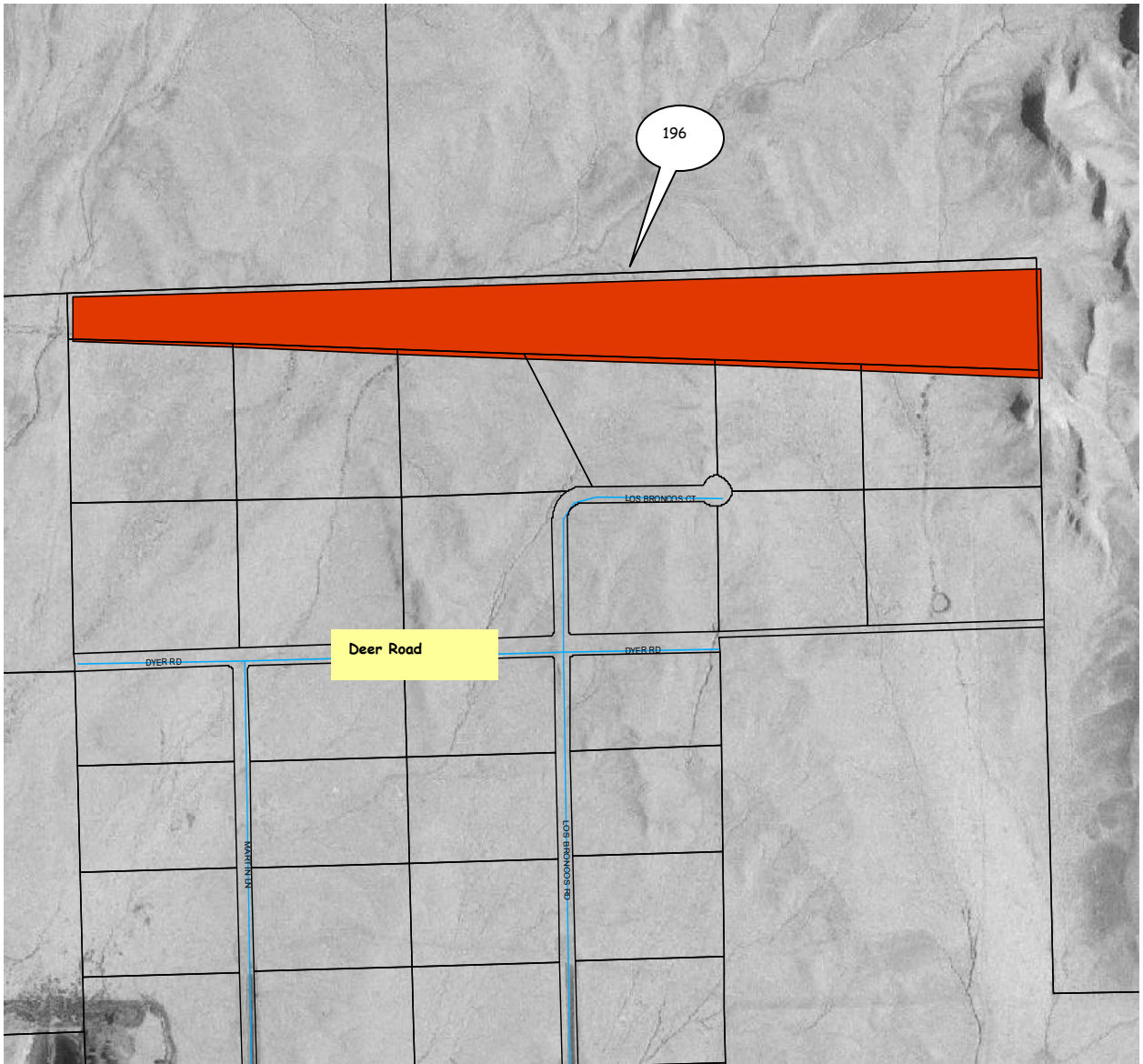
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
228	2947-231-17-944	2155 Broadway	3.166	CSR	Fire Station	CD
63	2947-233-25-941	none	0.392	PD	Future r/w	CD
63a	2947-262-29-941	none	0.266	PD	trails	CD

SECTION 35, 11S, 101W, 6TH PM



ID#	Parcel #	Address	Acreage	Zoning	Status	Options
17	2947-351-17-941	none	4.863	CSR	Wingate Pk	vote
162	2947-351-19-941	none	0.188	CSR	Wingate Pk	vote

SECTION 12, 2S, 1E, UTE MERIDIAN



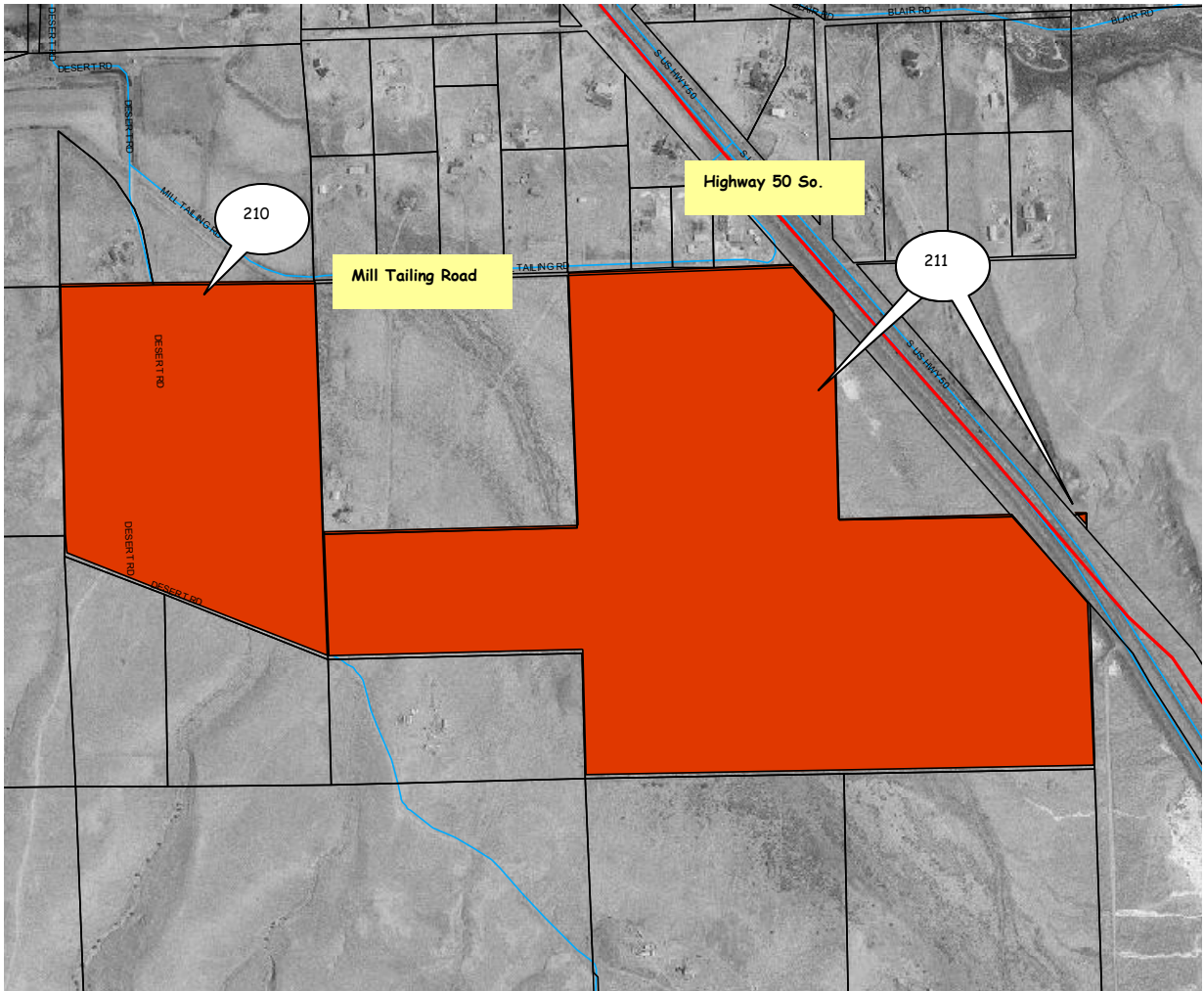
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
196	2967-121-13-941	none	25.331	AFT	City flow line	CD

SECTION 14, 2S, 1E, UTE MERIDIAN



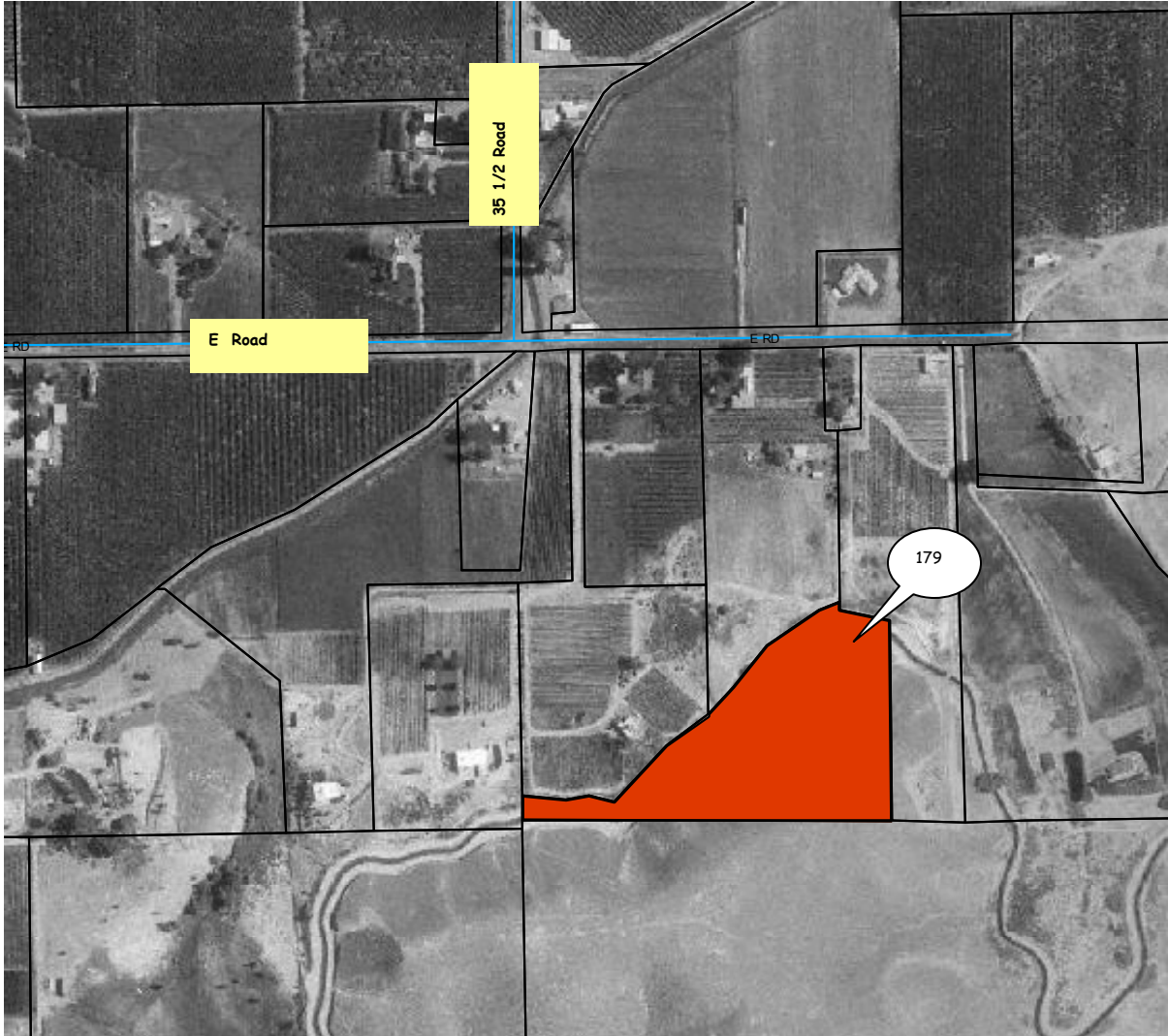
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
197	2967-141-01-942	none	0.695	AFT	vacant	CD

SECTIONS 23 & 24, 2S, 1E, UTE MERIDIAN



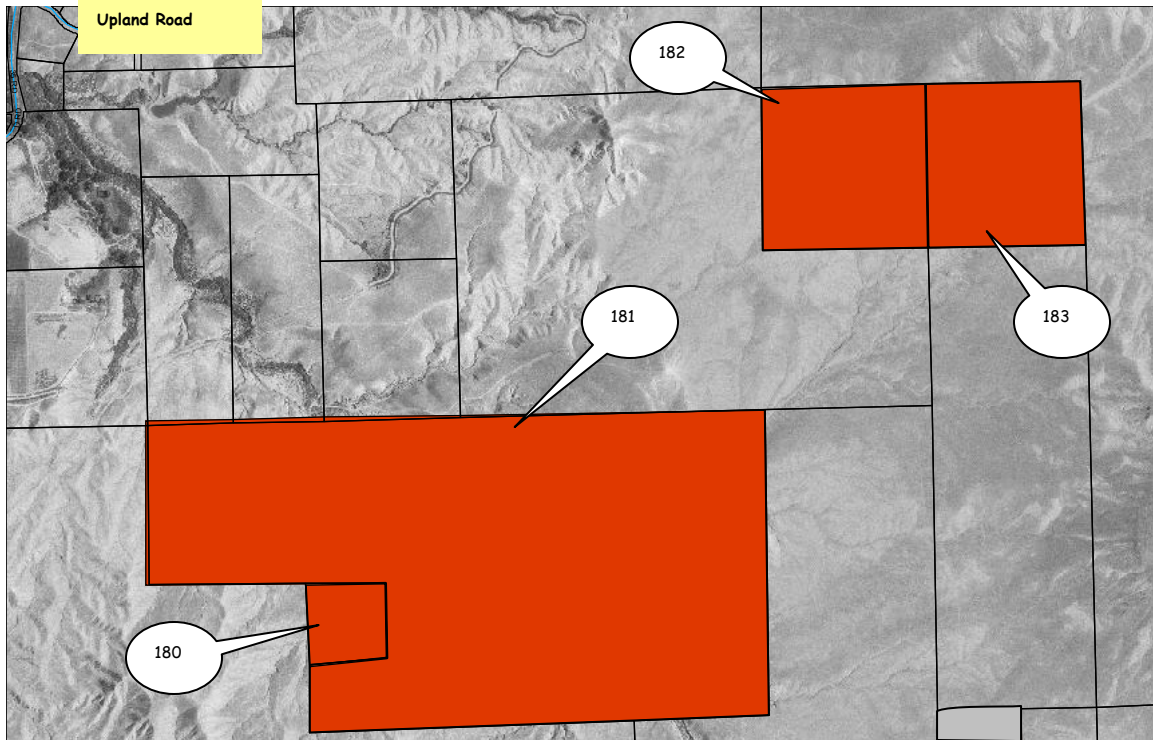
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
210	2967-231-00-944	none	50.91	AFT	Grazing lease	CD
211	2967-243-00-944	none	140	AFT	Grazing lease	CD

SECTION 17, 1S, 2E, UTE MERIDIAN



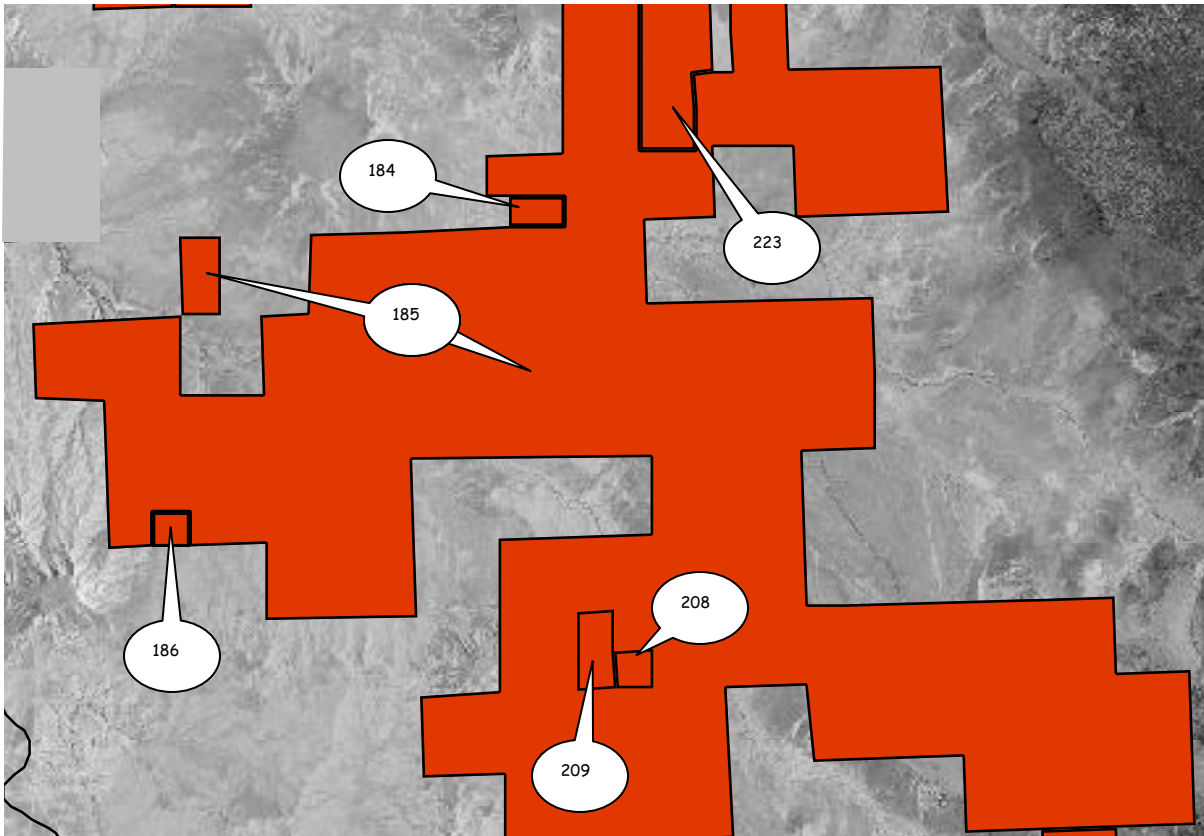
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
179	2941-171-00-941	none	6.926	AFT	vacant	CD

SECTIONS 20 & 21, 1S, 2E, UTE MERIDIAN



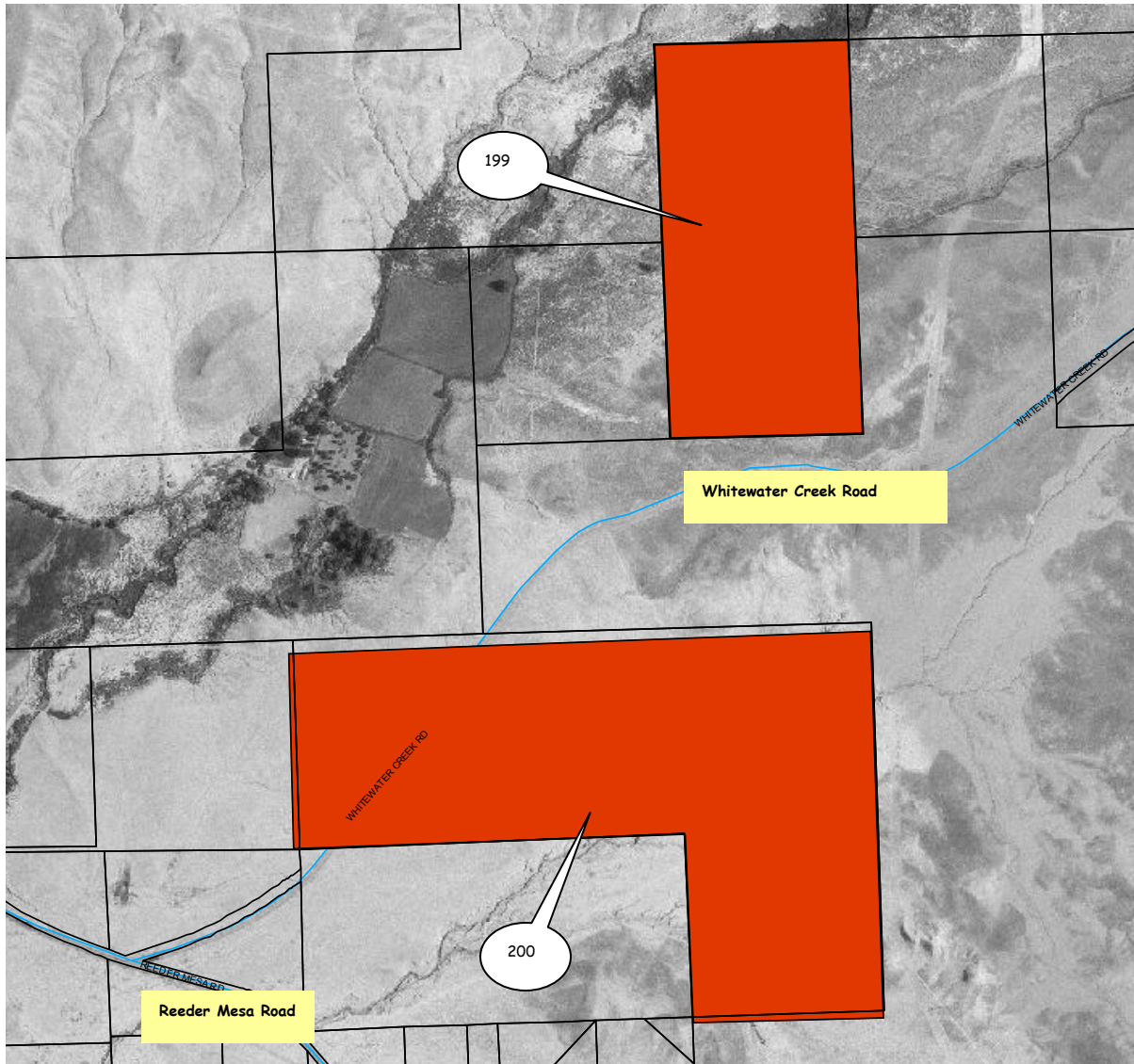
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
180	2941-203-00-941	none	9.989	AFT	Grazing Lease	CD
181	2941-203-00-942	none	265.16	AFT	Grazing Lease	CD
182	2941-212-00-943	none	43.591	AFT	Grazing Lease	CD
183	2941-212-00-944	none	41.668	AFT	Grazing Lease	CD

SECTIONS 22-34, 1S, 2E, UTE MERIDIAN



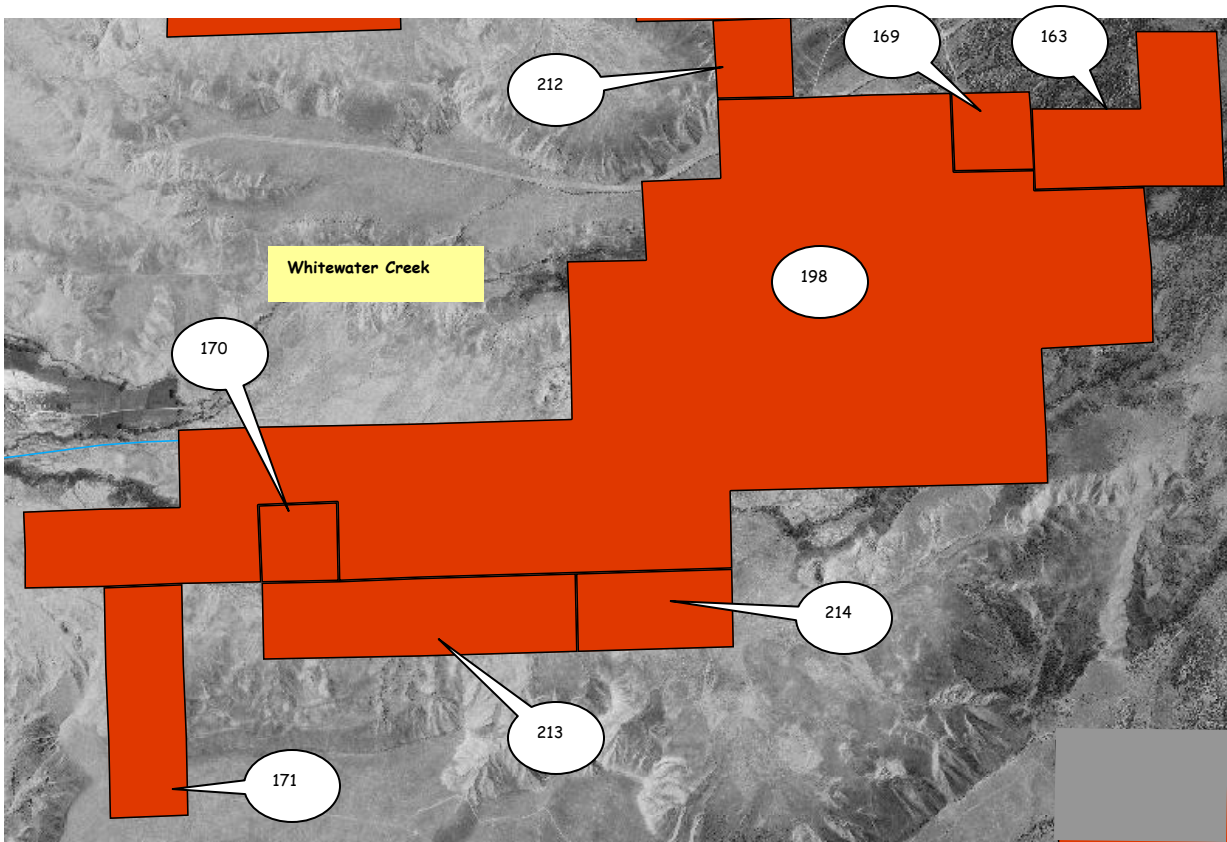
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
223	2941-221-00-945	none	64.865	AFT	Grazing Lease	CD
184	2941-223-00-946	none	10.636	AFT	Grazing Lease	CD
185	2941-224-00-947	none	2,750.2	AFT	Grazing Lease	CD
186	2941-283-00-948	none	8.753	AFT	Grazing Lease	CD
208	2941-341-00-941	none	9.849	AFT	Grazing Lease	CD
209	2941-341-00-942	none	19.928	AFT	Grazing Lease	CD

SECTIONS 8 & 17, 2S, 2E, UTE MERIDIAN



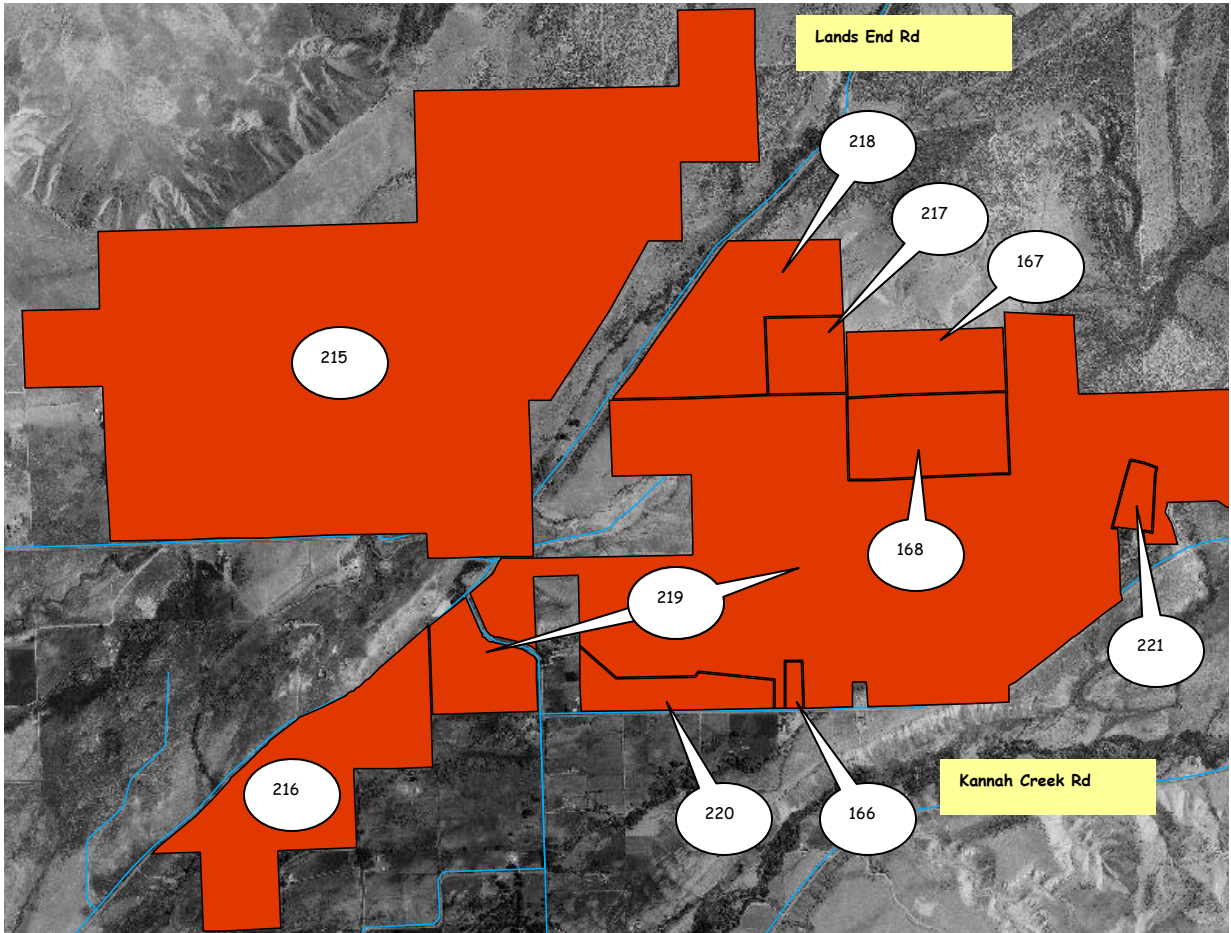
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
199	2969-081-00-944	none	80.754	AFT	Grazing Lease	CD
200	2969-172-00-947	none	165.249	AFT	Grazing Lease	CD

SECTIONS 1, 10, 11, 15, 2S, 2E, UTE MERIDIAN
& SECTION 12, 12S. 98W, 6TH PM



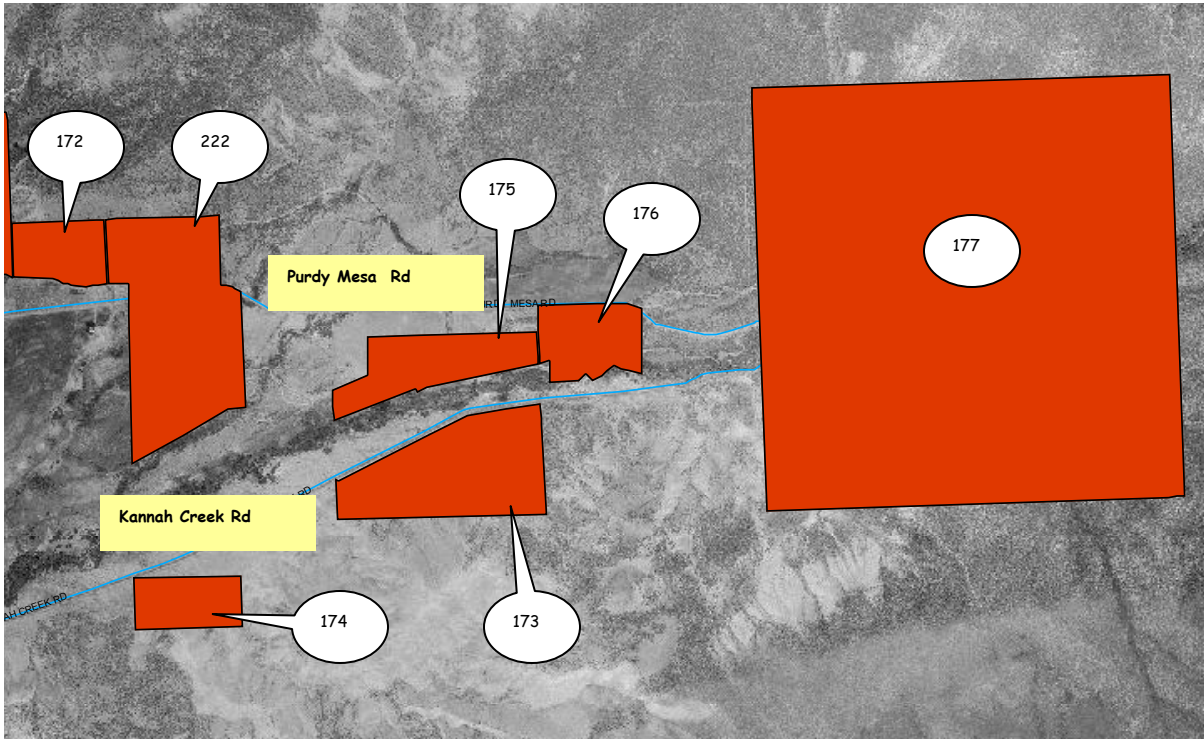
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
169	2969-011-00-941	none	41.305	AFT	vacant	CD
198	2969-012-00-942	none	1,682.1	AFT	Grazing Lease	CD
212	2969-012-00-943	none	40.213	AFT	Grazing Lease	CD
170	2969-104-00-941	none	40.011	AFT	Grazing Lease	CD
213	2969-104-00-946	none	159.884	AFT	Grazing Lease	CD
214	2969-114-00-945	none	79.76	AFT	Grazing Lease	CD
171	2969-152-00-941	none	119.188	AFT	Grazing Lease	CD
163	2971-123-00-941	none	140.058	AFT	vacant	CD

LANDS IN KANNAH CREEK AREA
PAGE 1 OF 2



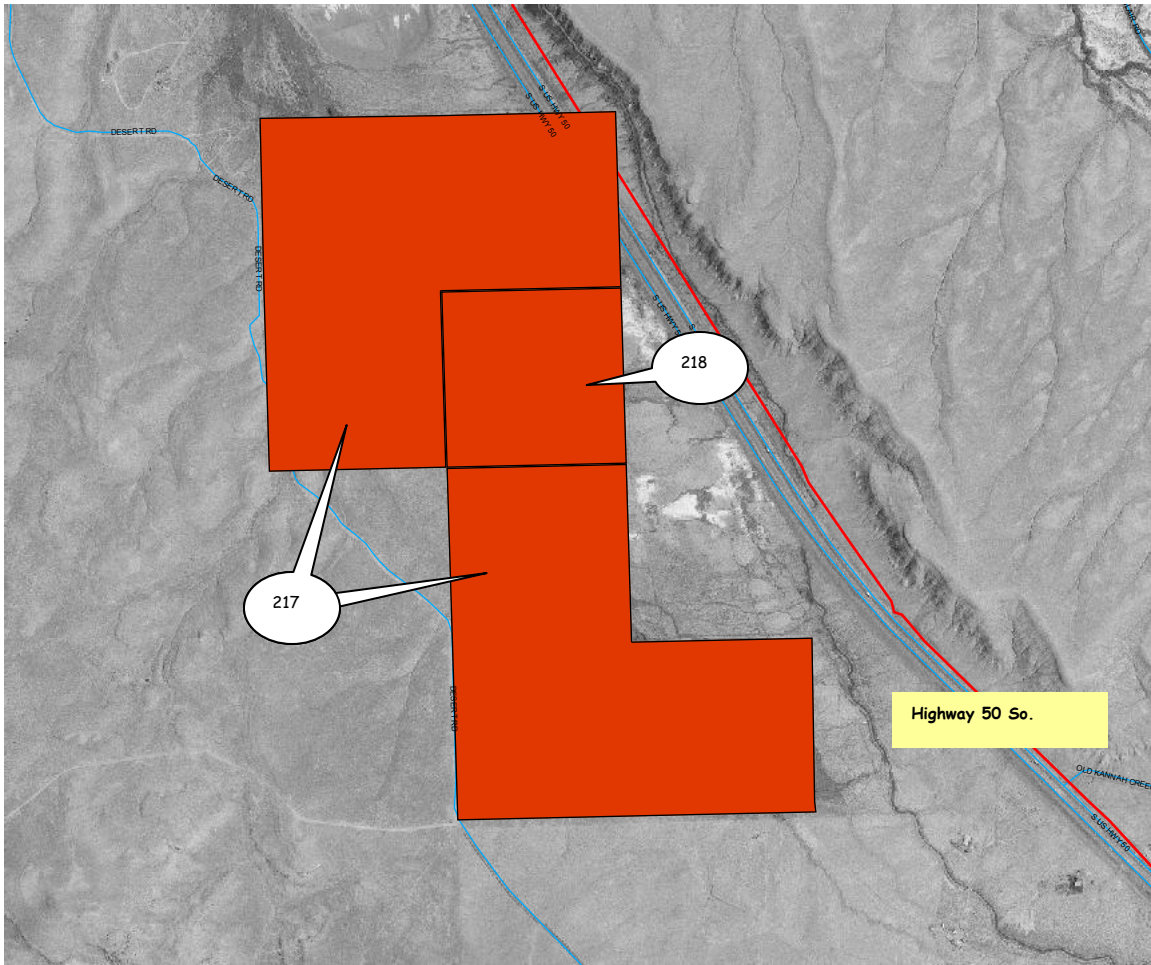
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
215	2969-242-00-948	none	1,333.3	AFT	Reeder Resvr	CD
216	2969-251-00-944	none	215.759	AFT	Grazing Lease	CD
217	2971-254-00-941	none	40.3	AFT	vacant	CD
218	2971-254-00-944	none	137.715	AFT	vacant	CD
219	2971-361-00-940	none	1,060.1	AFT	Juniata Resvr	CD
220	2971-363-00-941	none	46.579	AFT	Grazing Lease	CD
166	2971-364-00-940	none	5.509	AFT	vacant	CD
167	2973-303-00-941	none	67.537	AFT	Juniata Resvr	CD
221	2973-311-00-942	none	14.653	AFT	Grazing Lease	CD
168	2973-312-00-944	none	85.869	AFT	Juniata Resvr	CD

**LANDS IN KANNAH CREEK AREA
PAGE 2 OF 2**



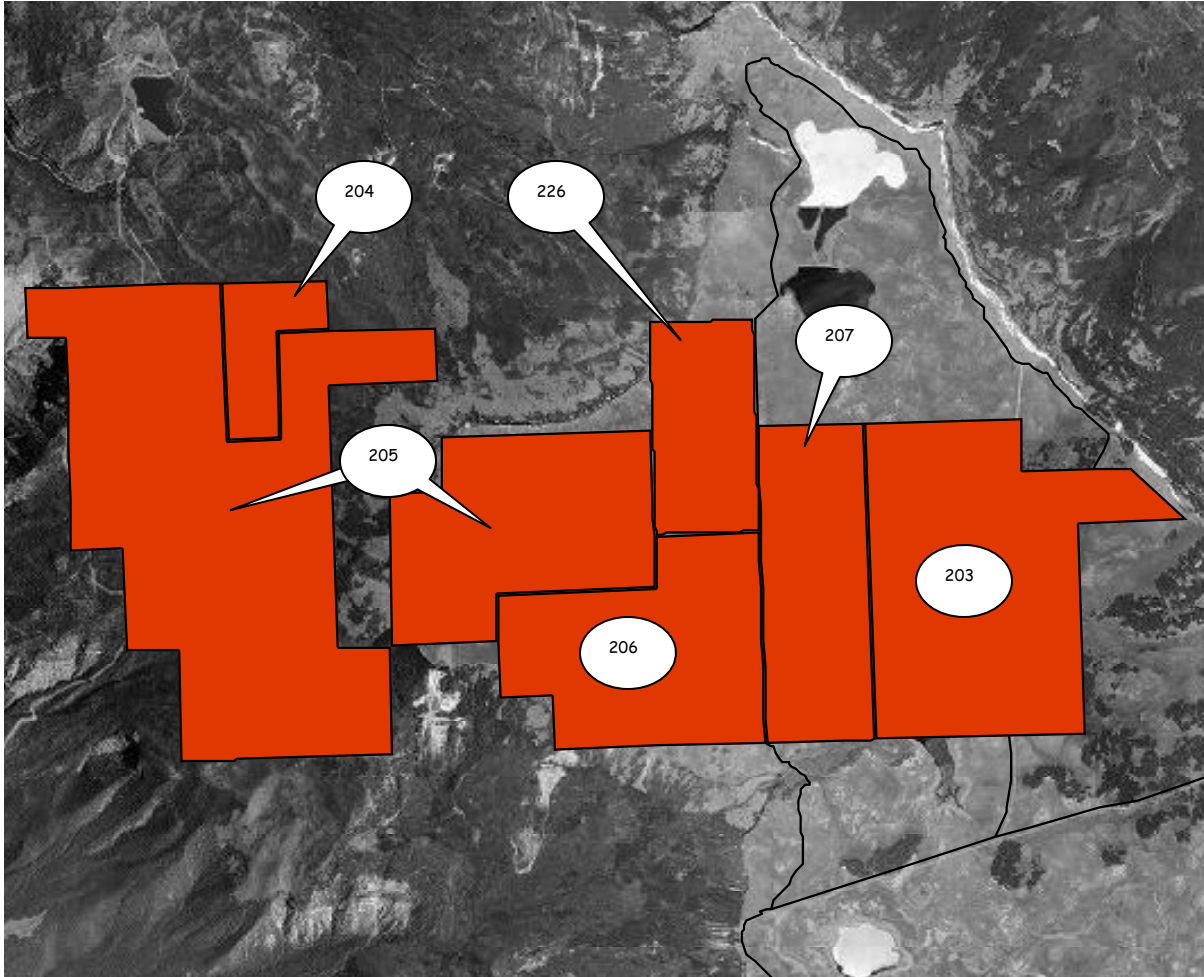
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
174	3199-051-00-944	none	20.526	AFT	vacant	CD
172	2973-322-00-944	none	20.732	AFT	vacant	CD
222	2973-324-00-941	none	89.613	AFT	Grazing Lease	CD
173	2973-333-00-944	none	63.354	AFT	vacant	CD
175	2973-333-00-945	none	34.553	AFT	vacant	CD
176	2973-334-00-941	none	26.978	AFT	vacant	CD
177	2973-344-00-944	10001 Kannah Cr Rd	638.469	AFT	Vanover's hse	CD

SECTION 30, 2S, 2E, UTE MERIDIAN



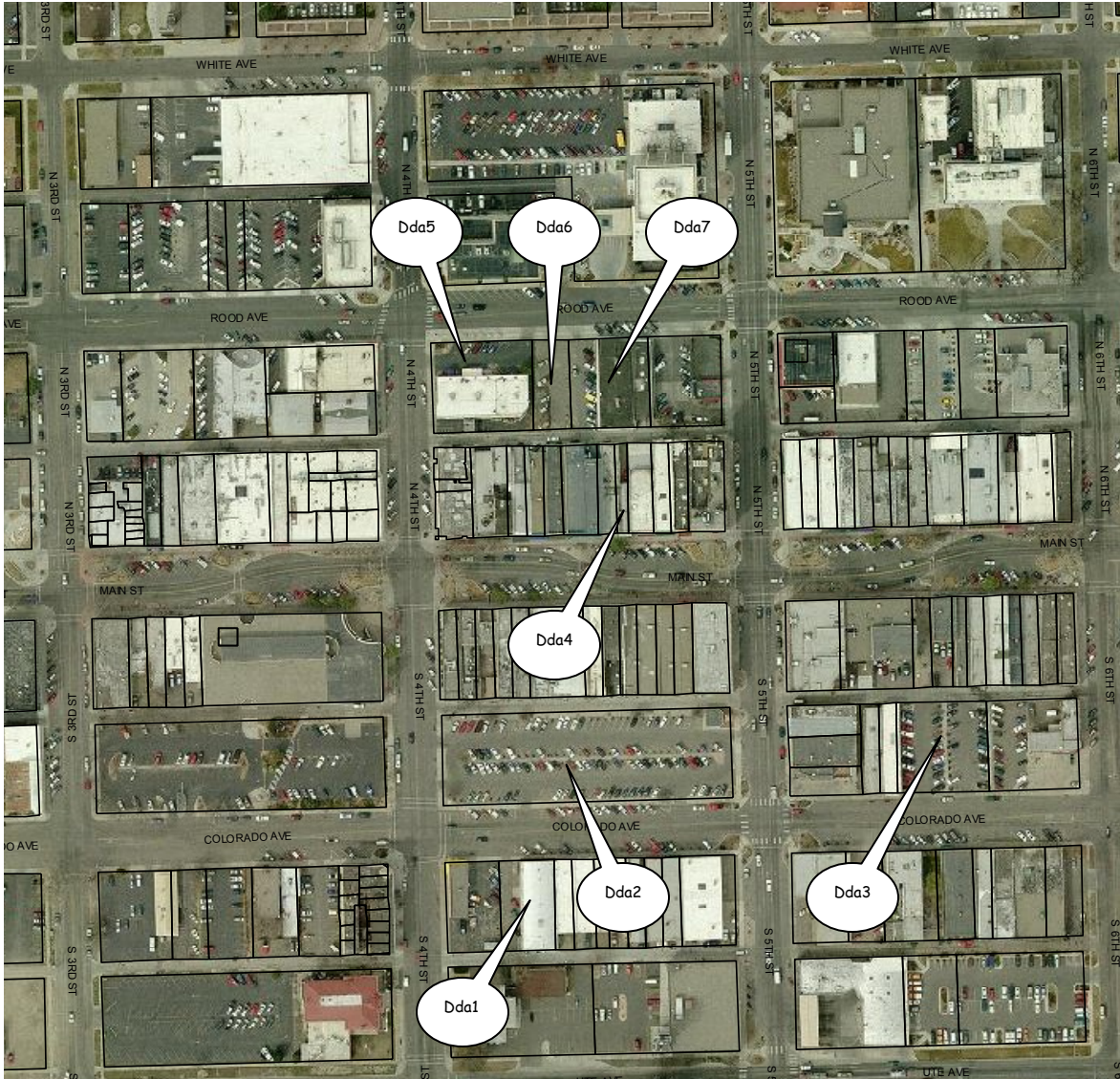
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
217	2969-303-00-942	none	240.049	AFT	Grazing Lease	CD
218	2969-303-00-949	none	40.234	AFT	Radio Lease	CD

GRAND MESA PROPERTIES



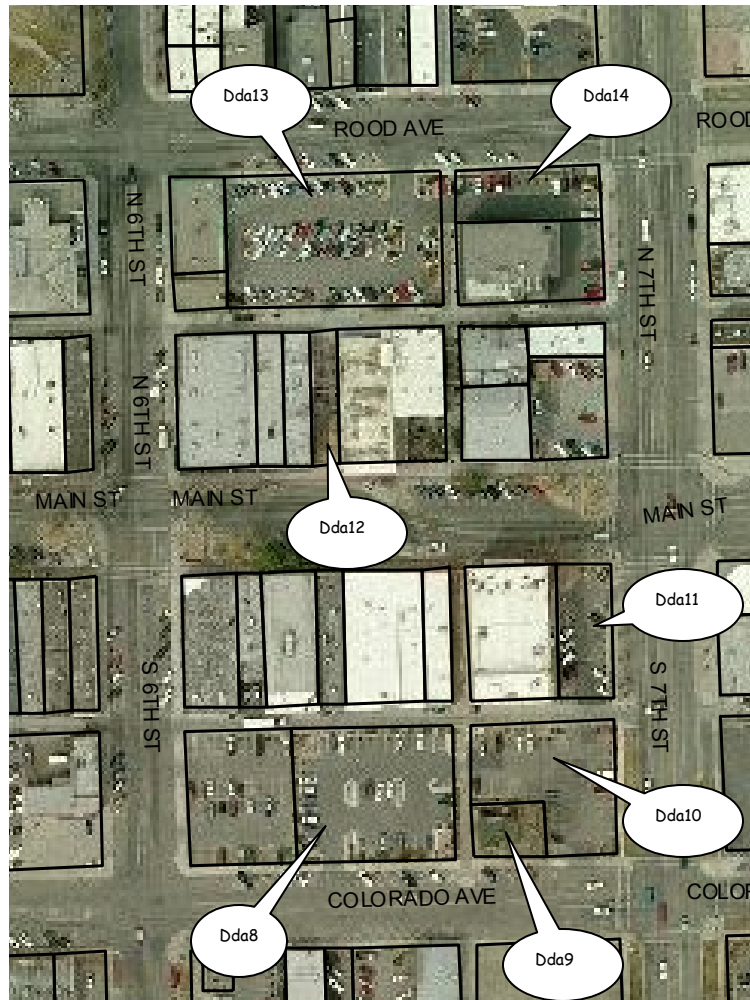
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
203	2935-263-00-941	none	974.505	AFT	Grazing Lease	CD
226	2935-272-00-942	none	318.461	AFT	vacant	CD
204	2935-292-00-943	none	157.244	AFT	Grazing Lease	CD
205	2935-303-00-944	none	2,220.1	AFT	Grazing Lease	CD
206	2935-342-00-945	none	632.382	AFT	Grazing Lease	CD
207	2935-344-00-946	none	486.174	AFT	Grazing Lease	CD

DOWNTOWN DEVELOPMENT AUTHORITY PROPERTIES, PAGE 1 OF 2



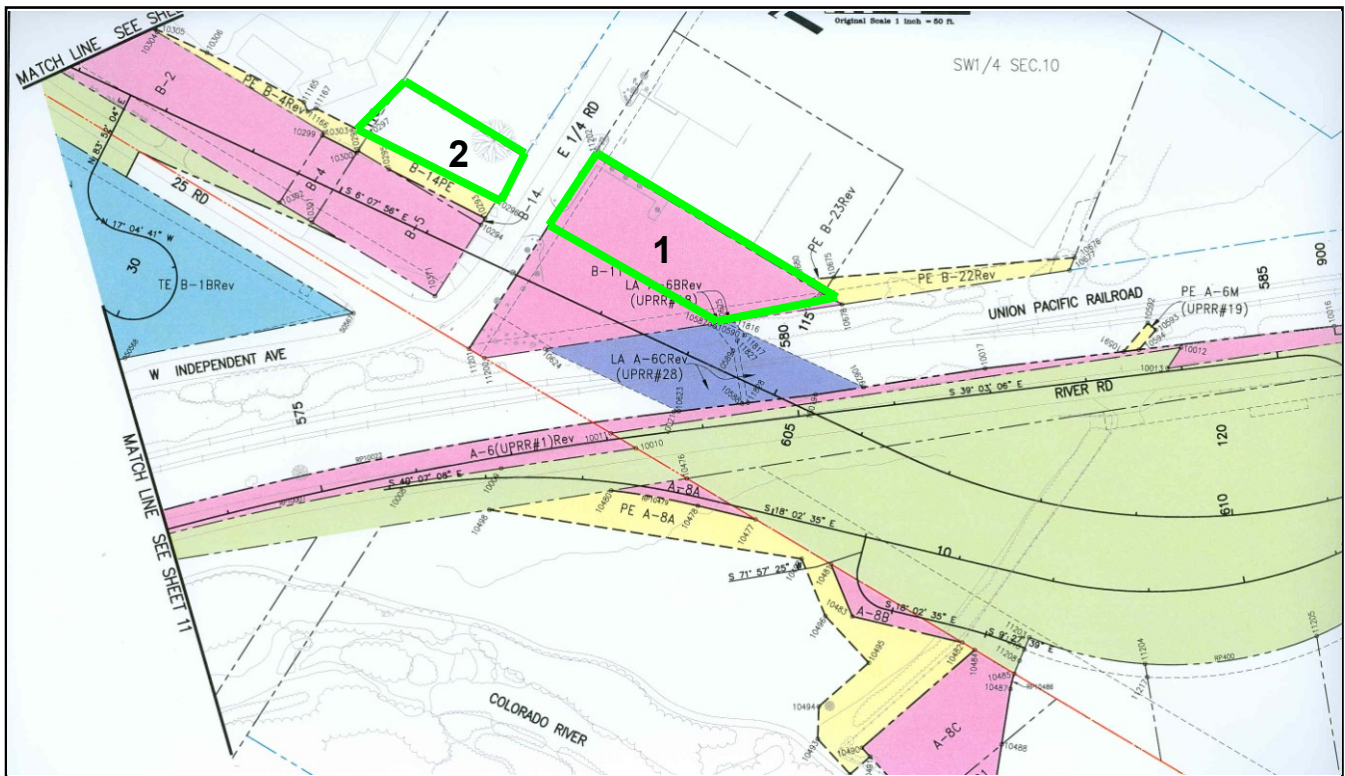
ID#	Parcel #	Address	Acreage	Zoning	Status	Options
Dda1	2945-143-28-948	421 Colorado Ave	0.215	B-2	Offices	DDA
Dda2	2945-143-21-941	115 S 5th Street	1.148	B-2	Parking	DDA
Dda3	2945-143-20-941	none	0.359	B-2	Parking	DDA
Dda4	2945-143-16-940	440 Main Street	0.049	B-2	Lease office	DDA
Dda5	2945-143-16-947	130 N 4th Street	0.397	B-2	Parking garage	DDA
Dda6	2945-143-16-949	441 Rood Avenue	0.148	B-2	Parking garage	DDA
Dda7	2945-143-16-948	451 Rood Avenue	0.316	B-2	Parking garage	DDA

DOWNTOWN DEVELOPMENT AUTHORITY PROPERTIES, PAGE 2 OF 2



ID#	Parcel #	Address	Acreage	Zoning	Status	Options
Dda8	2945-143-19-948	628 Colorado Avenue	.043	B-2	Parking	DDA
Dda9	2945-144-19-945	640 Colorado Avenue	0.08	B-2	Vacant bldg	DDA
Dda10	2945-144-19-948	135 S 7th Street	0.321	B-2	Parking	DDA
Dda11	2945-144-19-941	None	0.145	B-2	Parking	DDA
Dda12	2945-143-18-949	None	0.072	B-2	Breezeway	DDA
Dda13	2945-143-18-948	None	0.502	B-2	Parking	DDA
Dda14	2945-144-18-941	141 N 7th Street	0.161	B-2	Parking	DDA

- 1. 1555 W. Independent Ave. (TPI site)** has approximately 18,500 sq. ft. of remnant property, and has the potential for a value of \$70,000 to \$80,000 after the construction of the 25 Road overpass. Zoned C-2 and likely uses in this area would include warehouse/office. **Staff recommends** the sale of this property for uses consistent in C-2. While the property is large enough to sell as a stand alone property, the highest/best use may be to combine this property with adjacent properties. The adjacent owner has shown interest in adjacent property.
- 2. 1554 W. Independent Ave. (Kennedy)** was acquired in its entirety for the project and has approximately 12,300 sq. ft. remaining and could have a value of \$46,000 to \$52,000. The property is zoned C-2 and has limited potential for a stand alone use. **Staff recommends** the sale of this property for uses consistent in C-2. The adjacent owner has shown interest in adjacent property.

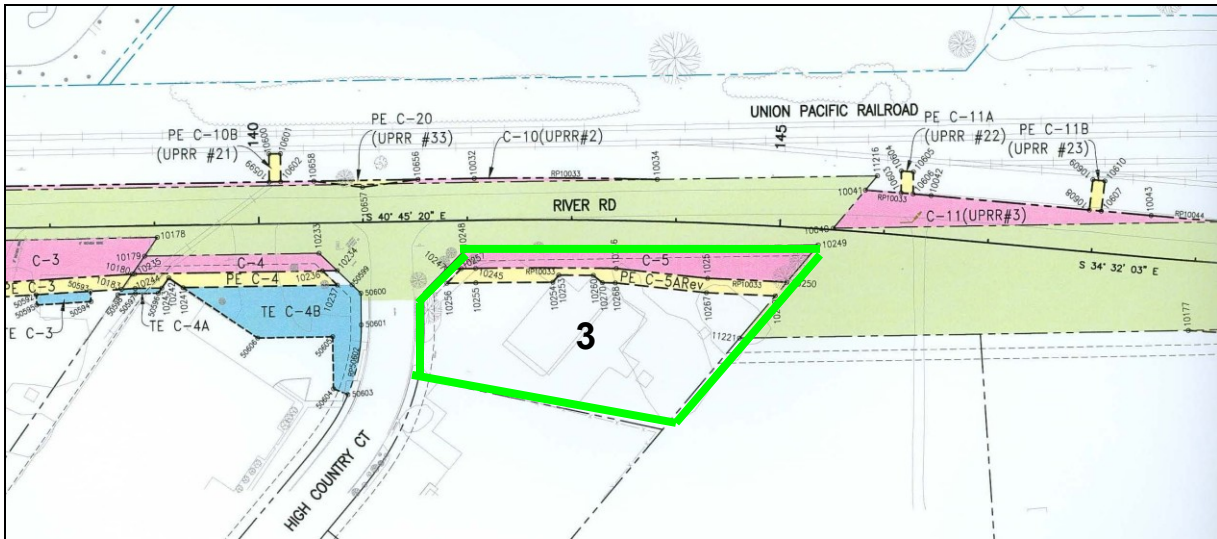


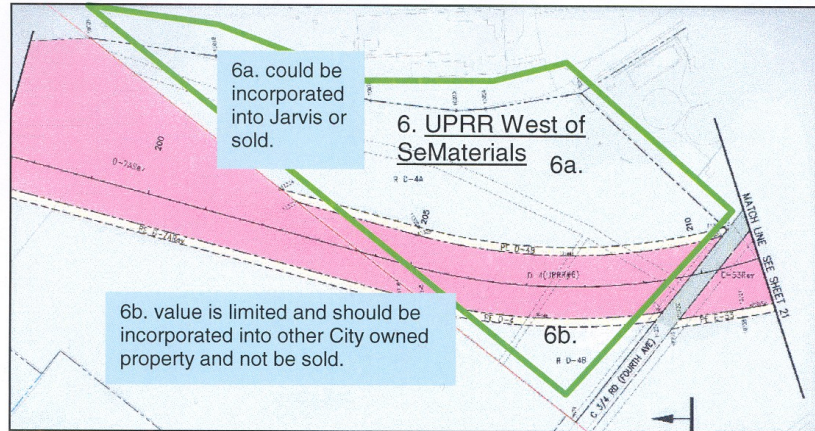
3. **2529 High Country Court.** The Riverside Parkway project office could be sold in 2009 for the approximate value of \$450,000 (\$100/SF). Zoned I-1.

Issues to Consider

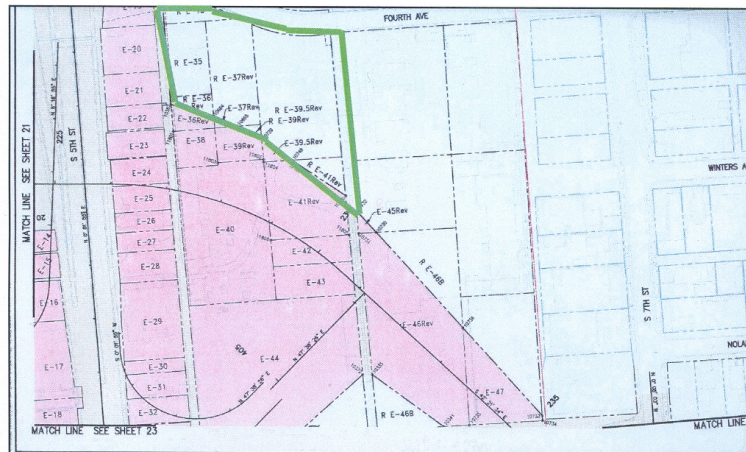
The recent Shops Master Plan study considered this property as a possible addition to the adjacent shops area, but was determined not to be desirable.

Staff recommends that this property be sold in early 2009 after the completion of the Riverside Parkway project.



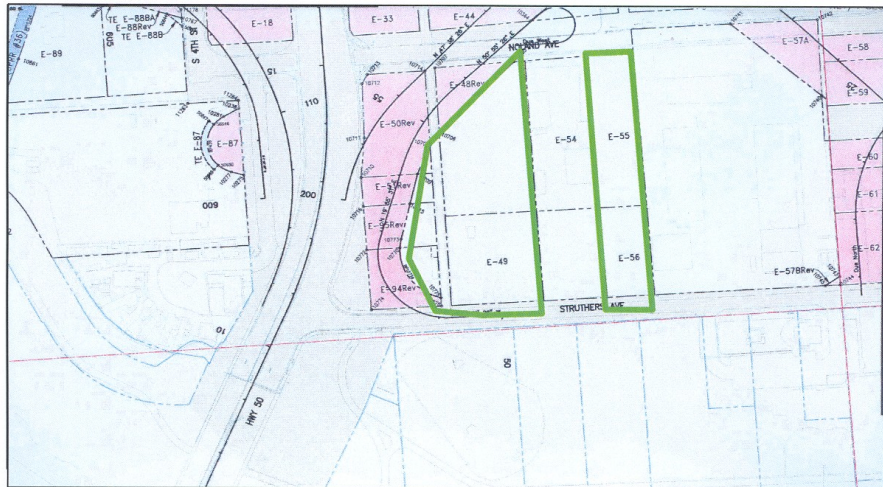


7. **VanGundy remnant.** Approximately 1.5 acres was purchased by VanGundy for \$575,000 in August 2006. The revenue was directed toward Parkway fund. Zoned I-1.



8. **Noland Ave. and Struthers and east of 5th St.** The east parcels (E-55 and E-56) were traded to Elam in partial exchange for the Elam office property. The west parcel (E-49) is approximately 1.54 acres. It has a value of approximately \$350,000 and zoned C-2. The property has high visibility from northbound HWY 50.

Staff recommends retaining the west parcel (E-49) until the South Downtown Plan is completed in August 2007. After that point the property could be sold.



9. 1236 S. 7th St. and 709 Struthers (Bollan). The City's General Fund is programmed to reimburse the Riverside Parkway \$195,000 in 2008 for the total acquisition of these properties. The re-alignment of 7th Street to the west of the present location could allow the properties north of Struthers Ave. (9a) to be combined with a possible ROW vacation to form one site.

Staff recommends retaining the 9a & 9b properties until the completion of the South Downtown Plan – August 2007.

9a. \$85,000 1301 sq. ft. (0.030 acres) Zoned C-2

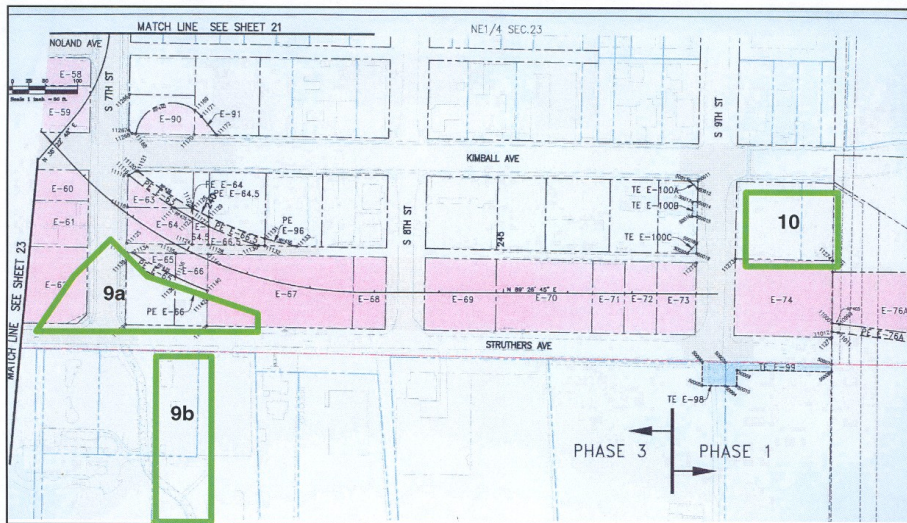
9b. \$110,000 25,000 sq. ft. Zoned C-2

9b. Currently being discussed with the Botanical Gardens as property they might want to lease.

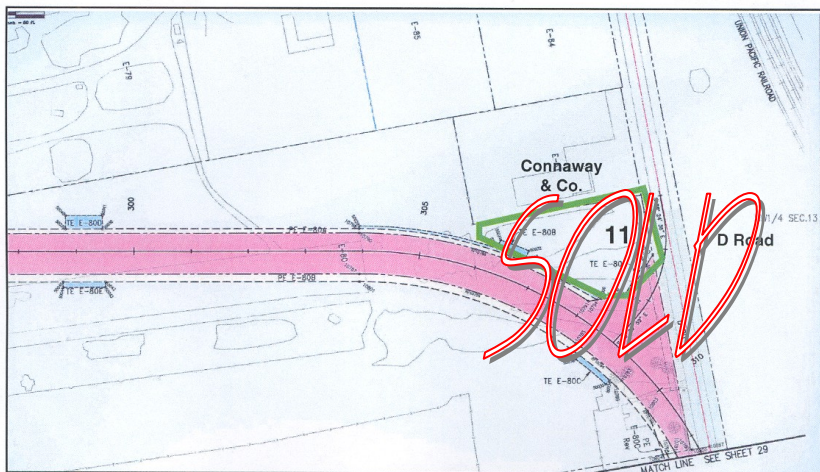
Staff recommends we aggregate the lot to Botanical Garden site ultimately and pursue potential lease with Botanical Gardens.

10. 919 Kimball Ave. (Chavez). Before the alignment through lower downtown was selected this property was listed for sale and the Parkway purchased the property as a protective purchase. Because the alignment selected does not impact the site, this property could be traded or sold. The City's General Fund is programmed to reimburse the Riverside Parkway in 2008 for the estimated value in 2008 which is \$64,000. The 18,208 sq. ft site is zoned I-1.

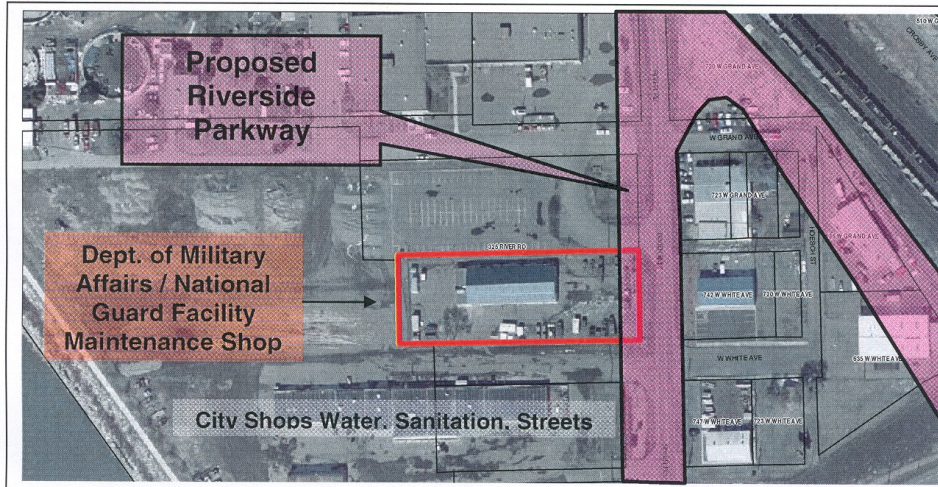
Staff recommends retaining the site until the South Downtown Plan is completed. After that then pursue the sale.

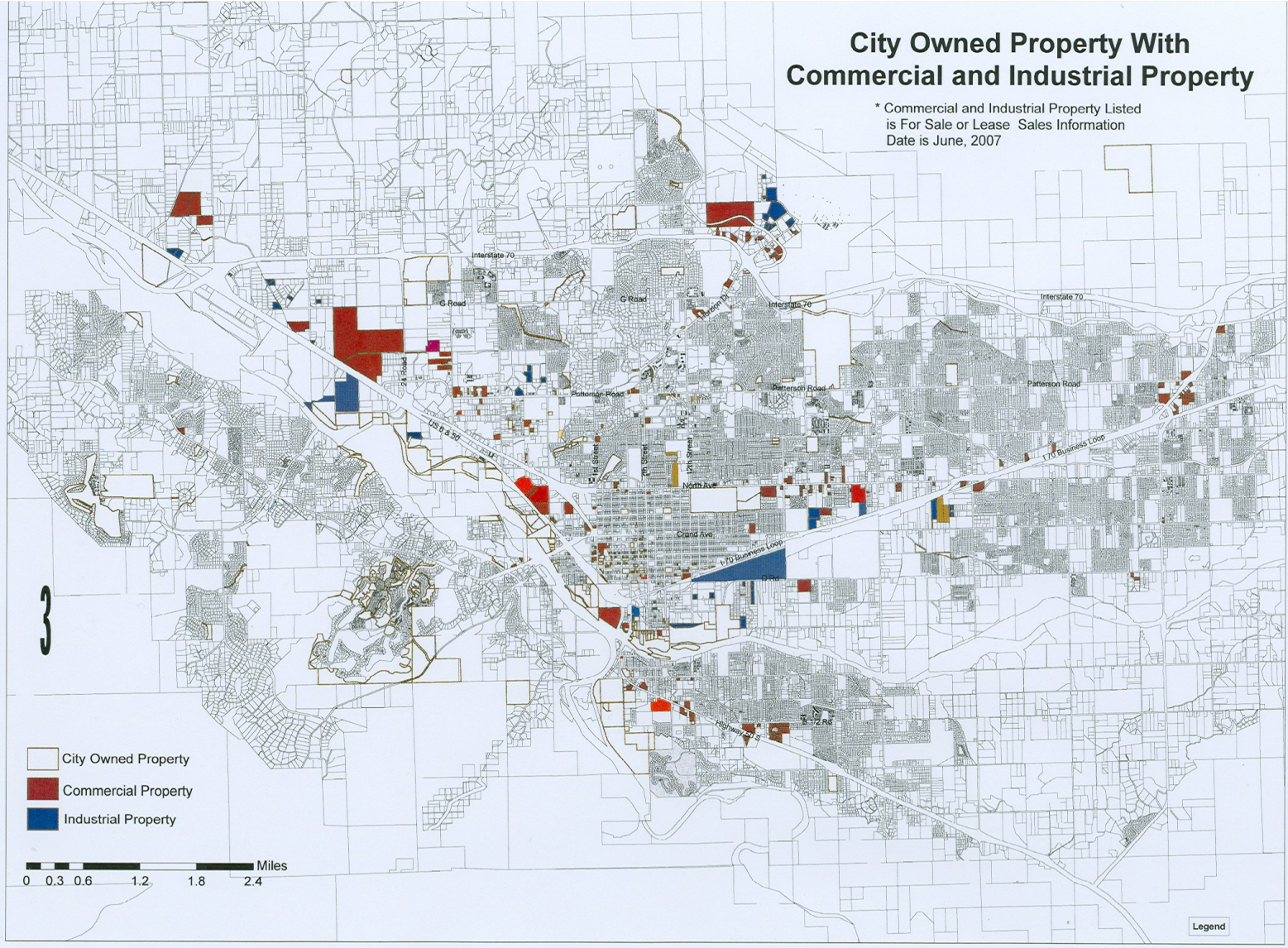


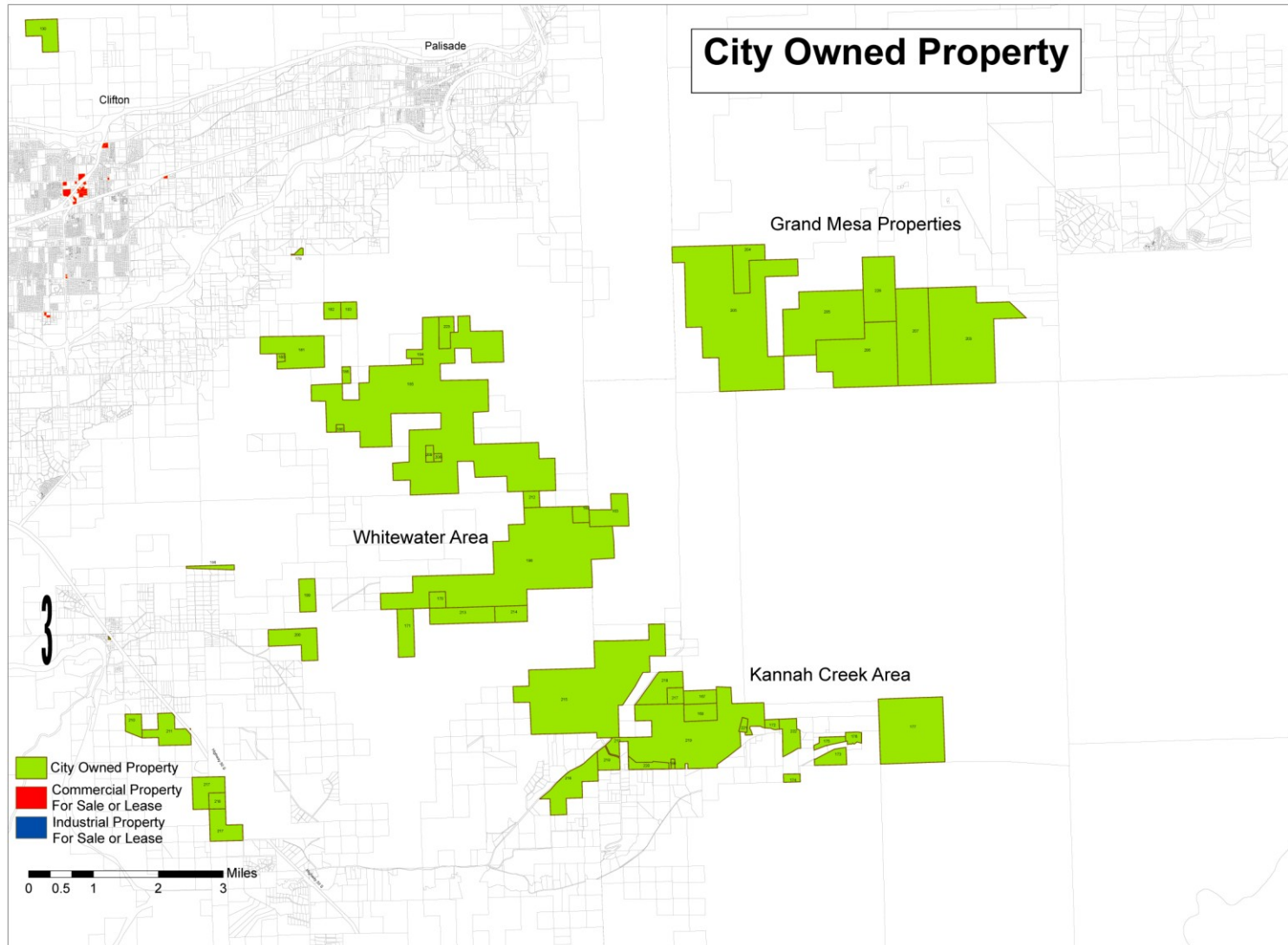
11. **2741 D Road.** A 38,689 sq. ft. parcel at 15th and Winters Ave. remains from the Parkerson purchase. The property is outside the City limits and is designated as Industrial on the Future Growth Plan Map. The property has an estimated value of \$77,000. Staff believes the property will retain the Industrial zone designation through the South Downtown Planning efforts. **Staff recommends** the property be sold. Council should also consider annexing the property prior to sale to eliminate one step in the development process.

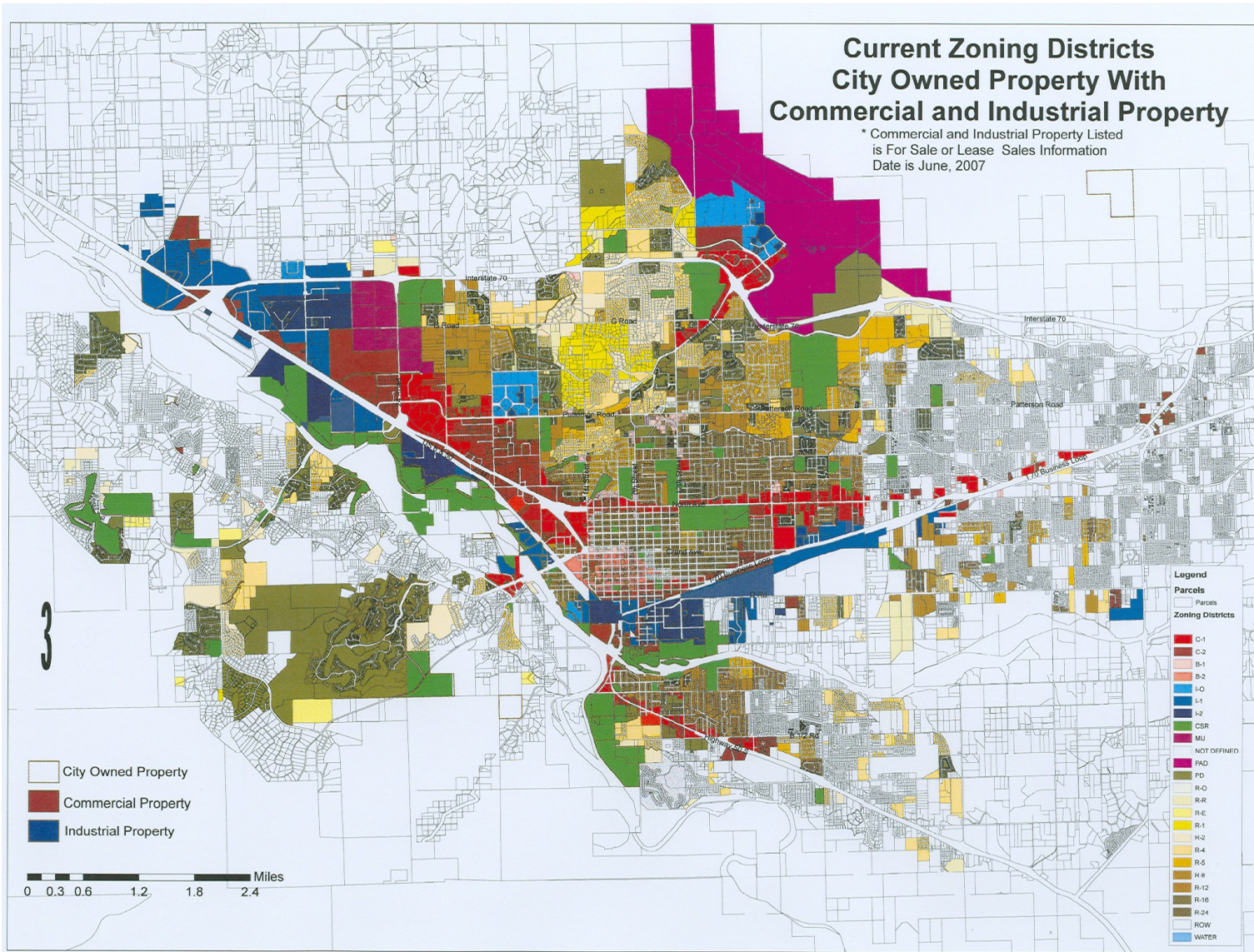


12. National Guard OMS - 325 River Road. The City paid \$988,000 for the building and lease. The Riverside Parkway portion of the purchase was \$300,000. The remaining \$688,000 is to be reimbursed to the Parkway fund from the General Fund. The building is planned to be used for Police evidence storage once the National Guard moves out. Zoned I-1 and would be incorporated into master plan for shops and would not be sold.



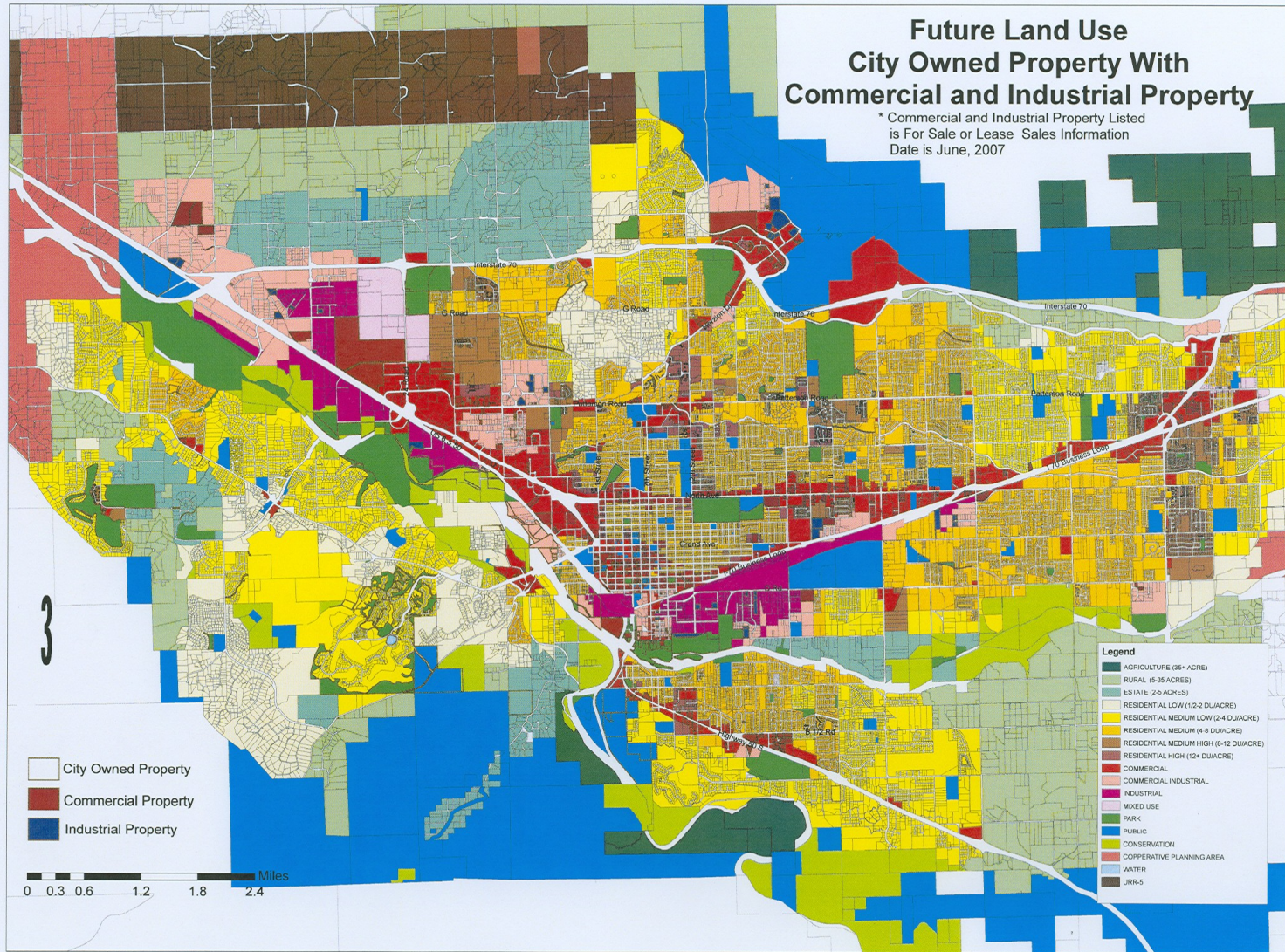






Future Land Use City Owned Property With Commercial and Industrial Property

* Commercial and Industrial Property Listed
is For Sale or Lease Sales Information
Date is June, 2007



PRELIMINARY

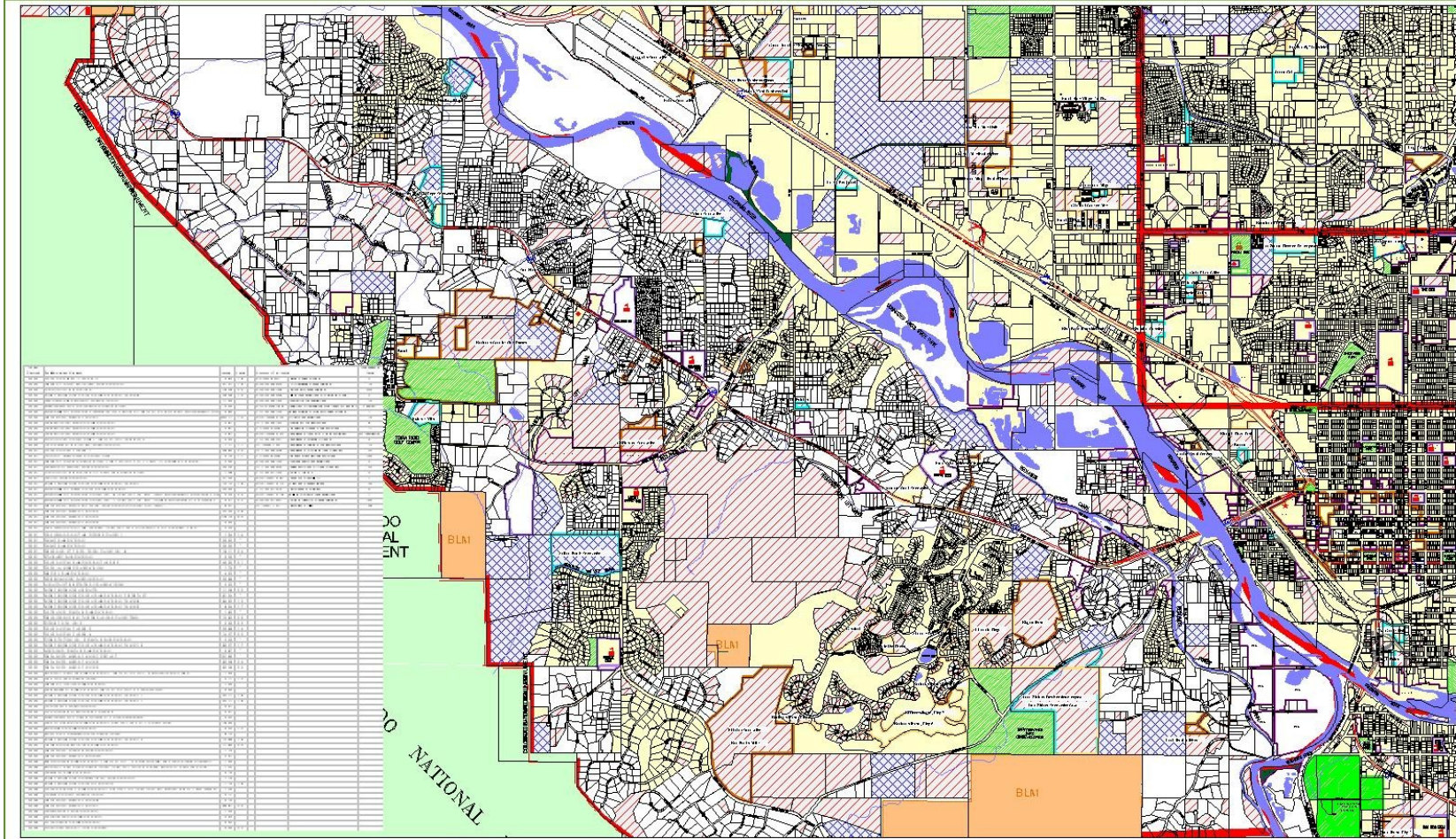
APRIL 1, 2007

Single Family Residential and Vacant Lot Summary

<u>Neighborhood</u>	<u>SFR</u>	<u>Condo's</u>	<u>Vacant Lots In Approved Subdivisions</u>
Redlands Area	801		
Appleton & Northwest	198	263	
Pear Park	1,464		332
Horizon Area	22	42	
Downtown	135		
Fruitvale	587		325
North GJ Area	703		
Orchard Mesa	770		
Central Area	291		
TOTALS	4,971	305	657

REDLANDS NEIGHBORHOOD

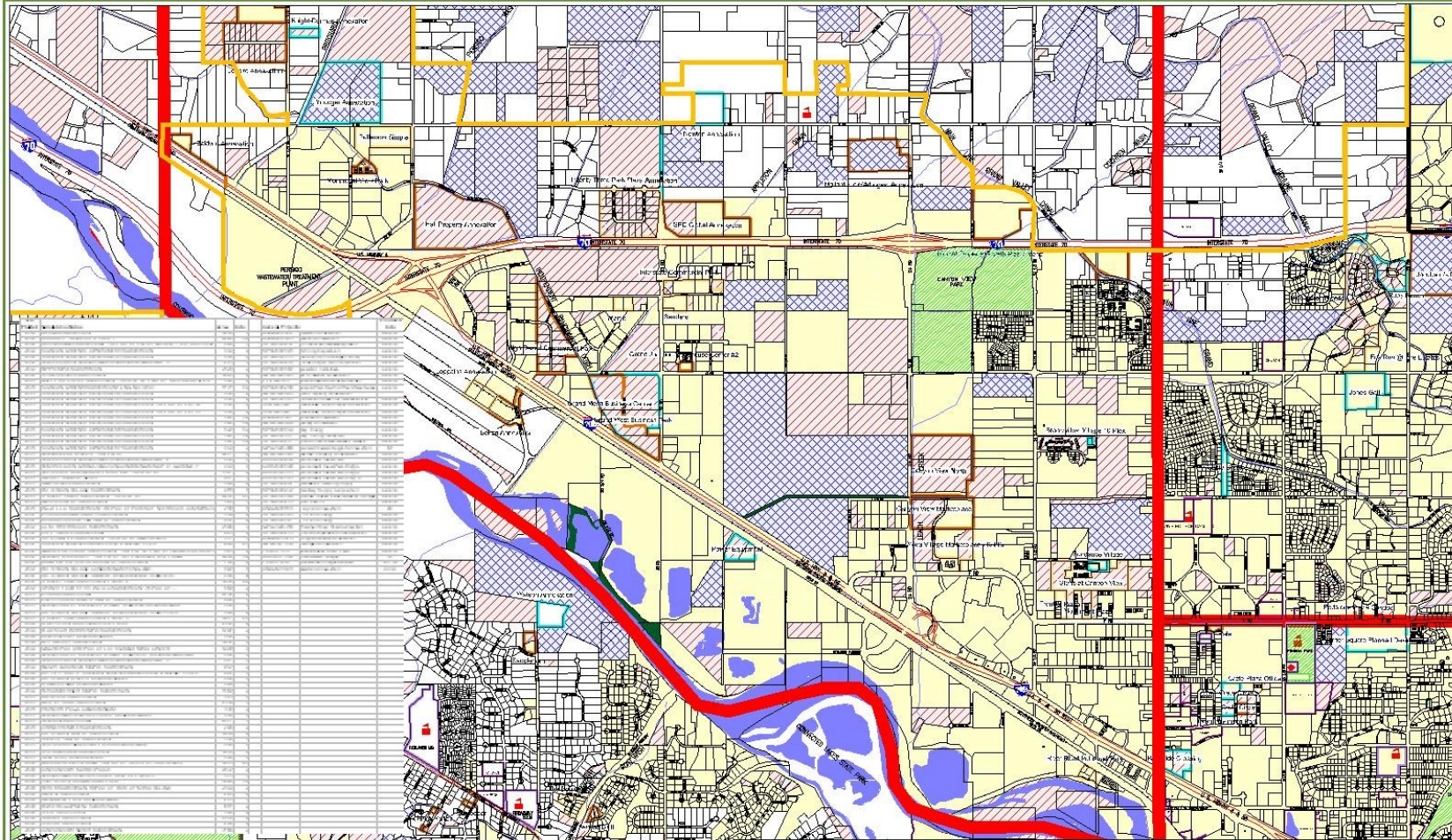
Grand Junction



Parcel ID	Area	Project Year	Notes
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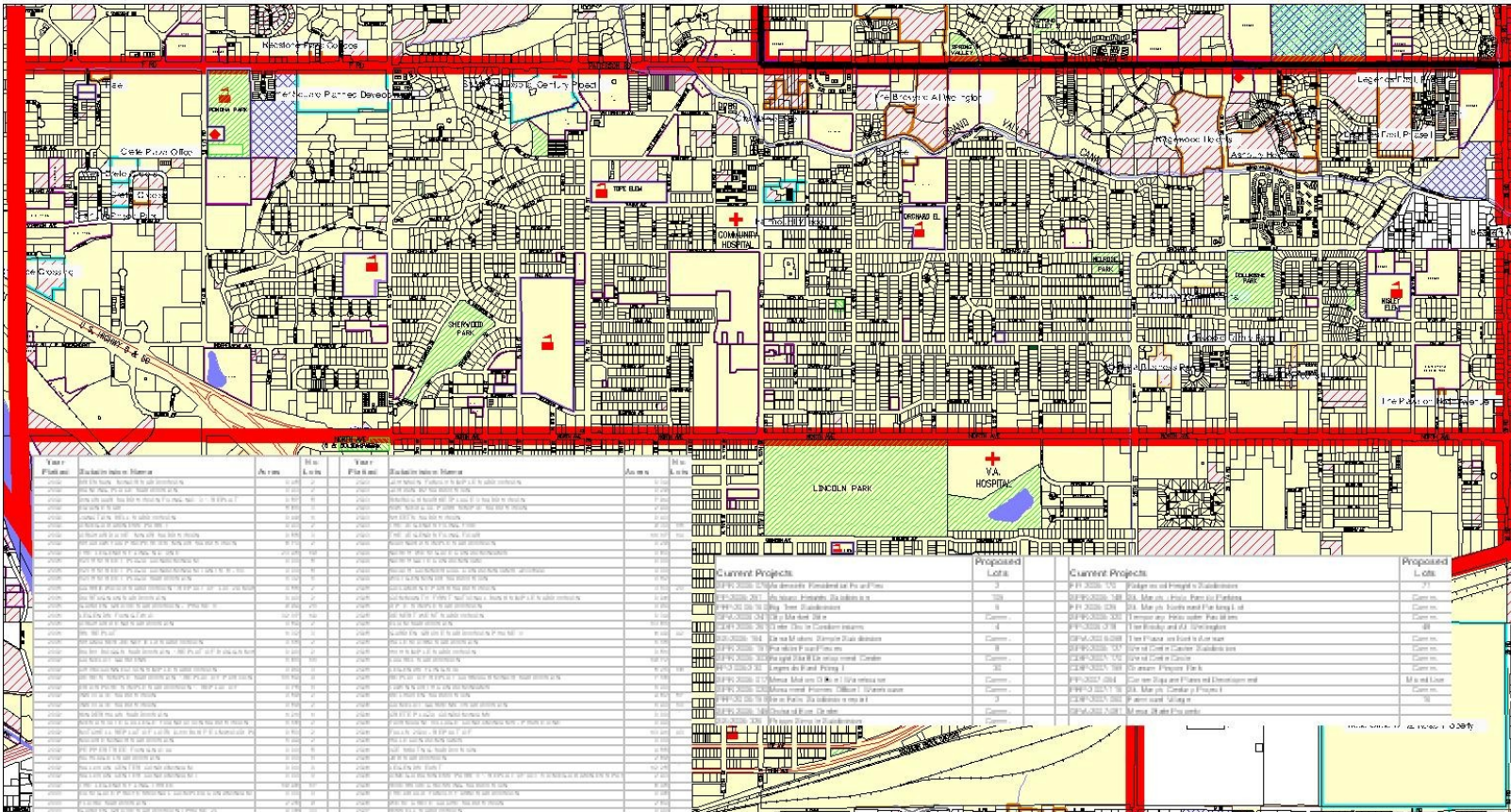
- City Limits
- School Dist. Prop.
- Existing Business/Use
- 201 Service Area Boundary
- Neighborhood Boundary & Planners: Lori Bowers, Scott Peterson, Senta Costello
- 2005 PROJECT
- 2006 PROJECT
- 2007 PROJECT
- Current Land Use w/ Residential Zoning
- Vacant Land
- State & Federal Land
- Underdeveloped >10 acres

APPLETON & NORTHWEST NEIGHBORHOOD



- City Limits
- School Dist. Prop.
- Existing Business/Use
- 2005 PROJECT
- 2006 PROJECT
- 2007 PROJECT
- Vacant Land
- Underdeveloped >10 acres
- State & Federal Land
- 201 Service Area Boundary

CENTRAL NEIGHBORHOOD



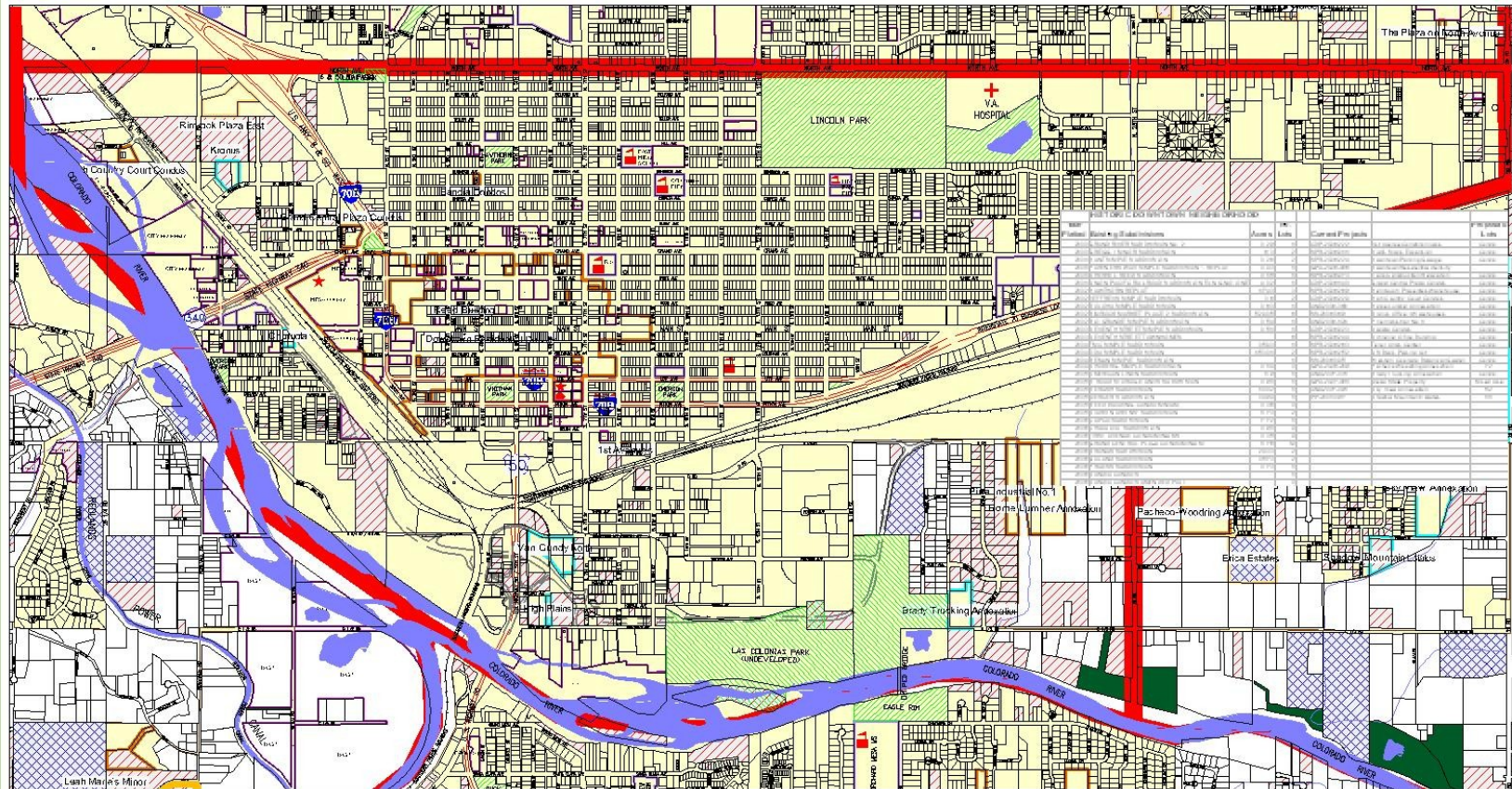
City Limits
 School Dist. Prop.
 Established Business/Use

Neighborhood Boundary & Planners: Faye Hall, Scott Peterson
 2005 PROJECT
 2006 PROJECT
 2007 PROJECT

State & Federal Land
 Vacant Land
 Underdeveloped >10 acres

HISTORIC DOWNTOWN NEIGHBORHOOD

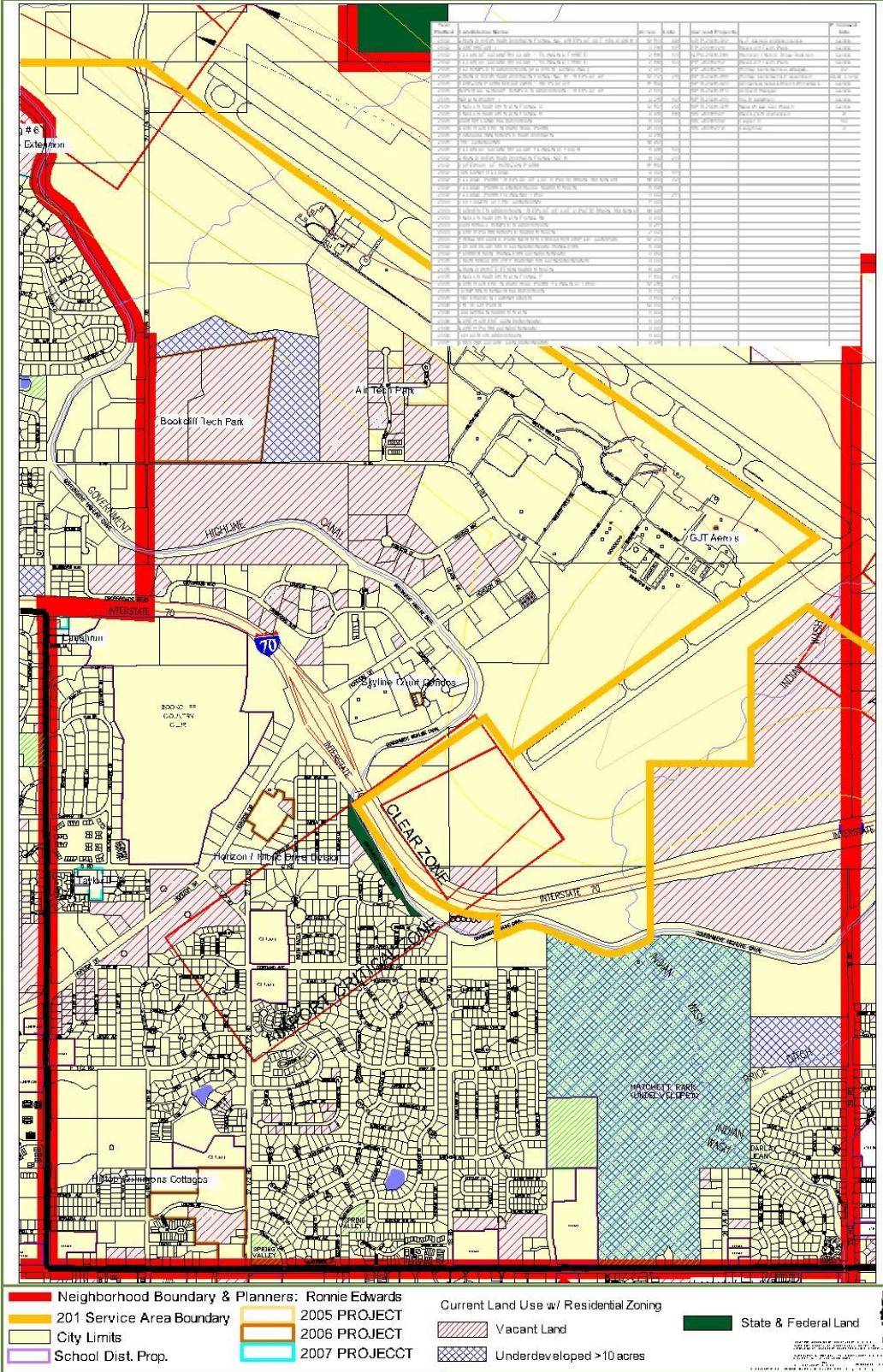
Grand Junction
Colorado



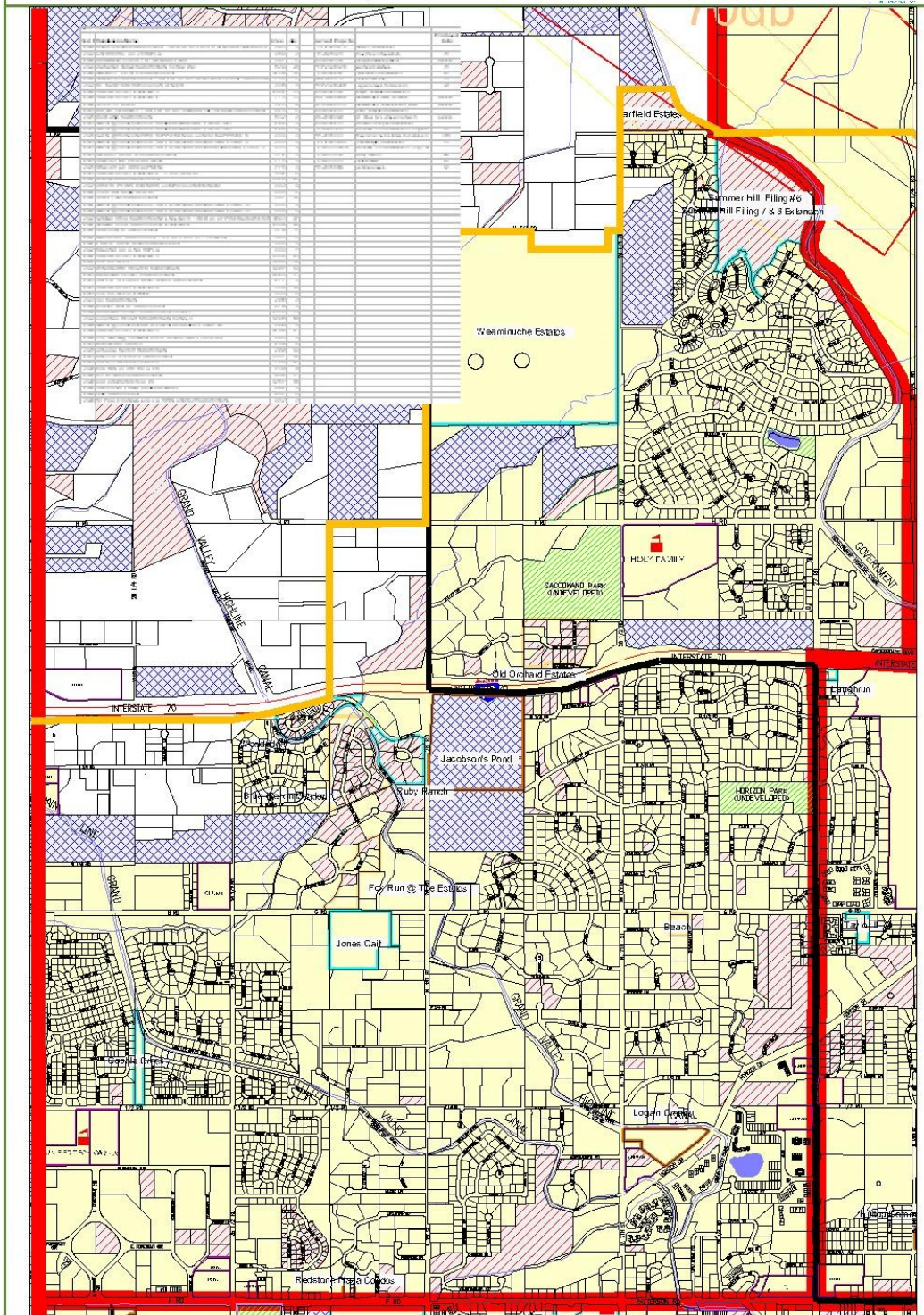
- City Limits
- School Dist. Prop.
- Existing Business/Use
- Neighborhood Boundary & Planners: Kristen Ashbeck, Senta Costello
- 2005 PROJECT
- 2006 PROJECT
- 2007 PROJECT
- State & Federal Land
- Vacant Land
- Underdeveloped >10 acres



HORIZON NEIGHBORHOOD



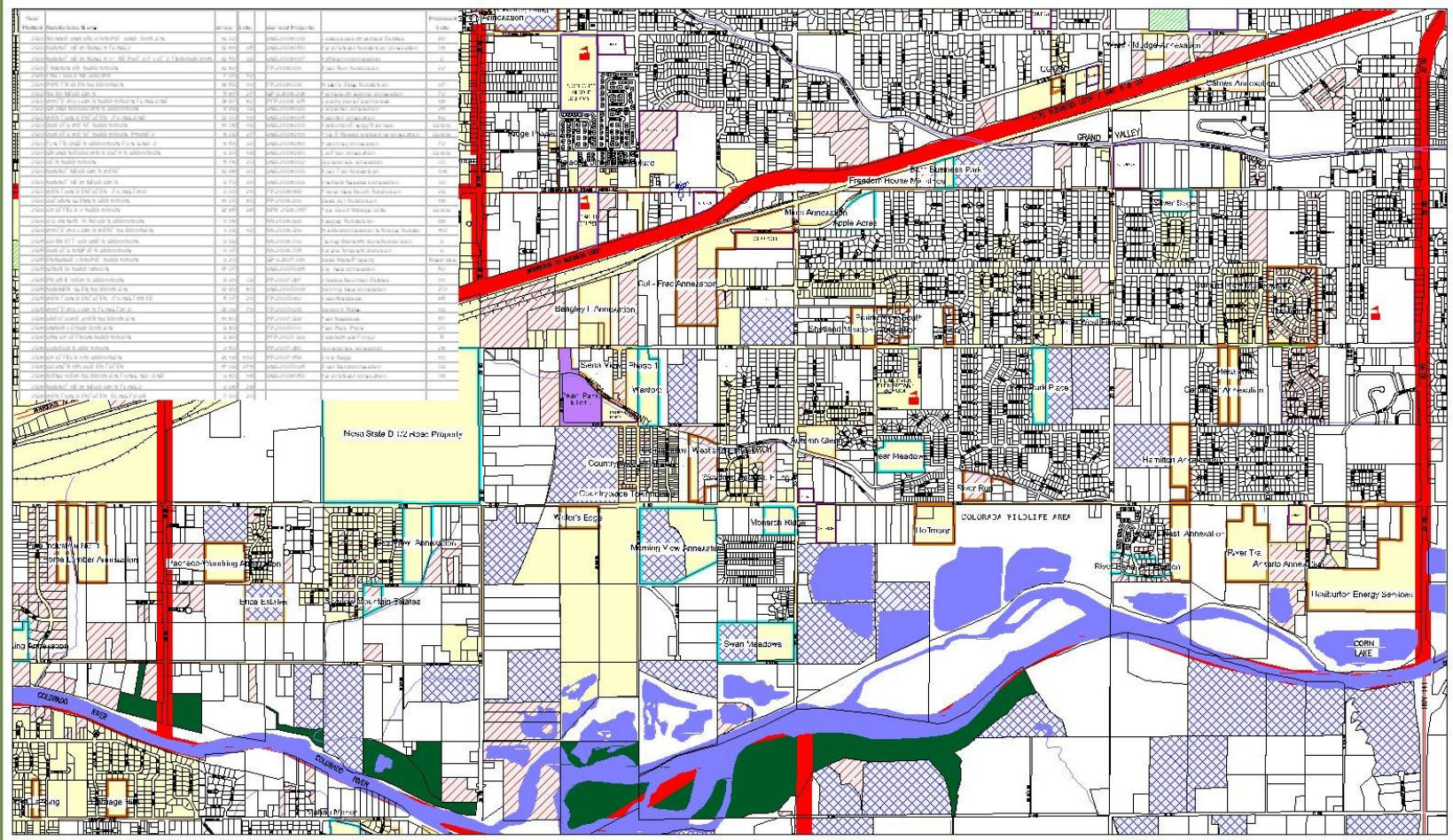
NORTH GRAND JUNCTION NEIGHBORHOOD



Neighborhood Boundary & Planners: Rhonda Edwards	201 Service Area Boundary	2005 PROJECT	Vacant Land	State & Federal Land
City Limits	2006 PROJECT	2007 PROJECT	Underdeveloped > 10 acres	
School Dist. Prop.				

Current Land Use w/ Residential Zoning

PEAR PARK NEIGHBORHOOD



City Limits	Neighborhood Boundary & Planners: Adam Olson, Fayo Hall, Ken Kovachik	2005 PROJECT	Current Land Use w/ Residential Zoning	State & Federal Land
School Dist. Prop.	2006 PROJECT	2007 PROJECT	Vacant Land	201 Service Area Boundary
Established Business/Use	Undeveloped >10 acres			

