



Thomas Lynch
President
Lori Mirelez
Vice President
Robert Landgraf, Jr.
Treasurer
Nicholas J. McCoy
Secretary
Christopher Dittman
Assistant Secretary

Ms. Shannon McDowell
Open Space Program Manager
Adams County Parks and Open Space
9755 Henderson Road
Brighton, CO 80601

Re: Lowell Boulevard Right of Way and Easement Transfer Values

Dear Shannon:

As you are aware, Adams County Public Works is planning to renovate and expand Lowell Boulevard along the east side street frontage at Clear Creek Valley Park. The District has been asked to transfer ownership and easement rights to Adams County to facilitate this work. While the District is happy to work with the County on this public improvement project, we are unable to meet this request because the two parcels in question were purchased in 2002 and 2010 using open space funds. Transfer of land ownership or easement rights will require approval of the Board of County Commissioners along with our Board of Directors.

Attached please find completed Modification Request Forms for each parcel along with the attached breakdown of values for the various rights of way, permanent easements and temporary construction easements. These values were determined by the County's consultant Universal Field Services, Inc.

Based upon their appraisal, the 2002 purchased parcel used a 33.3% grant or \$600,000 of the \$1,800,000 purchase price. The appraised value for the ROW and easements is worth \$44,789 of which \$14,914.37 is refundable to the Open Space Tax Fund. The 2010 purchased parcel used a 61.1% grant or \$110,000 of the \$180,000 purchase price. The appraised value for the ROW and easements is \$4,906 of which \$2,997.57 is refundable to the Open Space Tax Fund. The remainder of the funds that are due the District will be reinvested in Clear Creek Valley Park. See the attached spread sheet.

The Executive Director will bring this issue to the Board at our next meeting on August 18th. However, final Board approval may not occur until the first meeting in October given the Board's schedule during the month of September. This should not hold up either the Open Space Advisory Board's or the BOCC's decision as Hyland Hills understands the importance of the project and we anticipate our Board's approval for the requested Lowell Boulevard rights of way dedications and easements to Adams County.

Please call me if you have any questions or need additional information.

Sincerely,

Terry Barnhart
Planner/Project Manager
Hyland Hills Park and Recreation District
303 650-7609 office 303 489-3482 cell

Cc via email: Yvonne Fischbach, Ian Cortez and Jennifer Shi

Terry Barnhart

From: Bobbie Parker <bparker@ufsrw.com>
Sent: Thursday, August 03, 2017 8:55 AM
To: Terry Barnhart
Subject: Lowell Blvd

Terry:

The breakdown is as follows:

ROW1; 1,049 sf = \$4,196
ROW3; 1,255 sf = \$5,020
PDE1; 13,727 sf = \$27,454
PDE2; 262 sf = \$524
PDE3; 729 sf = \$1,458
TCE4; 23,420 sf = \$9,368
TCE8; 1,775 sf = \$710
TCE13; 2,411 sf = \$965

Bobbie Parker, R/W-RAC
Real Estate Specialist
Universal Field Services, Inc.
cell: 303/717-7400
e-mail: bparker@ufsrw.com

CLEAR CREEK VALLEY PARK LOWELL BLVD. VALUES

Parcel	Area	Appraised Value	2002 Purchase	2010 Purchase
ROW1	1049	\$ 4,196.00	\$ 4,196	
ROW3	1255	\$ 5,020.00		\$ 5,020
PDE1	13727	\$ 27,454.00		\$ 27,454
PDE2	262	\$ 524.00		\$ 524
PDE3	729	\$ 1,458.00		\$ 1,458
TCE4	23420	\$ 9,368.00		\$ 9,368
TCE8	1775	\$ 710.00	\$ 710	
TCE13	2411	\$ 965.00		\$ 965
		<u>\$ 49,695.00</u>	<u>\$ 4,906</u>	<u>\$ 44,789</u>
			61.1 %	33.3
			<u>\$2,997.57</u>	<u>\$14,914.37</u>

Values provided by Universal Field Services, Inc.



Adams County Open Space Modification Request Form

Revised 11/2013

GRIPPA, CALABRESE & LAFARGE: 2002 OS GRANT

Date of Request:	<u>AUG 3, 2017</u>
Grantee Name:	<u>HYLAND HILLS PARK & RECREATION DISTRICT</u>
Project Name:	<u>CLEAR CREEK VALLEY PARK</u>
Contact Person:	<u>TERRY R. BARNHART</u>
Phone Number:	<u>303 650-7609</u>
Email:	<u>tbarnhart@hylandhills.org</u>
Project Due Date:	<u>AUG 28, 2017</u>

Previously Submitted Leverage Summary:	Proposed Revision to Leverage Summary:
Grant Total: <u>\$ 600,000.00</u>	Grant Total: <u>\$ 14,914.37</u>
Total Project Costs: <u>1,800,000.00</u>	Total Project Costs: <u>44,789.00</u>
% of Funding Requested: <u>33.3%</u>	% of Funding Requested: <u>33.3%</u>

Please provide a description of the changes to the project as well as an explanation for the changes. Please provide specific details.

REQUEST FROM ADCO ENGINEERING FOR LOWELL BLVD. ROW, AND EASEMENT FOR STREET IMPROVEMENTS. VALUES BASED UPON UNIVERSAL FIELD SERVICES, INC. APPRAISALS.

Are you also requesting an extension? ☐ Yes ☒ No Requested Due Date: (No longer than 6 months) _____

Attach the following:

- ☒ Copy of original budget submitted with grant application
- ☒ Revised budget
- NA ☐ Copy of original timeline submitted with grant application
- NA ☐ Revised timeline
- NA ☐ Evidence of progress (Photos of project or in narrative above)

Prepared by: TERRY R. BARNHART Date: 8-3-2017
Print name: Terry R. Barnhart Title: PLANNER / PROJECT MANAGER

Sponsoring Jurisdiction: Adams County

Application Due: August 01, 2002

Name of Project: Clear Creek Valley_____

This project priority is 1 of 2 project(s) submitted. Prioritize projects separately if you are submitting jointly with another jurisdiction or non-profit.

Summary of funding:

Request for Adams County Open Space Funds	\$ 600,000.00
Additional Sources	\$1,200,000.00
Total Project	\$1,800,000.00

Applicant Information:

Applicant: Hyland Hills Park and Recreation District

Contact: Terry Barnhart

Address: 1800 W. 89th Avenue

City: Federal Heights State: Co Zip Code: 80260
Phone: 303 650-7609 Fax: 303 650-7594 email: tbarnhart@hyland hills.org

Contact will be used for all official contact, if contact is not available please list additional contact(s) for this project.

Name	Phone Number	Email Address
Greg Mastriona	303 650-7507	gmastriona@hylandhills.org
Rick Fuller	303 650-7618	rfuller@hylandhills.org

Part I Eligibility Criteria

1. Fill in amount requested for the following uses (see guidelines for definition):

Passive Use \$400,000.00_____ Active \$200,00.00_____

2. Summary description of the project (summary not to exceed 100 words): label project site plan as *Attachment A, Part I, #3* and attach to the back of PART I of this application. Include statement regarding public access.

Phase 1 of this project is acquisition of approximately 23.4 industrial zoned acres of largely undeveloped land located between Jim Baker Reservoir and I-76 for passive recreation including wildlife habitat, trails, restrooms, picnic facilities, open space and environmental education and active recreation including 2 sports fields, parking, and maintenance and support facilities. A trail along the east boundary of the Project (Lowell Blvd.), will allow connection of Jim Baker Reservoir to the Clear Creek Trail and the Lowell Ponds State Wildlife Area and to Westminster's planned trail to the Reservoir from the north.

3. **Attach page(s) from an approved parks and open space plan** from the sponsoring jurisdiction showing that this project is within the scope of the approved plan. Please label as *Attachment B, Part I, #4* and attach to the back of PART I of this application, do not exceed 3 pages.
4. **Attach location map showing location of project** with statement that project is within the boundaries of the County of Adams. Please label as *Attachment C, Part I, #5* and attach to the back of PART I of this application. Include on this attachment directions to the project location.
5. **The Applicant of Hyland Hills Park and Recreation District** understands that no land or interests acquired with the revenue of the Open Space Sales Tax may be sold, leased, traded or otherwise conveyed, nor may an exclusive license or permit on such land or interests be given, without the approval of such action by the BOCC; refer to 8 C (iv): initial DEV
6. **Applicant Compliance:** Applicant must ensure compliance with Tax Issue. All jurisdictions partnering with Special Districts or Non-profits are required to provide a statement verifying applicant compliance.
initial DEV
7. **All facilities or land must be accessible to the public except for conservation easements for agriculture & habitat preservation. All accessible facilities and land must be in compliance with the Americans with Disabilities Act (ADA) and any applicable state or local disability regulations.**

All information on Grant Application must be completed.

Attachments not to exceed 11" X 17"

Please include with Part I the following attachments:

Attachment A, Part I #3 – Project Site Plan with a statement regarding public access

Attachment B, Part I #4 – Approved Parks/Open Space Plan

Attachment C, Part I #5 – Location Map – Project Location, include directions to project location

A PARCEL OF LAND, being a portion of the parcel of land described in Warranty Deed recorded on December 30, 2002 at Reception No. C1073471 of the records in the office of the Clerk and Recorder of Adams County, Colorado, situated in the Southeast Quarter of Section 7, Township 3 South, Range 68 West of the 6th P.M., Adams County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 7;

Thence North $00^{\circ}07'00''$ East along the East line of said Southeast Quarter, a distance of 1739.25 feet;

Thence South $89^{\circ}42'09''$ West, a distance of 30.00 feet to the existing Westerly Right-of-Way of Lowell Boulevard, being the Point of Beginning;

Thence continuing South $89^{\circ}42'09''$ West along the South line of said parcel of land described at Reception No. C1073471, a distance of 6.00 feet;

Thence North $00^{\circ}07'00''$ East, a distance of 209.23 feet;

Thence North $89^{\circ}42'09''$ East along the North line of said parcel of land described at Reception No. C1073471, a distance of 6.00 feet;

Thence South $00^{\circ}07'00''$ West along said Westerly Right-of-Way of Lowell Boulevard, a distance of 209.23 feet to the Point of Beginning,

containing 1,255 square feet, or 0.0288 acre, more or less.

FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440



EXHIBIT - ROW #3

Page 2 of 2

Parcel 3
TDSO Holdings, LLC
PN 0182507400003

Line	Bearing	Distance
L1	S89°42'09"W	30.00'
L2	S89°42'09"W	6.00'
L3	N89°42'09"E	6.00'

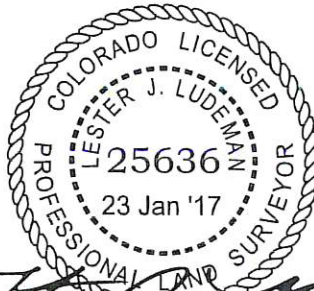
Parcel 4
Hyland Hills Park
and Recreation District
PN 0182507401016

Rec. #C1073471

SE 1/4 Sec. 7
T 3 S, R 68 W

1,255 square feet
more or less

Parcel 5
Gloria Calabrese
PN 0182507400005

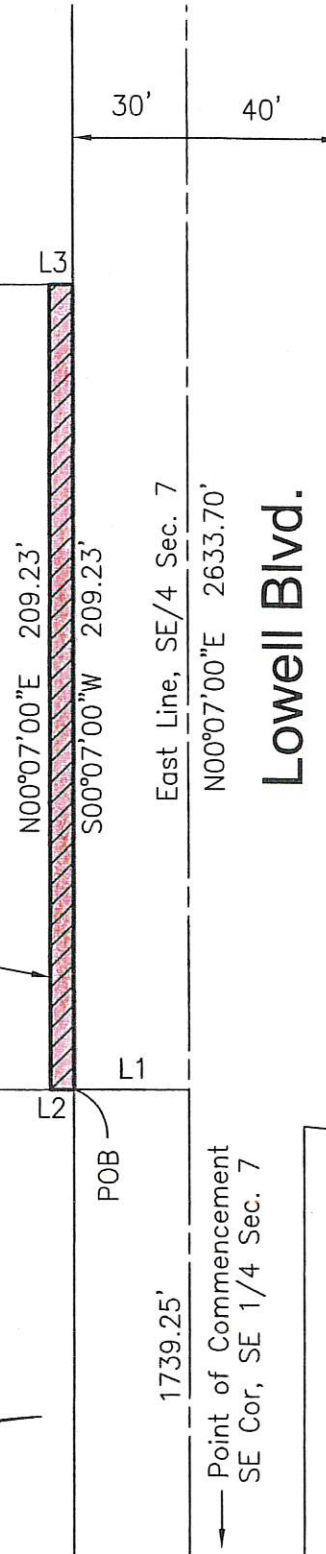


[Signature]

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SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

This illustration does not represent a monumented land survey
and is only intended to depict the accompanying description.



A PERMANENT DRAINAGE EASEMENT, being a portion of Parcel 1 as described in Special Warranty Deed recorded on December 11, 2002 at Reception No. C1065635 of the records in the office of the Clerk and Recorder of Adams County, Colorado, situated in the Southeast Quarter of Section 7, Township 3 South, Range 68 West of the 6th P.M., Adams County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 7;

Thence North $00^{\circ}07'00''$ East along the East line of said Southeast Quarter, a distance of 634.71 feet;

Thence North $89^{\circ}53'00''$ West, a distance of 50.00 feet to the existing Westerly Right-of-Way of Lowell Boulevard, being the Point of Beginning;

Thence North $75^{\circ}33'13''$ West, a distance of 41.28 feet;

Thence North $00^{\circ}07'00''$ East, a distance of 353.16 feet;

Thence South $89^{\circ}53'00''$ East, a distance of 40.00 feet;

Thence South $00^{\circ}07'00''$ West along said Westerly Right-of-Way of Lowell Boulevard, a distance of 20.00 feet;

Thence North $89^{\circ}53'00''$ West, a distance of 20.00 feet;

Thence South $00^{\circ}07'00''$ West, a distance of 30.19 feet;

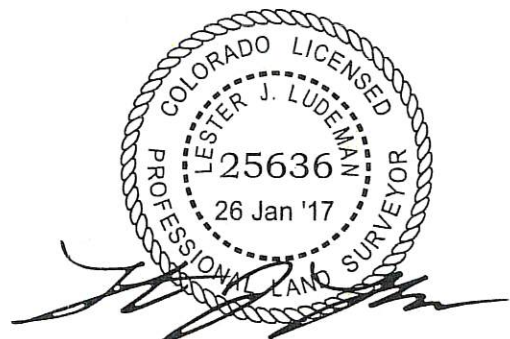
Thence South $89^{\circ}53'00''$ East, a distance of 20.00 feet;

Thence South $00^{\circ}07'00''$ West along said Westerly Right-of-Way of Lowell Boulevard, a distance of 313.19 feet to the Point of Beginning,

containing 13,727 Square Feet, or 0.3151 Acres, more or less.

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SURVEYING INC.

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(303) 504-4440

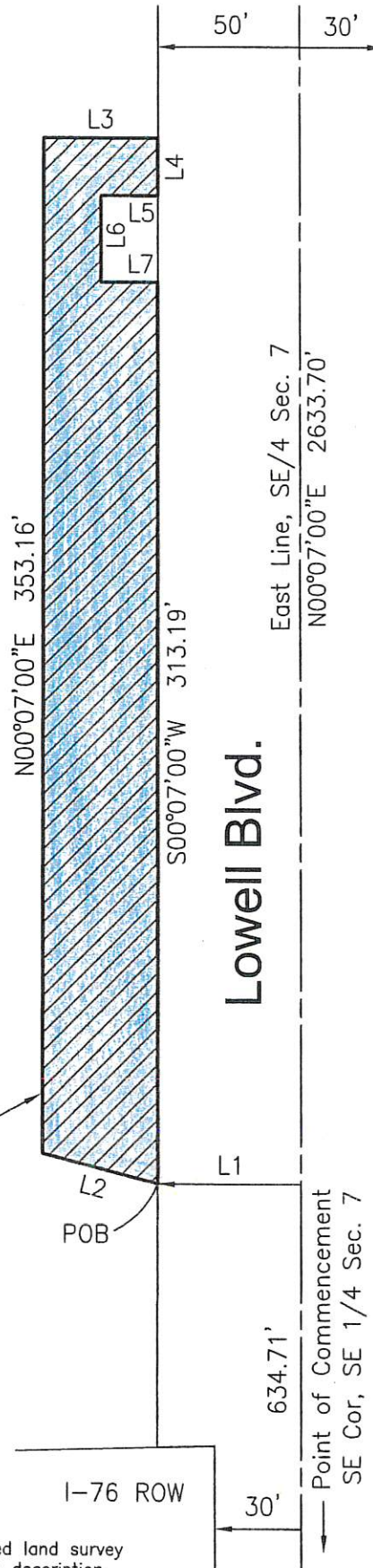


SE 1/4 Sec. 7
T 3 S, R 68 W



Parcel 7
Hyland Hills Park and Recreation District
PN 0182507401016
Rec. #C1065635, Parcel 1

13,727 square feet
more or less



Line	Bearing	Distance
L1	N89°53'00"W	50.00'
L2	N75°33'13"W	41.28'
L3	S89°53'00"E	40.00'
L4	S00°07'00"W	20.00'
L5	N89°53'00"W	20.00'
L6	S00°07'00"W	30.19'
L7	S89°53'00"E	20.00'

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SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

This illustration does not represent a monumented land survey
and is only intended to depict the accompanying description.



11, 5, 6

A PERMANENT DRAINAGE EASEMENT, being a portion of the parcel of land described in Warranty Deed recorded on December 30, 2002 at Reception No. C1073471 of the records in the office of the Clerk and Recorder of Adams County, Colorado, situated in the Southeast Quarter of Section 7, Township 3 South, Range 68 West of the 6th P.M., Adams County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 7;

Thence North $00^{\circ}07'00''$ East along the East line of said Southeast Quarter, a distance of 1739.25 feet;

Thence South $89^{\circ}42'09''$ West, a distance of 36.00 feet to the Point of Beginning;

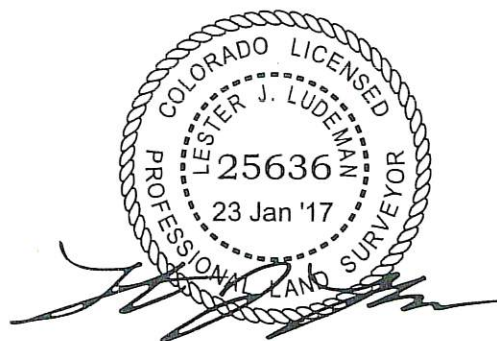
Thence continuing South $89^{\circ}42'09''$ West along the South line of said parcel of land described at Reception No. C1073471, a distance of 14.00 feet;

Thence North $00^{\circ}07'00''$ East, a distance of 18.75 feet;

Thence South $89^{\circ}53'00''$ East, a distance of 14.00 feet;

Thence South $00^{\circ}07'00''$ West, a distance of 18.65 feet to the Point of Beginning,

containing 262 square feet, or 0.0060 acre, more or less.



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4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

SE 1/4 Sec. 7
T 3 S, R 68 W

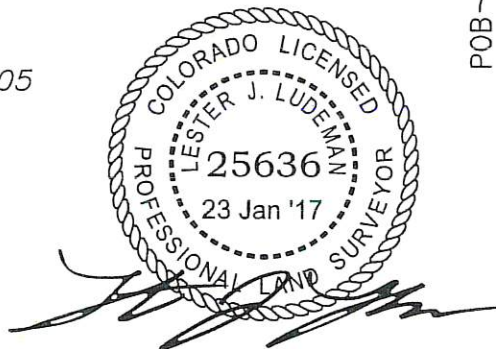
Line	Bearing	Distance
L1	S89°42'09"W	36.00'
L2	S89°42'09"W	14.00'
L3	N00°07'00"E	18.75'
L4	S89°53'00"E	14.00'
L5	S00°07'00"W	18.65'



Parcel 4
Hyland Hills Park
and Recreation District
PN 0182507401016
Rec. #C1073471

262 square feet
more or less

Parcel 5
Gloria Calabrese
PN 0182507400005



30' 40'

East Line, SE/4 Sec. 7
N00°07'00"E 2633.70'

Lowell Blvd.

1739.25'

Point of Commencement
SE Cor, SE 1/4 Sec. 7

FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

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Commencing at the Southeast corner of said Southeast Quarter of Section 7;

Thence North $00^{\circ}07'00''$ East along the East line of said Southeast Quarter, a distance of 1948.49 feet;

Thence South $89^{\circ}42'09''$ West, a distance of 36.00 feet to the Point of Beginning;

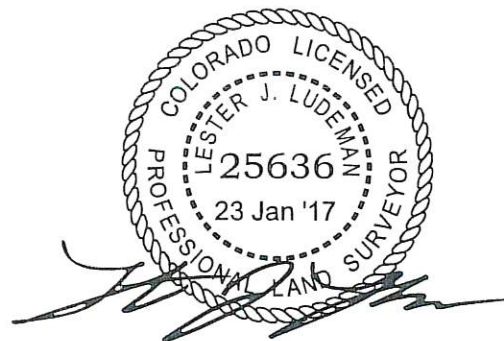
Thence South $00^{\circ}07'00''$ West, a distance of 20.00 feet;

Thence North $76^{\circ}44'22''$ West, a distance of 55.45 feet;

Thence North $00^{\circ}07'00''$ East, a distance of 7.00 feet;

Thence North $89^{\circ}42'09''$ East along the North line of said parcel of land described at Reception No. C1073471, a distance of 54.00 feet to the Point of Beginning,

containing 729 square feet, or 0.0167 acre, more or less.



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4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

Parcel 3
TDSO Holdings, LLC
PN 0182507400003

SE 1/4 Sec. 7
T 3 S, R 68 W

729 square feet
more or less

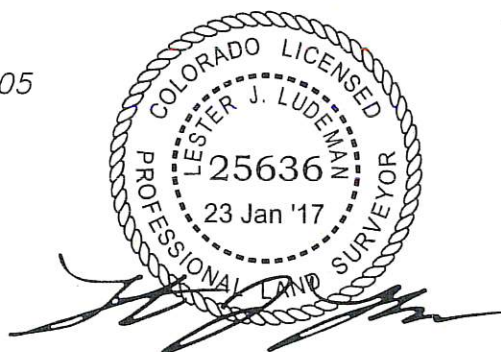
Parcel 4
Hyland Hills Park
and Recreation District
PN 0182507401016

Rec. #C1073471



Line	Bearing	Distance
L1	S89°42'09"W	36.00'
L2	S00°07'00"W	20.00'
L3	N76°44'22"W	55.45'
L4	N00°07'00"E	7.00'
L5	N89°42'09"E	54.00'

Parcel 5
Gloria Calabrese
PN 0182507400005



FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

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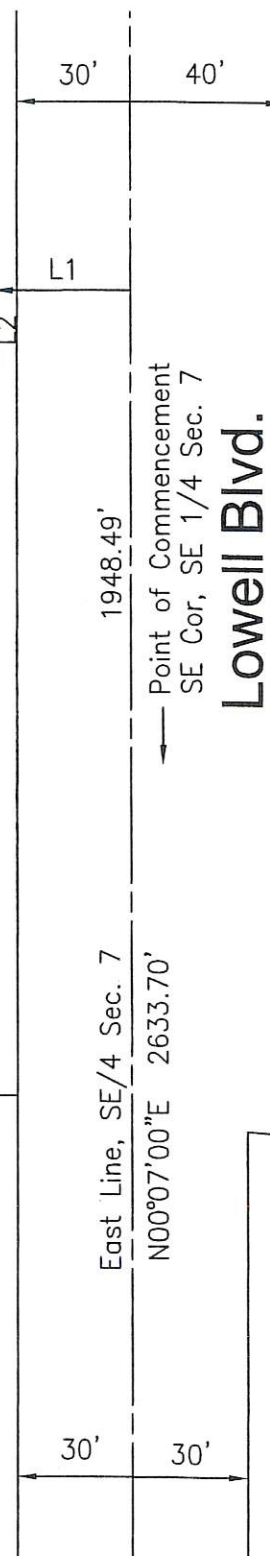


EXHIBIT - TCE #4

Page 1 of 2

A TEMPORARY CONSTRUCTION EASEMENT, being a portion of Parcel 1 as described in Special Warranty Deed recorded on December 11, 2002 at Reception No. C1065635 of the records in the office of the Clerk and Recorder of Adams County, Colorado, situated in the Southeast Quarter of Section 7, Township 3 South, Range 68 West of the 6th P.M., Adams County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 7;

Thence North $00^{\circ}07'00''$ East along the East line of said Southeast Quarter, a distance of 644.93 feet;

Thence North $89^{\circ}53'00''$ West, a distance of 90.00 feet to the Point of Beginning;

Thence North $75^{\circ}33'13''$ West, a distance of 82.57 feet;

Thence North $00^{\circ}07'00''$ East, a distance of 282.53 feet;

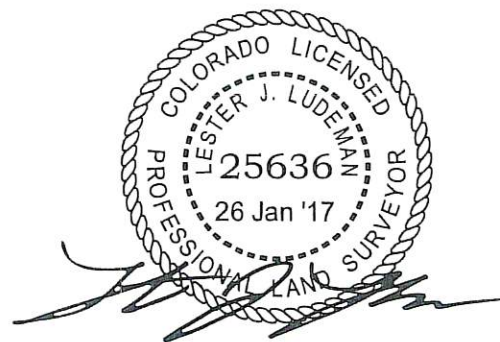
Thence South $89^{\circ}53'00''$ East, a distance of 80.00 feet;

Thence South $00^{\circ}07'00''$ West, a distance of 302.97 feet to the Point of Beginning,

containing 23,420 Square Feet, or 0.5377 Acres, more or less.

FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440



This description is not the result of a monumented land survey.

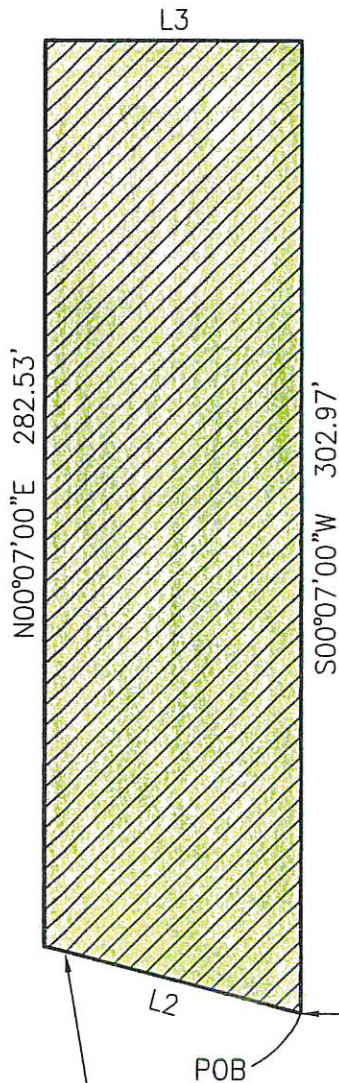
Handwritten signature

SE 1/4 Sec. 7
T 3 S, R 68 W



Parcel 7
Hyland Hills Park and Recreation District
PN 0182507401016
Rec. #C1065635, Parcel 1

23,420 square feet
more or less



Lowell Blvd.

East Line, SE 1/4 Sec. 7
N00°07'00\"/>

Point of Commencement
SE Cor, SE 1/4 Sec. 7

Line	Bearing	Distance
L1	N89°53'00"W	90.00'
L2	N75°33'13"W	82.57'
L3	S89°53'00"E	80.00'



FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

I-76 ROW

This illustration does not represent a monumented land survey
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EXHIBIT - TCE #13

Page 1 of 2

A TEMPORARY CONSTRUCTION EASEMENT, being a portion of the parcel of land described in Warranty Deed recorded on December 30, 2002 at Reception No. C1073471 of the records in the office of the Clerk and Recorder of Adams County, Colorado, situated in the Southeast Quarter of Section 7, Township 3 South, Range 68 West of the 6th P.M., Adams County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 7;

Thence North $00^{\circ}07'00''$ East along the East line of said Southeast Quarter, a distance of 1757.64 feet;

Thence North $89^{\circ}53'00''$ West, a distance of 36.00 feet to the Point of Beginning;

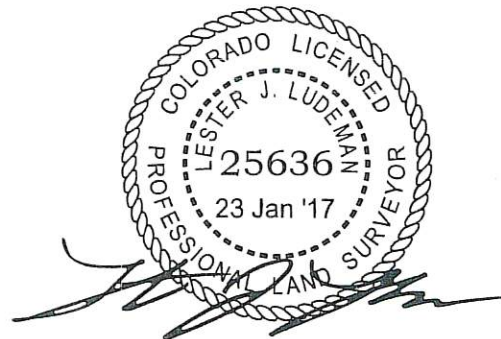
Thence North $89^{\circ}53'00''$ West, a distance of 14.00 feet;

Thence North $00^{\circ}07'00''$ East, a distance of 173.85 feet;

Thence South $76^{\circ}44'22''$ East, a distance of 14.38 feet;

Thence South $00^{\circ}07'00''$ West, a distance of 170.58 feet to the Point of Beginning,

containing 2,411 Square Feet, or 0.0553 Acres, more or less.



FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

This description is not the result of a monumented land survey.

EXHIBIT - TCE #13

Page 2 of 2

Parcel 3
TDSO Holdings, LLC
PN 0182507400003

Line	Bearing	Distance
L1	N89°53'00"W	36.00'
L2	N89°53'00"W	14.00'
L3	S76°44'22"E	14.38'



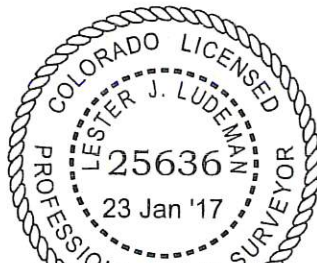
1"=50'

Parcel 4
Hyland Hills Park
and Recreation District
PN 0182507401016
Rec. #C1073471

SE 1/4 Sec. 7
T 3 S, R 68 W

2,411 square feet
more or less

Parcel 5
Gloria Calabrese
PN 0182507400005

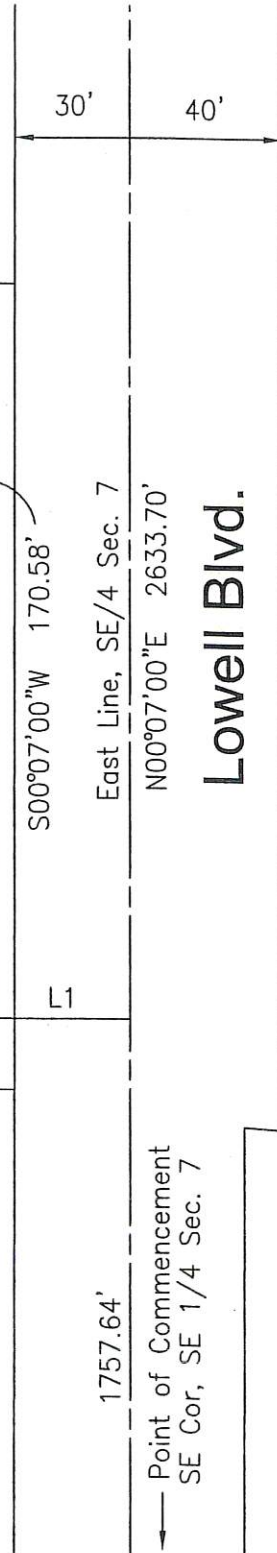


[Signature]

FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

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and is only intended to depict the accompanying description.





Adams County Open Space Modification Request Form

Revised 11/2013

P. CALABRESE LOT: OS GRANT 2010

Date of Request:	<u>AUG 3, 2017</u>
Grantee Name:	<u>HYLAND HILLS PARK & RECREATION DISTRICT</u>
Project Name:	<u>CLEAR CREEK VALLEY PARK SITE ADDITION</u>
Contact Person:	<u>TERRY R. BARNHART</u>
Phone Number:	<u>303 650-7609</u>
Email:	<u>tbarnhart@hylandhills.org</u>
Project Due Date:	<u>AUG 28, 2017</u>

Previously Submitted Leverage Summary:	Proposed Revision to Leverage Summary:
Grant Total: <u>110,000.00</u>	Grant Total: <u>\$ 2997.57</u>
Total Project Costs: <u>180,000.00</u>	Total Project Costs: <u>\$ 4906.00</u>
% of Funding Requested: <u>61.1%</u>	% of Funding Requested: <u>61.1%</u>

Please provide a description of the changes to the project as well as an explanation for the changes. Please provide specific details.

REQUEST FROM ADCO ENGINEERING FOR LOWELL BLVD ROW AND EASEMENTS FOR STREET IMPROVEMENTS. VALUES BASED UPON UNIVERSAL FIELD SERVICES INC. APPRAISALS.

Are you also requesting an extension?

☐ Yes ☒ No

Requested Due Date:

(No longer than 6 months) _____

Attach the following:

- ☒ Copy of original budget submitted with grant application
- ☒ Revised budget
- NA ☐ Copy of original timeline submitted with grant application
- NA ☐ Revised timeline
- NA ☐ Evidence of progress (Photos of project or in narrative above)

Prepared by:

Terry R. Barnhart

Date:

8-3-2017

Print name:

TERRY R. BARNHART

Title:

PLANNER / PROJECT MANAGER



Adams County Open Space Grant Application
Active Use
Due Date: July 30, 2010

Case No. _____

PART I: ELIGIBILITY CRITERIA

Project Information

Applicant Organization Name: HYLAND HILLS PARK AND RECREATION DISTRICT

Sponsoring Jurisdiction: ADAMS COUNTY BOCC

Name of Project: CLEAR CREEK VALLEY PARK SITE ADDITION

This project is priority 1 of 1 projects submitted.

*Prioritize projects separately if you are submitting joint projects with another jurisdiction, special district, or organization.

Contact Information

Primary Contact Name: Terry R. Barnhart Title: Planner

Phone: 303 650-7609 Email: tbarnhart@hylandhills.org

Address: 1800 W. 89th Aveue

City: Denver State: CO Zip: 80260

The contact name provided above will be used for all official correspondence. In the event that the primary contact is not available, please list any additional contacts for this project.

Name:	Title:	Phone:	Email:
Rick Fuller	Admin. Council	303 650-7618	rfuller@hylandhills.org
Greg Mastriona	Executive Director	303 650-7507	gmastriona@hylandhills.org

Project Summary

Briefly describe your project (<100 words).

Hyland Hills wishes to purchase a one acre parcel, located at 5845 N. Lowell Boulevard, from the estate of the late Phillip Calabrese. This street frontage parcel lies near the proposed main entrance to the park site. Presently zoned Industrial, the highest and best non-park usage is likely to be commercial storage and would detract from the overall development of the Clear Creek Valley Park site. The Estate is motivated to sell at the highest price obtainable with little consideration for park site development.

Budget Summary

Grant Request (this cycle only): \$110,000

Previous ADCO Grants (this project only): \$0

Matching Funds (cash + in-kind): \$70,000

Total Project Costs: \$180,000

Grant Request: 61.1% of Total Project Costs*

*To calculate the percentage of total costs, use this formula: **Grant Request + Previous ADCO Grant/Total Project Costs**

Attach a Project Budget labeled **Attachment A at the end of this application



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1. Previous Funding

a. Pursuant to the Open Space Policies and Procedures, a project can be submitted for funding consideration up to three (3) times.

i. Has this grant been submitted for funding consideration in a previous grant cycle? Yes ☐ No ☒

ii. If yes, please list the grant cycle(s) and the amount of the award(s), if any:

Grant Cycle:	Award Amount:
	\$
	\$
	\$

Property Location Information:

Project site address: 5845 N. Lowell Blvd.

Nearest cross streets: Lowell Blvd. and I-76

Parcel ID # (Required): 0182507400007

Include a Location Map and label as **Attachment E**. Location Map should clearly identify the location of the project (including the nearest cross streets) and should provide directions to the project site.

Land Acquisition Summary (if Applicable):

Number of acres: 1.0

Cost per acre: \$ 180,000 (excludes value of required frontage ROW dedication for Lowell Blvd. to Adams County)

Appraised price per acre: \$ 185,130

If the purchase price is more than the appraised price, please explain:

Attach a copy of the appraisal summary page and label as **Attachment J**.

Are there any known existing easements on the project site? Yes ☐ No ☒

If yes, attach copies of the easement and label as **Attachment K**.

EXHIBIT - ROW #1

Page 1 of 2

A PARCEL OF LAND, being a portion of the tract of land described in Personal Representative's Deed recorded on October 12, 2010 at Reception No. 2010000069477 of the records in the office of the Clerk and Recorder of Adams County, Colorado, situated in the Southeast Quarter of Section 7, Township 3 South, Range 68 West of the 6th P.M., Adams County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 7;

Thence North $00^{\circ}07'00''$ East along the East line of said Southeast Quarter, a distance of 1390.33 feet;

Thence South $89^{\circ}40'26''$ West, a distance of 30.00 feet to the existing Westerly Right-of-Way of Lowell Boulevard, being the Point of Beginning;

Thence continuing South $89^{\circ}40'26''$ West along the South line of said tract of land described at Reception No. 2010000069477, a distance of 6.00 feet;

Thence North $00^{\circ}07'00''$ East, a distance of 174.86 feet;

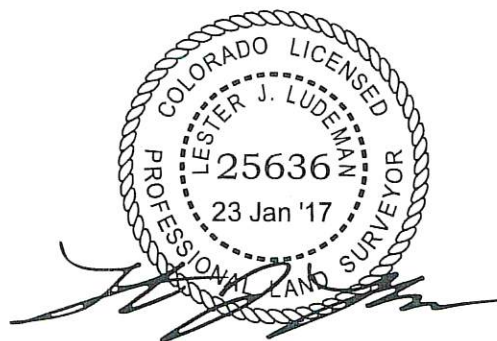
Thence North $89^{\circ}40'03''$ East along the North line of said tract of land described at Reception No. 2010000069477, a distance of 6.00 feet;

Thence South $00^{\circ}07'00''$ West along said Westerly Right-of-Way of Lowell Boulevard, a distance of 174.86 feet to the Point of Beginning,

containing 1,049 square feet, or 0.0241 acre, more or less.

FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440



This description is not the result of a monumented land survey.

EXHIBIT - ROW #1

Page 2 of 2

1"=50'

Parcel 5
Gloria Calabrese
PN 0182507400005

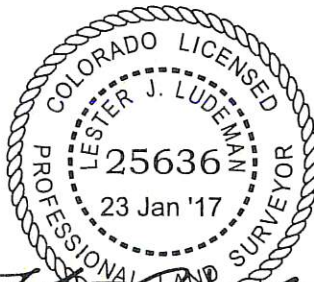
SE 1/4 Sec. 7
T 3 S, R 68 W

Parcel 6
Hyland Hills Park
and Recreation District
PN 0182507401016
Rec. #2010000069477

1,049 square feet
more or less

Parcel 7
Hyland Hills Park
and Recreation District
PN 0182507401016

Line	Bearing	Distance
L1	S89°40'26"W	30.00'
L2	S89°40'26"W	6.00'
L3	N89°40'03"E	6.00'



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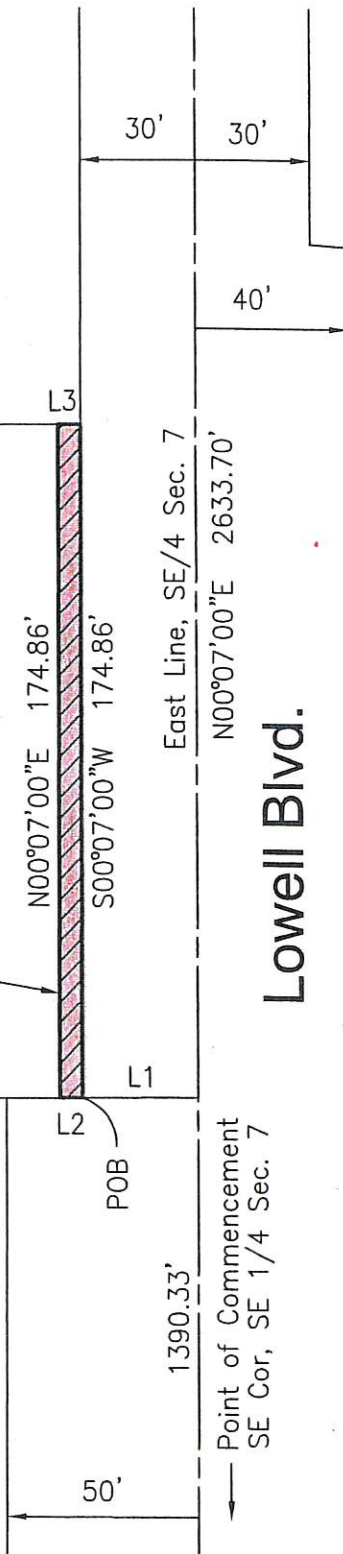


EXHIBIT - TCE #8

Page 1 of 2

A TEMPORARY CONSTRUCTION EASEMENT, being a portion of the tract of land described in Personal Representative's Deed recorded on October 12, 2010 at Reception No. 2010000069477 of the records in the office of the Clerk and Recorder of Adams County, Colorado, situated in the Southeast Quarter of Section 7, Township 3 South, Range 68 West of the 6th P.M., Adams County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 7;

Thence North $00^{\circ}07'00''$ East along the East line of said Southeast Quarter, a distance of 1390.33 feet;

Thence South $89^{\circ}40'26''$ West, a distance of 36.00 feet to the Point of Beginning;

Thence continuing South $89^{\circ}40'26''$ West along the South line of said tract of land described at Reception No. 2010000069477, a distance of 10.00 feet;

Thence North $00^{\circ}07'00''$ East, a distance of 169.51 feet;

Thence North $89^{\circ}53'00''$ West, a distance of 5.00 feet;

Thence North $00^{\circ}07'00''$ East, a distance of 5.32 feet;

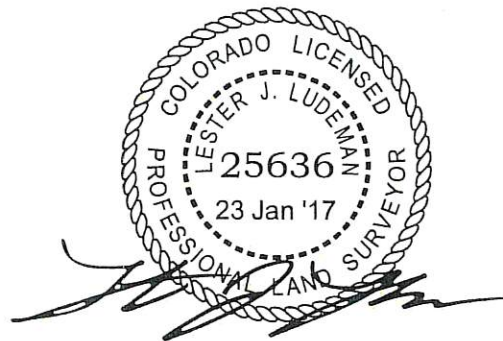
Thence North $89^{\circ}40'03''$ East along the North line of said tract of land described at Reception No. 2010000069477, a distance of 15.00 feet;

Thence South $00^{\circ}07'00''$ West, a distance of 174.86 feet to the Point of Beginning,

containing 1,775 square feet, or 0.0408 acre, more or less.

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EXHIBIT - TCE #8

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Parcel 5
Gloria Calabrese
PN 0182507400005

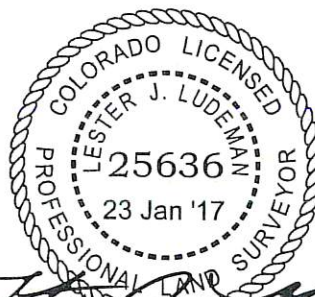
SE 1/4 Sec. 7
T 3 S, R 68 W

Parcel 6
Hyland Hills Park
and Recreation District
PN 0182507401016
Rec. #2010000069477

1,775 square feet
more or less

Parcel 7
Hyland Hills Park
and Recreation District
PN 0182507401016

Line	Bearing	Distance
L1	S89°40'26"W	36.00'
L2	S89°40'26"W	10.00'
L3	N89°53'00"W	5.00'
L4	N00°07'00"E	5.32'
L5	N89°40'03"E	15.00'



[Handwritten Signature]

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