

**Why is the City building the Riverside Parkway?** Roads and streets are the basic framework of Grand Junction's transportation system, and will continue to be even though modes of transportation may change as our City continues to progress. Like any other facility that receives heavy usage, roads and streets need modernization as our City grows.

The Riverside Parkway is a proposed transportation improvement that will provide a needed alternative route of travel through the south side of the City of Grand Junction. The project has been identified as a high priority primarily to reduce unacceptable levels of congestion on State Highway I-70B and to improve safety and mobility for all modes of travel.

In many cases roadway projects require additional right of way to allow the construction of the improvement to the street system and to provide safety features to the roadway.

**Why my property?** Your property was selected after careful scrutiny of a number of alternatives. The City thoroughly evaluated the need for the roadway improvement, location and safety.

**Right of Way Acquisition and Relocation Policy** The City of Grand Junction's right-of-way acquisition and relocation policy is based on the Federal Uniform Real Property Acquisition Policies Act of 1970, as amended. The Uniform Act is used on all Federal and federally assisted projects throughout the United States. The City of Grand Junction has provided additional relocation benefits above the Federal policy to take into account local conditions. The policy provides for fair and equitable treatment of persons displaced by the Parkway.

**Establishing Fair Market Value** Payment for street right-of-way is based on the fair market value of the property being purchased. This value is established by an appraisal. The City will hire a professional to appraise the value of the property being purchased. On acquisitions estimated at \$5,000 or more, the property owner may hire a second professional appraiser to make a second appraisal. The reasonable cost of this second appraisal will be paid for by the City.

## **Residential Total Acquisitions**

There may be some instances where the City will be required to purchase an entire residence. In such instances, the combination of payments made to the occupant will be based on the actual cost to replace the home with a similar home.



**Moving Costs** Actual moving costs to move all personal property will be paid by the City.



## **Business Total Acquisitions**

In the case of the displacement of an entire business the City will pay the Fair Market Value of the property being acquired and will also pay expenses to search for a replacement property, moving expenses and business re-establishment expenses. The City has increased the limits for search costs and relocation expenses compared to the Uniform Act. There is no limit on the payment for actual costs to move the personal property to the relocated site.



**Please note that this is a summary of benefits to be provided. A right-of-way acquisition / relocation specialist will contact impacted owners/tenants to explain the full benefits.**

## **More Information or questions?**

Right-of-way acquisition and relocation can be quite complicated. The City has brochures explaining the City's policy and your rights as a property owner and/or a displaced person. Please contact the Riverside Parkway Office at:

**City of Grand Junction, Riverside Parkway Project Office,  
2529 High Country Court, Grand Junction, CO 81501  
(970) 256-4177 Email [Riversidepkwy@gjcity.org](mailto:Riversidepkwy@gjcity.org)**