

# LAND FOR SALE

PRICE \$675,000



COLDWELL BANKER  
COMMERCIAL

PRIME  
PROPERTIES

131 N. 6th St., Suite 200  
GRAND JUNCTION, CO 81501

## TBD Aspen Street, Grand Junction, CO 81503



LOT 1 in the CARVILLE SIMPLE SUBDIVISION

6.77 AC on Orchard Mesa

Prime Multifamily Opportunity up to 12 units per acre

Close to Highway 6 & 50, Restaurants, Venders, and

Schools with Utilities and Access available

Mike Foster

970-244-6602

[mfoster@cbcwest.com](mailto:mfoster@cbcwest.com)

[CBCWEST.COM](http://CBCWEST.COM)

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RIVERSIDE PKWY

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Los Colonias Park & Amphitheater



50

DUCK POND

UNAWEEP AVE

Jack Rabbit Liquor

Super C Convenience

UNAWEEP AVE

DIXSON



27 RD



50



True Value



SUBWAY

MAVERIK



SITE

DOS RIOS ELEMENTARY SCHOOL

LINDEN AVE

50

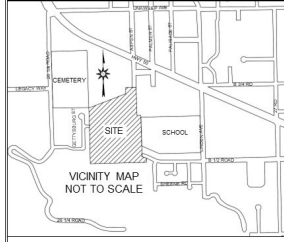
Orchard Mesa Persigo

B 1/2 RD

27 RD

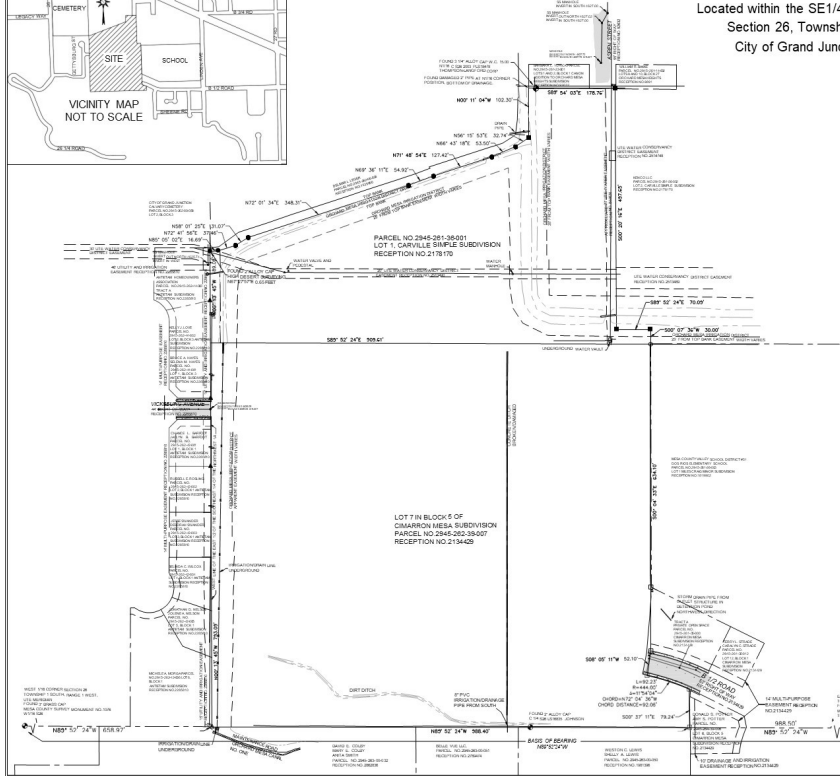
Grand Junction Water Treatment Facility





### IMPROVEMENT SURVEY PLAT

Lot 1 of Carville Simple Subdivision (Reception No.2178170) and  
 Lot 7 in Block 5 of Cimarron Mesa Subdivision (Reception No.2134429)  
 Located within the SE1/4 of the NW1/4 and the SW1/4 of the NE1/4 of  
 Section 26, Township 1 South, Range 1 West, Ute Meridian,  
 City of Grand Junction, County of Mesa, State of Colorado

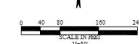


- PARCEL DESCRIPTION:**  
 LOT 1 OF CARVILLE SIMPLE SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.  
 AND  
 LOT 7 IN BLOCK 5 OF CIMARRON MESA SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.  
 Ownership is demonstrated instrument recorded at the Reception No.2028661 of  
 the Mesa County Clerk and Recorder office.
- SURVEY NOTES:**
1. Survey made under authority of U.S. Patent, Grand Junction, CO 87563.
  2. Property located within Block 5 of Cimarron Mesa Subdivision, Reception No. 2134429 and the New County Assessor's Parcel Identification System.
  3. This plat is provided for Land Title Quarterly Certificates (File No. 20180428814, dated 09/20/22) and the Mesa County Assessor's Parcel Identification System.
  4. A line that is a centerline easement shall be shown. The easement is defined by the instrument recorded at Reception No.2028661.
  5. The "As-Built" and "Proposed" lines represent the results of the legal description issued by the City of Grand Junction, Colorado with respect to the physical features of adjacent parcels.
  6. According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the day of recording, such defect, in no event, may be action based upon any defect in this survey be commenced more than ten years from the date of the certification herein.
- BASE OF BEARING:**  
 The bearing is based on the East 1/4 corner of Section 26, Township 1 South, Range 1 West of the 10th Meridian, a 3rd class cap. (S. 26.1002N 102W) and the West 1/4 corner of Section 26, Township 1 South, Range 1 West of the 10th Meridian, a 3rd class cap. (S. 26.1001N 102W) in N89°52'24\"/>

**CERTIFICATION:**  
 Christopher C. Rawner is registered Professional Land Surveyor in the State of Colorado. He hereby certifies that the Improvement Survey has been prepared and conducted by him or under his direct supervision. He certifies that the survey was made in accordance with the laws and rules of the State of Colorado. This certificate is a guarantee in writing, when required or implied.

**CR:** [Symbol] CONCRETE  
**IR:** [Symbol] IRON RAILROAD RIGHT-OF-WAY  
**UB:** [Symbol] UNDERGROUND UTILITY  
**UD:** [Symbol] UNDERGROUND DRAINAGE  
**UE:** [Symbol] UNDERGROUND ELEC. UTILITY  
**UG:** [Symbol] UNDERGROUND GAS UTILITY  
**UW:** [Symbol] UNDERGROUND WATER UTILITY  
**US:** [Symbol] UNDERGROUND STEEL  
**UO:** [Symbol] UNDERGROUND OIL  
**UL:** [Symbol] UNDERGROUND LEAD  
**UR:** [Symbol] UNDERGROUND RAILROAD  
**UC:** [Symbol] UNDERGROUND CEMENT  
**UJ:** [Symbol] UNDERGROUND JOINT

**LAND SURVEY SERVICES:**  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Client: ARLENWOOD SOUTH LLC



**IMPROVEMENT SURVEY PLAT**

SE 1/4 of the NW1/4 and the SW1/4 of the NE 1/4 of  
 Section 26, Township 1 South, Range 1 West, Ute Meridian,  
 City of Grand Junction, County of Mesa, State of Colorado

SURVEYED BY CONTRACT	K&B Surveying LLC
DRAWN BY CONTRACT	734 Main Street
DATE CONTRACTED	Grand Junction, CO 81501
REVISIONS	970.201.4081   info@kbsurvey.com