

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2768

VACATING NORTHACRES ROAD AND A PORTION OF SAGE COURT
CITY OF GRAND JUNCTION

Recitals.

Northacres Road and Sage Court were dedicated and platted as part of the Northacres Subdivision. This subdivision was approved for seven lots. Both of these dedicated rights-of-way were intended to provide access to the seven lots of the Northacres subdivision.

As platted, Northacres Road comes off of North 7th Street (26 1/2 Road) and extends west for approximately 780 feet. The dedicated right-of-way terminates near the Grand Valley Canal.

Sage Court was dedicated as a cul-de-sac street and provides frontage to all lots in the Northacres Subdivision except for Lot 1. The full dedicated length of Sage Court is approximately 500 feet.

A proposal was made to the City of Grand Junction to re-plat Lots 1, 2 and 7, Northacres Subdivision. This re-plat involves the complete vacation of Northacres Road and that portion of Sage Court extending south of Northacres Road to southern ends of Lots 2 and 7.

The Grand Junction Planning Commission, at its July 5, 1994 hearing, approved the final re-plat of Lots 1, 2 and 7, Northacres Subdivision and recommended approval of the requested vacations.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds that the requirements for vacation of rights-of-way, as set forth in Section 8-3 of the Zoning and Development Code, have been satisfied.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the rights-of-way described below are hereby vacated subject to compliance with the Sage Court Agreement, attached hereto, and subject to the completion of the development of Lots 1, 2, and 7, Northacres Subdivision in accordance with the Community Development Department's final approval on such subdivision:

That portion of Northacres Road and Sage Court located in Northacres Subdivision, a plat on file and recorded in the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Beginning at the northeast corner of said Northacres Subdivision;

Thence West 780.00 feet along the north line of said plat;

Thence South 17 degrees 30 minutes West 52.43 feet along the west line of said plat to the south right-of-way line of said Northacres Road;

Thence along said right-of-way line East 225.76 feet to a point of curvature;

Thence 31.42 feet along the arc of a curve to the right having a radius a 20 feet, a central angle of 90 degrees and a chord bearing South 45 degrees 0 minutes 0 seconds East 28.28 feet to the west right-of-way line of said Sage Court;

Thence along said right-of-way line South 55.32 feet;

Thence along said right-of-way line 36.65 feet along the arc of a curve to the right having a radius of 30 feet, a central angle of 70 degrees and a chord bearing South 35 degrees 0 minutes 0 seconds West 34.41 feet;

Thence along said right-of-way line South 70 degrees West 46.22 feet;

Thence along said right-of-way line 50.16 feet along the arc of a curve to the left having a radius of 80 feet, a central angle of 35 degrees 55 minutes 22 seconds and a chord bearing South 52 degrees 2 minutes 19 seconds West 49.34 feet;

Thence South 89 minutes 31 minutes 34 seconds East 99.44 feet to the east right-of-way line of Sage Court;

Thence along said right-of-way line 97.74 feet along the arc of a curve to the left having a radius of 80 feet, a central angle of 70 degrees 0 minutes 0 seconds and a chord bearing North 35 degrees 0 minutes 0 seconds East 91. 77 feet;

Thence along said right-of-way line North 55.32 feet to a point of curvature;

Thence 31.42 feet along the arc of a curve to the right having a radius of 20 feet, a central angle of 90 degrees and a chord bearing North 45 degrees 0 minutes 0 seconds East 28.28 feet to the south right-of-way line of said Northacres Road;

Thence along said right-of-way East 460 feet;

Thence 31.42 feet along the arc of a curve to the right having a radius of 20 feet, a central angle of 90 degrees and a chord bearing South 45 degrees 0 minutes 0 seconds East 28.28 feet to the west right-of-way line of 7th Street;

Thence North along said right-of-way line 70 feet to the point of beginning.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of August, 1994.

PASSED on SECOND READING this 7th day of September, 1994.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ R.T. Mantlo
President of City Council