



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

Receipt 927
 Date 2-2-94
 Rec'd By MP
 File No. #1494

Original
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We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input checked="" type="checkbox"/> Vacation			<u>Sage Court</u>		<input checked="" type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER (S) DEVELOPER REPRESENTATIVE

William Doyle Merkel Name
2136 BANFF CT. Address
Grand Junction, CO 81503 City/State/Zip
2429127 Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

X W.D. Merkel Signature of Person Completing Application 2/1/94 Date

X William D. Merkel Signature of Property Owner(s) - Attach Additional Sheets if Necessary 1-30-94

ADDITIONAL SIGNATURE PAGE
TO DEVELOPMENT APPLICATION AND
PRE-APPLICATION CONFERENCE

Ruth H. Webster
HARRY K. WEBSTER
HARRY K. WEBSTER AND RUTH H. WEBSTER

629 Sage Court
Address

Victoria Lopez Gilbert
Gordon R. Gilbert
Gordon R. Gilbert & Victoria Lopez Gilbert

628 Sage Ct.
Address

Michael R. Heuton
Judith M. Heuton
Michael R. Heuton & Judith M. Heuton

623 1/2 Sage Ct
Address

Mark Wilson
Virginia Wilson
Mark Wilson & Virginia Wilson

627 1/2 SAGE CT
Address

William E. Putnam
Wanda Wray Putnam
William E. Putnam & Wanda Wray Putnam

627 Sage Court
Address

SUBMITTAL CHECKLIST

VACATION

714 94

Location: Sage Court

Project Name: Original
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ITEMS

DISTRIBUTION from Office

DESCRIPTION	SSID REFERENCE	DISTRIBUTION																	TOTAL REQ'D.			
		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Fire Department	City Police Department	City Attorney	City Sanitation	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Council	County Planning	Irrigation District	Drainage District	Water District	Sewer District	U.S. West		Public Service	GVRP	
Due 1st Working Day of the month for Planning Commission 1st Tuesday following month - 60 days																						19
• Application Fee \$450	VII-1	1																				
• Submittal Checklist*	VII-3	1																				
• Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
• Application Form*	VII-1	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	
• 11x17 Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	
• Names and Addresses	VII-02	1																				
• Legal Description - ROW to be vacated	VII-2	1		1										1								
• General Project Report	X-7	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	
• Vicinity Sketch	IX-33	1	2	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	

8/2/11

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

Bernice L. Long
105 Riverside Dr. Unit 1
Palisade, CO 81526-9691

#14 94

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City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81501

Paul G. & Pamela A. Curlee
2645 F $\frac{1}{2}$ Road
Grand Jct., CO 81506

Ruth & Harry Webster
629 Sage Court
Grand Junction, CO 81506

Clarence Files
631 - 26 $\frac{1}{2}$ Road
Grand Jct., CO 81506

Gordon & Victoria Gilbert
628 Sage Court
Grand Junction, CO 81506

Michael & Judith Heuton
630 Sage Court
Grand Junction, CO 81506

John I. & Sharon A. Gordon
629 $\frac{1}{2}$ - 26 $\frac{1}{2}$ Road
Grand Jct., CO 81506

Mark & Virginia Wilson
627 1/2 Sage Court
Grand Junction, CO 81506

William & Wanda Putnam
627 Sage Court
Grand Junction, CO 81506

Mesa View Retirement Residence
601 Horizon Place
Grand Jct., CO 81506

William D. Merkel
2136 Banff Court
Grand Jct., CO 81503

GENERAL PROJECT REPORT
Sage Court Vacation

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A. PROJECT DESCRIPTION. The proposal to vacate Sage Court is in two parts as indicated on the included "Vicinity Sketch." For the northerly portion the usual vacation is requested with the vacated property reverting to adjacent property as provided by law. For the southerly portion it is requested that the land be dedicated for use as a common area for the purposes of access (driveway), green space, and utility services for all of the adjacent properties.

- 1. The location of the vacation requested is in the Northacres Subdivision as indicated on the attached "Vicinity Sketch." The subdivision abuts North Seventh Street from the west between the Horizon Drive/Horizon Place intersection and F.5 Road. The Sage Court, vacation of which is requested, was platted but never built. The closed end of Sage Court as platted is actually a gravel-surfaced driveway surrounding a green area with trees and grass. Its nature and appearance are the same as those of the driveway presently used for access.
- 2. Not applicable.
- 3. The proposed use of the land to be freed by the requested vacation is the same as the present use with the exception of the portion between the presently-platted Lots 2 and 7. That land will probably be incorporated into an overall plan for residential utilization of Lots 1, 2, and 7.

B. PUBLIC BENEFIT. The clear benefit to the public from vacating Sage Court is avoidance of public expense (not to mention private expense) to build a road that no one wants and no one will use. A more speculative, but we think real, benefit is a lower level of public safety expense afforded by the privacy and seclusion of the present situation.

C. PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT.

- 1. The circumstances that justify this request for the vacation of Sage Court are below in the format of the Zoning and Development Code:
 - 8-3-1. The proposed vacation will leave access to each property exactly as it is presently.
 - 8-3-2. The proposed vacation will not restrict access so as to make it unreasonable or economically prohibitive, nor will it reduce the value of any of the properties involved. Evidence of the truth of both of these statements can be found in the fact that the owners of all of the affected properties are petitioners for the vacation.
 - 8-3-3. The proposed vacation will have no adverse impacts on the health, safety and/or welfare of the general community because not building Sage Court will not take away something the community presently has. For the same reason it will not reduce the quality of public services.

- 8-3-4. The proposed vacation does not conflict with adopted plans and policies. While it is true that approximately thirty years ago the City accepted what had been a County plat of a subdivision, failure to build Sage Court in the intervening years is indication that it was never anyone's plan.
 - 8-3-5. The proposed vacation will provide benefit to the City principally in form of privacy for the present (and future) residents. It is probably neutral in maintenance requirements, traffic circulation, and similar matters.
2. Land use in the surrounding area is all single-family residential except for one parcel with a horse corral and the Mesa View Retirement Residence.
 3. Site access is evident from the "Vicinity Sketch." Northacres Road will provide access for newly developed residences in the subdivision and the present driveway will continue to provide access for the existing residences.
 4. Utilities as needed are presently provided to the existing residences and vacation of Sage Court will not change that situation.
 5. There will be no unusual demands on utilities.
 6. There will be no effects on public facilities.
 - 7., 8., 9., 10. Not applicable.
- D. No Development Schedule and Phasing is involved. If the vacation is granted things will simply continue to be as they have been for approximately thirty years.

**Sage Court Right-of-Way
Northacres Subdivision**

Advantages of the Replat Design:

- *Northacres Road will be a residential collector street.
- *Quarter-mile spacing on 7th Street from Horizon Drive will be maintained.
- *Northacres Road may connect to Northridge Drive in the future by a bridge over the canal.
- *Sage Court will be either constructed or the funds escrowed for construction of a local street.
- *The new Sage Court will be relocated to provide a better alignment. Future development to the north will line up along their property line for a four way intersection.
- *These streets will allow services such as police, fire, trash pickup, and mail delivery to access the existing homes on paved, public streets.
- *The ingress/egress portion of the existing easement could be abandoned. This intersection is approximately 210 feet south of Northacres Road, and is inconsistent with the one-quarter mile spacing the city strives to maintain on arterial roadways for traffic safety.

Reasons to Retain Sage Court Right-of-Way:

- *Current access to the existing homes is by an easement, to a portion of right-of-way, on a graveled road.
- *Pavement, curb, gutter, and sidewalks have lower maintenance costs to the city.
- *Future residents of Sage Court may desire paved public access. If abandoned, the re-acquisition of right-of-way could be extremely expensive.
- *The proposed vacation would leave a portion of right-of-way as an island, accessible only by an easement.

If Sage Court is constructed as shown on the replat of Northacres, the City should consider paving the remainder of Sage Court to lessen the road maintenance.

627 Sage Court
Grand Junction, CO 81506
February 1, 1994

Community Development Department
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

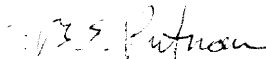
Gentlemen:

Documents assembled under the rubric "Petition for Vacation of Sage Court" are herewith delivered. A short statement labeled "Overview" and copies of two "Right-of-Way" deeds are also included. We ask that they be included in each set as collated. The deeds prove our contention that we have access in perpetuity.

Careful reading of these documents will show that the "Petition for Vacation" is actually a petition for total vacation of a portion of Sage Court and the dedication of another portion as a common area for the purposes of access (driveway), green space, and utility services.

This petition must surely be considered simultaneously with the other proposal for Northacres Subdivision that we understand is in this planning cycle.

Sincerely,



William E. Putnam
Representative of the
Petitioners

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#14 94

REVIEW COMMENTS

Page 1 of 2

FILE #14-94

TITLE HEADING: Right-of-way Vacation

LOCATION: Sage Court

PETITIONER: William Putnam

PETITIONER'S ADDRESS/TELEPHONE: 627 Sage Court
Grand Junction, CO 81505
242-8164

PETITIONER'S REPRESENTATIVE: William Putnam

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., FEBRUARY 22, 1994.

CITY POLICE DEPARTMENT
Mark Angelo

2/10/94
244-3587

Suggest vacation request be denied.

The proposed development of Northacres shows the development of Sage Court from Northacre Drive. This makes it a public right-of-way and not a private right-of-way. Too many problems can arise if at some point one of the properties sell where there is an existing right-of-way across private property.

U.S. WEST
Leon Peach

2/8/94
244-4964

No comments at this time.

CITY SANITATION DEPARTMENT
Rob Laurin

2/9/94
244-1570

Current route of the trash collection allows use of the turn-around; would prefer to continue access as is.

PUBLIC SERVICE COMPANY
Dale Clawson

2/7/94
244-2695

ELECTRIC & GAS: No objections.

CITY DEVELOPMENT ENGINEER

Jody Kliska

2/15/94

244-1591

See attached comments.

COMMUNITY DEVELOPMENT DEPARTMENT

Kristen Ashbeck

2/15/94

244-1437

City Attorney has advised that approval of the vacation request leaves that portion of Northacres Subdivision without legal access. This is not acceptable; however Planning Commission and City Council will be given some options to deal with this issue. Options may include construction of Sage Court, construction of the easement to public right-of-way and City street standards and variations thereof.

CITY PROPERTY AGENT

Tim Woodmansee

2/15/94

244-1565

I would not oppose the vacation of Sage Court subject to the following 2 conditions:

1. The vacation does not prevent the construction of Northacres Road between 7th Street and the Grand Valley Canal; and
2. The petitioners acknowledge that the City will not be obligated to maintain their private access easement.

The petitioners have periodically asked the City to maintain the private access easement, which will be their sole source for access upon vacation Sage Court. The City has treated this easement as a private driveway and have refused to perform maintenance just as any other private drive in Grand Junction. This situation could change, however, if the private easement is ever dedicated as a public right-of-way.

CITY FIRE DEPARTMENT

George Bennett

2/14/94

244-1400

Fire Department access roads are required to be a minimum of 20 feet in width and be clear of all obstacles. Any access road greater than 150 feet in length has to be provided with an approved turnaround. Turnarounds and roads are to comply with city/county road standards.

-- OVERVIEW --

Should Sage Court, as platted, be opened or vacated?

At present five homes exist on the southerly lots of Northacres Subdivision. These five homes have been served for more than fifty years by a gravel-surfaced private easement. For reasons of convenience and privacy the owners of the five existing homes intend to continue use of the private easement and will not use Sage Court if it is opened.

All utilities serving the present Sage Court residents are either installed in the existing private easement or in separate utility easements.

All of the petitioners believe that the preservation or opening of Sage Court as platted is a waste of valuable land and the taxpayers' money since Sage Court would be of no use to anyone.

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STAFF REVIEW

FILE: 14-94

DATE: February 24, 1994

STAFF: Kristen Ashbeck

REQUEST: Vacation of Right-of-Way

LOCATION: Sage Court

APPLICANTS: Property Owners on Sage Court

EXISTING LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Undeveloped

SOUTH: Undeveloped and Mesa View Retirement Center

EAST: Single Family Residential

WEST: Undeveloped

EXISTING ZONING: Residential Single Family Four Units Per Acre (RSF-4)

SURROUNDING ZONING:

NORTH: RSF-4

SOUTH: Planned Residential

EAST: RSF-4, Public Zone (PZ)

WEST: Planned Residential

STAFF ANALYSIS: The owners of properties adjacent to the platted Sage Court right-of-way are requesting that the entire length of the right-of-way from proposed Northacres Drive south to the cul-de-sac be vacated. Their reason for this request is that they have historically used a private access drive which runs east-west between 7th Street and the Sage Court cul-de-sac. The property owners would like to continue to use this private drive to access this southern portion of the Northacres subdivision. They feel that having to use Sage Court and Northacres Drive (once developed) will remove some of the privacy from their neighborhood. Each owner has been deeded an easement across the property to the east which allows them to utilize the private drive. The existing drive and cul-de-sac are graveled and the City, with Council's approval, has been doing minimal maintenance on the drive; however, this approval was given with the condition that the maintenance only continue until such time that the platted Sage Court right-of-way is developed to City standards.

Staff feels that vacation of the Sage Court right-of-way will leave this portion of the Northacres Subdivision without legal access. Granted, easement has been deeded to the existing property owners; however, there is no clear evidence that there is the same for any heirs or future property owners. Consequently, without Sage Court as platted, there is no legal access to these

Also note: no clear evidence...

properties. Vacation of Sage Court would also set a precedent for allowing private drives that do not meet City standards as access to subdivisions. This has generally been discouraged by the City. For these reasons, this proposal does not meet the criteria set forth in section 8-3 of the Zoning and Development Code for right-of-way vacations. If Sage Court is not vacated, staff recommends that minimal maintenance on the easement continue as currently provided until the remaining undeveloped portion of the street (between the cul-de-sac and the proposed replat of the Northacres Subdivision) is developed by the City. The estimated cost to the City to construct the undeveloped portion of Sage Court would be \$6,000 for materials and up to another \$6,000 for labor and equipment if the project was contracted out.

Should the Planning Commission be inclined to recommend approval of the vacation to City Council, staff recommends that the City eliminate any public maintenance of the private drive and pursue one of the following alternatives: 1) encourage formation of an improvement district to provide for the maintenance of the private drive; or 2) condemn land along the existing easement to create a public right-of-way and build a street to City standards.

STAFF RECOMMENDATION: Denial- ~~6~~ 5-1 (1 abstain) • *Appealed*

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, I move that we approve item #14-94, a request for a right-of-way vacation with the conditions that 1) the City eliminate any public maintenance of the private drive; and 2) pursue either formation of an improvement district to provide for the maintenance of the private drive or condemn land along the existing easement to create a public right-of-way and build a street to City standards.

xc: DV
DW
3/3/94
G

Con:

copy to City Clerk
for the file.

627 Sage Court
Grand Junction, CO 81506
3 March 1994

Don W

Linda Afman	Ron Maupin
Jim Baughman	Dan Rosenthal
Bill Bessinger	Reford Theobald
R.T. Mantlo	

Dear City Councilmembers:

As you will soon learn, if you do not already know, a Petition to Vacate Sage Court will be before you at your next meeting. It will be on appeal of the Planning Commission's action to deny.

The impetus for our action was the plan to develop lots in the northern part of our subdivision and the concomitant resolve of City staff to require construction of Sage Court as platted. We see this as an unwanted and unnecessary disruption of our neighborhood. We feel violated that through no actions of our own our situation, with which we are well-pleased, is threatened. You are our last resort, and we ask your help.

The Assistant City Attorney had advised us that this matter will come to you in the affirmative, as a proposed ordinance to vacate. But there will be negative recommendations from Staff and the Planning Commission. These will be based on strict, literal adherence to Code, and we think we have powerful arguments why you, the governing body, should agree to authorize a deviation.

We ask that you hear our plea. If that means technically that at your 16 March 1994 meeting you need to agree to "publish" the ordinance, please do it.

Meanwhile, we invite you to become familiar with our neighborhood with a personal visit. I will be away until 14 March, but Mr. Kent Webster, 627 Sage Court, 242-5933, will be available to answer questions.

Sincerely,
W.E. Putnam
William E. Putnam
Petitioners' Representative

cc: Mark Achen

FEB 17 1994

February 16, 1994

RE: Right-of-way Vacation, File No. 14-94
Northacres Subdivision

Ms. Katherine Portner
Community Development Department
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

Dear Ms. Portner:

It is our understanding that the above right-of-way vacation, File No. 14-94 has been assigned to you and we offer the following comments.

1. The access serving Sage Court is a private right-of-way deed with a maximum width of 20 feet which is currently graveled and privately maintained.

It seems to us that it would be inconsistent for the city to give up a dedicated right-of-way in favor of the current access which at this point cannot be upgraded to City standards for paving, curbs, and gutters. Since the majority of the roadway passes through our property, we do not intend to give up additional land for improvements. This means that should the roadway be upgraded with proper drainage and pavement, the driveable surface will be reduced to approximately 14 feet in width - making it rather difficult for existing public services, police/fire protection and utility services to traverse the road. It would, also, create a traffic hazard should an oncoming vehicle be met.

2. After reviewing the proposed re-plat of the Northacres Subdivision, we see that Northacres Road is planned for a future extension into the Northridge Subdivision.

When this occurs, the traffic flow will undoubtedly increase, causing a future traffic hazard along North Seventh Street where the existing Sage Court access joins. It is our belief that the existing Sage Court traffic (30-40 cars per day) should be channeled up to Northacres Road to increase public safety and decrease the probability of vehicular accidents. Public services will also be much safer.

3. Dust.

Dust is a day-to-day problem when the road is dry. We planted trees 15 years ago to catch the air born particles caused by vehicle traffic. The trees slow down the dust, but do not eliminate the problem. The new home owners, who will be directly north of the present Sage Court access, will definitely have a fugitive dust problem. The only solution is to upgrade the road with paving, which is not feasible and covered in paragraph No. 1. Along with the dust, drainage will be a

problem unless the road is upgraded since a number of the proposed lots are lower in elevation than the existing roadway into Sage Court. The dust problem and poor drainage certainly would devalue the property in the Northacres Subdivision.

4. One of the primary objections by the Sage Court residences to construction of the new Sage Court road is that the traffic flow of non-wanted vehicles will increase.

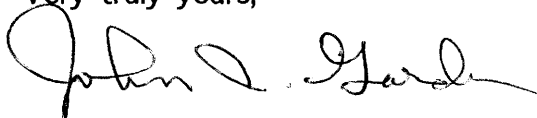
A "No Outlet" or "Dead End" traffic sign at the turn off to the proposed Sage Court roadway would eliminate the intrusion of non-wanted vehicle traffic. The Sage Court owners either purchased or agreed to the original sub-division plat with the proposed Sage Court roadway. By constructing the proper access, it will not devalue the existing property in Sage Court, but enhance its value by constructing proper drainage and paved access to the boundary.

Based on the above and our understanding of the City's adopted plans and policies, this proposal (File No. 14-94) is in direct conflict. As stated in Chapter Eight, VACATION OF RIGHTS-OF-WAY AND EASEMENTS, "*The proposal shall have no adverse impacts on the health, safety, and/or welfare of the general community, and shall not reduce the quality of public services provided to any parcel of land, e.g. police/fire protection and utility services.*"

Abandonment of the dedicated Sage Court access will have adverse impacts on the health, safety, and/or welfare of the general community. In contrast, should the Sage Court roadway be constructed, the fugitive dust can be controlled, proper drainage installed, property values enhanced, traffic safety improved, and better access for public services.

Therefore, it is our recommendation that the Rights-of-way Vacation, File No. 14-94 be denied and that usage of the current Sage Court access be discontinued as soon as the new Sage Court roadway is constructed.

Very truly yours,



John I. Gordon
629 1/2 26 1/2 Road
Grand Junction, Colorado 81506



Sharon A. Gordon

RESPONSE TO REVIEW AGENCY COMMENTS

FILE NO. 14-94

Right-of-way Vacation - Sage Court

The five property owners in the already-developed portion of Northacres Subdivision who have requested vacation of Sage Court have met and discussed the Review Comments of the various City Agencies and respectfully submit this Response:

Re: CITY POLICE DEPARTMENT

After reading and re-reading the comments of the Department, we are unable to determine any specific reason the request for vacation should be denied. As a matter of fact, the Police Department has performed security checks, responded to burglary and vandalism incidents, done fugitive searches, and investigated traffic situations using this deeded easement when requested without difficulty.

With regard to the statement that "problems can arise" in the event of a sale of one of the properties served by the private right-of-way, there has been only one problem in the past fifty-plus years. In April, 1984, our neighbors to the east (John and Sharon Gordon) threatened to refuse access over this very easement where it crossed their property, although the easement had been recorded and clearly described on all the deeds of their property since 1956, including the deed through which they acquired title (copy attached). Just before we were to file a Quiet-title Complaint, (but after we had spent more than \$4,000) the Gordons capitulated and gave us a deed of easement for utilities and access, which was in fact six feet wider than the old easement. (See copy attached to the Petition).

As stated, there have been no other disputes about the easement, in spite of at least fourteen changes of ownership affecting the five properties.

Re: CITY DEVELOPMENT ENGINEER

The first paragraph of the comments seems to address the issue of what alignment of Sage Court is best for the development of the northerly lots of Northacres Subdivision, and not whether vacation of Sage Court is good or bad. Therefore no response seems indicated.

The second paragraph is not in controversy; public access certainly does allow city service to be provided. Our point is that all these services are now being provided and have been provided without interruption since annexation, approximately twenty years ago. At the time of that annexation, the deeded easement was in its present location, was being used daily, and is still in use by the City to provide city services.

No response appears necessary to the third paragraph.

Concerning the fourth paragraph, it is difficult to disagree with this general statement of urban planning guidelines, but it does not focus on any supposed harm to the public which would result from granting the vacation or on any community benefit from denial.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

FEB 22 1984

Response to Review Agency Comments
File No. 14-94
Page Two

The benefit which we seek is that traffic would continue to be minimal and we would not have to worry about the safety of our children, our grandchildren, and aging dogs who use what we call Putnam Park. If Sage Court is built as platted it will drastically change the character of our neighborhood.

The last paragraph of the City Development Engineer's comments deals with two sections of the Zoning and Development Code. Section 7-4-4 has to do with "Circulation" in Planned Developments. It is not clear how the Development Engineer reaches the conclusion that circulation into Sage Court (a cul-de-sac as platted) will benefit the City, the soon-to-be-developed lots in the north part of Northacres Subdivision, or the present residents.

With regard to the reference to Section 8-3, these matters were all addressed in Paragraph C-1 of the General Project Report attached to the Petition.

Re: COMMUNITY DEVELOPMENT DEPARTMENT

Any statement that the deeded easement is not a "legal access" is unequivocally untrue as a matter of law.


If all the Development Department intended was to present an objection that Lot 4 (including its subdivided portion), Lot 5 and Lot 6 might be left with no connection to the west end of the deeded easement, we had thought that concern was covered in the General Project Report; but in case it is not clear, what is proposed is that if the vacation is approved, we five owners will, through a Homeowners' Association Agreement, restrict the use of the present park area to its present recreational use and commit the rest of the vacated portion to its historical use for utilities and access. The Agreement will be recorded and will become a "Covenant Running with the Land" as to each of the five lots. No property would be without access.

Re: CITY PROPERTY AGENT

We do not see any reason that vacation of Sage Court would in any way adversely affect construction of Northacres Road.

With regard to the suggestion that the five present residents acknowledge that the City will not be obligated to maintain the deeded easement, the City has performed and is performing minimal maintenance to permit access for the usual city services, particularly trash removal. Since this access was sufficient at the time we were annexed and has been used ever since without difficulty, we are not able to understand why this issue was mentioned.

Dated: February 22, 1994



William E. Putnam
Petitioners' Representative

Mr. and Mrs. Michael Heuton
630 Sage Court
Grand Junction, Colo. 81506

March 7, 1994

Community Development Department
250 North 5th Street
Grand Junction, Colo. 81501

Ladies and Gentlemen:

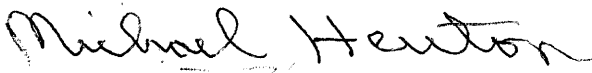

In the interest of neighborhood tranquility we signed the recent petition for the vacation of Sage Court. It is becoming increasingly obvious that no single solution will be acceptable to everyone concerned nor will everyone ever be satisfied by the services the City is willing to provide for a private drive. In addition, if the cul de sac is vacacated several of those neighbors whose properties adjoin the present lane around the park will no longer have a public access. They will have to acquire easements from the property owners whose sections of cul de sac they must cross or somehow arrange to hold it in common. This is the stuff of nightmares.

The suggestion made by the Development Staff and approved by the Planning Commission to staighten the platted approach from Northacres Road to the existing cul de sac and pave, at the City's expense, the short space between Dr. Merkle's development and the cul de sac makes, by far, the most sense to us. We are, incidentally, the party most directly impacted by any changes that have been suggested.

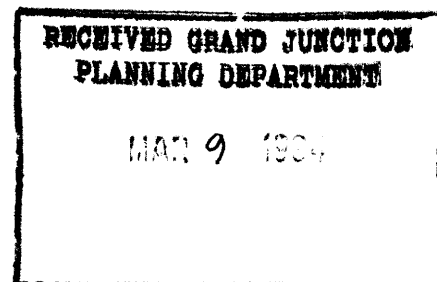
The preservation of the park and gravel lane around it now occupying the Sage Court cul de sac is of extreme importance to all of us who live here and was the motivation for us to sign the vacation petition. That the park should remain intact is a critical point for the entire neighborhood. As I understand the plan put forward by Staff the park would remain unchanged.

In light of the above points, please remove our names from the petition for the vacation of Sage Court and add our voices to those of the Development Department Staff and the Planning Commission.

Sincerely,



Michael and Judith Heuton

cc: City Council
Mark Achen



STAFF REVIEW

FILE: 14-94

DATE: March 10, 1994

STAFF: Kristen Ashbeck

REQUEST: Vacation of Right-of-Way

LOCATION: Sage Court

APPLICANTS: William Merkel, Ruth & Harry Webster, William & Wanda Putnam,
Gordon & Victoria Gilbert, Mark & Virginia Wilson

EXISTING LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Undeveloped

SOUTH: Undeveloped and Mesa View Retirement Center

EAST: Single Family Residential

WEST: Undeveloped

EXISTING ZONING: Residential Single Family Four Units Per Acre (RSF-4)

SURROUNDING ZONING:

NORTH: RSF-4

SOUTH: Planned Residential

EAST: RSF-4, Public Zone (PZ)

WEST: Planned Residential

EXECUTIVE SUMMARY: The owners of properties adjacent to the platted Sage Court right-of-way are requesting that the entire length of the right-of-way from proposed Northacres Drive south to the existing cul-de-sac be vacated. The petitioners have historically used a private drive that runs east-west between 7th Street and the Sage Court cul-de-sac and would like to continue to use this private drive to access this southern portion of the Northacres subdivision.

STAFF ANALYSIS: The petitioners feel that having to use Sage Court and Northacres Drive (once developed) will remove some of the privacy from their neighborhood. Each owner has been deeded an easement across two properties (Heuton & Gordon) to the east which allows them to utilize the private drive. The existing drive and cul-de-sac are graveled and the City, with Council's approval, has been doing minimal maintenance on the drive; however, this approval was given with the condition that the maintenance only continue until such time that the platted Sage Court right-of-way is developed to City standards.

Staff feels that vacation of the Sage Court right-of-way will leave this portion of the Northacres Subdivision without legal public access. Easement has been deeded to the existing property owners and their heirs; however, there is no clear evidence as to whether the easement is exclusive or non-exclusive--there is still a question as to whether the City and others have the right to utilize the easement for maintenance, service or other purposes. Consequently, without Sage Court as platted, there appears to be no legal access to these properties. Vacation of Sage Court would also set a precedent for allowing private drives that do not meet City standards as access to subdivisions. This has generally been discouraged by the City. In this case, it is being discouraged due to safety concerns that the roadway does not meet standards and because this gravel drive already causes and will continue to cause a dust problem to adjacent property owners--particularly once the lots proposed to the north are developed. For these reasons, this proposal does not meet the criteria set forth in section 8-3 of the Zoning and Development Code for right-of-way vacations.

If Sage Court is not vacated, staff recommends that minimal maintenance on the easement continue as currently provided until the remaining undeveloped portion of the street (between the cul-de-sac and the proposed replat of the Northacres Subdivision) is developed by the City. The estimated cost to the City to construct the undeveloped portion of Sage Court would be \$6,000 for materials and up to another \$6,000 for labor and equipment if the project was contracted out. Staff is not proposing that any improvement be made to the cul-de-sac. The existing landscaped park/island in the middle of the cul-de-sac can be retained as is. The existing radius of the cul-de-sac as well as the width of the access around the island are sufficient for emergency, garbage and other service vehicles. The City's responsibility would be to construct the connection between the realigned Sage Court proposed by the developer on the property to the north and the existing Sage Court cul-de-sac.

Should Council be inclined to approve the vacation, staff recommends that the City immediately cease any public maintenance of the private drive and pursue one of the following alternatives: 1) encourage formation of an improvement district to provide for the maintenance of the private drive; 2) condemn land along the existing easement to create a public right-of-way and construct a street to City standards; or 3) a variation thereof.

STAFF RECOMMENDATION: Denial

PLANNING COMMISSION ACTION: Denial (5-1, 1 abstaining)

NOTE: Staff is not proposing an ordinance at first reading, pending outcome of appeal.

March 11, 1994

Re: Community
Development Dept
File # 14-94
Sage Ct. Vacation

TO: Linda Afman Ron Maupin
 Jim Baughman Dan Rosenthal
 Bill Bessinger Reford Theobald
 R.T. Mantlo

Dear City Council Members

In connection with the Petition to Vacate Sage Court in Northacres Subdivision, it developed that not even we who presently live on Sage Court were absolutely sure of the physical location of the North part of the platted (but not opened) right-of-way where it meets the private easement which we are using for access to our homes.

So that we might all be sure of the impact of vacating the platted right-of-way, Mike Heuton and I ordered a survey of our respective East and West property lines, between which the platted right-of-way lies. This is between Lot 3 (Heuton) and Lot 6 (Webster).

In case you wish to become familiar with the situation as it exists on the ground, as you arrive at Heuton's driveway, you will see a surveyor's lath with a piece of white plastic flag on the right hand edge of the private easement, and to the north about 75 feet there is another surveyor's lath with orange ribbon and a piece of white plastic flag. These would be the east line of the platted road. Fifty feet to the West, still on the right edge of the private easement is another lath with orange ribbon and a piece of white plastic flag and north of this lath about 75 feet is the fourth surveyor's lath also with orange ribbon and a piece of white plastic, which would be the west line of the platted road.

The area which is requested to be vacated includes the small park to the southwest as well as the entire platted portion of Sage Court all the way to Northacres Road as platted. Access to our homes would continue to be over the private easement as it has been ever since we became part of the City.

We hope that this may be of some help to you in making your decision.

Very truly yours,



EXCERPT FROM JULY 19, 1993 CITY COUNCIL WORKSHOP

SAGE COURT MAINTENANCE

Mayor Theobold: Everyone has received the material and read the letter and the accompanying 17 maps and City notes, and full-blown explanations so everyone is familiar with the issue. Jim said he would do an analysis and then make a presentation on the whole....Jim, lay it out.

Jim Shanks: In talking to the Putnams this afternoon on the telephone, Mr. Putnam reminded me that the request was simply to have a minimal amount of maintenance on the road. It was not to build a street and all the sorts of things mentioned in my memo... Typically, when you start looking at maintenance of something that looks like a public roadway, is that it is a roadway and we feel like it is a roadway and.. typically, we do not maintain private driveways. If we take over maintenance of it, we want to take over something that is a public right-of-way. The current access to the subdivision that is there is a cul-de-sac is across a private right-of-way the initial property owner that was served. It was not a right-of-way that was granted to the public but rather to specific individuals. If we want to maintain it, then the City would be going on private property and maintaining private property. If the desire is to convert it from being a private access to public access, then our suggestion is that what needs to be done is to have at least some minimal amount of public right-of-way that the roadway would be wide enough to at least carry traffic in both directions. Our preference is looking at the planning of it is that the originally platted access on North Acres Drive (Road) is on the alignment with North Ridge Drive across the canal. We have had developers interested in developing out in the portion around in North Ridge. Particularly the part just east of where North Ridge Drive drops off..... Our Outline Development Plan shows a cul-de-sac there. At least from the transportation and planning standpoint, our preference would be that connects up with North Ridge Drive North Ridge Road to 7th Street.

Mayor Theobold: If the issue is not a full blown right-of-way, but rather a minimal maintenance on behalf of the City, there's two questions. What's your cost estimate on, I assume you are talking putting a blade down once in a while, and throw some gravel on it, is that...?

Jim Shanks: Well, we don't throw gravel. We place it. The cost to do that is fairly minimal. If you're looking at doing that a couple of times a year... maybe \$500 a year.

Mayor Theobold: And the other question is a legal one. Can we legally spend that public money on a private drive, private road?

Dan Wilson: I don't think the expense of the issue is the problem because the public allows. It is pretty clear to me that the intent of this for the right-of-way deed, now that is... the title is actually phrased, and for public kinds of way, as we look at particular language as to individual owners for their benefit. And that was really just a function of the way the thing played out. They went to the District Court, and as I understand, they took this solution to District Court. In retrospect, if you have to go back over anew again, the City could have intervened, maybe should have intervened, at that point in that process to have made it clearly and acceptable to the public. We would still be dealing with the standards, perhaps being too narrow. But I think that because the court record has reflected as being showed "this is their access to their homes." They're not without an expenditure problem as far as the City spending money on private

ground because this is, in effect, a driveway that serves them. The difficulty I have conceptually is whether or not the property owner can stop this in force. I think that's a bit of an open question. If you'll look at the very last... of the legal description, third line, it says "collectively a grantee and the heirs and successors and assigns." Now one could make the argument that the City could be an "assign" of the various property owners. I think you could say that with a straight face. But the difficulty is that's not the intent of the parties. And I think the "grantor" was granting it to individual property owners, not to the City necessarily. That's the risk, I think, we take here is really that if we make the improvements .. is that Mr. Gordon could successfully say "you must stop because you're converting this to a public right-of-way, and that was not my purpose or my intent." with concern about increased traffic over time.

Mayor Theobald: Let me ask... I don't know if this is going to muddy it, or help. The main question in mind is, obviously it's more than just these five are using it. People that come to their homes use it, etc. Does the City's trash truck use this road?

Jim Shanks: Yes.

Mayor Theobald: Okay.

Dan Wilson: And we've used the same theory as "Yes, MIT's, we've said we can jump by that if we're invited on the property.

Ron Maupin: Do you know if Mr. Gordon has an issue with this?

Jim Baughman: Well, Ron, I would tend to think that he does because over here in this department letter, he tells us in 1984 that Mr. Gordon ordered the City, the road maintenance operator, off his property. And unless he has had a change of heart, I would tend to think he has the same theory.

Mayor Theobald: I think it's safe to assume the residents of the cul-de-sac and Mr. Gordon are not on the best of terms.

Jim Shanks: It's something like that, yes.

Linda Afman: What's in your cost estimate now?

Mr. Putnam?: We are pretty accurate in terms of what we have put out. We've done it about twice a year and it's run \$1200-\$1500 on alternate years.

Mayor Theobald: Now, back to the legal issue. They're asking a private contractor to do this maintenance work on their road. And they can do that because it's at their invitation to make the improvements or because Mr. Gordon doesn't object to that improvement.

Dan Wilson: I think the plot in this is the notion that you have a right to maintain, clearly that is their right.

Mayor Theobald: I know it was meant partly in jest, but I think also part of it was seriously. One is that then can they invite us to do that, and get around that legal thing?

Dan Wilson: I don't know the answer to it. I have not gone back to the... but that was the reason that I thought we could legitimately spend money on it. They live in the city. It is their primary method of access. Whether

that also means we could go the next step and make more permanent improvements like asphaltting. I would think we could, but I honestly don't know how successful Mr. Gordon would be.

R.T.Mantlo: Why would we have to make improvements on the right-of-way if we just took care of the cul-de-sac?

Dan Wilson: Well, I think we're talking about the access to the homes there, that east/west portion of the road. It's that east/west portion that crosses Mr. Gordon's land. Once you get to the cul-de-sac,

R.T. Mantlo: And it's the cul-de-sac that you want taken care of?

Mr. Putnam: The access. The cul-de-sac doesn't need any...

Dan Rosenthal: Dan, what type of liability does the City incur, which in an emergency, in that cul-de-sac, a house is on fire? What if Mr. Gordon says I will not allow the fire trucks to come in here or any emergency equipment from the Police Department. What type of liability?

Dan Wilson: If that situation arose, my advice to the Fire or Police would be to go in, and find out later, seriously, because it's not. What we're looking at is really not a dollar liability on Mr. Gordon. It would be a future court order that says "don't do it again, City." The fact that the thing has been used this way, we're not diminishing the value of his property, in a kind of inverse condemnation notion. It's really a question of maybe we'd be violating our court order if we got to that kind of step. I don't know. I suppose we could ask was there a court order entered in this case that adjoined any behavior?

Mr. Putnam: No.

Dan Wilson: So that's probably not a problem.

R.T. Mantlo: To answer Dan's question. One time when I was Fire Chief we had a man whose house was on fire. And he said you can't come on my property and put it out. And he had a 30-30, so we backed it up. But the only thing was the insurance company then came back and said you cannot collect a nickel on your insurance. But in this case here, that's a whole different story.

(alot of discussion but not understandable, too many talking at once)

Dan Rosenthal: I think we have two issues here. I think number one the first issue is... I think that we owe Sage Court some type of maintenance on that road. It's pretty interim. If that North Acres was developed, that's not far down the road at that point. The Planning Department requires access from North Acres. I think right now we owe some maintenance just for the fact number one that the City trash trucks use it as the only access in there. The Fire Department, the Police Department has to get in there. Any kind of City vehicles have to go into that, or have to use it, I think we could do something like reused asphalt, or chip seal, or something like that, something that would be a very low

I'm not saying a pavement, but something like an oil chip seal, or something like that.

Mayor Theobold: What I was going to suggest is the minimal maintenance they're asking for, that we pursue that and unless we are stopped by Gordon,

and at that point it becomes a court issue, and the burden probably falls back on the party, uh... we do what we can in our powers, and go with that.

R.T. Mantlo: Can the property owners contract with us, the City?

Dan Wilson: The Mayor in turn asked that question. And I discussed answering it. I don't think it's a clear answer. I may be able to get a better answer if I go back through correspondence trying to develop more fully what led up to this right-of-way deed.

R.T. Mantlo: That way, Gordon couldn't stop us. But I think the overall answer is to develop North Acres.

Dan Rosenthal: I think some type of maintenance needs to be done, but with a stipulation that no other services on that road such as street sweeping, no snow removal.

R.T. Mantlo: I would assume recycled asphalt

Jim Baughman: Jim, how many of these private driveways do we have in the City of Grand Junction. I know I have one that is very similar to this.

Jim Shanks: A driveway that is serving more than one business?

Jim Baughman: Right.

Jim Shanks: I would say several hundred.

Jim Baughman: If we start doing that here, we would be obligated to maintain every private driveway in the City. We can't discriminate.

Mayor Theobald: There is a distinction between that and a legally adjudicated right-of-way shared by multiple units. I think that's pretty...

Dan Rosenthal: I don't see how the County could approve something like that without a public access into that....

R.T. Mantlo: I would say a deeded easement is different than a private driveway. I don't consider this a private drive.

Jim Baughman: Is this how this problem originated?

TURNED TAPE OVER

Jim Baughman: A new owner... and you want the easement that Mr. Miller had given for the development years prior?

Mr. Putnam: Yes.

Mayor Theobald: Dan, the reason I'm kind of dragging my feet on the suggestions that we do anything more than just the simple gravel and a blade once in a while, is the potential legal obstacle is the Gordons. And I think, and this is just my guess, that they may not have yet do that, or if they're going to allow anything, it would be that. But I think if we went in there with chip seal or recycled asphalt, or something like that, I think he'd just have a fit. And there's not a chance in the world he'd let that go. And we've got a real court battle, and I think trying to do what they're asking for, and no more, and see if that will fly is the best initial

solution.

Mr. Putnam: Perhaps it would be appropriate, even though we've talked in jest whether he would spend money to go to court to fight the city on the subject. But with negotiations in connection with our acquiring that right-of-way, the Gordons repeatedly said that they would be delighted to have less dust, so.....

Jim Shanks: Actually, if we did the twice a year thing where we came in and we throw down some gravel, and we blade it off, we would be in there twice a year for half day of time, or so. If we did go in and put down recycled asphalt, we would be in there for five days, but wouldn't have to come back for ten years.

Dan Wilson: It sounds like someone should ask him.

Mayor Theobald: That's also a gamble.

Mrs. Putnam: He is not going to cooperate with us in any way. He is very sorry he ever bought that property with that easement across it and has been objecting to it ever since. And he thinks we should move the whole thing to the end of his property, to the top part of the line there, and abandon it, which is why we have ended up having to hire lawyers and pay \$2,000 to get the right-of-way on paper that we have had since 1940.

Linda Afman: What is the reason why you want us to do it as opposed to having a private contractor do the work?

Mrs. Putnam: Because our taxes have gone up, and because the City uses the road.

Reford Theobald: Those are mutually exclusive issues. When you talk about taxes going up, it's somebody else, not us.

Mrs. Putnam: I know you didn't raise my taxes. The Post Office uses the road, the Fire Department, the Police Department, everyone uses the road. It is the only access we have. And it ends up that if we were the only ones using the road, it wouldn't cost us as much to maintain it. But the City uses the road, the Post Office....

Mayor Theobald: As you said "at your request, at your invitation."

Jim Baughman: I have a question for Mr. Shanks. I don't understand why do the City trash trucks go down his driveway and pick up trash, and they tell that I have to put mine on the road, and I refused to do that. We're still fighting them.

Dan Wilson: We were close to an answer a few minutes ago. R.T. asked me what's the difference because we were talking.. is it a concern about precedence? I did not consider this to be a private driveway in the common sensual version, because I do that as a... when I buy a lot I want to set my house back on the property, if I have a large parcel. And the only people on it is to access through my property, though I own it and control it, and it was probably done that way deliberately when the lot was split and the house was built. And that's my assumption. Whereas here, what I'm hearing them say, is that in effect in 1940 the intention of the parties was to make this a roadway, and the legal work wasn't done sufficiently specifically to describe it at an adequate width, and so you end up having, in effect, this

quasi-right-of-way that I don't really see as being a private driveway. Although I admit that the line is not as clean as I'd want it. By virtue of the fact that they had to go to court and eventually succeeded in getting a deeded right-of-way for their benefit, in my mind that's a distinction from a private driveway where it's planned, that that's how personal access is garaged its own, whatever.

Mr. Putnam: You're going through other people's property too, in a sense.

Dan Wilson: You're crossing someone over. In effect, it sounds like over their objections. Now, if your property had a strip along the front, and it was somebody else's lot, now we're getting very close to the circumstances they tried to barricade that off someday, and you had to go around it, build a whole new road around it, would go to court and get it. I don't know your back pattern well enough to know, but that could be my excuse for Mr. Shanks not to pick up your trash.

Linda Afman: Do we need to enter into a contract agreement?

Dan Wilson: I need to think a little bit. There's some rift to that, there's also some clear benefits. I think I want to go back and maybe take a little further look at some of the laws. I think we can solve it, but I'd like to figure out how to defer the actual particulars if I can.

R.T. Mantlo: You may have to research Reed Miller's title.

Dan Wilson: Well, I need to go back to the court file and see what facts were developed. You may want to do nothing. You may want to take the approach which is with the City trash trucks on it, the trash trucks meet the minimal kind of maintenance in throwing some gravel down occasionally, and blading on it, and doing it more from that notion, and that we're trying to treat it like a public right-of-way. I need to look at that again.

Mr. Putnam:..... we're not sure what all the particulars were, but I do know, as a neighborhood, we have never discussed anything beyond the blade and gravel, minimal maintenance, essentially preserving it as is, no extension, no widening, no gutters, no paving. Our cost, as a household, to contribute to the maintenance of this drive is a sizeable one, and it hurts. We would be very grateful if Council would consider this maintenance.

Mayor Theobald: Any other questions?

Jim Shanks: I think it would be very, hopefully, if the City decides that we're going to go ahead and have it maintained, to contact Mr. Gordon and tell him about our plan to research the files.

Dan Wilson: Actually, I remember talking to Mr. Gordon in 1988 or 1989 when I first got here. I certainly don't mind dealing with Jim. He's taller than I am, so it's....

Mayor Theobald: Anything else?

Mr. Putnam: Thanks for listening.

Mayor Theobald: You bet.

September 20, 1993



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Sage Court Neighborhood:

William E. Putnam, 627 Sage Ct.
Mark Wilson, 627 1/2 Sage Ct.
Gilbert Gordon, 628 Sage Ct.
Harry K. Webster, 629 Sage Ct.
Michael R. Heuton, 630 Sage Ct.

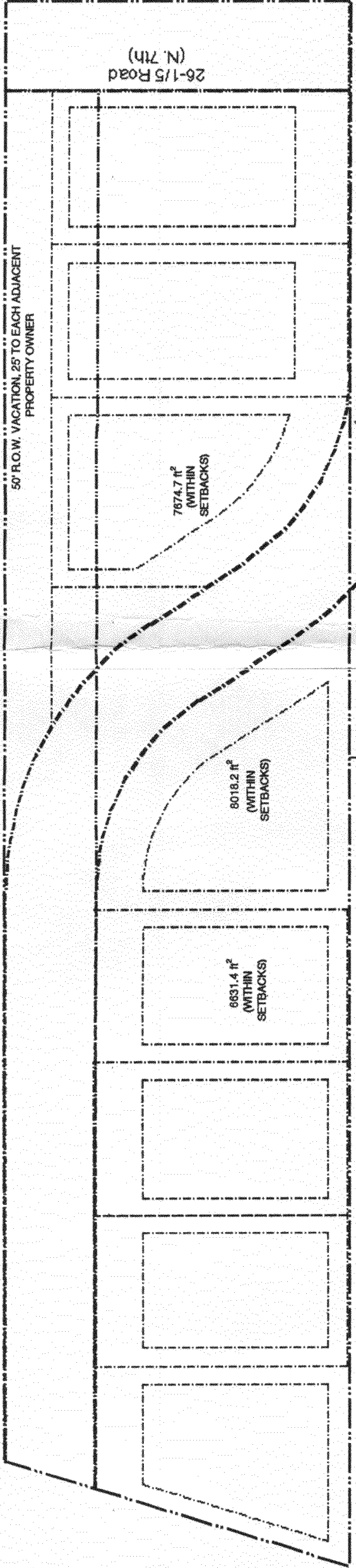
The City Council authorized limited maintenance of the gravel access road from 7th Street to Sage Court. The Street Department is planning their fall blading of gravel shoulders and alleys beginning October 4. They have scheduled the blading of this access road first on their list. If the weather is bad, the blading work will begin as soon as weather permits. This work will include the blading of the existing gravel drive and adding gravel as needed. This work is normally done twice a year, once in the spring and once in the fall. We will add your drive to our blading list for subsequent work. Please feel free to contact Dave VanWagoner or Doug Cline at 244-1571 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "James L. Shanks".

James L. Shanks
Director of Public Works and Utilities

xc: City Council
Mark Achen
Dan Wilson
Doug Cline



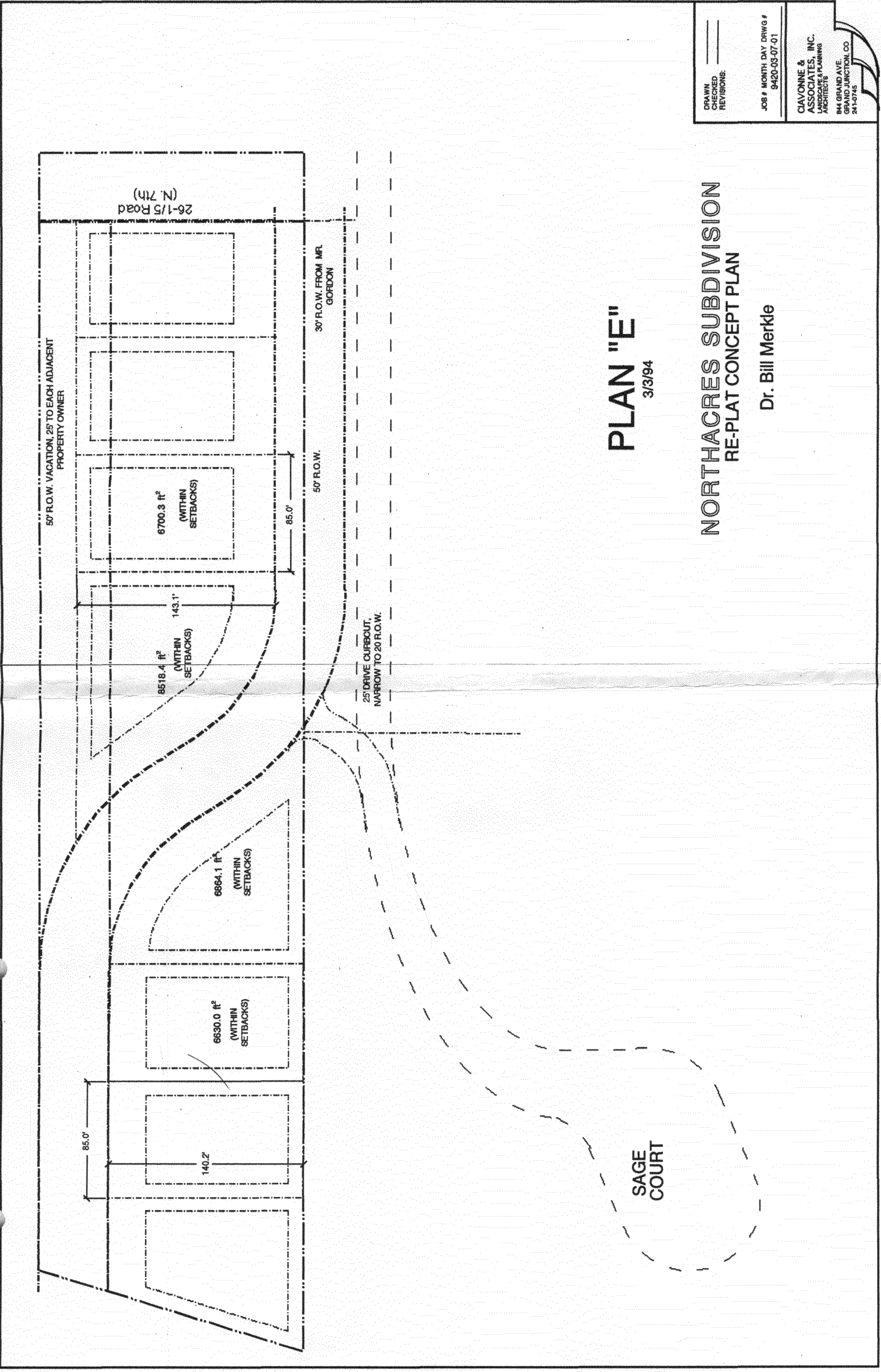
- FULL-WIDTH STREET SECTION WILL BE REQUIRED ON COLLECTOR (52' ROW)
- CURVES MUST MEET A MINIMUM 35 MPH DESIGN
- ROW WILL NEED TO BE DEDICATED FOR SAGE COURT (44' LOCAL STD STANDRD)

PLAN "F"
3/3/94

**NORTHACRES SUBDIVISION
RE-PLAT CONCEPT PLAN**

Dr. Bill Merkle

DRAWN CHECKED REVISIONS:	JOB # MONTH DAY DRWG # 9420-09-07-02
CLAYTONNE & ASSOCIATES, INC. LANDSCAPE PLANNING ARCHITECTS 844 GRAND AVE. GRAND JUNCTION, CO 241-0746	



PLAN "E"
3/3/94

NORTHACRES SUBDIVISION
RE-PLAT CONCEPT PLAN

Dr. Bill Merkle

DRAWN _____
CHECKED _____
REVISIONS: _____

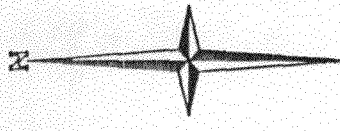
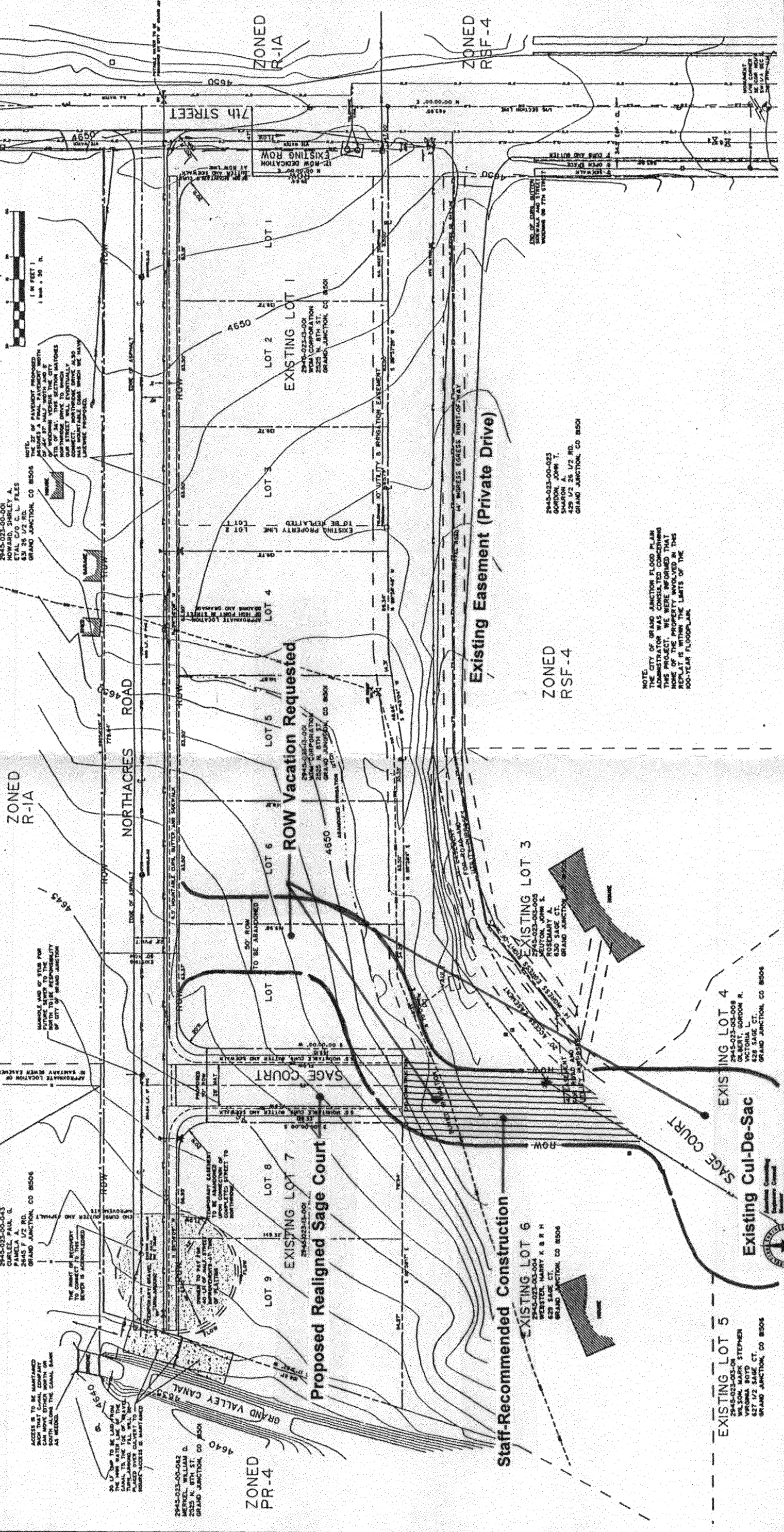
JOB # MONTH, DAY, DRWG #
9420-03-07-01

CLAYONNE &
ASSOCIATES, INC.
LANDSCAPE & PLANNING
ARCHITECTS

844 GRAND AVE.
GRAND JUNCTION, CO
2414745

A REPLAT OF NORTHCRES SUBDIVISION
 LOTS 1, 2 & 7
 TOTAL ACREAGE: 2.49 ACRES

NORTHCRES ROAD RIGHT-OF-WAY TO REMAIN UNCHANGED.
 SAGE COURT RIGHT-OF-WAY TO BE MOVED TO ALLOW A
 NEW LOT CONFIGURATION AND AN ADDITIONAL 17 FEET
 OF RIGHT-OF-WAY IS TO BE DEDICATED ALONG 7TH ST.



NOTE:
 THE CITY OF GRAND JUNCTION FLOOD PLAN
 FOR THIS PROJECT WAS REVIEWED AND
 THIS PROJECT WAS DETERMINED TO BE
 IN COMPLIANCE WITH THE FLOOD PLAN.
 NONE OF THE PROPERTY INVOLVED IN THIS
 REPLAT IS WITHIN THE LIMITS OF THE
 100-YEAR FLOODPLAIN.

DATE	REVISION	DESCRIPTION	BY	DATE	REVISION	DESCRIPTION

DRAWN BY:	REVIEWED BY:	DATE:	DATE:
DESIGNED BY:	FOR:		
CHECKED BY:	DATE:		

THOMPSON-LANGFORD CORP.
 529 25 1/2 RD., SUITE B210
 GRAND JUNCTION, COLORADO
 PH. (303) 243-6087

SCALE: 1" = 30'
 SHEET NO. 1 OF 1