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File 1994-0122

Name: Northacres Subdivision – Major Subdivision

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
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		*Final reports for drainage and soils (geotechnical reports)
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X	X	*Staff Reports
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		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Ordinance No. 2768 - **		
X	X	Planning Commission Minutes – 3/1/94, 8/2/94, 2/6/96 - **		
X	X	Correspondence		
X		Commitment for Title Ins. – Ticor Title Ins. - 8/19/93		
X		Posting of Public Notice Signs – 7/21/93, 1/23/96		
X	X	City Council Minutes – 8/17/94 - **		
X	X	Agreement – not recorded		
X		Declaration of Covenants, Conditions and Restrictions – not recorded version		
X		Legal staff correspondence		
X		Road Vacation Description		
X	X	Utility Composite		
X	X	Northacres Replat		
X		E-mails		
X		Planning Commission Notice of Public Hearing – 1/26/96		



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

Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

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 checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> Resub	<i>n3.5 acres</i>	<i>7th & Northacres</i>	<i>RSF-4</i>	<i>Residential</i>
<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			<i>Northacres</i>	<i>RSF-4</i>	<input checked="" type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

WDM Corporation	William D. Merkel	Ciavonne & Assoc., Inc.
Name	Name	Name
2525 N. 8th, #203	2525 N. 8th, #203	844 Grand Ave.
Address	Address	Address
Grand Junction, CO 81501	Grand Junction, CO 81501	Grand Junction, CO 81501
City/State/Zip	City/State/Zip	City/State/Zip
303-242-9127	303-242-9127	030-241-0745
Business Phone No.	Business Phone No.	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.

[Signature]
 Signature of Person Completing Application

6/30/94
 Date

[Signature]
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

William P. Merkel
2525 N. 8th St.
Grand Junction, CO 81501-8845

2945-23-22-008
John M. & Pamela W. Waage
360 Northridge Dr.
Grand Junction, CO 81506

2945-23-19-009
John G. & Janice A. Pepin
363 Northridge Dr.
Grand Junction, CO 81506

2945-23-19-007
Stanley W. & Deborah S. Stephans
3323 Music Lane
Grand Junction, CO 81506

2945-23-19-008
Roger C. & Rita Shenkel
3333 Music Lane
Grand Junction, CO 81506

2945-23-17-20
Mary A. & Gregory B. Schaefer, Jr.
3350 Music Lane
Grand Junction, CO 81506

2945-23-17-19
Daniel F. & Lynda M. O'Brien
3334 Music Lane
Grand Junction, CO 81506

2945-23-17-18
Glen H. & Diane H. Gallegos
3324 Music Lane
Grand Junction, CO 81506

2945-23-17-017
Robert H. & Arleen T. Ruggeri
3314 Music Lane
Grand Junction, CO 81506

2945-23-17-16
LaVerne & Harold Grosse Living Trust
3304 Music Lane
Grand Junction, CO 81506

2945-23-12-002
Benny G. Kilgore
649 26 1/2 Road
Grand Junction, CO 81506

2945-12-001
Stanley E. & Carolyn B. Rocklin
2811 13th Road South
Arlington, VA 22204

2945-23-00-65
Bernice L. Long
105 Riverside Dr. #1
Palisade, CO 81526

2945-23-00-64
Donald M. Fifield
412 Northridge Dr.
Grand Junction, CO 81506

2945-23-00-46
C.J. & I.I. Desrosiers
2643 F 1/2 Rd.
Grand Junction, CO 81506

2945-23-00-023
In T. & Sharon A. Gordon
629-1/2 26-1/2 Road
Grand Junction, CO 81506

2945-23-00-005
Mable I. Morford Trust
2641 F 1/2 Road
Grand Junction, CO 81506

2945-23-00-002 & 2945-23-00-003
Paul G. & Pamela A. Curlee
2645 F 1/2 Road
Grand Junction, CO 81506

2945-23-00-001
Shirley A. Howard, et al, c/o CL Files
631 26 1/2 Road
Grand Junction, CO 81506

2945-23-24-002
Mesa View Retirement Residence
2741 12th St. SE
Salem, OR 97302

2945-24-00-971
Community Hospital
2021 N. 12th
Grand Junction, CO 81501

2945-24-00-0958
Internatl Church Four Square Gospel
1100 Glendale Blvd.
Los Angeles, CA 90026

2945-23-00-948
City of Grand Junction
250 N. 5th St.
Grand Junction, CO 81501

2945-023-13-004
Harry K. & R.H. Webster
629 Sage Ct.
Grand Junction, CO 81506-1955

2945-023-13-005
Michael R. & Judith M. Heuton
630 Sage Ct.
Grand Junction, CO 81506-1955

2945-023-13-008
Gordon R. & Victoria L. Gilbert
628 Sage Ct.
Grand Junction, CO 81506-1955

2945-023-13-010
William E. & Wanda Wray Putnam
627 Sage Ct.
Grand Junction, CO 81506-1955

2945-023-13-011
Mark S. & Virginia Boyd Wilson
627-1/2 Sage Ct.
Grand Junction, CO 81506-1955

2945-024-00-952
St. Paul Evangel. Lutheran Church
632 26 1/2 Rd.
Grand Junction, CO 81506-1932

2945-024-00-001
Alice K. McConnell
640 Roundhill Dr.
Grand Junction, CO 81506-8316

2945-024-00-004
John C. & Mary E. Cunningham
642 26 1/2 Road
Grand Junction, CO 81506-1932

Original
Do NOT Remove
From Office

Ciavonne & Assoc.
844 Grand Ave.
Grand Junction, CO 81501

City of Grand Junction
Community Devel. Dept.
250 N. 5th St.
Grand Junction, CO 81501

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: PRELIMINARY

Location: *26 1/2 Rd and Northcross Rd*

Project Name: *Replat of Northcross*

ITEMS		DISTRIBUTION																TOTAL REQ'D										
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.I.P.C. (8 subs)	City Downtown Dev. Auth.	City Police	County Planning	Walker Field	School Dist. #51	Irrigation District <i>G.I.</i>	Drainage District <i>G.S.</i>	Water District <i>W</i>		Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	US Postal Service	Persigo WWTF	
● Application Fee \$655.00	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	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1																										
● Names and Addresses	VII-3	1																										
● Legal Description	VII-2	1																										
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	IX-21	1																										
● Preliminary Plan	IX-26	1	2	1	1																							
● 11"x17" Reduction of Prelim. Plan	IX-26	1				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Preliminary Drainage Report	X-12	1	2																									

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.

Northacres Subdivision Re-plat

Project Narrative

Legal Description: Lots 1,2 and 7 of Northacres Subdivision.

PROPERTY LOCATION

The lots are located west of 26-1/2 Road (North 7th Street), approximately 500' north of the intersection of 26-1/2 Road and Horizon Drive. These lots lie in the northeast quarter of the southwest quarter of Section 2, Township 1 South, Range 1 West, of the Ute Principal Meridian.

EXISTING SITUATION

Preliminary approval for the Northacres Replete was given in March of this year. In addition, the residents of Sage Court were asking for a vacation of the right-of-way we had been intending to improve as a public access to Sage Court. The discussions generated at that hearing resulted in the re-configuration of the development with the intent of solving the right of way issue, utility access, linear alignment of Northridge Drive, and the privacy of the Files property to the north. The agreement which allows the re-alignment of Northridge drive and Sage Court is in the process of culminating

The existing zoning is RSF-4. Lot 1 is .80 acres, lot 2 is .84 acres, and lot 7 is .85 acres.

THE PROPOSED DEVELOPMENT

The Owner is requesting a re-plat to allow 8 lots to be subdivided from the existing lots 1,2 and 7, one less than proposed at Preliminary. This re-plat will allow an adjustment of the Sage Court road alignment which was originally platted with 55' radius curves. The re-platting will also allow the dedication of an additional 17' of Right-of-way for 26-1/2 Road (North 7th Street) to allow the right of way to be expanded to meet the right-of-way to the south.

PUBLIC BENEFIT

This project is proposed to allow the development of these parcels as single family residences in response to need shown by recent depletion of residential lots available in this area. These lots are within close proximity to St. Mary's hospital, the surrounding medical service offices, as well as Foresight Park. Both of these areas have shown growth in employment and have accelerated the pressure for adjacent available housing.

ADOPTED PLANS AND POLICIES

Seventh Street Policies- extends south from Horizon drive, this project is 500' north of this intersection.

Multi-Modal Transportation Plan-the adjacent canal is included as a proposed bike route, but the existing canal road lies on the other side of the canal.

THE IMPACTS

Surrounding Land Use-Sage Court lots and the Gordon Property to the south have been developed with single family homes. The Northridge Filing 5 property to the west is undeveloped, and the Files property to the north is undeveloped. The property to the east is

occupied by the Church and a single family residence. Mesa View Retirement home lies south 600', and the developed portion of Northridge Subdivision lies 250' to the west.

Site Access & Traffic Patterns-The proposed Northacres Drive provides the development of access to lots platted in 1965, though the new proposal abandons the existing Right-of-Way and establishes a curving Right-of-Way 120' south and aligning with the existing Northridge Drive across the Grand Valley Canal. The completion of this road will form a 90° "Tee" intersection with 26-1/2 road (north 7th Street).

The existing Rights-of-Way for Northacres Drive and Sage Court are 50' and will be maintained at this width. The location of the undeveloped but platted Sage Court has been moved to the east to allow the lots to be configured in a more desirable manner, provide a curving access to Sage Court, and to eliminate the 55' radius curves in the platted Sage Court alignment.

Availability of Utilities-The site is served by an 8" Ute Water line, adequate to provide drinking water and fire protection for the development. Two fire hydrants are proposed. The service will be extended with an 8" main to serve homes and fire hydrants.

An 8" sewer line was stubbed into the site from under the canal, and the right of recovery is acknowledged to allow the proposed lots to access this line.

The Owner of the property also owns 3 shares of Grand Valley Irrigation Company water. The historic delivery has come from the Upper Grand Valley Canal near F-1/2 Road. An existing pipe of various sizes and composition delivers irrigation to some homes on Sage Court and in Northridge Subdivision. This line will be replaced from the point it enters this property to its point of exit to allow adequate bury for road crossing and property line considerations. Users will be notified if a disruption of irrigation service is necessary and that disruption will be kept to a minimum.

Effects on Public Facilities- In general, the development of this site will incrementally increase the use of roads, fire protection, police protection, schools, sanitation facilities, parks, and irrigation. In some cases, the expanded use has been planned for and will increase the efficiency of existing facilities, such as irrigation (because shares are already owned), sanitation (plant was designed for population of the 201 district), and fire protection (within the existing district service area). In other cases, the developer is paying or the proposed improvements such as roads (26-1/2 road escrow of funds), parks (Parks & Open space fees). The remaining services, schools and police protection, are property tax funded.

A \$225 per lot Parks and Open Space Fee will be paid in lieu of open space development or dedication.

The site is within 1/2 mile of Tope elementary School, 1.5 miles from West Middle School, and within 1 mile of Grand Junction High. With 9 lots being developed, any additional burden to the schools from this development will be minimal.

Fire protection in this area is served by the Grand Junction Fire Protection. Initial response to this site would be served from Station #3, located on 25-1/2 Road just south of Patterson Avenue.

In Summary, this proposal meets the intent of the policies established by The City of Grand Junction, the desires of the landowner, and the home buyer market that we believe this project addresses.

2945023 THE R.I.W. INC. 2945023

NOTICE TO CONTRACTORS

1. The owner of the property shown on this plan is THE R.I.W. INC. 2945023. The owner warrants that the property is not subject to any other liens, mortgages, or other encumbrances, and that the property is being offered for sale free and clear of all such encumbrances.

2. The owner warrants that the property is being offered for sale in accordance with the provisions of the Uniform Residential Real Property Disclosure Act, R.I. Public Law 1996-100, as amended.

3. The owner warrants that the property is being offered for sale in accordance with the provisions of the Uniform Residential Real Property Disclosure Act, R.I. Public Law 1996-100, as amended.

4. The owner warrants that the property is being offered for sale in accordance with the provisions of the Uniform Residential Real Property Disclosure Act, R.I. Public Law 1996-100, as amended.

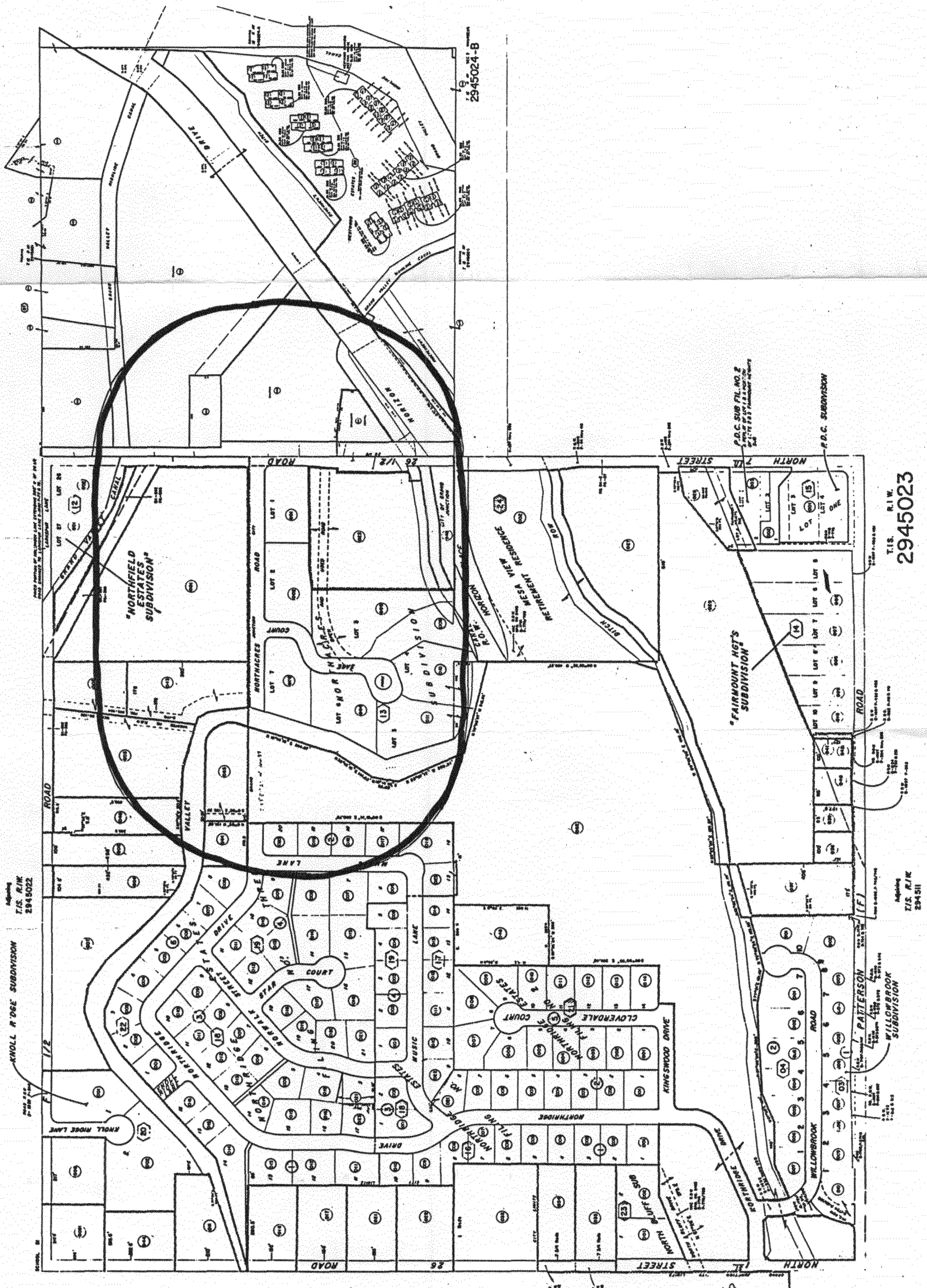
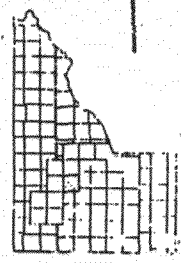
5. The owner warrants that the property is being offered for sale in accordance with the provisions of the Uniform Residential Real Property Disclosure Act, R.I. Public Law 1996-100, as amended.

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000
2	10,000	10,000	10,000
3	10,000	10,000	10,000
4	10,000	10,000	10,000
5	10,000	10,000	10,000
6	10,000	10,000	10,000
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Addressing
ZIS, R.I.W.
294503

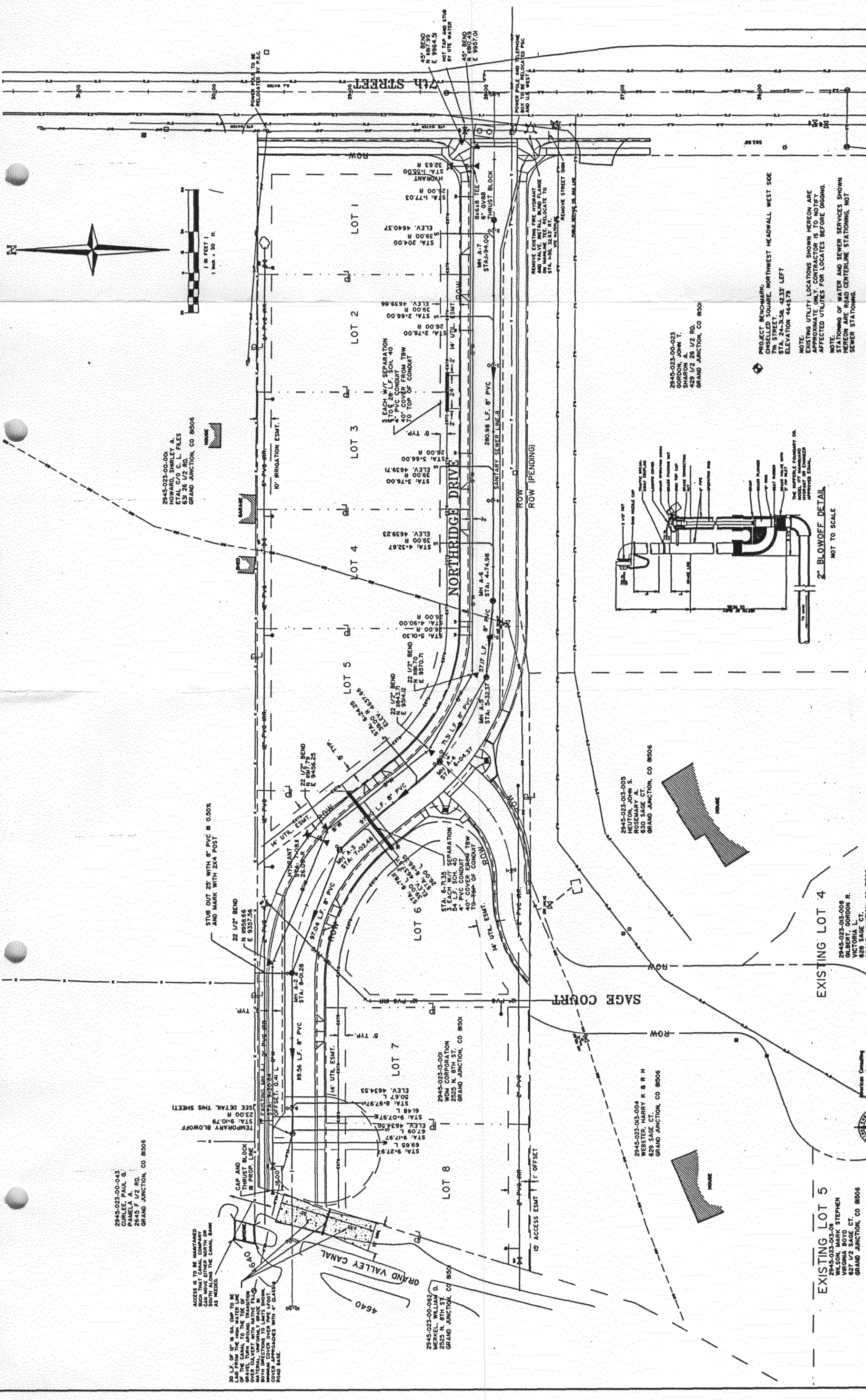
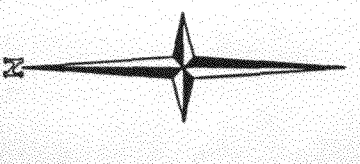
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71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100



T.I.S. R.I.W.
2945023

Addressing
ZIS, R.I.W.
294503

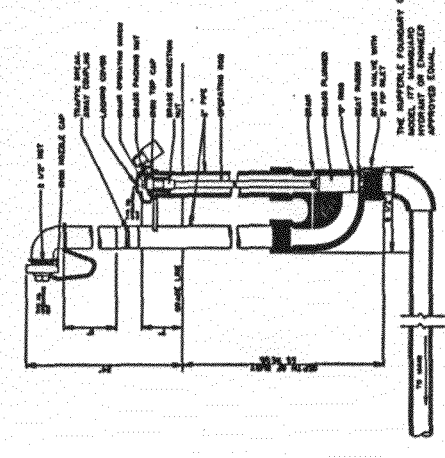
2945024-B



PROJECT BENCHMARK:
CHSELLED SQUARE, NORTHWEST HEADWALL WEST SIDE
7th STREET,
STA. 24+3.38, 42.33'
ELEVATION 4645.79

NOTE:
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE
APPROXIMATE ONLY. CONTRACTOR IS TO NOTIFY
AFFECTED UTILITIES FOR LOCATES BEFORE DIGGING.

NOTE:
STATIONING OF WATER AND SEWER SERVICES SHOWN
HEREON ARE ROAD CENTERLINE STATIONING, NOT
SEWER STATIONING.



2945-023-00-043
CORLEA, PAUL G.
2645 F 1/2 RD.
GRAND JUNCTION, CO 8506

ACCESS IS TO BE MAINTAINED
SUCH THAT CANAL COMPANY
REMAINS SOUTH ALONG THE CANAL BANK
AS NEEDED.

DO NOT DISTURB OR REMOVE
CAP AND LOCK OF
THE CANAL TO THE TAIL OF
GRAVEL. TURN AROUND, TRANSITION
MATERIAL UNFORMALLY GRADE IN
BOTH DIRECTIONS TO LIMIT SHOULDER
COVER APPROACHES WITH A CLASSIFIED
ROAD BASE.

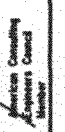
2945-023-00-082
WOM CORPORATION
2525 N. 8TH ST.
GRAND JUNCTION, CO 8506

2945-023-013-004
BERRY, K & R H
835 SAGE CT
GRAND JUNCTION, CO 8506

2945-023-013-005
HEUTON, JOHN S.
ROSS, SAUNDY
828 SAGE CT
GRAND JUNCTION, CO 8506

EXISTING LOT 5
WILSON, MARK STEPHEN
VIRGINIA BOYD CT.
GRAND JUNCTION, CO 8506

EXISTING LOT 4
VICTORIA L.
828 SAGE CT.
GRAND JUNCTION, CO 8506



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

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

NO.	BY	DATE	DESCRIPTION

BY: DR. BILL MERKEL

UTILITY COMPOSITE

SCALE: 1" = 30'

DATE: 7/17/94

3 OF 11

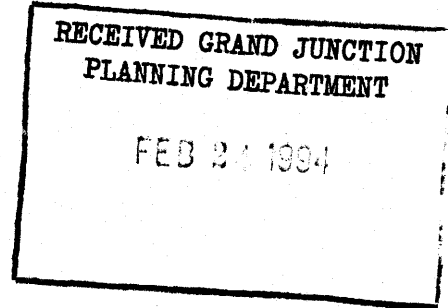
CIAVONNE & ASSOCIATES, INC.

SITE PLANNING • LANDSCAPE ARCHITECTURE
844 GRAND AVE., GRAND JUNCTION, CO
303-241-0745 • FAX 241-0765 • 81501

*Copy hand delivered
2/23/94*

February 17, 1994

Ms. Cathy Portner
Community Development Department
City of Grand Junction
559 White Avenue
Grand Junction, CO. 81501



Dear Ms. Portner,

The following is a response o the review Agency Comments concerning the Northacres Replat submittal.

Grand Valley Rural Power

1. Not in GVRP service area.

Grand Valley Irrigation District:

1. Water shares are to be held by the Homeowner's Association.
2. Diversion point is to comply with the wishes of GVID
3. Fencing is to be responsibility of the homeowner.
4. Suggested restrictions will be included in covenants.

City Development Engineer

1. Drainage Report calculations will be made at Final.
2. The 20' culvert at the west end of the project is on private property, the size and length as requested by the owner, and acknowledged in the review comments by the GVID to satisfy their requests. It is needed only to allow passage of ditch maintenance equipment. Any 100 year event will flow into the canal as it has always done until a permanent crossing is constructed.
3. Radii at Northacres and 7th will be 30' on final.
4. Northacres Road will be shown as Northridge Drive at Final.
5. 14' multi-purpose easement will be shown at Final.
6. The paving ends where shown to allow the construction of the temporary cul-de-sac as agreed in the Dec. 22nd pre-application meeting. It was determined at that meeting that half road improvements from this point up to the canal would be escrowed for the completion of this portion of road when the road is constructed across the canal as would the half street improvements for 7th Street.

City Attorney

1. Pedestrian access on Northacres Drive is provided through standard sidewalk construction. Additional sidewalk will be constructed in conjunction with the completion of Northacres Drive and 7th Street using escrowed funds required of this developer.



City Police Department

1. Sage court will be completed by this developer to the extent of his property or the funds will be escrowed. Any other improvements would be completed by a Special Improvements District if desired by the residents of Sage Court.
2. Northacres Road will be shown as Northridge Drive at Final.
3. The continuation of Northridge Drive has not been required of this property development, nor by standards of the City at this time.

City Parks and Recreation Department

1. Open space fees of \$225 per lot for the additional 6 lots would be \$1,350, and will be paid at Final.

U.S. West

Contract negotiations for telephone service will begin following Preliminary approval.

Grand Junction Fire Department

1. Fire hydrant locations will be coordinated at Final.

Public Service Company

1. 14' multi-purpose easement will be shown at Final.

City Utility Director

1. Water will be served by Ute Water. Drawings will be changed to show the service connection.
2. Sewer service connection is under further study to determine the most cost effective connection available. It should be noted that the right of recovery is a user fee collected at the time of sewer clearance for issuance of a building permit. Plans and profiles will be provided as required at Final.

Ute Water District

1. Fire protection and domestic water service is to be provided by Ute Water.
2. Fire hydrant locations will be coordinated at Final.
3. Fees and plans required at final.

City Property Agent

1. Meets and bounds description and dedications is to occur at Final.
2. The pre-application meeting on December 22 displayed this plan with the roadway being adjusted in such a manner. At that time there was no indication that a vacation was necessary. The adjustment of the right-of-way was seen by the City Engineer as a benefit by virtue of eliminating the 55' radius corners on the existing platted Sage Court. This is confirmed by the review comments by the City Development Engineer. An application for vacation will be submitted if so desired at Final.

Community Development Staff

1. As discussed in the pre-application conference, the construction of the half street improvements, or the funds for half street improvements for Northacres Drive will be escrowed, along with the half street improvements for 7th Street.
2. The connection of this right-of-way to Northridge Drive is not necessary for this property to meet codes, existing commitments, or standards for this property. The financial burden for this should not burden this landowner.
3. Northacres Road will be shown as Northridge Drive at Final.
4. Setbacks indicated in the review are noted.
5. The vacation requested was not mentioned at the pre-application meeting on December 22. This plan was presented with the roadway being adjusted in such a manner. The adjustment of the right-of-way was seen by the City Engineer as a benefit by virtue of eliminating the 55'

radius corners on the existing platted Sage Court. This is confirmed by the review comments by the City Development Engineer. An application for vacation will be submitted if so desired at Final.

6. Minimum lot size for RSF-4 is 8,500 s.f. With a lot depth of 149', minimum lot width is 57', at a lot depth of 139', minimum lot width is 61'. At either depth, the minimum width is exceeded by all lots shown.

7. A note prohibiting access from lot 1 onto 7th street will be included at Final

8. Lot #4 has 4,800 s.f. of buildable area for the principal structure if the irrigation line is given a 10' easement.

9. The irrigation ditch has not shown up in the title search. Further investigation will be conducted in preparation of the Final Plat.

10. Temporary easements and setback for lot 9 will be shown at Final.

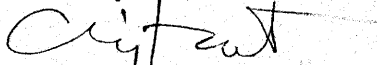
11. Covenants will be submitted at Final as required.

12. 1. Open space fees of \$225 per lot for the additional 6 lots would be \$1,350, and will be paid at Final.

13. Drainage calculations necessary will be provided to determine fees in lieu of on-site detention.

Thank you for the adherence to the schedule. It is appreciated very much.

Sincerely,



Craig Roberts
Secretary/Treasurer

STAFF REVIEW

FILE: #15-94

DATE: February 23, 1994

STAFF: Kathy Portner

REQUEST: Preliminary Plan--Northacres Subdivision

LOCATION: South-west corner of 7th Street and Northacres Road

APPLICANT: William D. Merkel

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential Single Family

SURROUNDING LAND USE:

NORTH: Residential (bicycle salvage yard)

SOUTH: Residential

EAST: Church

WEST: Residential

EXISTING ZONING: RSF-4

PROPOSED ZONING: RSF-4

SURROUNDING ZONING:

NORTH: R-1-A (County)

SOUTH: RSF-4

EAST: R-1-A (County)

WEST: PR (Planned Residential)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists for this area.

STAFF ANALYSIS:

The proposal is for the replatting of lots 1, 2 and 7 of Northacres Subdivision. The property is currently zoned RSF-4 (Residential Single Family, 4 units per acre) and remain so zoned. Nine lots are proposed which meet the requirements of the RSF-4 zone. Development of this property will require half street improvements to 7th Street as well as the construction of

Northacres Road with 22' of pavement and curb, gutter and sidewalk on one side and full improvements to that portion of Sage Court that is adjacent to this property. The petitioner is proposing to realign Sage Court through the property.

All review comments have been adequately addressed (see letter dated February 17, 1994) except the following:

1. Open space fees, due at the time of final platting, will \$225 for all nine lots unless the petitioner can show that the fee has already been paid for the three existing lots.
2. Final sewer alignment must be approved by the City.
3. A ROW vacation will be required at final for the realigned Sage Court. Prior to that a determination should be made as to whether the vacated portion of Sage Court that forms a triangle in the southwest corner of Lot 7 would revert to the owner of Lot 3 of the original plat.
4. Permanent improvements to the west end of Northacres Road must be guaranteed. Funds adequate for the extension of Northacres Road if it is to extend across the bridge or funds adequate for a permanent cul-de-sac if the development on the west side of the canal for some reason does not require the canal crossing must be provided.
5. After further review, staff is recommending that the developer of Northacres be required to pay for, or guarantee, a portion of the cost to construct the bridge across the canal. If the bridge is not needed in the future, a permanent cul-de-sac would be constructed at the end of Northacres Road and remaining funds escrowed for the bridge will be refunded to the developer.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plan for Northacres subject to the following conditions:

1. Open space fees, due at the time of final platting, will \$225 for all nine lots unless the petitioner can show that the fee has already been paid for the three existing lots.
2. Final sewer alignment must be approved by the City.
3. A ROW vacation will be required at final for the realigned Sage Court. Prior to that, a determination should be made as to whether the vacated portion of Sage Court that forms a triangle in the southwest corner of Lot 7 would revert to the owner of Lot 3 of the original plat.
4. Permanent improvements to the west end of Northacres Road must be guaranteed. Funds adequate for the extension of Northacres Road if it is to extend across the bridge

or funds adequate for a permanent cul-de-sac if the development on the west side of the canal for some reason does not require the canal crossing must be provided.

5. After further review, staff is recommending that the developer of Northacres be required to pay for, or guarantee, a portion of the cost to construct the bridge across the canal. If the bridge is not needed in the future, a permanent cul-de-sac would be constructed at the end of Northacres Road and remaining funds escrowed for the bridge will be refunded to the developer.
6. All other review agency comments as noted in the file and agreed to by the petitioner in their response dated February 17, 1994 must be satisfactorily addressed with the final submittal.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #15-94, Preliminary Plan for Northacres Subdivision, I move we approve this subject to the staff recommendation as presented.

*3/1/94 - PC - approval subject to staff recommendation
with exception of requiring bridge improvements*

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
JUN 28 1994

William D. Merkel, MD
2525 North 8th Street, Suite 203
Grand Junction, Colorado 81501
(303) 242-9127

6/28 KP-FYI & File-
RECEIVED
JUN 27 1994

June 23, 1994

Dan E. Wilson, City Attorney
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501-2668

C: MKA
Jim S
Larry T
/ Susan
can you
schedule a
meet w/ MERKEL
(be sure Jim is
there?)
thx

Dear Mr. Wilson,

I have reviewed the draft of the agreement that you have provided for me, the residents of Sage Court, and Mr. Gordon. I see some very positive things in the agreement, but there are also some items which cause me great consternation, and which need to be brought to the surface at this time.

It goes without saying that when one deals with many people who have different objectives, goals and values, what is born then is a complex interrelationship. Considering how complex these relationships are, I feel that it is somewhat miraculous that even a draft of an agreement has been made, to try and represent the goals and values of these various parties. I have been congratulated and thanked by a number of the Sage Court residents and by yourself, as being someone who has been instrumental in bringing the parties together. I see myself perhaps more as a catalyst to the chemical personal reactions rather than being one of the chemical reactants, myself.

However, in acting as a catalyst, I have quietly, meekly and patiently stood by while this chemical reaction is occurring. As I have waited (and still wait), I have incurred considerable cost that a developer would not ordinarily incur. I am bearing these costs with the hope that it will improve the quality of this project, and further create a neighborhood of compatible people. Because if we create a compatible neighborhood we can all have the pride of having contributed to that goal.

Mr. Wilson, the Agreement states there are "benefits received, promises made, and burdens assumed." I feel that if one looks at the relationship between these three, my side is highly outweighed in the "burdens assumed" position.

The biggest burden which I have assumed to which there is no recovery ability nor assessable dollar value is TIME. We are now close to finalization of our agreement which will lay the framework for a subdivision which should be already finished. In addition, the anticipated time frame may make it economically unfeasible to get started this year. So far I have had the additional holding costs, I have missed favorable interest rates in a pro-development real estate market, I have missed the lot sales which would have

Mr. Dan Wilson
June 23, 1994
Page Two

occurred, and am left with an undeveloped subdivision, with an always uncertain future.

The second burden is one which I am sure resulted from an earlier plan. Back when the new configuration took property from the Heutons and gave it to road right-of-way, Merkel was asked to provide the equipment necessary for regrading a new slope away from the new road up to the Heuton's property. This proposal subsequently was abandoned at the request of the Heuton's when they decided that this new right-of-way would be too close for comfort. Subsequently, the new right-of-way was moved so that the Heuton's ground was not to be lost (in fact, Heuton's gain the ground back where the connect road access is) and all of the right-of-way is to be absorbed by Merkel. There were no discussions coincidental with this new plan that Merkel is responsible for doing any off site work as it relates to earth moving. I know that this entire section must be an oversight and can be deleted in its entirety unless the City wants to step forward and take the responsibility for this.

Provision 2(d) also is of concern. The 60 day notice that Merkel is to give is for what purpose? Is this something that, if needed to be done prior to Merkel's improvements could delay the improvement process? What happens if the City is either unable to perform the task in the 60 day time frame or gets to the \$2,000 limit and stalls out. Who pays for this if there are complications, past the set dollar amount. I have to believe that this provision can be written a little more comprehensible to accommodate whatever happens.

Paragraph 4 needs to be amended to add verbiage that in addition to the property for the road right-of-way itself, Gordon will ultimately need to acknowledge the necessary utility easements next to this road right-of-way for further development, for access to the 8" Ute water line, and for maintenance of the existing utilities currently serving the Sage Court residents. The legal description which Merkel will be responsible for should be limited to what is necessary for the Final Plat and replat of Lots 1, 2, & 7.

It is my understanding from previous conversations that as far as the new development goes, that I could move the road right-of-way eight feet north to a new configuration without Gordon's land, and go forward without this particular agreement. With this in mind, and the fact that time is continuing to elapse with every step, I am losing patience with the process.

Mr. Dan Wilson
June 23, 1994
Page Three

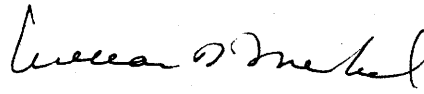
My thinking has evolved through the stages of selling Northacres land in the hope of recovering my developmental costs, to building the project in the most economical way, and producing an inferior product, and then to holding the project through the Winter and building the road early next Spring. I keep regressing in my thoughts back to just selling it outright so somebody else can work it out with the City and with the Sage Court residents. I feel that unless I see some expediting and facilitating of the process, and coordination of the City with my plans, I may be forced to sell out, and go develop land somewhere else.

Assuming that I do develop Northacres, and as this project paves the way for the development into the Northridge subdivision, and as I continue fielding calls, questions, and correspondence on the subject even now, I see a need to try and pursue conversation and understanding with you about the following:

- 1) Bridge
- 2) Bus turn around
- 3) West entrance into Northridge
- 4) Lighting in North Acres
- 5) Sidewalk/street treatment for decor and coordination into City walking path
- 6) 7th Street widening and coordination with Northacres/North Ridge Drive

I would appreciate the opportunity to meet with you to discuss these matters before signing any agreement.

Sincerely,



William D. Merkel, MD

WDM/so

cc: Lyle Chamberlain
Craig Roberts

SUBMITTAL CHECKLIST

22 94

MAJOR SUBDIVISION: FINAL

and ROW
Vacation

Location: 26 1/2 Rd + Northcross Rd

Project Name: Replat of Northcross

ITEMS	SSID REFERENCE	DISTRIBUTION																		TOTAL REQD.										
		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District G.V.	Drainage District G.J.	Water District W.R.		Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geologic Survey	U.S. Postal Service	Permit WFFF	Original Do NOT Remove From Office
● Application Fee <u>\$740.00 plus \$16/mo</u>	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	1	1	1	1	1	1	1	1	
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title	VII-2	1		1		1																								
○ Appraisal of Raw Land	VII-1	1		1	1																									
● Names and Addresses	VII-2	1																												
● Legal Description	VII-2	1		1																										
○ Deeds	VII-1	1		1		1																								
○ Easements	VII-2	1	1	1	1		1														1	1	1							
○ Avigation Easement	VII-1	1		1		1							1																	
○ ROW	VII-3	1	1	1	1		1														1	1	1							
● Covenants, Conditions, & Restrictions	VII-1	1	1			1																								
○ Common Space Agreements	VII-1	1	1			1																								
● County Treasurer's Tax Cert.	VII-1	1																												
● Improvements Agreement/Guarantee*	VII-2	1	1	1		1																								
○ CDOT Access Permit	VII-3	1	1																											
○ 404 Permit	VII-3	1	1																											
○ Floodplain Permit*	VII-4	1	1																											
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	
● Composite Plan	IX-10	1	2	1	1																									
● 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	8	1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Final Plat	IX-15	1	2	1	1		1					1																		
● 11"x17" Reduction of Final Plat	IX-15	1					8	1	1	1		1	1	1	1	1	1	1	1	1	1	1				1				
● Cover Sheet	IX-11	1	2																											
● Grading & Stormwater Mgmt Plan	IX-17	1	2												1									1	1					
○ Storm Drainage Plan and Profile	IX-30	1	2													1					1	1	1							
● Water and Sewer Plan and Profile	IX-34	1	2	1		1											1	1	1	1	1	1					1			
● Roadway Plan and Profile	IX-28	1	2														1													
● Road Cross-sections	IX-27	1	2																											
● Detail Sheet	IX-12	1	2																											
○ Landscape Plan	IX-20	2	1	1			8																							
● Geotechnical Report	X-8	1	1									1														1				
○ Phase I & II Environmental Report	X-10,11	1	1																											
● Final Drainage Report	X-5,6	1	2													1														
○ Stormwater Management Plan	X-14	1	2													1									1					
○ Sewer System Design Report	X-13	1	2	1																	1									
○ Water System Design Report	X-16	1	2	1														1												
○ Traffic Impact Study	X-15	1	2																							1				
○ Site Plan	IX-29	1	2	1	1		1	8																						

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.

REVIEW COMMENTS

file copy

Page 1 of 3

FILE #122-94

TITLE HEADING: Vacation of Right-of-Way/Final
Plan - Replat of North Acres

LOCATION: 26 1/2 Road & Northacres Road

PETITIONER: WDM Corporation

PETITIONER'S ADDRESS/TELEPHONE: 2525 N. 8th, #203
Grand Junction, CO 81501
242-9127

PETITIONER'S REPRESENTATIVE: Ciavonne & Assoc., Inc.

STAFF REPRESENTATIVE: Tom Dixon

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., JULY 25, 1994.**

UTE WATER DISTRICT
Gary R. Mathews

7/12/94
242-7491

At the intersection of Sage Ct. & Northridge Dr., install tee and valve for new 8" water line installation South in Sage Ct. Ute will install this section of line and reconnect it to the existing line which serves the fire hydrant in Sage Ct. The existing 8" line from this point East to 7th St, shown South of the Northridge ROW will be abandon. The fire hydrant shown at station 7+08.11 is to be installed off of the above mentioned water line in Sage Ct. A third fire hydrant will be required at or slightly beyond the proposed 2" blowoff shown at station 9+10.79 and the blowoff will be omitted; fire hydrant spacing and placement will then meet adopted standards. Coordinate the removal of the existing fire hydrant on 7th St. with Ute, as it may be necessary to shut 7th St. water main off for proper removal of the hydrant and the valved connection of the 8" line to be abandon.

POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.

GRAND JUNCTION DRAINAGE DISTRICT
John L. Ballagh

7/07/94
242-4343

There are no known existing or planned Grand Junction Drainage District facilities on the site of the Northacres Replat.

CITY UTILITY ENGINEER
Bill Cheney

7/08/94
244-1590

No comment.

U.S. WEST
Leon Peach

7/11/94
244-4964

New or additional telephone facilities necessitated by this project may result in a "contract" and up-front monies required from developer, prior to ordering or placing of said facilities. For more information, please call.

CITY PARKS & RECREATION DEPT.
Don Hobbs

7/07/94
244-1542

With 8 residences at \$225.00 each; a total open space fee of \$1800 will be due.

CITY FIRE DEPARTMENT
George Bennett

7/07/94
244-1400

We do not have a problem with this Re-plat. Submit a utility composite to scale for our review and approval.

GRAND VALLEY IRRIGATION
Phil Bertrand

7/15/94
242-2762

- A. Please refer to previous comments of 2/15/94 on first submittal (see attached).
- B. The GVIC canal system is not part of the multi-modal transportation plan. The information presented in the narrative is total "Bull shit".
- C. Un-obstructed ROW from canal water edge must be 20 feet.
- D. The 3 shares of GVIC water is not adequate for a development of this size.

CITY POLICE DEPARTMENT
Dave Stassen

7/14/94
244-3587

No comments.

PUBLIC SERVICE CO.
Dale Clawson

7/18/94
244-2695

Electric & Gas: No objections.

CITY DEVELOPMENT ENGINEER
Jody Kliska

7/18/94
244-1591

See attached comments and red-lined drawings.

MESA COUNTY PLANNING
Mike Joyce

7/10/94
244-1642

The re-design of the project is good. I would question the proposed "open space/utility easement" north of Lot 3 in the Northacres Sub. (corner of Sage Ct. & Northacres Dr.-0.044A). Who will be responsible for the maintenance, etc. It would seem more suited to become a part of Lot 3. Same comments would apply to "open space (0.069A)" adjacent to Lot 5 in the Northacres Replat. Is Northacres Ave. ever going to cross the Grand Valley Canal? If it is, an off-site assessment for a portion of the cost might be in order. If it isn't going through, then a more permanent cul-de-sac dedication would be warranted.

COMMUNITY DEVELOPMENT DEPT.
Tom Dixon

7/18/94
244-1447

See attached comments.

STAFF REVIEW (Preliminary comments)

FILE: #122-94

DATE: July 18, 1994

STAFF: Tom Dixon

REQUEST: Final subdivision re-plat and Right-of-Way Vacations of Northacres Road and a portion of Sage Court

LOCATION: North 7th Street and Northacres Road

APPLICANT: WDM Corporation (William D. Merkel)

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential

SOUTH: Residential

EAST: Institutional (church)

WEST: Residential

EXISTING ZONING: RSF-4

PROPOSED ZONING: RSF-4

SURROUNDING ZONING:

NORTH: R-1-A (Mesa County designation)

SOUTH: RSF-4

EAST: R-1-A (Mesa County designation)

WEST: RSF-4

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists for this area of the City.

STAFF ANALYSIS:

The Northacres Subdivision was initially applied for in 1986. Approval of the subdivision was for seven lots, with an average lot area of just under an acre. Lots 1, 2 and 7 of the subdivision were reviewed for re-platting as #15-94. The preliminary re-plat review resulted in a re-configuration of the previously approved location of both Northacres Road and Sage Court, both of which had been dedicated as public rights-of-way.

The final re-plat presented is in response to issues and concerns identified during the preliminary review or which arose as a result of the new lot layout proposal. These are outlined below:

- 1) The re-location of Northacres Road from the north to the south side of the property until it nears its intersection with Sage Court, at which point it angles from the southeast to the northwest and continues to the north and parallels the north property line for some 150 feet or so;
- 2) Re-naming the street Northridge Drive, the original Northacres Road being dropped as a street name;
- 3) The re-alignment of Sage Court to make a better and safer intersection connection to Northridge Drive;
- 4) The request to vacate the existing Northacres Road and Sage Court rights-of-way as they presently exist on these three lots (neither right-of-way is improved);
- 5) The existing irrigation line that bisects the site to be re-located along the north property line running west until it nears the north extension of Northridge Drive where it then turns southerly between proposed Lots 6 and 7.

In reviewing the final arrangements of lots and roadways, it appears that the petitioner has been responsive to concerns and issues previously discussed. This will result in an agreement between the City, the petitioner, and adjacent property owners on Sage Court that will allow the reconfiguration of the roadway and public improvements along 7th Street. Although this new configuration will reduce the subdivision by one lot, it does allow several issues to be addressed such as rights-of-way alignments, public improvements, and concerns expressed with the original layout.

A couple of items will need to be further refined with the final re-plat approval. These are listed below:

- 1) The sidewalk along the north side of Northridge Drive needs to be extended several feet to the west end of the .069-acre open space area.
- 2) Permanent improvements to the west end (cul-de-sac) of Northridge Drive must be guaranteed or funds adequate for construction of a new bridge across the canal must be provided, whichever cost is greater. If the bridge is not constructed within five years of the final re-plat approval date, the permanent completion of the cul-de-sac must be done.
- 3) The creation of a homeowners association which will be responsible for the three designated open space areas. As proposed, the westerly two open spaces are intended to be developed into designed stopovers for pedestrians walking along the sidewalk. These diminutive "waysides" are proposed to be designed with benches, shade trees, and perhaps similar passive, outdoor amenities.

4) Design plans for the proposed open spaces must be submitted for review by staff and to become part of the public record. The open space should be developed prior to or in conjunction with the development of individual lots so that new prospective property purchasers will be aware of the common property obligations.

5) Proposed Lot 1 will only not be allowed access onto 7th Street. A note on the final plat must specify this restriction.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Re-plat and Plan for Northacres Subdivision and approval of the Vacations of Northridge Road and the portion of Sage Court on the Merkel property, subject to the following conditions:

1) The public sidewalk along the north side of Northridge Drive shall be extended at least to the western end of the .069-acre open space area.

2) Permanent improvements to the cul-de-sac of Northridge Drive shall be guaranteed through the escrowing of funds or an amount of funds adequate for construction of a new bridge across the canal shall be provided, whichever cost is greater. The cost of the bridge shall be pro-rated on an acreage basis relative to the Northridge Subdivision. If the bridge is not funded and constructed within five years of final re-plat approval, the permanent completion of the cul-de-sac shall occur.

3) A homeowners association shall be created and shall be responsible for the continuous maintenance and upkeep of all designated open spaces.

4) Design plans for the developed open space shall be submitted for staff review in order to evaluate for defensible space design, ease of maintenance, and public access.

5) Driveway access for Lot 1 shall be only from Northridge Drive. A plat restriction shall prohibit access directly onto 7th Street.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #122-94, I move that we approve the Final Re-plat/Plan for Northacres Subdivision, subject to staff recommendations.

TYPE LEGAL DESCRIPTION (S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Lots 1, 2, and 7 Northacres Subdivision, as recorded
in Mesa County Plat Book 10, Page 28, as Reception No. 922133.

122 94

Original
Do NOT Remove
From Office

CIAVONNE & ASSOCIATES, INC.

SITE PLANNING • LANDSCAPE ARCHITECTURE
844 GRAND AVE., GRAND JUNCTION, CO
303-241-0745 • FAX 241-0765 • 81501

July 25, 1994

Mr. Tom Dixon
Grand Junction Planning
250 North 5th St.
Grand Junction CO 81501

RECEIVED GRAND JUNCTION
PLANNING

JUL 25 1994

Re: Review Comment Responses for North acres Replay File #122-94

Dear Tom:

Staff Review:

1. Sidewalk at north side of Northridge Drive can be extended, but if done so, it will go beyond the half road improvements required of this development, and will extend into an area planned for future access to the north.
2. Permanent improvements to the cul-de-sac will be guaranteed with the completion in the five year period acceptable.
3. Covenants submitted require a homeowners association. The maintenance of the open space shall be part of the homeowners association responsibility.
4. Access to lot #1 will be restricted to Northridge Drive.

City Engineer:

1. Easements and dedications of open space shall be made to the homeowners association.
2. Construction plans will be modified to conform to city engineering review comments.
3. Grand Valley Irrigation has been contacted concerning the drainage and structures involved. Ownership and/or easement for the structures is in process.
4. Street sign, and lights will be included; elevations, profiles, etc. will be included on construction drawings.
5. Existing ROW description has been submitted for the vacation. The existing 50' ROW was matched to remain consistent with Northridge Drive.

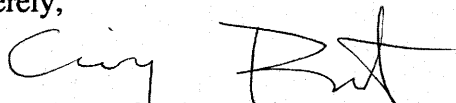
Ute Water District:

1. Construction items noted will be changed on drawings.

Grand Valley Irrigation District:

1. Irrigation shares are to be held by Home Owners Association.
2. Fencing is to be homeowner's responsibility.
3. Covenants will include items listed in review comments.
4. Please update Multimodal Transportation Plan graphic to eliminate Proposed Off-Road Bike/Ped route along Grand Valley Canal. Please send updated copy to Mr. Bertrand.
5. Irrigation water for landscape will not be provided for this subdivision.

Sincerely,



Craig Roberts, Sec/Treas.



STAFF REVIEW (Final)

FILE: #122-94

DATE: July 26, 1994

STAFF: Tom Dixon

REQUEST: Final subdivision re-plat and Right-of-Way Vacations of Northacres Road and a portion of Sage Court

LOCATION: North 7th Street and Northacres Road

APPLICANT: WDM Corporation (William D. Merkel)

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential

SOUTH: Residential

EAST: Institutional (church)

WEST: Residential

EXISTING ZONING: RSF-4

PROPOSED ZONING: RSF-4

SURROUNDING ZONING:

NORTH: R-1-A (Mesa County designation)

SOUTH: RSF-4

EAST: R-1-A (Mesa County designation)

WEST: RSF-4

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists for this area of the City.

STAFF ANALYSIS:

The Northacres Subdivision was initially applied for in 1986. Approval of the subdivision was for seven lots, with an average lot area of just under an acre. Lots 1, 2 and 7 of the subdivision were reviewed for re-platting as #15-94. The preliminary re-plat review resulted in a re-configuration of the previously approved location of both Northacres Road and Sage Court, both of which had been dedicated as public rights-of-way.

The final re-plat presented is in response to issues and concerns identified during the preliminary review or which arose as a result of the new lot layout proposal. These are outlined below:

- 1) The re-location of Northacres Road from the north to the south side of the property until it nears its intersection with Sage Court, at which point it angles from the southeast to the northwest and continues to the north and parallels the north property line for some 150 feet or so;
- 2) Re-naming the street Northridge Drive, the original Northacres Road being dropped as a street name;
- 3) The re-alignment of Sage Court to make a better and safer intersection connection to Northridge Drive;
- 4) The request to vacate the existing Northacres Road and Sage Court rights-of-way as they presently exist on these three lots (neither right-of-way is improved);
- 5) The existing irrigation line that bisects the site to be re-located along the north property line running west until it nears the north extension of Northridge Drive where it then turns southerly between proposed Lots 6 and 7.

In reviewing the final arrangements of lots and roadways, it appears that the petitioner has been responsive to concerns and issues previously discussed. This will result in an agreement between the City, the petitioner, and adjacent property owners on Sage Court that will allow the reconfiguration of the roadway and public improvements along 7th Street. Although this new configuration will reduce the subdivision by one lot, it does allow several issues to be addressed such as rights-of-way alignments, public improvements, and concerns expressed with the original layout.

A couple of items will need to be further refined with the final re-plat approval. These are listed below:

- 1) The sidewalk along the north side of Northridge Drive needs to be extended several feet to the west end of the .069-acre open space area.
- 2) Permanent improvements to the west end (cul-de-sac) of Northridge Drive must be guaranteed or funds adequate for construction of a new bridge across the canal must be provided, whichever cost is greater. If the bridge is not constructed within five years of the final re-plat approval date, the permanent completion of the cul-de-sac must be done.
- 3) The creation of a homeowners association which will be responsible for the three designated open space areas. As proposed, the westerly two open spaces are intended to be developed into designed stopovers for pedestrians walking along the sidewalk. These diminutive "waysides" are proposed to be designed with benches, shade trees, and perhaps similar passive, outdoor amenities.

4) Design plans for the proposed open spaces must be submitted for review by staff and to become part of the public record. The open space should be developed prior to or in conjunction with the development of individual lots so that new prospective property purchasers will be aware of the common property obligations.

5) Proposed Lot 1 will not be allowed access onto 7th Street. A note on the final plat must specify this restriction.

The petitioner's representative has responded positively to staff comments and conditions except for staff review of the final detail plans for the open space areas being created with this subdivision. No comment was given to Condition 4, below.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Re-plat and Plan for Northacres Subdivision and approval of the Vacations of Northridge Road and the portion of Sage Court on the Merkel property, subject to the following conditions:

1) The public sidewalk along the north side of Northridge Drive shall be extended at least to the western end of the .069-acre open space area.

2) Permanent improvements to the cul-de-sac of Northridge Drive shall be guaranteed through the escrowing of funds or an amount of funds adequate for construction of a new bridge across the canal shall be provided, whichever cost is greater. The cost of the bridge shall be pro-rated on an acreage basis relative to the Northridge Subdivision. If the bridge is not funded and constructed within five years of final re-plat approval, the permanent completion of the cul-de-sac shall occur.

3) A homeowners association shall be created and shall be responsible for the continuous maintenance and upkeep of all designated open spaces.

4) Design plans for the developed open space shall be submitted for staff review in order to evaluate for defensible space design, ease of maintenance, and public access.

5) Driveway access for Lot 1 shall be from Northridge Drive. A plat restriction shall prohibit access directly onto 7th Street.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #122-94, I move that we approve the Final Re-plat/Plan for Northacres Subdivision, subject to staff recommendations.



City of Grand Junction, Colorado
150 North First Street
Grand Junction, CO 81501
Phone: 248-1111
Fax: 248-1111

August 15, 1994

Sage Court Homeowners
Grand Junction, CO 81506

Dear Homeowners:

Enclosed is the most recent draft of the proposed agreement. I ask that you review this one more time. These changes were prompted by suggestions made by Mr. Gilbert and Mr. Putnam.

The City Council is in the process of doing the first reading on the vacation of the right-of-way, and the second reading is scheduled for Wednesday, September 7. It is imperative that the agreement be signed by then.

If you have any questions or comments, please call me at 244-1508.

Yours truly,

A handwritten signature in cursive script, appearing to read "Dan E. Wilson", is written over a horizontal line.

Dan E. Wilson
City Attorney

cc: Dr. William Merkel
Rich Livingston
Jim Shanks
Larry Timm

STAFF REVIEW

FILE: #122-94

DATE: August 15, 1994

STAFF: Tom Dixon

REQUEST: Right-of-Way Vacations of Northacres Road and a portion of Sage Court

APPLICANT: WDM Corporation (William D. Merkel)

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential

SOUTH: Residential

EAST: Institutional (church)

WEST: Residential

EXISTING ZONING: RSF-4

PROPOSED ZONING: RSF-4

SURROUNDING ZONING:

NORTH: R-1-A (Mesa County designation)

SOUTH: RSF-4

EAST: R-1-A (Mesa County designation)

WEST: RSF-4

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists for this area of the City.

STAFF ANALYSIS:

The Northacres Subdivision was initially platted in 1986. Approval of the subdivision was for seven lots. Lots 1, 2 and 7 of Northacres Subdivision were reviewed for re-platting as file #15-94. The preliminary re-plat review resulted in a reconfiguration of the previously approved location of both Northacres Road and the northerly portion Sage Court, both of which had been dedicated as public rights-of-way.

On August 2, 1994 the Planning Commission approved the final re-plat of Northacres Subdivision, reviewed as file #122-94. In order for that approved plan to be platted and

developed, the vacation of previously dedicated rights-of-way is necessary. The approved final re-plat will result in dedication of Northridge Drive which will provide access to all new lots and will connect with the remaining portion of Sage Court to the south of the site which has existing residences along it.

An agreement between various parties to allow this new road alignment is presently in the works. A final signed agreement is expected but final street connection from Sage Court to Northridge Drive will not occur until the agreement is signed and accepted by the City Attorney.

PLANNING COMMISSION RECOMMENDATION:

Approval.

SUGGESTED CITY COUNCIL MOTION:

Mr. Chairman, on item #122-94, I move that we approve the requested rights-of-way vacations for Northacres Road and Sage Court.

AGREEMENT

This agreement is made between the City of Grand Junction, William Merkel ("Developer" or "Merkel"), John I. Gordon and Sharon A. Gordon ("Gordon"), Michael R. Heuton and Judy M. Heuton ("Heuton"), William E. Putnam and Wanda Wray Putnam ("Putnam"), Harry K. Webster and Ruth H. Webster ("Webster"), Gordon R. Gilbert and Victoria L. Gilbert ("Gilbert"), and Mark S. Wilson and Virginia B. Wilson ("Wilson").

Recitals.

For many years, the residents of Sage Court (hereinafter referred to as "Sage Court residents") used an under-improved private right-of-way for access to their homes, which private right-of-way burdened the Gordon and Heuton properties. During that same period, a platted but unimproved right-of-way, created at the time of the recordation of the Northacres Subdivision plat, existed.

Merkel has received preliminary approval to re-subdivide and develop residential lots on the northern portion of the original Northacres Subdivision, specifically lots 1, 2, and 7. To provide access to the lots in the proposed re-subdivision of Lots 1, 2, and 7 of Northacres Subdivision, Merkel is willing to relocate and re-align Northacres Road in a way that would make feasible the discontinuation of the use of the under-improved road, and provide adequate ingress/egress to the existing homes.

For the Sage Court residents, a purpose of this agreement is to provide for the continued existence of an area lying on the inside curve of the Sage Court cul-de-sac, locally known as "Putnam Park."

The parties enter into this agreement to provide a permanent right-of-way solution, to resolve other issues as set forth herein and to improve the Merkel and other property.

Now, therefore, in consideration of the benefits received, the promises made and the burdens assumed the parties agree as follows:

1. (a) Merkel shall apply to obtain final plat approval for the replat of Lots 1, 2, and 7 of Northacres Subdivision on or before October 1, 1994. Merkel shall seek approval for a subdivision re-plat substantially similar to that shown on Exhibit J-1, attached hereto. No changes to the alignment of those portions of Sage Court and Northacres Road which are not located on Merkel's property shall be allowed without the written consent of the owner(s) of the adjacent property; however, notwithstanding the foregoing, the City Council may, as a part of a public

*Q.A.
W.E.P.
H.W.*

hearing process, make such changes if the Council finds that the change(s) is in the interest of the public.

- (b) As a part of the subdivision process, Merkel shall offer to dedicate to the City the right-of-way (which is under his ownership and control) as identified on Exhibit J-1 and shall improve Northacres Road and the portion of the platted Sage Court which is north of the north lot lines of lots 3 & 6, Northacres Subdivision, to the minimums set by City standards. Merkel shall not be required to construct curb, gutter and sidewalk improvements on the south half of that part of Northacres Road which abuts the Gordon property. That portion of Sage Court north of the north line of lots 3 & 6, Northacres Subdivision, shall be constructed, by Merkel, without curb, gutter and sidewalk and shall consist of a twenty-two foot (22') wide asphalt street section consistent with current City standards, from such north line to a point (determined by the City Engineer) where the street section shall be widened so as to transition to a twenty-eight foot (28') wide asphalt section at the end of the curb return (at the intersection of Sage Court and Northacres Road). Merkel shall provide required curb returns at the intersection of Sage Court and Northacres Road which shall be constructed of concrete curb and gutter.
2. (a) The City shall, following Merkel's completion of the construction of Northacres Road and that portion of Sage Court north of the north lot lines of lots 3 & 6, Northacres Subdivision, as weather permits and materials are available, but in any event by October 1, 1995, cause the surface of the realigned Sage Court right-of-way lying south of said north lot lines to be paved with recycled asphalt.
- (b) Following the paving described in (a) above, the City Manager agrees to submit to the City Council an ordinance to vacate that portion of the Sage Court right-of-way which is wider than the paved and realigned Sage Court generally as shown on Exhibit J-1, subject however to a reservation for existing utilities, specifically including the existing fire hydrant and supply line(s) and provided further that the land which is inside the inner curve line of the cul-de-sac shall not be vacated but shall be dealt with as provided in paragraph 7 (b), below. The City shall submit such a vacation ordinance to the Council within forty-five (45) days following the completion of the paving. The City shall provide the necessary legal descriptions.
- (c) The City agrees that it shall, contemporaneously with (by contracting with Merkel or his contractor) or forthwith

C.A.
W.E.P.
J.K.W.

after the completion of the improvements required of Merkel on Seventh Street, complete the improvements along the west side of Seventh Street which adjoins Gordon's property with curb, gutter, and either sidewalk and suitable aggregate between the sidewalk and the curb or an attached sidewalk. Upon completion of such improvements, there will be no unpaved area between the curbing and the sidewalk adjacent to the area to be improved by the City pursuant to this subsection. The City shall complete such work as soon as is practicable, considering that such work will be done in conjunction with the other City bids, but in no event later than October 1, 1995.

- (d) If required, the City agrees to pay to Public Service Company of Colorado an amount, in no event more than \$2,000.00, to connect the present gas lines serving the Sage Court residents to a new gas line caused to be installed by Merkel. Any such new connection shall be located in public right-of-way. There shall be no charge to the Sage Court residents for this task.
- (e) Merkel is, notwithstanding any provision to the contrary herein, only responsible for and required to provide legal descriptions for activities and improvements which occur on, or within the bounds of, lots 1, 2 and 7 of Northacres Subdivision.

3. Webster, Putnam, Gilbert, and Wilson (hereinafter referred to as "Sage Court residents") and Heuton agree to Quit Claim all of their individual and collective interest(s) in and to the 1976 right-of-way to Gordon, for no additional consideration. Heuton agrees to Quit Claim Heuton's interest(s) in the 1976 right-of-way to Gordon. Each of the Quit Claim deeds to be executed shall be in the form as shown on Exhibit 3. Such fully executed conveyances shall be delivered to Western Colorado Title Company, as escrow agent, on or before (10) ten calendar days following execution hereof. Such escrow agent shall cause the same to be recorded forthwith following receipt of a letter from the City's Director of Public Works that the following work has been completed and approved by the City: (1) the construction of Sage Court north of the north line of lots 3 and 6 and Northacres Road; (2) surfacing of Sage Court south of Merkel's southern property line; and (3) connection of the gas lines providing service to the Sage Court residents to the new gas line constructed on Merkel's property. Each such quit claim deed shall reserve the right in the grantor(s), their successors and assigns, to the existing easement(s) for City water for the continued use, maintenance and operation so long as such City water line is in use and no alternative City water line(s) are physically available to serve each such grantor(s). The Sage Court residents, jointly and severally, agree to pay the costs of such escrow which is \$100.00.

C.O.
W.P.
K.W.

4. Within ten (10) days of written request from the City or Merkel, Gordon agrees to grant by warranty deed to Merkel, and Merkel agrees to dedicate to the City of Grand Junction, for use as a public right-of-way, a parcel eight feet in width (from north to south) beginning at the northeast corner of Gordon property, thence westerly to the first point where Northacres Road does not abut the Gordon property and such additional right-of-way on 7th Street as is required to comply with the provision of 2(c), above. Such parcel is shown graphically on Exhibit J-1, attached hereto. Merkel shall cause the legal description of such parcel to be prepared and delivered to the City Attorney on or before September 15, 1994. The City Attorney shall, upon receipt of such legal description, prepare an appropriate warranty deed and deliver same to Gordon's attorney. Upon execution thereof, Gordon shall cause said executed deed to be delivered to the City Attorney who shall cause it to be recorded contemporaneously with the re-plat of Lots 1, 2, and 7 of Northacres Subdivision.

5. City agrees that Gordon, Heuton, and the Sage Court residents, and their successors in title, shall not be required to construct or contribute toward the cost of improvements to the roadway including curb, gutter and sidewalk serving Northacres Subdivision, even though same abuts their north property boundaries, so long as the Gordon, Heuton and the Sage Court residents' properties, respectively, remain in their current condition and a development permit is neither applied for nor required. The City represents that it has no present plans to make such improvements; such improvement(s) would typically only occur if the homeowners petitioned for such improvements, in which case the homeowners would share in the costs of the improvements.

6. This agreement shall have no binding effect until it is executed by each party identified herein. This agreement may be signed in counterparts. The signature of a party may be evidenced by a facsimile copy thereof with hard copy to follow forthwith.

7. (a) For that portion of Sage Court which is not on the property to be developed by Merkel and which is, pursuant to this Agreement, to be paved by the City, the pavement width shall be twenty-two feet (22') or, if less than twenty-two feet (22') because of site constraints, the maximum usable for travel (as determined by the Director of Public Works of the City).

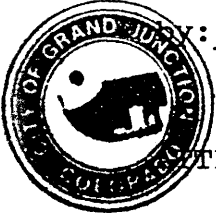
(b) On or before January 1, 1995, the Sage Court residents shall cause to be formed an association which shall have as a lawful purpose thereof the right, duty and power to apply for, and receive and be bound by, a revocable permit from the City (if for whatever reason said association is not formed, the revocable permit shall be issued to the Sage Court residents); such permit shall grant the right to the association to maintain and operate what is locally known as "Putnam Park," pursuant to the terms of such permit. The City shall create the legal description of

WEP
11.1)

"Putnam Park." The Sage Court residents shall not be required to pay a fee for the issuance of such revocable permit.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first written above.

CITY OF GRAND JUNCTION



by: *Mark Achen* date: 9-7-94
Mark Achen, City Manager

TEST:
by: *Stephanie Nye* date: 9-7-94
Stephanie Nye, City Clerk

by: *William D. Merkel* date: 9-1-94
William Merkel, Developer

by: *John I. Gordon* date: 8/26/94
John I. Gordon

by: *Sharon A. Gordon* date: 8/26/94
Sharon A. Gordon

by: *Michael R. Heuton* date: 8/25/94
Michael R. Heuton

by: *Judy M. Heuton* date: 8/25/94
Judy M. Heuton

by: *William E. Putnam* date: 23 AUGUST 1994
William E. Putnam

by: *Wanda Wray Putnam* date: 23 August 1994
Wanda Wray Putnam

*W.A.
N.E.P.
W.W.*

by: Harry K. Webster date: August 23, 1994
Harry K. Webster

by: Ruth H. Webster date: August 23, 1994
Ruth H. Webster

by: Gordon R. Gilbert date: 8/23/94
Gordon R. Gilbert

by: Victoria L. Gilbert date: 8/23/94
Victoria L. Gilbert

by: Mark S. Wilson date: 8/23/94
Mark S. Wilson

by: Virginia B. Wilson date: 8/23/94
Virginia B. Wilson

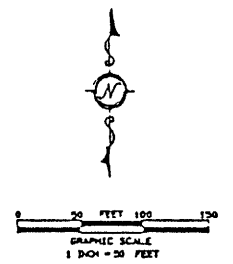
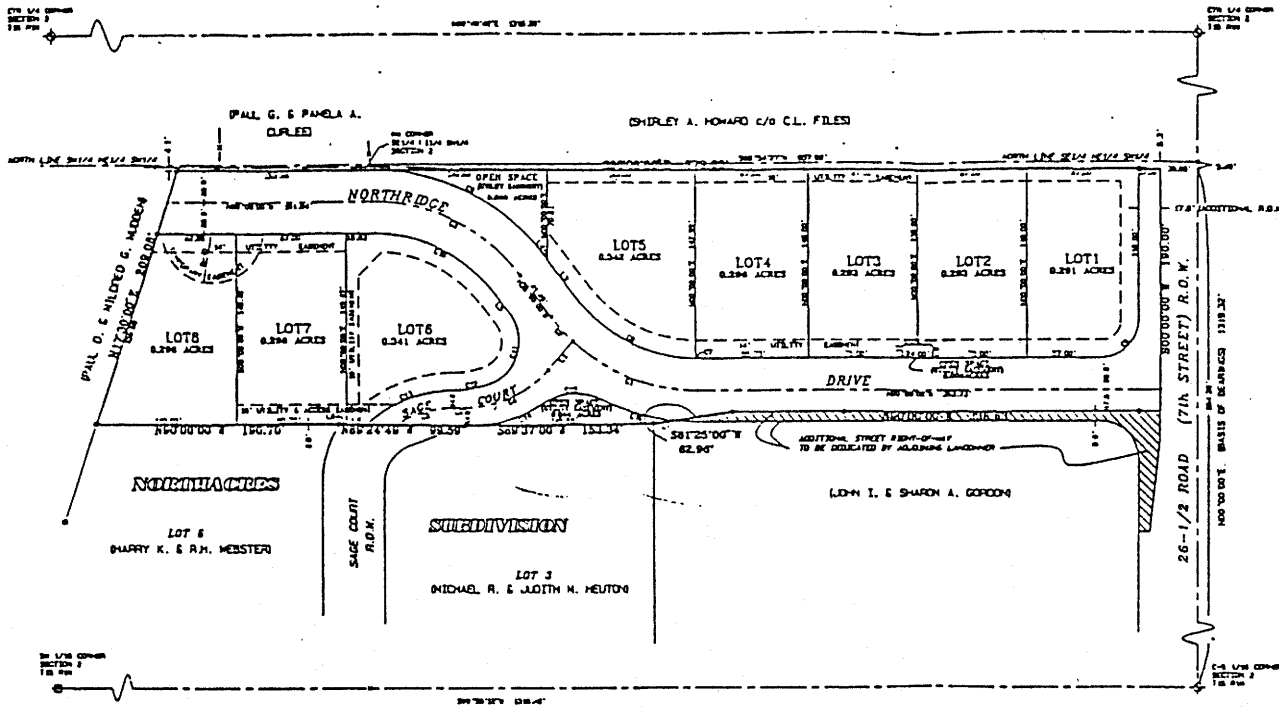
Q.A.
Webster
in

C.A.

EXHIBIT J - 1

NORTHACRES REPLAT

REPLAT OF LOTS 1, 2, AND 7, NORTHACRES SUBDIVISION



- ◆ FOUND MESA COUNTY SURVEY MONUMENT
- ⊗ FOUND BLM ALUM. CAP - 1968
- FOUND V.S. REBAR
- SET #3 X 24" REBAR WALL/UTY CAP THOMPSON-LANFORD CORP. PLS 18-887 IN CONCRETE

EXISTING MONUMENTATION ON THE BOUNDARY OF NORTHACRES SUBDIVISION CONSISTENTLY FIT ITS WRITTEN DESCRIPTION AND HAS ACCEPTED AS ORIGINAL FORMING THE BASIS OF THIS SURVEY.

NOTE: DIRECT ACCESS TO SEVENTH STREET FROM LOT 1 IS PROHIBITED

NOTE: "TEMPORARY EASEMENT" IS FOR A TEMPORARY EASEMENT TO REMAIN IN PLACE UNTIL NORTHEDGE DRIVE IS COMPLETED TO THE WEST.

PROJECT BEHIND HANG CHIEFED SQUARE ON NORTHWEST HEADWALL WEST SIDE 7TH STREET STATION 34+31.58 ELEVATION 4842.75 CITY OF S.U. 7TH ST IMPROVEMENTS 3/84

LINE/CURVE TABLE

LINE/CHORD BEARING	ARC	RADIUS	DELTA	CHORD
11	000°00'00"	100.00	00°00'00"	200.00
12	000°00'00"	100.00	00°00'00"	200.00
13	000°00'00"	100.00	00°00'00"	200.00
14	000°00'00"	100.00	00°00'00"	200.00
15	000°00'00"	100.00	00°00'00"	200.00
16	000°00'00"	100.00	00°00'00"	200.00
17	000°00'00"	100.00	00°00'00"	200.00
18	000°00'00"	100.00	00°00'00"	200.00
19	000°00'00"	100.00	00°00'00"	200.00
20	000°00'00"	100.00	00°00'00"	200.00
21	000°00'00"	100.00	00°00'00"	200.00
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56	000°00'00"	100.00	00°00'00"	200.00
57	000°00'00"	100.00	00°00'00"	200.00
58	000°00'00"	100.00	00°00'00"	200.00
59	000°00'00"	100.00	00°00'00"	200.00
60	000°00'00"	100.00	00°00'00"	200.00
61	000°00'00"	100.00	00°00'00"	200.00
62	000°00'00"	100.00	00°00'00"	200.00
63	000°00'00"	100.00	00°00'00"	200.00
64	000°00'00"	100.00	00°00'00"	200.00
65	000°00'00"	100.00	00°00'00"	200.00
66	000°00'00"	100.00	00°00'00"	200.00
67	000°00'00"	100.00	00°00'00"	200.00
68	000°00'00"	100.00	00°00'00"	200.00
69	000°00'00"	100.00	00°00'00"	200.00
70	000°00'00"	100.00	00°00'00"	200.00
71	000°00'00"	100.00	00°00'00"	200.00
72	000°00'00"	100.00	00°00'00"	200.00
73	000°00'00"	100.00	00°00'00"	200.00
74	000°00'00"	100.00	00°00'00"	200.00
75	000°00'00"	100.00	00°00'00"	200.00
76	000°00'00"	100.00	00°00'00"	200.00
77	000°00'00"	100.00	00°00'00"	200.00
78	000°00'00"	100.00	00°00'00"	200.00
79	000°00'00"	100.00	00°00'00"	200.00
80	000°00'00"	100.00	00°00'00"	200.00
81	000°00'00"	100.00	00°00'00"	200.00
82	000°00'00"	100.00	00°00'00"	200.00
83	000°00'00"	100.00	00°00'00"	200.00
84	000°00'00"	100.00	00°00'00"	200.00
85	000°00'00"	100.00	00°00'00"	200.00
86	000°00'00"	100.00	00°00'00"	200.00
87	000°00'00"	100.00	00°00'00"	200.00
88	000°00'00"	100.00	00°00'00"	200.00
89	000°00'00"	100.00	00°00'00"	200.00
90	000°00'00"	100.00	00°00'00"	200.00
91	000°00'00"	100.00	00°00'00"	200.00
92	000°00'00"	100.00	00°00'00"	200.00
93	000°00'00"	100.00	00°00'00"	200.00
94	000°00'00"	100.00	00°00'00"	200.00
95	000°00'00"	100.00	00°00'00"	200.00
96	000°00'00"	100.00	00°00'00"	200.00
97	000°00'00"	100.00	00°00'00"	200.00
98	000°00'00"	100.00	00°00'00"	200.00
99	000°00'00"	100.00	00°00'00"	200.00
100	000°00'00"	100.00	00°00'00"	200.00

NORTHACRES REPLAT
REPLAT OF LOTS 1, 2, & 7
NORTHACRES SUBDIVISION

SECTION: 34/4 S.E. | TOWNSHIP: 13 | RANGE: 17 | MERIDIAN: UTM

THOMPSON-LANFORD CORPORATION

529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (303) 243-6067

Drawn By: KJT | Checked By: DRK | Job No.: 8203-001

Original
Do NOT Re
From Office

oe11
K.L. RW

Exhibit 3 to Sage Court Agreement

QUIT CLAIM DEED

Harry K. Webster and Ruth H. Webster, 629 Sage Court, Grand Junction, Colorado, William E. Putnam and Wanda Wray Putnam, 627 Sage Court, Grand Junction, Colorado, Gordon R. Gilbert and Victoria L. Gilbert, 628 Sage Court, Grand Junction, Colorado, Mark S. Wilson and Virginia B. Wilson, 627 1/2 Sage Court, Grand Junction, Colorado, and Michael R. Heuton and Judy A. Heuton, 630 Sage Court, Grand Junction, Colorado, County of Mesa State of Colorado, Grantors, hereby sell and quitclaim to John I. Gordon and Sharon A. Gordon, 629 1/2 26 1/2 Road, Grand Junction, Colorado, and Michael R. Heuton and Judy M. Heuton, 630 Sage Court, Grand Junction, Colorado 81506, the following:

All my right, title and interest in that right-of-way and utility easement described in document recorded at Book _____, Page _____, Records of the Mesa County Clerk and Recorder, except reserving unto the Grantors their heirs, successors and assigns, a perpetual easement for an existing water line together with the right to use, maintain and repair the same.

Signed this _____ day of _____, 1994.


GRANTORS:



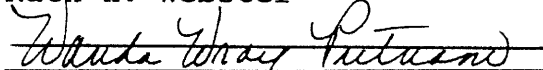
Harry K. Webster

Ruth H. Webster


William E. Putnam



Gordon R. Gilbert



Wanda Wray Putnam



Victoria L. Gilbert

Mark S. Wilson

Virginia B. Wilson

Michael R. Heuton

Judy A. Heuton

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____, 1994, by William E. Putnam and Wanda Wray Putnam, Gordon R. Gilbert and Victoria L. Gilbert, Mark S. Wilson and Virginia B. Wilson.

My commission expires: _____

Witness my hand and official seal.

Notary Public

Address

92
W.E.P.

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____, 1994, by Michael R. Heuton and Judy A. Heuton.

My commission expires: _____

Witness my hand and official seal.

Notary Public

Address

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____, 1994, by Harry K. Webster and Ruth H. Webster.

My commission expires: _____

Witness my hand and official seal.

Notary Public

Address

CO
2/18/94

William D. Merkel, MD
2525 North 8th Street, Suite 203
Grand Junction, CO 81501
(303) 242-9127
Fax (303) 242-8304

November 6, 1995

Kathy Portner
Community Development Dept.
City of Grand Junction
250 North 5th St.
Grand Junction, CO 81501

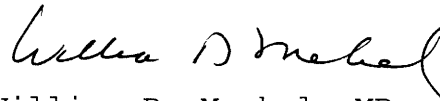
RE: Northacres Replat

Dear Kathy,

In reviewing the approval for the Northacres Subdivision Replat, it has come to my attention that the time limit for the recordation of the plat has passed. This time frame was made with everyone's knowledge, prior to discovering that part of the property appears to lie within Mesa County. Subsequent to that issue, the Mesa County Surveyor's office had a major change in its personnel which was also unforeseen. At this time, we have not procured Mesa County's approval on this project because of these events, and have been prevented from submitting the plat for recordation.

We are still in the process of deciding exactly how best to solve this problem, but feel that we should be able to reach a resolution shortly. We therefore request an extension of time until July 1, 1996 to satisfy this part of our approval. Your consideration and understanding of this matter is greatly appreciated.

Sincerely,



William D. Merkel, MD

WDM/so



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

December 20, 1995

Dr. William D. Merkel
2525 N. 8th Street, Suite 203
Grand Junction, CO 81501

RE: Northacres Subdivision

Dear Dr. Merkel:

This is in response to your request to extend the Northacres Replat approval (file #122-95) until July 1, 1996. The Zoning and Development Code does not give staff the authority to grant an extension. The extension request would have to be heard and approved by the Planning Commission. Staff would recommend approval.

We could schedule the request for the February 6, 1996 Planning Commission hearing. There will be a \$50.00 fee to cover the advertising and processing costs. The fee must be received by our office by 5:00 p.m., January 19, 1996 for the request to be scheduled for the February hearing.

Please let me know if you plan to proceed with the request. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathy", is written over the typed name.

Katherine M. Portner
Planning Supervisor

STAFF REVIEW

FILE: #FP-94-122(2)
DATE: January 29, 1996
STAFF: Kathy Portner
REQUEST: Extension to record Final Plat--Northacres Subdivision
LOCATION: 26 1/2 Road and Northacres Road
APPLICANT: William Merkel, WDM Corporation

EXISTING LAND USE: Undeveloped
PROPOSED LAND USE: Single Family Residential
SURROUNDING LAND USE:
NORTH: Residential Single Family
SOUTH: Residential Single Family
EAST: Church
WEST: Residential Single Family

EXISTING ZONING: RSF-4

PROPOSED ZONING: RSF-4

SURROUNDING ZONING:
NORTH: R-1-A (Mesa County)
SOUTH: RSF-4
EAST: R-1-A (Mesa County)
WEST: RSF-4

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists for this area.

STAFF ANALYSIS:

The final plat for Northacres Subdivision received final approval by Planning Commission on August 2, 1994. The final action by City Council on the required ROW vacations was on September 7, 1994. Section 6-9-2.D of the Zoning and Development Code requires that a plat

must be recorded within one year or shall require re-review and processing as per the final plat processing procedure. The owner of the property has requested an extension to July 1, 1996 to record the plat. The additional time is needed to resolve an issue that has arisen through the review by the Mesa County Surveyors office. There is a property line discrepancy that must be resolved prior to recording the plat.

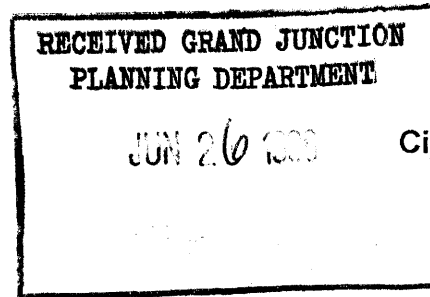
STAFF RECOMMENDATION:

Staff recommends approval of the request to extend the recording deadline to July 1, 1996. If all documents required for recording have not been submitted by that time, the final plat will require a resubmittal of all required materials for the full review.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #FP-94-122(2), I move we approve the request for an extension to July 1, 1996 subject to the staff recommendation.

To: Kathy Porter



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

June 24, 1996

Dr. William Merkel
2525 North Eighth Street
Grand Junction, CO 81501

Dear Bill:

Residents in the Sage Court area have asked the City to provide an update concerning the Agreement that all parties entered into nearly two years ago. When you and I visited six months or so ago you had indicated that you were expecting to finish the subdivision process in the spring of 1996.

I would appreciate hearing from you on your current plans.

I took the time to review the Agreement signed in August of 1994, and wanted to at least remind you of the deadlines that you had agreed to at that time. You will note that the City's obligations to proceed are tied to your final platting process and the related construction work.

In Paragraph 1.(a) you agreed to obtain final plat approval in October of 1994. As I recall, you were delayed because of an issue of a boundary line on your northern boundary. However, I would assume that the issue which delayed you has been resolved at this point. Of course, the platting process also involved your dedicating and improving North Acres road and a portion of Sage Court (see Paragraph 1.(b)). Paragraph 2.(a) described the City's obligation to pave the new realigned Sage Court, after you have completed North Acres road and the portion of Sage Court road on your property. After the field work is completed, the City agreed to submit to the Council an ordinance to vacate the unneeded Sage Court right-of-way.

If you believe we need to meet, please let me know. When I hear from you, I will forward that information to the Sage Court residents.

June 24, 1996
Dr. William Merkel
Page 2

I appreciate hearing from you at your earliest convenience.

Very truly,

A handwritten signature in cursive script that reads "Dan".

Dan E. Wilson
City Attorney

c: J. Richard Livingston
Kathy Portner
Jim Shanks

Meeting scheduled with Merkel Wilson Kathy Partner Jim Shanko Fri. Aug. 30th (Wilson's office)

William D. Merkel, MD

2525 North 8th Street, Suite 203
Grand Junction, CO 81501
(303) 242-9127
Fax (303) 242-8304

*C: Rich Livingston
MARK R (re: ①)
Kathy Partner
Bill Putnam.*

Ch: schedule a meeting ask

Dan Wilson, City Attorney
City of Grand Junction
250 North 5th
Grand Junction, CO 81501

August 6, 1996
RECEIVED GRAND JUNCTION PLANNING DEPARTMENT
AUG 1 1996

RECEIVED
AUG 13 1996

ask Kathy P + Jim S or Mark R to attend.

Dear Mr. Wilson:

Thank you for your patience in waiting for my response to your letter of June 24, 1996. In reference to your fourth paragraph, Dan, it is true I am still delayed because of an issue of a boundary line on the northern boundary of my property, where it is contiguous to Mr. Files property. At the time of our most recent meeting, the City-County surveyor position had changed over, and the plan at that time was that you, or your staff, was going to acquaint the new surveyor with the boundary line problem and get the matter resolved. Once the boundary issue is resolved between the city and the county, I will be able to update and finalize my engineered road plans and final dimension and plat of the subdivision.

the Dan W 8/20/96 CR

①

Additional complications include the irrigation for this parcel. The existing irrigation line currently runs from the north to the southwest of my property and is supposed to serve all the properties contiguous to it. However, it has been relayed to us that it only marginally serves the current Northridge residents. Furthermore, we are told that we cannot enlarge the size of the tap or create a new tap out of the irrigation canal which serves us, even though we own ample shares.

I realize that irrigation water matters don't necessarily come under your purview, but I wanted you to realize some of the other problems that are related to this piece of ground.

The final painful reality concerning this whole Northacres/Sage Court workout is that I lost two lots in order to satisfy the road requirements of Sage Court. That, coupled with the increasing cost of road construction, now seen in retrospect, shows us that we would have been wiser to have requested increased density in the buildable land on Northacres.

I would be very pleased to meet again with you to rediscuss this matter. I think our secretaries could coordinate a time that would be mutually satisfactory.

Sincerely,

William D. Merkel MD

William D. Merkel, M.D.

DKO-ARCHITECTURE

Kreg Obergfell, Architect
336 Main Street, Suite 203
Grand Junction, CO 81501

August 30, 1996

Conference Notes

Subject:

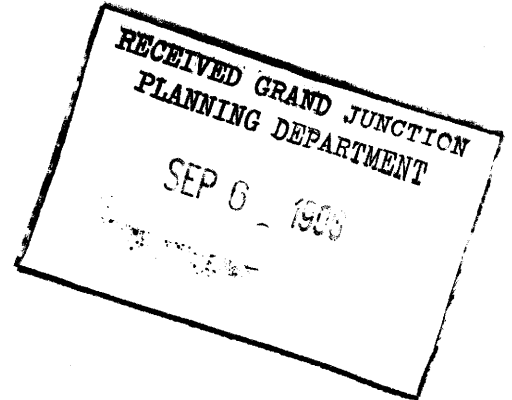
Northacres Project

Present:

Bill Merkel, project developer
Dan Wilson, Mark Relph, Kathy Portner, City of Grand Junction
David Schore, Wong Strauch Architects
Kreg Obergfell, DKO-Architecture

Location:

Conference Room, City Offices
250 N 5th Street
Grand Junction, CO 81501



1. The Northacres project is on hold pending review of alternatives. Research indicates replat as eight single family dwelling lots will not support street and infrastructure improvements. Diffusing costs by increasing density (condominium/townhomes) is being considered.
2. Informal meetings with Sage Court and Northridge residents have indicated support for a condominium project and the associated improvements.
3. Dan Wilson and Kathy Portner were receptive to a Northacres condominium project.
4. Submittal of a Northacres condominium project will be per the SSID requirements for a "Planned Residential Zone."
5. Mark Relph and the city's surveyor will assist in resolving the city boundary issue at the north property line.

Copies: Merkel, Wilson, Relph, Portner, Schore



City of Grand Junction, Colorado
250 North 5th Street
81501-2668
Phone (970) 244-1501
FAX (970) 244-1456

September 11, 1996

DKO-ARCHITECTURE
Kreg Obergfell, Architect
336 Main Street, Suite 203
Grand Junction, CO 81501

RE: Conference notes dated August 30, 1996

Dear Kreg:

I write just to clarify two points.

The first is your item three which indicates City staff support for a condominium project. Kathy and I, based on the developers representation, indicated that if the neighborhood supported such a condominium project, City staff would endorse it.

The other item concerns the discussion about the north property line. The city agreed to determine the City limits on the northern boundary of the property. The developer's surveyor would use that information to resolve the "gap" on the northern boundary line between North Acres and the File's property.

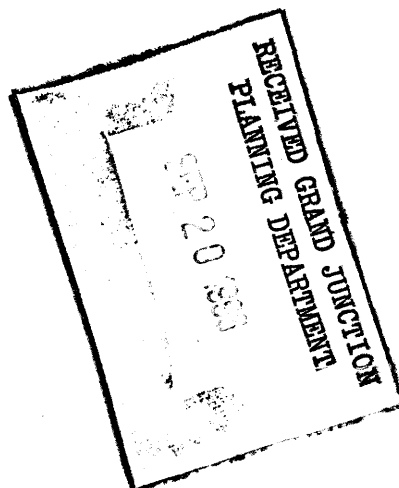
Thank you.

Very truly,

A handwritten signature in dark ink that reads "DEW".

Dan E. Wilson
City Attorney

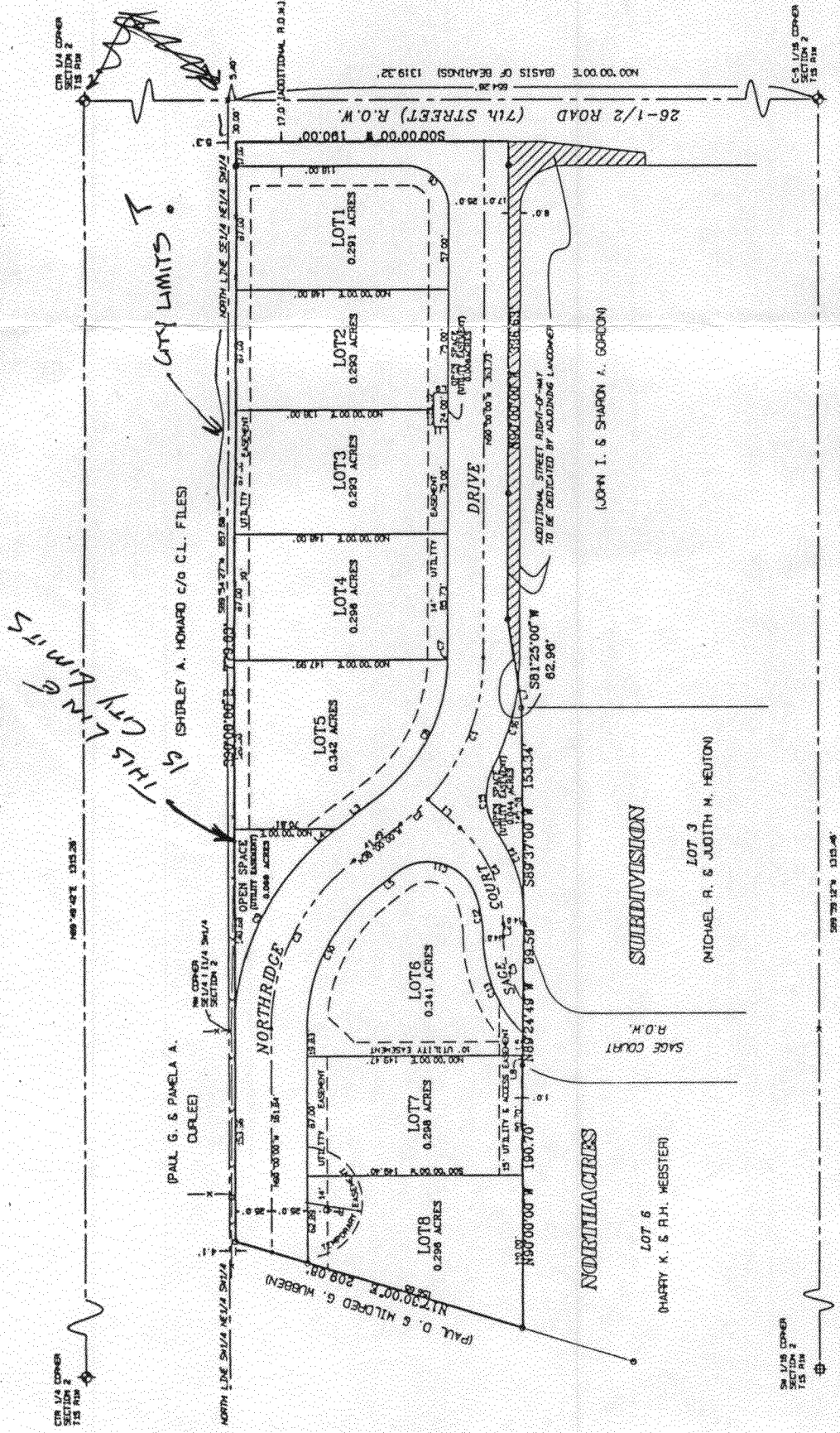
c: Kathy Portner - Community Dev.
Mark Relph
Dr. Merkel (with enclosure)



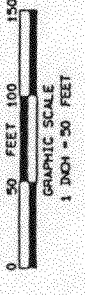
P.S. I enclosed a copy of Mark Relph's information about the City limits. If there remain questions, please feel free to contact Mark Relph directly (244-1539).

NORTHACRES REPLAT

REPLAT OF LOTS 1, 2, AND 7, NORTHACRES SUBDIVISION



* NORTH ACRES ANNEXATION



- ◆ FOUND KESA COUNTY SURVEY MONUMENT
- ⊕ FOUND B.M. ALUM. CAP - 1988
- FOUND V.S. REBAR
- SET #5 X 24" REBAR WALLLOY CAP THOMPSON-LANGFORD CORP. PLS. 18480" IN CONCRETE

EXISTING MONUMENTATION ON THE BOUNDARY OF NORTHACRES SUBDIVISION IS TO REMAIN UNLESS OTHERWISE SPECIFIED AND IS ACCEPTED AS ORIGINAL FOUNDING THE BASIS OF THIS SURVEY.

NOTE: DIRECT ACCESS TO SEVENTH STREET FROM LOT 1 IS PROHIBITED

NOTE: TEMPORARY EASEMENT IS A FOR A TEMPORARY OIL-DE-SAC TO REMAIN IN PLACE UNTIL NORTHBRIDGE DRIVE IS COMPLETED TO THE WEST.

PROJECT BEACH MARK CHIEFED SQUARE ON NORTHWEST HEADWALL STATION 2+41.58
ELEVATION 4645.73 } CITY OF G.J. 7TH ST IMPROVEMENTS 5/84

LINE/CURVE TABLE

L/C#	CHORD BEARING	ARC	RADIUS	DELTA	CHORD
C1	148° 53' 00" N	150.54	150.00	42° 15' 48"	108.15
C2	142° 53' 31" N	15.14	15.00	39° 44' 12"	25.48
L1	54° 15' 24" N	38.12	150.00	54° 03' 00"	131.31
C4	50° 58' 12" N	76.02	91.97	47° 21' 36"	73.87
C5	50° 57' 00" N	9.34	85.27	31° 59' 42"	47.45
C6	57° 37' 38" N	48.07	100.00	44° 00' 00"	44.73
C7	59° 42' 30" N	1.27	100.00	10° 00' 00"	4.13
C8	46° 42' 30" N	112.17	150.00	51° 25' 00"	108.40
L3	108° 00' 00" N	36.99	150.00	36° 00' 00"	108.40
L4	58° 00' 00" E	4.51	175.00	25° 00' 00"	153.47
C9	58° 00' 00" E	178.95	175.00	178° 00' 00"	178.95
L5	53° 00' 00" E	18.50	125.00	24° 00' 00"	109.59
L6	118° 00' 00" E	68.58	80.00	108° 10' 41"	56.70
C10	107° 33' 30" E	30.87	91.00	19° 26' 18"	30.73
C11	148° 12' 15" E	74.84	100.00	42° 49' 31"	73.11
L8	59° 24' 29" N	37.23	87.31	33° 29' 11"	58.41
C12	58° 00' 00" N	52.45	50.00	60° 26' 38"	50.98
C13	87° 30' 44" N	60.35	175.00	19° 49' 27"	60.24
L7	141° 25' 00" E	18.31	150.00	15° 00' 00"	131.54
L9	149° 24' 49" N	6.30	150.00	15° 00' 00"	131.54
L10	140° 00' 00" E	12.00	150.00	15° 00' 00"	131.54
L11	500° 00' 00" N	10.00	150.00	15° 00' 00"	131.54
L12	190° 00' 00" N	12.00	150.00	15° 00' 00"	131.54

NOTES: Accurately to Colorado the 1883 and 1885 monuments for this section based upon any defect in this survey, unless there is a better survey and then shown as correct. If no better survey is shown, then the monuments shown in this survey are considered to be true and correct from the date of the original survey shown.

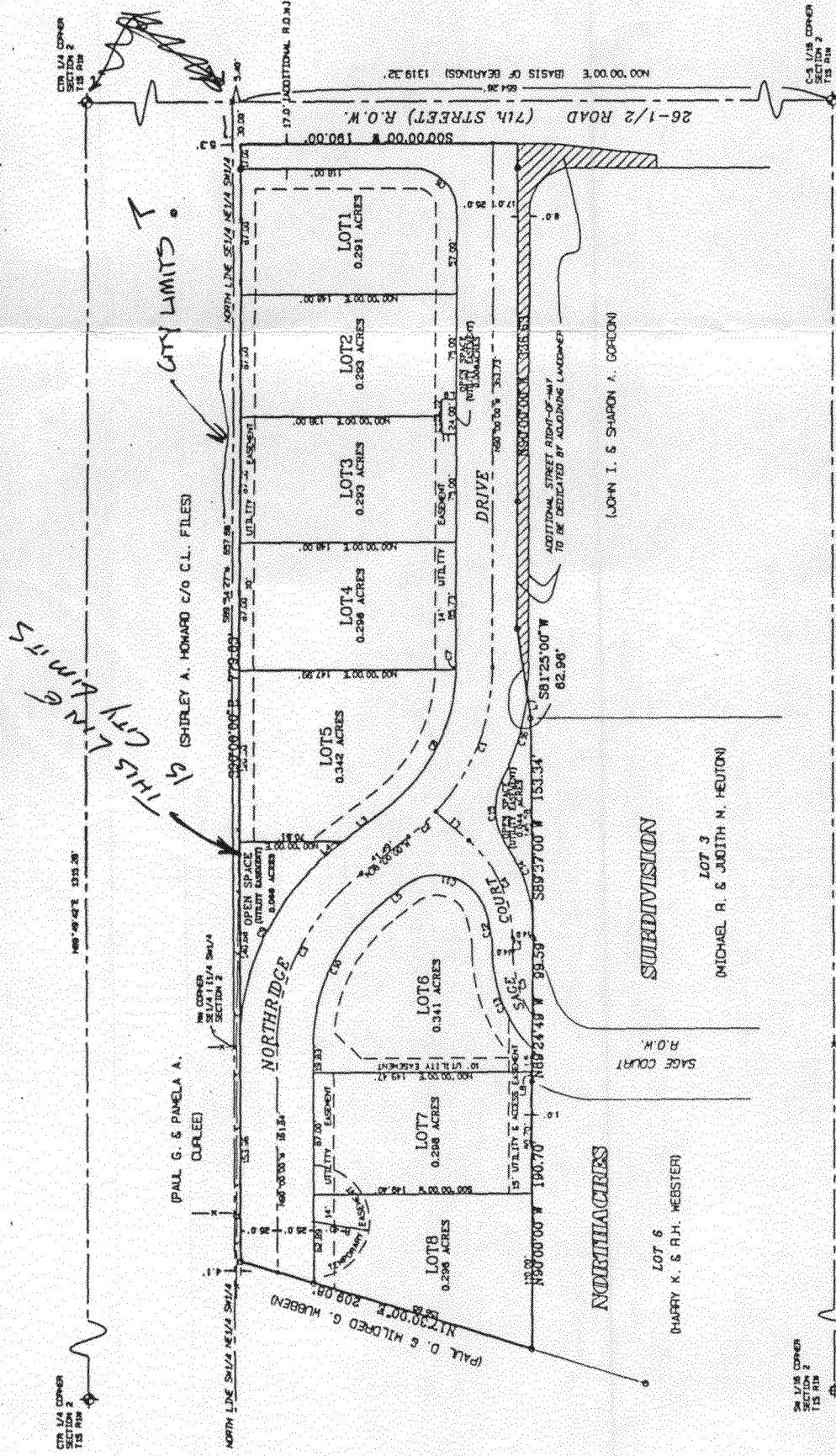
NORTHACRES REPLAT
 REPLAT OF LOTS 1, 2, & 7
 NORTHACRES SUBDIVISION

SECTION: 361/4 32 TOWNSHIP: 13 RANGE: 13 MERIDIAN: 10E
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (303) 243-6057
 Designed By: JST Checked By: DCS Job No.: 0202-001
 Drawn By: TERRAMOD Date: JUNE 30, 1994 Sheet 2 of 2

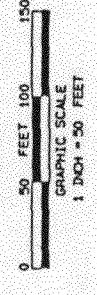
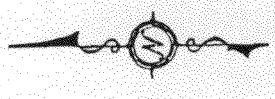
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NORTHACRES REPLAT

REPLAT OF LOTS 1, 2, AND 7, NORTHACRES SUBDIVISION



* NORTHACRES ANNEXATION



- ⊕ FOUND MESA COUNTY SURVEY MONUMENT
- ⊕ FOUND B.M. ALUM. CAP - 1988
- FOUND #5 REBAR
- SET #5 X 24" REBAR W/ALLOY CAP THOMPSON-LANGFORD CORP PLS 18480" IN CONCRETE

EXISTING MONUMENTATION ON THE BOUNDARY OF NORTHACRES SUBDIVISION CONSISTENTLY FIT ITS WRITTEN DESCRIPTION AND WAS ACCEPTED AS ORIGINAL FORMING THE BASIS OF THIS SURVEY.

NOTE DIRECT ACCESS TO SEVENTH STREET FROM LOT 1 IS PROHIBITED

NOTE "TEMPORARY EASEMENT" IS FOR A TEMPORARY ALL-OC-SAC TO REMAIN IN PLACE UNTIL NORTHEDGE DRIVE IS COMPLETED TO THE WEST.

PROJECT BENCH MARK CHIEFED SQUARE ON NORTHWEST HEADWALL WEST SIDE 7TH STREET STATION 24+31.99 CITY OF G.J. 7TH ST IMPROVEMENTS 5/84 ELEVATION 4645.79

LINE/CURVE TABLE

L/C	CHORD BEARING	ARC	RADIUS	DELTA	CHORD
C1	N49°53'00"W	130.84	150.00	42°15'48"	108.13
C2	N42°52'31"W	95.49	150.00	09°44'12"	25.40
C3	N64°00'00"W	128.14	150.00	52°00'00"	131.51
L1	S42°15'24"E	30.25	86.32	31°21'36"	27.87
L2	S05°26'12"E	9.34	86.32	47°21'36"	7.87
L3	S73°37'38"W	48.07	86.32	31°26'44"	47.45
C4	S45°00'00"W	47.12	30.00	90°00'00"	42.43
C5	S09°42'30"E	1.27	125.00	05°05'00"	1.27
C6	N43°42'30"W	12.37	125.00	51°25'00"	108.45
L4	S38°00'00"E	4.51	175.00	32°00'00"	33.43
C7	S64°00'00"W	58.82	175.00	52°00'00"	108.59
C8	N64°00'00"E	113.45	175.00	52°00'00"	108.59
L5	S38°00'00"E	8.50	175.00	32°00'00"	33.43
L6	N15°00'00"E	59.97	175.00	108°00'00"	56.70
C9	N68°12'15"E	74.84	160.12	42°49'31"	71.11
L7	N69°24'49"W	13.98	97.43	33°39'11"	56.41
C10	S72°47'25"W	37.23	97.43	33°39'11"	56.41
C11	S06°00'33"E	52.45	50.70	05°05'00"	50.08
L8	N73°25'00"W	18.31	175.00	15°49'23"	59.24
L9	N69°24'49"W	6.30	175.00	15°49'23"	59.24
L10	N00°00'00"E	10.00	10.00	120°00'	12.00
L11	N00°00'00"W	10.00	10.00	120°00'	12.00
L12	S00°00'00"E	12.00	12.00	120°00'	12.00

NORTHACRES REPLAT
 REPLAT OF LOTS 1, 2, & 7
 NORTHACRES SUBDIVISION

SECTION: 37 1/4 32 TOWNSHIP: 15 RANGE: 18 MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (303) 243-6067
 Designed By KST Checked By DCS Job No.: 0202-001
 Drawn By TERRAMODEL Date: JUNE 30, 1994 Sheet 2 of 2

NOTICE: Accurately to Colorado law, this plat commences any legal action based on this plat. It is the intent of the parties to this plat that any action based on this plat shall be subject to the jurisdiction of the court having jurisdiction over this matter.

1229
 Original Return
 From Office

That portion of Northacres Road and Sage Court located in Northacres Subdivision, a plat on file and recorded in the 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 $17^{\circ}30'$ 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 of 20 feet, a central angle of 90° and a chord bearing South $45^{\circ}00'00''$ 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° and a chord bearing South $35^{\circ}00'00''$ West 34.41 feet;

Thence along said right-of-way line South 70° 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 $35^{\circ}55'22''$ and a chord bearing South $52^{\circ}02'19''$ West 49.34 feet;

Thence South $89^{\circ}31'34''$ East 99.44 feet to the east right-of-way line of said 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 $70^{\circ}00'00''$ and a chord bearing North $35^{\circ}00'00''$ 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° and a chord bearing North $45^{\circ}00'00''$ East 28.28 feet to the south right-of-way line of said Northacres Road;

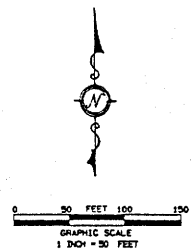
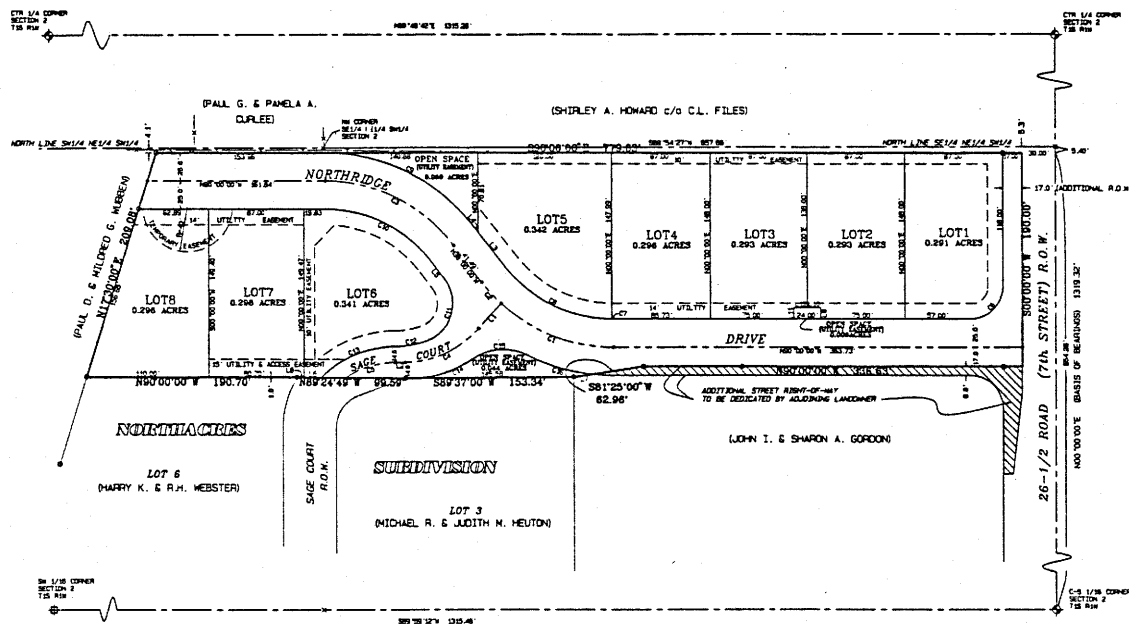
Thence along said right-of-way East 460 feet;

Thence 31.42 feet along the arc of a curve to the right having a radius of 20 feet, a central angle of 90° and a chord bearing South $45^{\circ}00'00''$ 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.

NORTHACRES REPLAT

REPLAT OF LOTS 1, 2, AND 7, NORTHACRES SUBDIVISION



- ◆ FOUND MESA COUNTY SURVEY MONUMENT
- FOUND BLM ALUM. CAP - 1988
- FOUND #5 REBAR
- SET #5 X 24" REBAR WALL/DOY CAP THOMPSON-LANGFORD CORP PLUS 15480" IN CONCRETE

EXISTING MONUMENTATION ON THE BOUNDARY OF NORTHACRES SUBDIVISION CONSISTENTLY FIT ITS WRITTEN DESCRIPTION AND HAS ACCEPTED AS ORIGINAL FORMING THE BASIS OF THIS SURVEY.

NOTE: DIRECT ACCESS TO SEVENTH STREET FROM LOT 1 IS PROHIBITED

NOTE: "TEMPORARY EASEMENT" IS A FOR A TEMPORARY DRAINAGE TO REMAIN IN PLACE UNTIL NORTHDRIVE DRIVE IS COMPLETED TO THE WEST.

PROJECT BENCH MARK: CHISEL SQUARE ON NORTHWEST HEADWALL WEST SIDE 7TH STREET STATION 24+31.26 ELEVATION 4665.73 } CITY OF G.J. 7TH ST IMPROVEMENTS 5/84

LINE/CURVE TABLE

L/C#	CHORD BEARING	ARC	RADIUS	DELTA	CHORD
C1	N68°52'00"W	180.84	150.00	47°18'48"	98.05
C2	N42°55'21"W	25.46	150.00	09°44'32"	26.48
C3	N64°00'00"W	138.14	150.00	52°00'00"	131.21
L1	S40°12'24"W	30.22			
L2	N65°36'12"E	75.12		51.87'	27.51'36"
L3	S89°37'00"W	1.34			
C4	S73°12'36"E	48.22	88.12	31°58'44"	27.45'
C5	S45°10'00"W	27.12	30.00	60°00'00"	24.23'
C6	S20°14'30"E	1.27	30.00	60°25'00"	1.27'
C7	N63°42'30"E	12.17	150.00	31°23'00"	8.40'
L4	N48°00'00"W	36.98			
L5	S48°00'00"E	4.11			
C8	S44°00'00"W	258.28	175.00	89°00'00"	253.43'
C9	N64°00'00"E	113.45	150.00	53°20'00"	108.58'
L6	S38°00'00"E	28.26			
C10	N18°00'00"E	88.28	150.00	188°12'42"	82.50'
C11	N78°33'00"E	30.87	31.00	18°28'18"	30.73'
C12	N68°12'00"E	74.84	200.00	42°48'31"	72.11'
L7	N69°24'48"E	75.88			
C13	S72°47'25"W	37.23	87.23	33°58'11"	36.41'
C14	N60°00'00"E	52.45	30.00	60°00'00"	50.28'
C15	N73°50'44"W	60.35	175.00	18°48'23"	60.22'
L8	N69°24'48"E	8.30			
L9	N60°00'00"E	10.00			
L10	N60°00'00"E	12.00			
L11	S60°00'00"W	49.00			
L12	N60°00'00"E	12.00			

NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after the date of recording and service. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

NORTHACRES REPLAT
 REPLAT OF LOTS 1, 2, & 7
 NORTHACRES SUBDIVISION

SECTION: 391/4 S.2 | TOWNSHIP: 13 | RANGE: 17 | MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (303) 243-8067

Designed By: KST | Checked By: DRS | Job No.: 0202-001
 Drawn By: TERRAMODEL | Date: JUNE 30, 1994 | Sheet: 2 of 2

122 94

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From Office

ROAD VACATION DESCRIPTION

That portion of Northacres Road and Sage Court located in Northacres Subdivision, a plat on file and recorded in the 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 $17^{\circ}30'$ 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 of 20 feet, a central angle of 90° and a chord bearing South $45^{\circ}00'00''$ 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° and a chord bearing South $35^{\circ}00'00''$ West 34.41 feet;

Thence along said right-of-way line South 70° 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 $35^{\circ}55'22''$ and a chord bearing South $52^{\circ}02'19''$ West 49.34 feet;

Thence South $89^{\circ}31'34''$ East 99.44 feet to the east right-of-way line of said 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 $70^{\circ}00'00''$ and a chord bearing North $35^{\circ}00'00''$ 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° and a chord bearing North $45^{\circ}00'00''$ East 28.28 feet to the south right-of-way line of said Northacres Road;

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

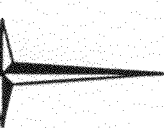
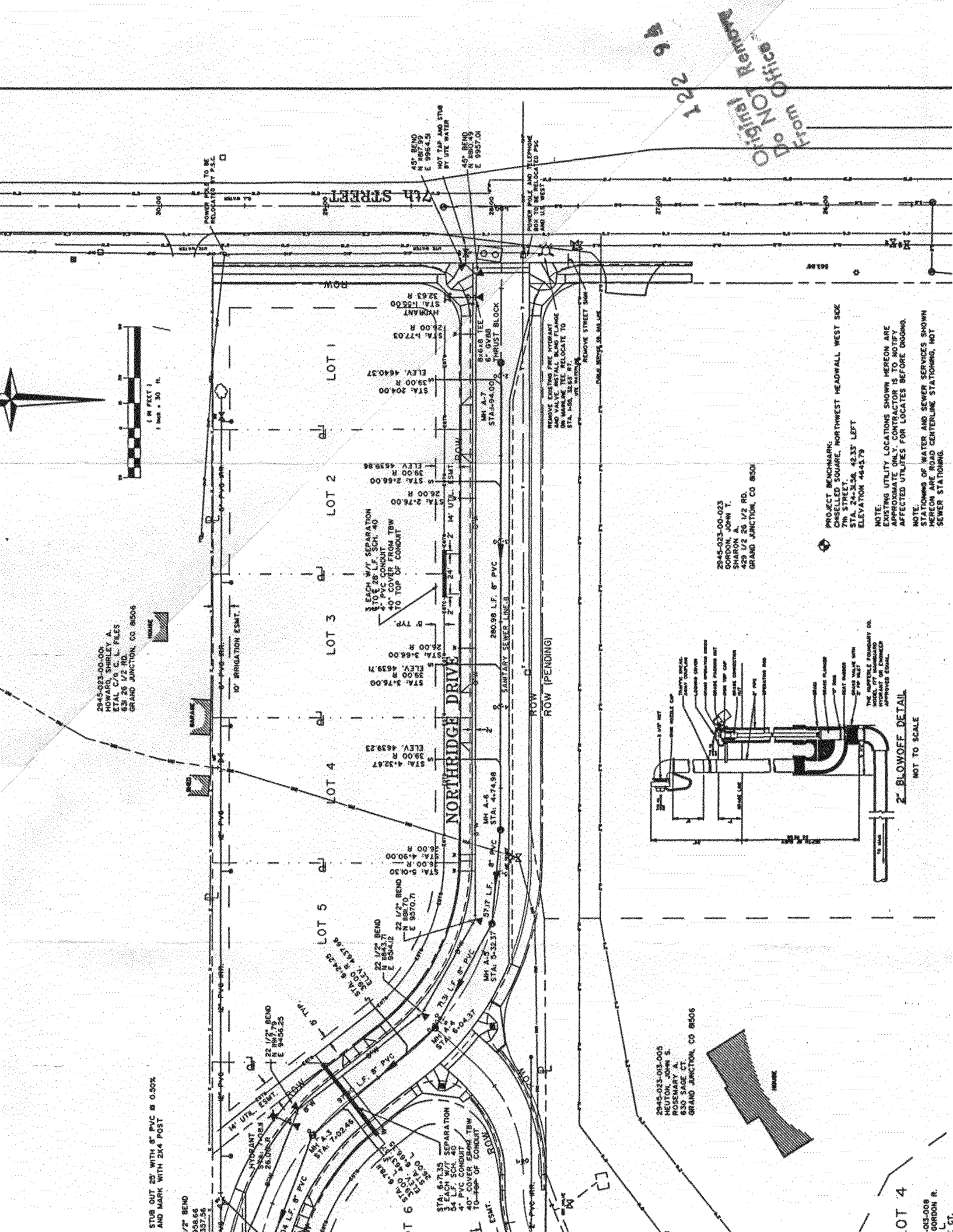
Thence 31.42 feet along the arc of a curve to the right having a radius of 20 feet, a central angle of 90° and a chord bearing South $45^{\circ}00'00''$ East 28.28 feet to the west right-of-way line of 7th Street;

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

This description was prepared by:
Kenneth Scott Thompson
Colorado P.L.S. 18480
529 25 1/2 Road, Suite 210
Grand Junction, Colorado

Kenneth Scott Thompson
July 15, 1994

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an embossed seal indicates this document is not the original.



2945-023-00-00
 HOWARD, SHIRLEY A.
 ETAL C/O C. L. FILES
 63.26 1/2 RD.
 GRAND JUNCTION, CO 81506

STUB OUT 25' WITH 6" PVC @ 0.50%
 AND MARK WITH 2X4 POST

22 1/2" BEND
 STA. 6-24-25
 ELEV. 6577.88

22 1/2" BEND
 STA. 5-32-37
 ELEV. 6570.71

22 1/2" BEND
 STA. 4-32-67
 ELEV. 6539.23

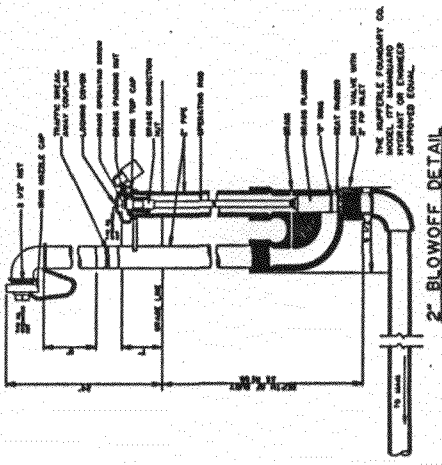
22 1/2" BEND
 STA. 3-66-00
 ELEV. 6499.71

22 1/2" BEND
 STA. 2-76-00
 ELEV. 6398.88

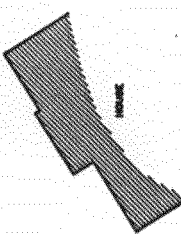
22 1/2" BEND
 STA. 1-77-03
 ELEV. 6263.37

45° BEND
 STA. 1-05-00
 ELEV. 6200.00

45° BEND
 STA. 1-05-00
 ELEV. 6200.00



2945-023-03-005
 HEUTON, JOHN S.
 ROSEMARY A.
 630 SAIGE CT.
 GRAND JUNCTION, CO 81506



PROJECT BENCHMARK:
 CHELSEA SQUARE, NORTHWEST HEADWALL WEST SIDE
 7TH STREET.
 STA. 24+3.50, 42.35' LEFT
 ELEVATION 44-63.79

NOTE:
 EXISTING UTILITY LOCATIONS SHOWN HEREON ARE
 APPROXIMATE ONLY. CONTRACTOR IS TO NOTIFY
 AFFECTED UTILITIES FOR LOCATES BEFORE DIGGING.

NOTE:
 STATIONING OF WATER AND SEWER SERVICES SHOWN
 HEREON ARE ROAD CENTERLINE STATIONING, NOT
 SEWER STATIONING.

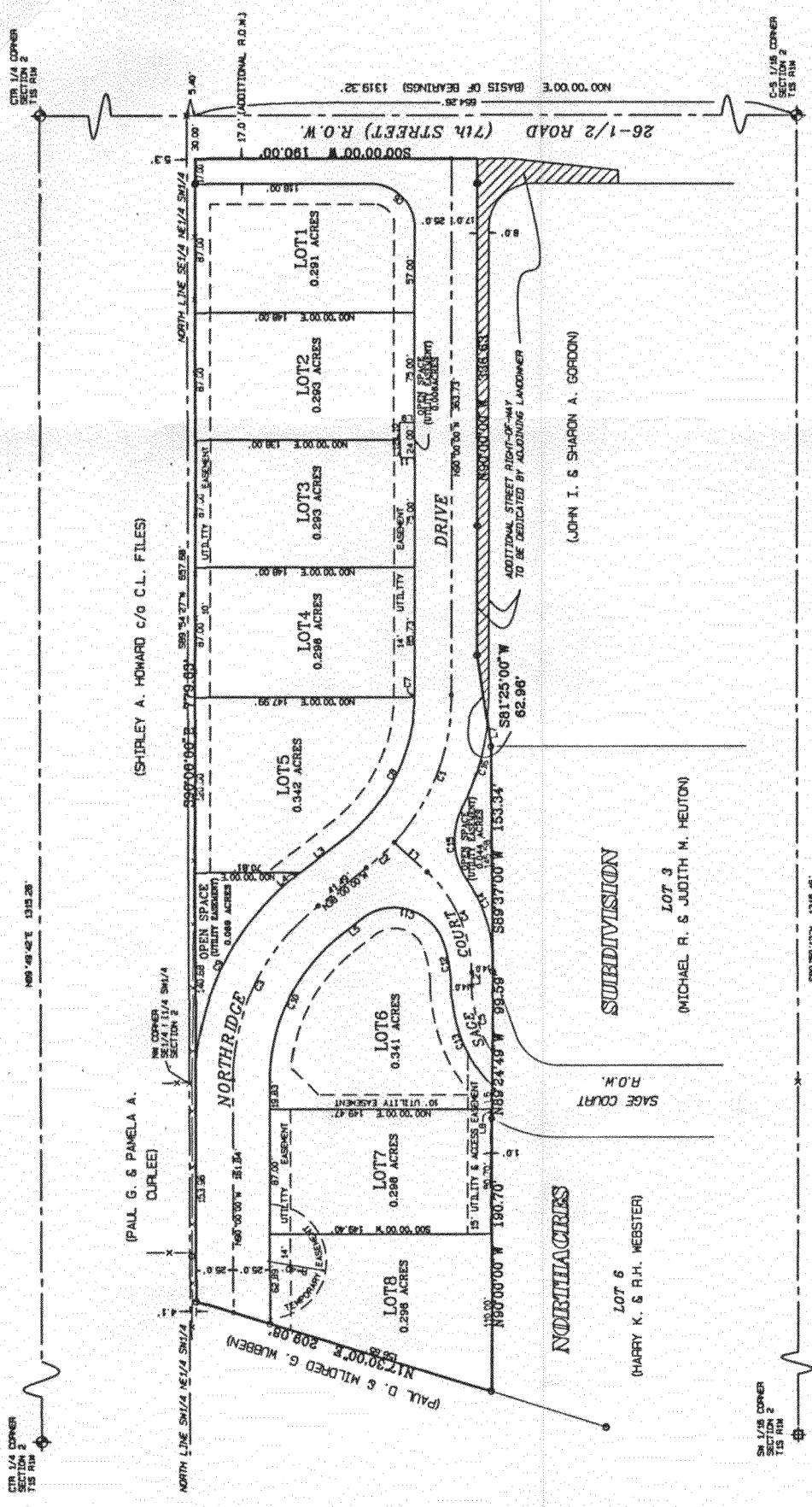
2" BLOWOFF DETAIL
 NOT TO SCALE

12294
 Original
 From Office -
 Remove

LOT 4
 03-006
 GORDON R.
 L. CT.

NORTHACRES REPLAT

REPLAT OF LOTS 1, 2, AND 7, NORTHACRES SUBDIVISION



- ◆ FOUND MESA COUNTY SURVEY MONUMENT
- ⊕ FOUND BLM ALUM. CAP - 1988
- FOUND #5 REBAR
- SET #5 X 24" REBAR W/ALLOY CAP THOMPSON-LANGFORD CORP PLS 19-480" IN CONCRETE

EXISTING MONUMENTATION ON THE BOUNDARY OF NORTHACRES SUBDIVISION CONSISTENTLY FIT ITS WRITTEN DESCRIPTION AND WAS ACCEPTED AS ORIGINAL FORMING THE BASIS OF THIS SURVEY.

NOTE: DIRECT ACCESS TO SEVENTH STREET FROM LOT 1 IS PROHIBITED.

NOTE: "TEMPORARY EASEMENT" IS FOR A TEMPORARY CL-DE-SAC TO REMAIN IN PLACE UNTIL NORTHEDGE DRIVE IS COMPLETED TO THE WEST.

PROJECT BENCH MARK: CHISEL SQUARE ON NORTHWEST HEADWALL WEST SIDE 7TH STREET STATION 24+31.58 ELEVATION 4645.79 | CITY OF G.J. 7TH ST IMPROVEMENTS 5/04

LINE/CURVE TABLE

L/C#	CHORD BEARING	ARC	RADIUS	DELTA	CHORD
C1	N68°32'00"W	110.84	150.00	47°15'48"	108.00
C2	N42°30'31"W	25.49	150.00	09°44'12"	25.46
C3	N64°30'00"W	136.14	150.00	52°30'00"	131.31
L1	S42°15'24"W	30.21	150.00	51.37	73.87
C4	S68°58'15"W	78.52	150.00	117°00'00"	73.87
C5	S73°17'38"W	48.07	150.00	117°00'00"	47.46
C6	S45°30'00"W	47.42	150.00	117°00'00"	47.42
C7	S89°42'30"E	1.27	150.00	00°35'00"	1.27
C8	N68°32'00"W	110.84	150.00	51°25'00"	108.45
L2	N68°32'00"W	110.84	150.00	52°30'00"	108.45
C9	N68°32'00"W	110.84	150.00	52°30'00"	108.45
C10	N68°32'00"W	110.84	150.00	52°30'00"	108.45
C11	N68°32'00"W	110.84	150.00	52°30'00"	108.45
C12	N68°32'00"W	110.84	150.00	52°30'00"	108.45
C13	N68°32'00"W	110.84	150.00	52°30'00"	108.45
C14	S72°47'25"W	57.23	150.00	117°00'00"	56.41
C15	S88°30'53"W	50.45	150.00	117°00'00"	50.08
C16	N73°59'42"W	60.35	150.00	117°00'00"	50.24
L3	N68°32'00"W	110.84	150.00	117°00'00"	50.24
L4	N68°32'00"W	110.84	150.00	117°00'00"	50.24
L5	N68°32'00"W	110.84	150.00	117°00'00"	50.24
L6	N68°32'00"W	110.84	150.00	117°00'00"	50.24
L7	N68°32'00"W	110.84	150.00	117°00'00"	50.24
L8	N68°32'00"W	110.84	150.00	117°00'00"	50.24
L9	N68°32'00"W	110.84	150.00	117°00'00"	50.24
L10	N68°32'00"W	110.84	150.00	117°00'00"	50.24
L11	N68°32'00"W	110.84	150.00	117°00'00"	50.24
L12	N68°32'00"W	110.84	150.00	117°00'00"	50.24

NORTHACRES REPLAT
REPLAT OF LOTS 1, 2, & 7
NORTHACRES SUBDIVISION

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (303) 243-6067

Designed By: JST Checked By: DCS Job No.: 0202-001
Drawn By: TEREMAGOOD Date: JUNE 30, 1994 Sheet 2 of 2

NOTE: According to Colorado law you must commence any legal action based upon this plat within three years after the date of recording. This plat is a replat of a subdivision and does not create any new lots. The plat is a replat of a subdivision and does not create any new lots. The plat is a replat of a subdivision and does not create any new lots.

Original
Do NOT Remove
From Office

12294