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File 1978-0006

Date 7/25/00

Project Name: Maldonado Subdivision

P	S	<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, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	<p>*Summary Sheet – Table of Contents</p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p>*Submittal checklist</p> <p>*General project report</p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p>*Mailing list</p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p>*Final reports for drainage and soils (geotechnical reports)</p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p>*Consolidated review comments list</p> <p>*Petitioner's response to comments</p> <p>*Staff Reports</p> <p>*Planning Commission staff report and exhibits</p> <p>*City Council staff report and exhibits</p> <p>*Summary sheet of final conditions</p> <p>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</p>
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:		
X	X	Follow-Up Form
X	X	Review Sheets
X	X	Letter from J.C. Kilmer to Del Beaver – 5/23/78
X	X	Planning Commission Minutes - ** - 5/30/78, 2/22/78, 1/25/78
X	X	Letter from Felix Maldonado to City – no date
X	X	Final Plat Application
X		Deed
X	X	Power of Attorney - **
X		Legal Description
X	X	Letter from Karl Metzner to Felix Maldonado – 6/1/78
X	X	Letter from Karl Metzner to Felix Maldonado – 2/23/78
X	X	Preliminary Plan Application
X		Preliminary Plat
X	X	Final Preliminary Plat

- | | | |
|------|---|----------|
| (7) | Location dimensions and names of proposed streets, alleys, easements, lot lines and public sites | <u>X</u> |
| (8) | Topography | <u>X</u> |
| (9) | Floodplain designation | <u>X</u> |
| (10) | Land Use breakdown - number and size of lots | <u>X</u> |
| (11) | Sites for multi-family residential, business, or non-public uses | <u>X</u> |
| (12) | Adjacent zoning | <u>X</u> |
| (13) | Names and Locations of adjoining subdivisions, names and dimensions of existing streets and other relevant data on adjoining properties | <u>X</u> |
| (14) | Location and size of existing sewer and water lines and proposed utility easements | <u>X</u> |
| (15) | Location and size of proposed water and sewer taps | <u>X</u> |

Text

Eighteen (18) copies of text material in report form

submitted yes X no _____

If "no", explain:

27-2.2 f

- (4) Copy of certificate of title with a list of all mortgages, judgments, liens, etc. of record.

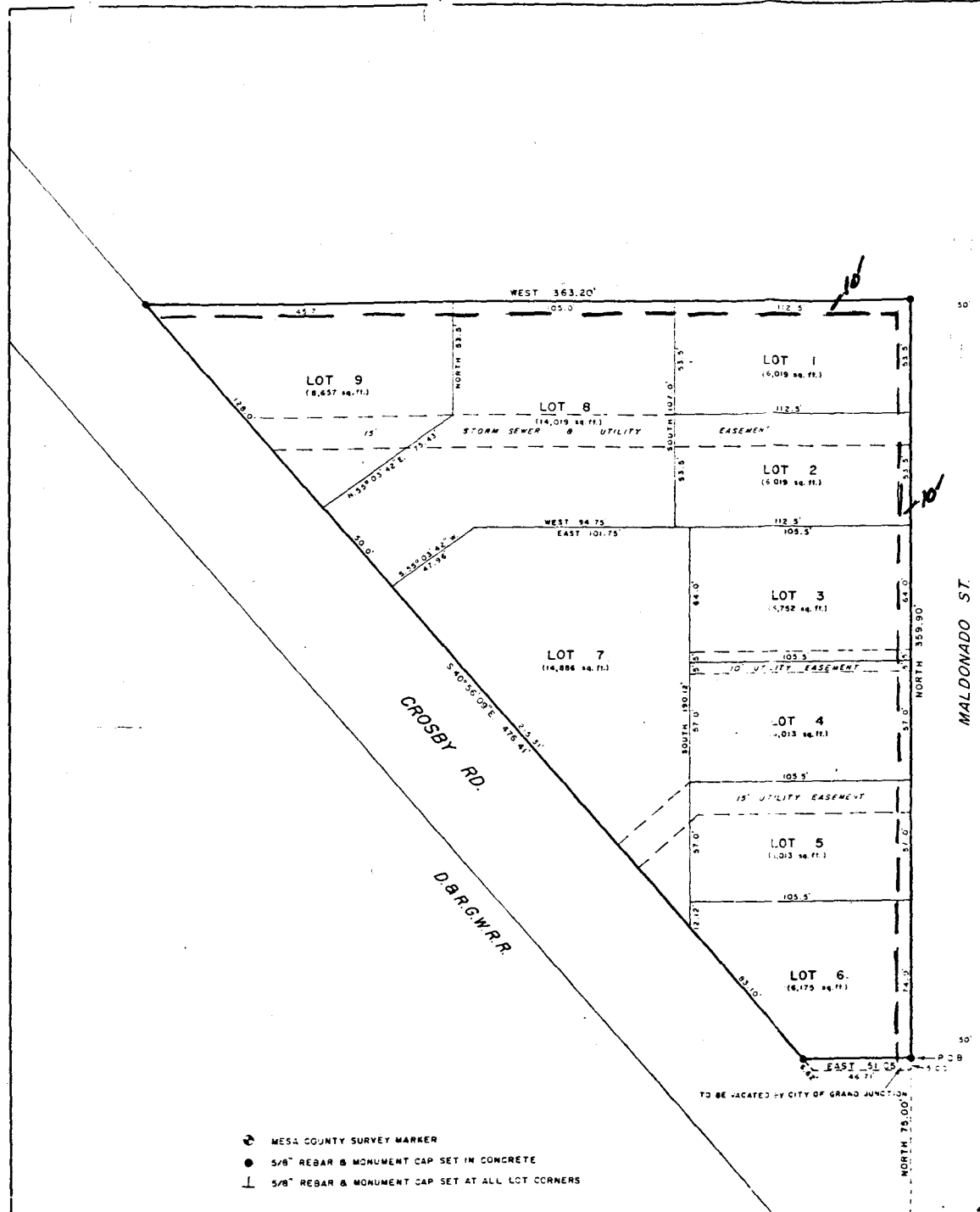
Subdivision summary form _____

This application completed by:

<u>Udell S. Williams</u>	_____
name	name
<u>751 Rood Ave.</u>	_____
address	address
<u><i>Udell S. Williams</i></u>	<u>12/26/77</u>
signature	date

MALDONADO SUBDIVISION

CITY OF GRAND JUNCTION



- MESA COUNTY SURVEY MARKER
- 5/8" REBAR & MONUMENT CAP SET IN CONCRETE
- ⊥ 5/8" REBAR & MONUMENT CAP SET AT ALL LOT CORNERS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Felix Maldonado and Sabrina Maldonado, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the SW1/4 of Section 15, Township 1 South, Range 1 West of the 6th Meridian as shown on the accompanying plat thereof, said real property being more particularly described by metes and bounds as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Northeast Quarter (SW1/4) of said Section 15, and considering the South line of the SW1/4 of said Section 15 to bear due west with all bearings herein described to be relative thereto; thence west along the South line of the SW1/4 of said Section 15 a distance of 512.0 feet; thence north 75.00 feet to the Point of Beginning; thence continuing north a distance of 359.90 feet; thence west 363.20 feet; thence S.40°50'09"E. 476.41 feet; thence East 51.05 feet to the Point of Beginning. Contains 1.71 acres, more or less.

That said owners have caused the said real property to be laid out and platted as MALDONADO SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets, avenues and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate to the public utility companies those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone, electric and cable television lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines, with further right of ingress and egress to and from the above described utility easements; and those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, flumes and conduits, and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, flumes and conduits.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, NOT by the City of Grand Junction.

IN WITNESS WHEREOF said owners, Felix Maldonado and Sabrina Maldonado, have caused their names to be hereunto subscribed this _____ day of _____ A.D., 1978.

Felix Maldonado

Sabrina Maldonado

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 1978, by Felix Maldonado and Sabrina Maldonado.

MY COMMISSION EXPIRES: _____

WITNESS BY HAND AND OFFICIAL SEAL

Notary Public

CITY APPROVAL

This plat of MALDONADO SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved and accepted on this _____ day of _____ A.D., 1978.

City Manager

President of Council

Chairman, Grand Junction City Planning Commission

Grand Junction City Engineer

Director of Development

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at _____ o'clock _____ P.M., this _____ day of _____ A.D., 1978, and is duly recorded in Plat Book _____, Page _____, Reception No. _____.

Clerk and Recorder

Deputy

Fee \$ _____

10 W. GRAND AVE.

WEST 510.0' FROM SE COR SW1/4 NE1/4 SEC 15, T1S, R1W, U1M WEST SOUTH LINE SW1/4 NE1/4 SEC 15 (ORIGIN OF BEARINGS)

SURVEYOR'S CERTIFICATE

I, Uziel S. Williams, do hereby certify that the accompanying plat of MALDONADO SUBDIVISION, was prepared by me in accordance with the laws of the State of Colorado.

February 23, 1978

Mr. Felix Maldonado
350 W. Grand Avenue
Grand Junction, CO 81501

RE: File # 6-78 - Maldonado Subdivision

Dear Mr. Maldonado:

The Grand Junction Planning Commission, at the regularly scheduled meeting of February 22, 1978, approved the preliminary plat of Maldonado Subdivision. Approval was subject to the following:

- 1) Fire protection as required by City Fire Department.
- 2) Additional easements as required by Public Service Company.
- 3) 15' maintenance easement for storm sewer.

This item will be heard before the Grand Junction City Council on March 15, 1978. No additional submittals are necessary for this meeting.

The final plat when submitted must meet the final plat requirements in Section 27 - 2.3 of the City Development Regulations.

Please contact our office if you have any questions or comments concerning this approval.

Yours truly,

Karl G. Metzner
Planner I

KGM:djw

CC: Udell S. Williams
751 Rood Avenue

Grand Jct. City Planning Comissioners
P.O. Box 897
Grand Jct. Colo. 81501

Dear Grand Jct. City Planning Comissioners

We recognize the concern for Crosby & Maldonado Street improvements, if our subdivision would be built out at R-3 dencities.

At this time we have no plans on building multiple unit structures except for an occasional duplex.

We would purpose to put a Deed restriction on our lots preventing multiple family construction except for duplexes or single family structures until Crosby or Maldonado Street would be improved.

This Would be so stated on our final plat.

Thank You,
Felix Maldonado

Felix Maldonado

June 1, 1978

Mr. Felix Maldonado
350 W. Grand Avenue
Grand Junction, Colorado 81501

RE: FILE #6-78 - MALDONADO SUBDIVISION - FINAL PLAT

Dear Mr. Maldonado:

The Grand Junction Planning Commission, at their regularly scheduled meeting of May 30, 1978, approved the Final Plat for Maldonado Subdivision. Approval was subject to the following requirements:

- a) All storm drainage to existing 36" culvert
- b) one fire hydrant at corner of Crosby and west Grand
- c) easements are required by Mountain Bell and Public Service
- d) statement on plat which will restrict density of the subdivision to a maximum of one duplex per lot
- e) Powers of Attorney for full 1/2 street improvements for Crosby Road and Maldonado Street

This item will be heard before the Grand Junction City Council on June 7, 1978.

Sincerely,



Karl G. Metzner
Planner I

KGM:cjr

cc: Udell S. Williams
751 Rood Avenue
Grand Junction, Colorado 81501

Subdivision Maldonado Sub.
 Date 3 JAN 78 Item # 6-78
 Petitioner Felix Maldonado
350 West GRAND Ave

PRELIMINARY

Review Agencies Comments

- ① Engineering - need add'l info. on streets & DRAINAGE.
- ② Utilities - show add'l UTILITIES info.
- ③ Fire Dept. - ~~show~~ INSTALL 1 hydrant on N.W. CORNER W. GRAND & Crosby Ave.
- ④ P.S. - need add'l EASEMENTS.
- ⑤ 15' maintenance easement will be necessary for storm sewer.

FINAL*

Review Agencies Comments

- ① Engineering - recommends Maldonado street be constructed ~~with~~ initially by developer w. curb gutter & s.w. on west & 22' of asphalt pavn't. Also construct Crosby Rd. w. curb, gutter & s.w. on ~~west~~ East, 24' MAT & curb/gutter on west. This should be coordinated with 6450 West Filing 2. All STORM DRAINAGE to drain into existing 36" culvert.
- ② City Utilities - Needs to see utility plans
- ③ Fire dept. - 2 hydrants + 6" loop Crosby to GRAND.
- ④ Mt Bell - need easements.

Action Taken

P.C. Approved Feb 22, 1978
 C.C. Approved Mar 15, 1978

Comments

Req - Fire protection as req'd by Fire Dept.
 Easements as req'd by utilities
 15' easement for storm sewer.

Action Taken

P.C. Approved 30 May 78
 C.C. Approved 6 June 78

Comments

as per above + deed restriction to limit to S.F. Duplex until S.F.s are improved.
 as per P.C.'s conditions

ITEMS REQUIRED FROM DEVELOPER

- Check Utility Agreement Title Investigation
- Drainage Landscaping Covenants
- Improvements Guarantee Annexation Other (Specify)