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File 1978-0042

Date 7/27/00

Project Name: 6 & 50 West Subdivision – Filing 2 – Preliminary Plat

P	S	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.			
r	c	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.			
e	a	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.			
s	n				
e	e				
n	n				
t	d				
X	X	*Summary Sheet – Table of Contents			
		Application form			
		Receipts for fees paid for anything			
		*Submittal checklist			
X	X	*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
		Evidence of title, deeds			
		*Mailing list			
		Public notice cards			
		Record of certified mail			
		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		*Final reports for drainage and soils (geotechnical reports)			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		*Consolidated review comments list			
		*Petitioner's response to comments			
		*Staff Reports			
		*Planning Commission staff report and exhibits			
		*City Council staff report and exhibits			
		*Summary sheet of final conditions			
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)			
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Follow-Up Form	X	X	Preliminary Plan – Filing 2
X		Review Sheets	X		Preliminary Utility Plan
X	X	Letter from Karl Metzner to Excalibur Enterprises – 6/1/78			
X	X	Prleiminary Plan Application			
X	X	Development Summary Form			
X	X	Preliminary Sanitary Sewer Study			
X	X	Letter from Berndt C. Holmes to Planning Staff – 3/30/78			
X	X	Application for Approval of Sewage Collection Facilities			
X	X	Letter from Ronal Rish to David Leonard – 5/31/79			
X	X	Planning Commission Minutes - ** - 5/30/78			
X	X	Final Plat Application			
X	X	Subdivision Improvements Agreement			
X	X	Preliminary Sanitary Sewer Study			
X		Drainage Plan			

MESA COUNTY BOARD OF COUNTY COMMISSIONERS

SUBDIVISION IMPROVEMENTS AGREEMENT

Prior to the County Commissioners' endorsement of the Record Plat of any subdivision, a duplicate original of this type of agreement must be filed with the County Commissioners. A signed copy of such an agreement must also be filed with the County (including a performance guarantee in a form satisfactory to the County Attorney equal to the amount of the total estimated improvements).

Estimated construction costs shall be reviewed by the County official having the most direct involvement in the subject improvements.

In re: 6 & 50 West Subdivision Grand Junction, CO
 Name of Subdivision Location

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of Six & Fifty West Subd., dated February 28, 19 78, the following improvements to ~~County~~ City standards:

Improvements	Unit	Estimated Construction Cost	Construction Completion Date
Street grading	5087 SY	\$ 1,272	10-15-78
Street base	1272 CY	\$ 8,904	10-15-78
Street paving	338 TON	\$ 9,126	11-1-78
Curbs	1320 LF	\$ 3,300	10-15-78
Sidewalks	5288 SF	\$ 5,817	10-15-78
Storm sewer facilities	180 LF	\$ 1,800	10-15-78
Sanitary sewers Manholes	2 EA	\$ 1,100	6-1-78
Trunk lines			
Mains	340 LF	\$ 2,210	6-1-78
Laterals or House Connections	1 EA	\$ 75	6-1-78
On-site sewage facilities	NA		
Water mains	1610 LF	\$10,868	6-1-78
On-site water supply	NA		
Fire hydrants	2 EA	\$ 1,600	6-1-78
Street monuments	NA		
Street lights	NA		
Street name signs	2 EA	\$ 100	1-1-79
Survey monument boxes	NA		
Irrigation system *			
SUB TOTAL		\$46,172	

Supervision of all installations
 (should normally not exceed 4% of subtotal) \$1,840.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 48,012.00

* If desert landscaping is proposed a notarized letter to that effect will be required.

SUBDIVISION IMPROVEMENTS AGREEMENT

(continued)

The above improvements shall be constructed in accordance with all County requirements and specifications, and conformance with this provision shall be determined solely by the below-named County or its duly authorized agent.

The improvements shall be constructed in accordance with the time schedules shown above.

Herald W. Pittswinger

William P. ...

Signature of Subdivider

(If corporation, to be signed by President and attested to by Secretary, together with the corporate seal.)

Dated: _____, 19 ____.

ACCEPTANCE

Approved by resolution of the _____

at the meeting of _____, 19 ____.

Signature of Authorized Office of
County

- (12) Surveyor or Engineer Certification
- (13) Appropriate certification blocks
- (14) Clerk and Recorder Certification Block

X

 X

 X

Supporting Documents

- 27-2.3 c. (13) Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record.
- (14) Proof of easement dedication
- d. (1) Improvements Guarantee
- (2) Composite Utility Plan

X

 X

 X

The following check list shall be completed to insure that design standards required by the subdivision regulations are met. (See regulations for complete details)

- 27-3.1 Site Considerations
- 27-3.2 Streets, Alleys and Easements
- 27-3.3 Blocks
- 27-3.4 Lots
- 27-3.5 Sidewalks
- 27-3.6 Irrigation systems and design
- 37-3.7 Public Sites Reservations and Dedications

X

 X

 X

 X

 N/A

 N/A

This application completed by:

Armstrong Engineers & Associates, Inc.

 name

 861 Rood Ave., Grand Jct., CO

 address

David M. Leonard

 signature

 name

 address

 date

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: 2-28-78

Development Name: Six & Fifty West Subdivision

Filing 1

Location of Development: TOWNSHIP 1S RANGE 1W SEC 15 1/4 NE

Owner(s) NAME William B. Lowe Gerald W. Pittsinger

ADDRESS P. O. Box 2266, Grand Jct., CO P. O. Box 2266, Grand Jct., CO

Developer (s) NAME _____

ADDRESS _____

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	_____	_____	_____
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
(X) Commercial	N. A.	<u>5.9283</u>	<u>80.32</u>
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
	Street	<u>1.1029</u>	<u>14.95</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	<u>0.3495</u>	<u>4.73</u>
	Other (Specify)	_____	_____
	TOTAL	<u>7.3807</u>	<u>100</u>

*By Map Measure

Estimated Water Requirements Max. Daily Demand 3640 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement Max. Daily Load 3640 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

A. (18) copies of this application required. Numbering system corresponds with Grand Junction Development Regulations. Layouts and designs initiate for this application should incorporate the Design Standards reviewed in Section III of the regulation. If question not applicable, indicate by n/a.

B. 6 & 50 West Subdivision-Filing Two
name of subdivision

C. Owners and/or subdividers.

Excalibur Enterprises c/o Carl Hoaglund

name	name	name
P. O. Box 2266, Grand Junction, Co. 81501		
address	address	address
245-5878		
business phone	business phone	business phone

Designer:

Paragon Engineering, Inc.	243-8966
name	business phone
P. O. Box 2872, Grand Junction, Co.	9402
address	registration and number

D. Legal description. (Attach additional sheets as necessary). _____

See Attached

Total acreage 20.8.

E. Eighteen (18) copies of map submitted yes x no _____
If "no", explain.

The following check list shall be completed to insure that the map contains the essential information required by the subdivision regulations (see regulations for detailed information).

27-2.2 f. Scale and Size

(1) Proposed Name	<u>x</u>
(2) Location and boundaries	<u>x</u>
(3) Names and Addresses of subdivider and engineer or surveyor	<u>x</u>
(4) Date of preparation	<u>x</u>
(5) Total acreage	<u>x</u>
(6) Location and dimensions for existing streets, alleys, easements and water courses	<u>x</u>

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: April 3, 1978

Development Name: Six & 50 West Subdivision Filing Two
Filing _____

Location of Development: TOWNSHIP 15 RANGE 1E SEC 15 1/4 NE

Owner(s) NAME Excalibur Enterprises Inc. c/o Carl Hoaglund
 ADDRESS P. O. Box 2266, Grand Junction 81501

Developer (s) NAME Above
 ADDRESS _____

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	_____	_____	_____
(X) Apartments	not known at this time	2.2	10.6
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
(x) Commercial	N. A.	15.3	73.5
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
	Street	3.3	15.9
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____

TOTAL

*See Map

20.0

100%

Estimated Water Requirements 15,000 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 12,000 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

PRELIMINARY PLAT SUBMITTAL

March 30, 1978

1. General Information:
 - a. Name: Six and Fifty West Filing 2.
 - b. Subdivider: Excalibur Enterprizes, Inc./Hoaglund Carl,
P.O. Box 2266, Grand Junction, Colorado 81501.
Engineer: Paragon Engineering, 825 Rood Ave.,
Grand Junction, Colorado 81501.
 - c. See Plat
 - d. See Plat
 - e. See Plat
 - f. Total acreage: 20[±] acres
 - g. Land Use: This proposed development will conform to the uses outlined in the City Zoning Regulations, C-1 Commercial. Due to the existing parcelization, the proposed subdivision will have one section of land zoned R-3 residential - see plat for identification.

2. Adjacent Land Uses:
 - a. Adjoining subdivisions: (1) Six and Fifty West,
(2) Maldonado Subdivision to the South.
 - b. Adjacent Property Owners:
See attached sheet
 - c. This proposed subdivision is bordered by R-3 zoning on the south. The remaining adjacent land is zoned C-1 in the City and C - Commercial in the County.

March 30, 1978

Page 2

- d. The only existing buildings located within 200 feet of the proposed subdivision are of residential nature, single family, in the El Poso Area immediately south. There is one commercial building to the northeast of this subdivision, an auto body repair business.
3. Roadways:
See Plat
 4. Drainage:
See Plat
 5. Utilities:
The utilities composite for Six and Fifty West (Filing One) has recently been completed. It is our intentions to install the extensions of all utilities as outlined in those plans.
 6. Other Required Information:
 - a. School/Park Site: N/A
 - b. Geologic Report: For preliminary submittal purposes see file #92-77 for report on the land immediately adjacent.
 - c. Copy included of Title and/or Deed.

Sincerely Submitted,



Loran Duke

Horizons West Development

Consultant for Excalibur Enterprises, Inc.

LD/lac

PRELIMINARY SANITARY SEWER STUDY

SIX AND FIFTY WEST

1. PROPOSED LAND USE

The site consists of 18.7 acres zoned C-1 and 2.1 acres zoned R-3.

2. DETERMINATION OF FLOW

The site will connect into 2 sewer lines. Approximately 6.9 acres of C-1 zoning will flow southwesterly into an existing 15" gravity sanitary sewer and the remainder of the site will flow into existing lines that flow to the El Poso Lift Station.

Flow to existing 15" sanitary sewer
6.9 acres - C-1
Assume 1000 gallons per acre per day
Average daily Flow 6900 gpd
Use 2.5 peaking factor
Peak Flow 12.0 gpm
Infiltration of 250 gal per acre
Total Peak Flow 13.2 gpm

Flow to El Poso Lift Station
11.8 acres C-1
Assume 1000 gallons per acre per day
Average daily flow 11,800 gpd
Use 2.5 Peaking Factor
Peak Flow 20.5 gpm
2.1 acres R-3
Assume 7 units per acre
PE = 45
Design Load 12.5 gpm
Infiltration of 250 gal per acre 2.4
35.4 gpm

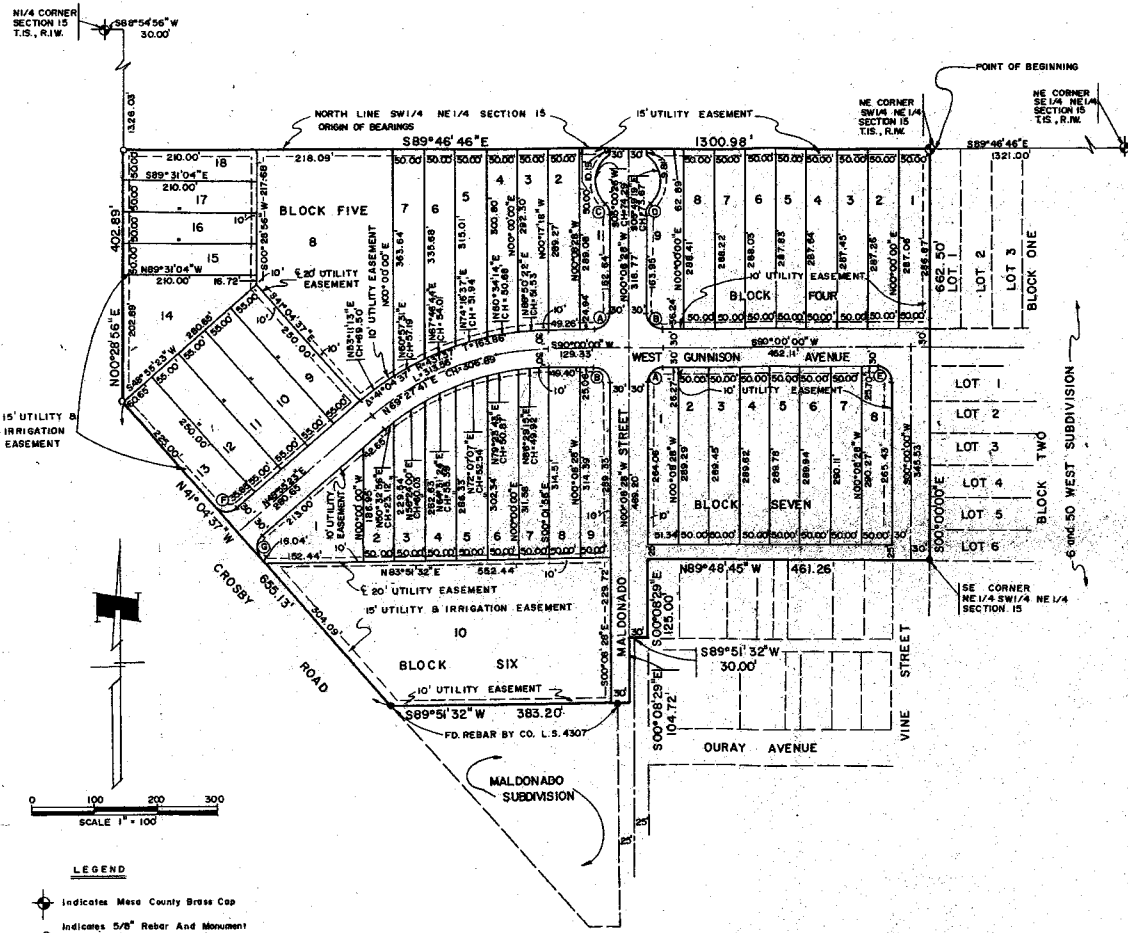
3. EXISTING LIFT STATION DATA

Type - Smith & Loveless Pneumatic Ejector with a capacity of 100 gpm. Presently, the timer setting for ejection time interval is 55 seconds, reducing the capacity to 50 gpm. Existing flow to station (from report on Horizons West) is 41.8 gpm.

4. CONCLUSIONS

Peak flow to El Poso lift station would be increased from 41.8 gpm to 77.2 gpm. This would necessitate the ejection time interval to be changed to about 35-40 seconds, bringing the lift station up to about 77% capacity. By doing this, the velocity in the upstream lines will be increased to greater than 2 f.p.s. which should reduce future maintenance problems.

SIX AND FIFTY WEST SUBDIVISION, FILING NO. TWO



AREA QUANTITIES

Total Acres in Lots	19.321 Ac.	or	84.00%
Total Acres in Roads	3.489 Ac.	or	16.00%
Total Acres	21.810 Ac.	or	100.00%

Δ	R	BEARINGS	CH	T	
A	30°00'28"	25.00'	S44°55'48"E	35.40'	25.00'
B	89°51'32"	25.00'	N49°04'18"W	35.31'	24.94'
C	42°45'00"	25.00'	N81°33'28"W	18.26'	9.81'
D	41°46'08"	25.00'	S20°44'15"W	17.62'	9.34'
E	39°00'00"	25.00'	N45°00'00"W	33.33'	25.00'
F	39°00'00"	25.00'	S85°00'37"E	38.36'	35.00'
G	39°00'00"	25.00'	N08°50'23"E	33.33'	25.00'

INDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Realibur Enterprises, Inc. is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the SW 1/4, NE 1/4 of Section 15, T.1 S., R.1 W. of the Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Beginning at the Northeast Corner (NE Cor.) of the SW 1/4, NE 1/4 of said Section 15; Thence S. 00° 00' 00" E 662.50 feet to the Southeast corner NE 1/4 SW 1/4 of said Section 15; Thence S. 89° 45' 49" E 441.26 feet; Thence S. 00° 00' 00" E 125.00 feet; Thence S. 89° 51' 32" W 30.00 feet; Thence S. 00° 00' 00" E 110.79 feet; Thence S. 89° 51' 32" W 30.00 feet; Thence N. 45° 04' 17" E 165.15 feet; Thence N. 00° 20' 50" E 462.99 feet to a point on the north line of the SW 1/4, NE 1/4 of said Section 15; Thence S. 89° 45' 49" E 441.26 feet to a point on the SW 1/4, NE 1/4 of Section 15 a distance of 1300.98 feet to the point of beginning, containing 21.810 acres.

That said owner has caused the said real property to be laid out and surveyed as Six and Fifty West Subdivision, Filing No. Two, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate to the PUBLIC all the streets, avenues and roads as shown on the accompanying plat, forever, and dedicate to the PUBLIC UTILITIES those portions of said real property which are located by utility easements on the accompanying plat as easements for the installation and maintenance of utilities, irrigation and drainage facilities, including, but not limited to electric lines, gas lines, telephone lines; together with the right to take intersecting streets and brackly together with the perpetual right of inspection/repair/replace/installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner, Realibur Enterprises, Inc., has caused these same to be hereto subscribed this day of _____ A.D., 1978.

Stanley E. Starnes, President
Realibur Enterprises, Inc.
COURTY OF MESA }
STATE OF COLORADO }
County of Mesa }
The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 1978 by Stanley E. Starnes, President and William B. Lowe, Secretary of Realibur Enterprises, Inc.
My commission expires: _____ Witness my hand and official seal. _____ Notary Public

CITY APPROVAL
This plat of Six and Fifty West Subdivision, Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved on this _____ day of _____ A.D., 1978.

City Manager _____ President of Council _____ Grand Junction City Engineer _____
Director of Development _____ Grand Junction City Engineer _____

CLERK AND RECORDER CERTIFICATE
STATE OF COLORADO }
COURTY OF MESA }
I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., this _____ day of _____ A.D., 1978 and is duly recorded in Plat Book _____ Page _____

Clerk and Recorder _____ Deputy _____

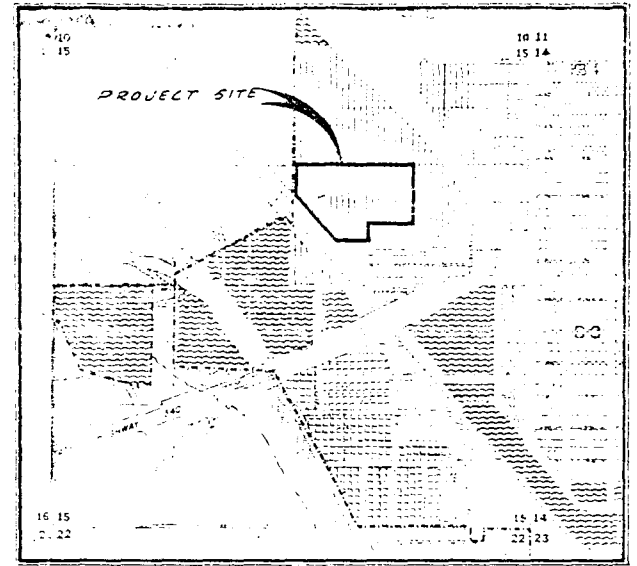
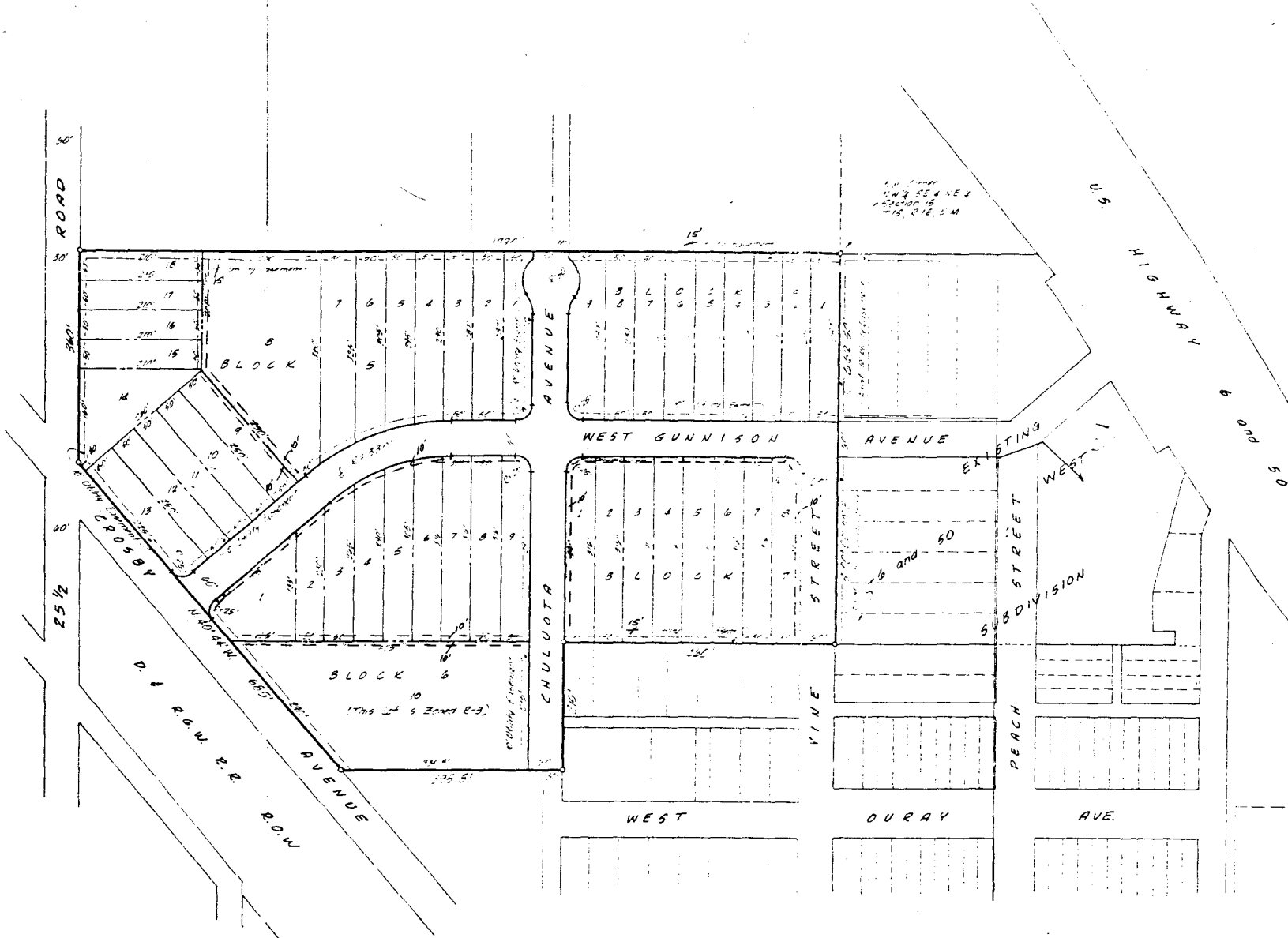
SURVEYOR CERTIFICATE
I, James T. Patten, Jr., do hereby certify that the accompanying plat of Six and Fifty West Subdivision, Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direction and accurately represents a field survey of same.

James T. Patten, Jr.
Colorado Registration No. 9960



SIX and FIFTY WEST SUBDIVISION - FILING TWO

DEVELOPER: Escalibur Enterprises Inc. c/o Carl Hodglund, P.O. Box 2266 Grand Junction Colorado 81501



LOCATION MAP

GENERAL NOTES

1. The Subdivision is located in Part of the NE 1/4 of Section 16, T16, R1E, 5M
2. Total Acres = 20.8
3. Total Area in Roadways = 84,150 sq. ft.
4. See plat map location to show 1/4 section 16, 15, 21E, 5M, above surface.
5. The Subdivision is located in Part of 1/4 Section 16, 15, 21E, 5M.



WILLIAMS, TURNER & HOLMES

ATTORNEYS AT LAW

COURTHOUSE PLACE BUILDING - 200 N. 6TH STREET

P.O. BOX 338

GRAND JUNCTION, COLORADO 81501

TEL. 242-6262

March 30, 1978

ANTHONY W. WILLIAMS
WARREN L. TURNER
BERNDT C. HOLMES
IVAN P. KLADDER
J. D. SNODGRASS

SILMON SMITH (1886-1964)
CHARLES HOLMES (1897-1967)

BERNARD A. BUESCHER

Planning Staff
City of Grand Junction
Grand Junction, Colorado 81501

Gentlemen:

This letter is in connection with a preliminary submittal of subdivision plat for 6 & 50 West Subdivision Filing # 2.

I have examined a commitment to issue title insurance covering four parcels of real property which will be included in Filing #2 of said subdivision. An examination of said commitment to insure reveals that the present owner of said real property is Albino Venegas, also indicating that Carl A. Hoaglund, Roger M. Hoaglund and Steven A. Hoaglund are to be purchasers of said property from Albino Venegas.

The developers of this subdivision are to be the three named Hoaglunds and Excaliber Enterprises, Inc., a Colorado Corporation. Excaliber Enterprises Inc. does not, as yet, have a record interest in this property but is in the process of finalizing its agreement with the Hoaglunds with respect to the development of said subdivision.

The commitment to insure does not reveal any defects in the property which would detract from the subdivision of said property as outlined by the applicants of said subdivision.

If you have any questions, please feel free to contact me.

Yours very truly,

WILLIAMS, TURNER & HOLMES



Berndt C. Holmes

BCH/bjw
c.c. Loren Dake
2721 North 12th #26
Grand Junction, Colorado 81501

June 1, 1978

EXCALIBUR ENTERPRISES
C/O Carl Hoaglund
P. O. Box 2266
Grand Junction, Colorado 81501

RE: #42-78 - 6 & 50 WEST SUBDIVISION - FILING 2,
PRELIMINARY PLAT

Dear Sir:

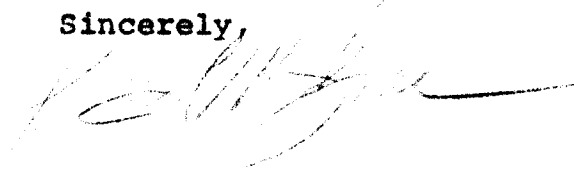
The Grand Junction Planning Commission, at their regularly scheduled meeting of May 30, 1978 approved the Preliminary Plat of 6 & 50 West, #2. Approval was subject to the following requirements:

- a) show street lighting plan on final
- b) install barricade on Peach Street as per agreement in Filing #1
- c) improve Crosby Road frontage as per City Engineering requirements
- d) storm drainage to existing culvert
- e) irrigation ditch on west to be modified and maintained to the satisfaction of the ditch company
- f) rename Chuluota to Maldonado Street
- g) 25' right-of-way required for landlocked lots between Vine and Maldonado Street
- h) hydrants required as per Fire Department recommendations
- i) additional easement required along southside Block 6 for waterline
- j) additional easements as required by Mountain Bell and Public Service Company

This item will be heard before the Grand Junction City Council on June 21, 1978.

EXCALIBUR ENTERPRISES
June 1, 1978
Page 2

Sincerely,



Karl G. Metzner
Planner I

KGM:cjr

cc: Tom Logue
PARAGON ENGINEERING
P. O. Box 2872
Grand Junction, Colorado 81501



City of Grand Junction, Colorado 81501
250 North Fifth St., 303 243-2633

May 31, 1979

Mr. David Leonard, P.E.
Chief Engineer
Armstrong Engineers and Associates, Inc.
861 Rood Avenue
Grand Junction, CO 81501

File

Dear Dave:

Re: 6 & 50 West Subdivision - Filing No. 1

The streets and storm drainage facilities constructed in the above subdivision were inspected on October 6, 1978, and our recent reinspection showed that apparently all deficiencies noted in the October 6, 1978, inspection have been corrected. We have received the required construction test results and as-built drawings for the improvements which acknowledge the facilities have been constructed in accordance with the approved plans and specifications.

In light of the above, the street and storm drainage facilities for 6 & 50 West Subdivision-Filing No. 1 are accepted by the City, and we are now responsible for maintenance of those facilities.

Thanks for your cooperation in these matters.

Very truly yours,

Ronald P. Rish

Ronald P. Rish, P.E.
City Engineer-Public Works

RPR/hm

cc - Loren Dake
Wally Smith, Elam Construction
Doug Cline
John Kenney
Steve McKee
Karl Metzner
Jim Patterson

Subdivision 6450 West Dub. Filing # 2 - Preliminary

Date 3 Apr. 78 Item # 4278

Petitioner Excalibur Enterprises
West of Hwy 50, North of 1st & Grand

~~XXXXXXXXXX~~

Review Agencies Comments

Review Agencies Comments

Rename Chaluta Ave
to Maldonado St.

STAFF - 1/2 ROW S. of Block 7
Chulota Ave Rename to

Need Utility Composite
& Roadway Section
Pol A's

Maldonado St.

City Eng - Incomplete Plan

City Utilities - Access Prob
lem to the south.

*Incomplete
Submittal
Held 9th MAY
SESSION*

Action Taken

Action Taken

P.C. _____

P.C. _____

C.C. _____

C.C. _____

Comments

Comments

ITEMS REQUIRED FROM DEVELOPER

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

Subdivision 6450 WEST FILING 2 - PRELIMINARY.

Date 5/31/78 Item # 42-78

Petitioner Credible Enterprises.

Review Agencies Comments

Review Agencies Comments

① Engineering - show street lighting plan. install BARRICADE ON S. END OF Peach AS PER agreement in filing 1. Improve Crosby frontage w. curb, gutter & S.W. on east & curb/gutter only on west & 24' mat with NO PARKING Storm DRAINAGE is UNACCEPTABLE outlet INTO EXISTING culvert south on Crosby. LARGE irrigation ditch on west MUST BE MAINTAINED & modified to the satisfaction of the ditch company.

RENAME Chuluota to MALDONADO.
② Utilities - do NOT LANDLOCK lots between Vine & Chuluota. Require EASEMENT ALONG S. Side Block 6 for water line.
③ Fire Dept. 9 hydrants req'd.
④ Mountain Bell / PSCO. - additional easements required.

Action Taken

P.C. Approved 30 May 78
C.C. Approved 21 June 78

Comments

Subject to review comments - crash gate on Peach

Action Taken

P.C. _____
C.C. _____

Comments

ITEMS REQUIRED FROM DEVELOPER

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