



27-2.3 FINAL PLAT APPLICATION - City of Grand Junction

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by n/a.

Woodland Subdivision Fee Paid \_\_\_\_\_  
 name of subdivision amount \_\_\_\_\_ date \_\_\_\_\_

Name and address of land owners and/or subdividers. Developer/Contract holder

Village Development	Harry Mavrakis	
name	name	name
5670 East Evans Denver, CO	2801 Elm Avenue Grand Junction, CO	
address	address	address
757-6441	243-8430	
business phone	business phone	business phone

- A. Total Subdivision submitted yes, portion \_\_\_\_\_  
 Eighteen (18) copies submitted yes date \_\_\_\_\_
- B. Revisions to Preliminary Plat? N/A \_\_\_\_\_  
yes no

If so, list (add attached sheets if necessary) \_\_\_\_\_

The following check list shall be completed to insure that the maps contain the essential information required by the subdivision regulations: (See regulations for detailed information).

27-2.3

- |    |  |          |
|----|--|----------|
| b. | (2) Scale of Map   | 1" = 50' |
| c. | (1) Name of Subdivision  | X        |
|    | (2) Date   | X        |
|    | (3) Legal Description of Property  | X        |
|    | (4) Control points, dimensions, angles, bearings   | X        |
|    | (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances | X        |
|    | (6) Streets and other rights-of-way - names and dimensions   | X        |
|    | (7) Location and Dimensions of easements   | X        |
|    | (8) Lots numbered and area of each lot in square feet  | X        |
|    | (9) Location and description of all monuments  | X        |
|    | (10) Statement of land ownership   | X        |
|    | (11) Dedication statement - easements, rights-of-way and public sites                                | X        |

(12) Surveyor or Engineer Certification	X
(13) Appropriate Certification Blocks	X
(14) Clerk and Recorder Certification Block	X

Supporting Documents

27.2.3	(15) Copy of Certificate of Title with List of all Mortgages, Judgments, Liens, Easements, Contracts, and Agreements of Records	X
	(16) Proof of Easement Dedication	X
d.	(1) Improvements Guarantee	N/A
	(2) Composite Utility Plan	N/A
	(3) Composite Roadway Plan	N/A
	(4) Subsurface Soils and Geologic Investigation and Recommendation	N/A
	(5) Radiation Survey to State Health Department Standards	N/A

The following checklist 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	N/A
27-3.2	Streets, Alleys, and Easements	X
27-3.3	Blocks	X
27-3.4	Lots	X
27-3.5	Sidewalks	N/A
27-3.6	Irrigation Systems and Design	N/A
27-3.7	Public Sites Reservations and Dedications	N/A

NOTE: FOR COMPLETE SUBMITTAL REQUIREMENTS SEE THE GRAND JUNCTION DEVELOPMENT REGULATIONS; INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED! FOLLOWING FINAL APPROVAL, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSURE THAT THE FINAL PLAT ORIGINAL, SIGNED REPRODUCIBLES OF UTILITIES AND ROADWAY COMPOSITE, AND ANY REQUIRED SUPPORTING DOCUMENTATION ARE SUBMITTED TO STAFF FOR THE RECORDING OF THE PLAT.

This application completed by:

\_\_\_\_\_  
name

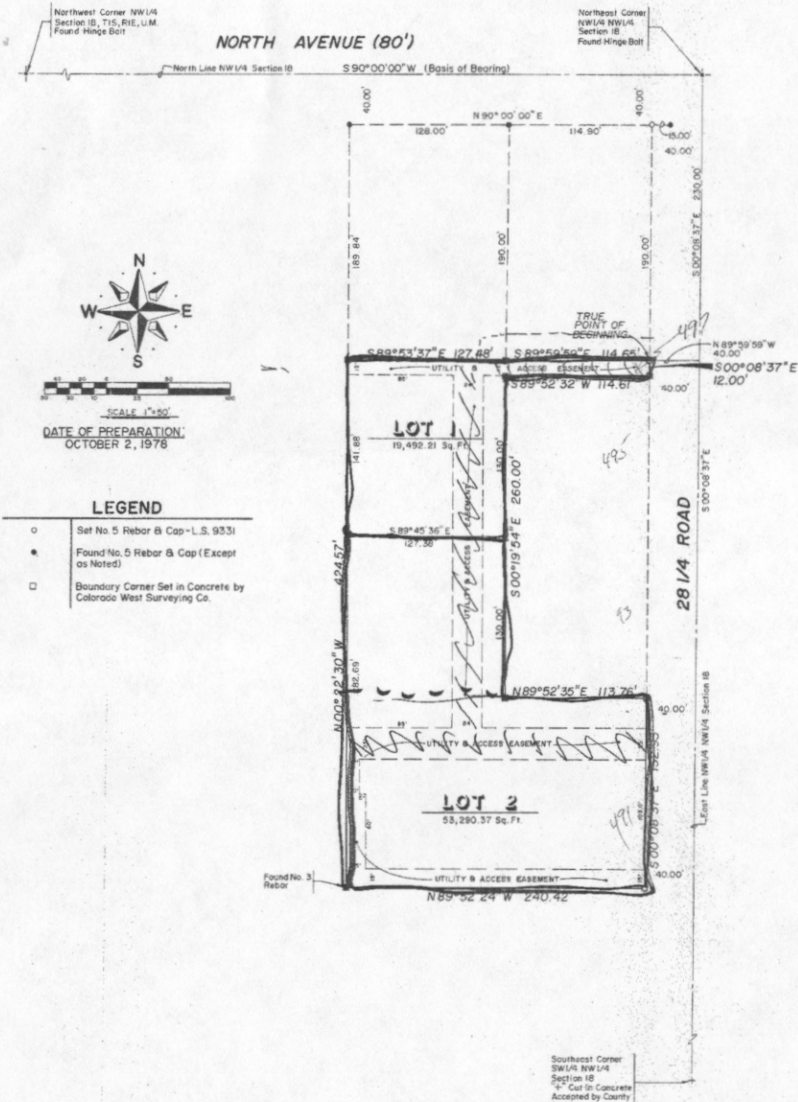
\_\_\_\_\_  
Address

*Angela W. Hay*  
signature

10/2/78  
date

# WOODLAND SUBDIVISION

CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO



SCALE 1"=50'  
DATE OF PREPARATION  
OCTOBER 2, 1978

**LEGEND**

- Set No. 5 Rebar @ Cap-L.S. 9331
- Found No. 5 Rebar & Cap (Except as Noted)
- Boundary Corner Set in Concrete by Colorado West Surveying Co.

Southeast Corner  
SW 1/4 NW 1/4  
Section 18  
Set in Concrete  
Accepted by County  
Surveyor

DUPPLICATION

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned are the Owners of that real property situated in a part of the NW 1/4 of the NW 1/4 of Section 18, Township 1 South, Range 1 East of the 10th Meridian, County of Mesa, State of Colorado, as shown on the accompanying plat thereof, said tract being more particularly described as follows:  
Commencing at the Northeast corner of said NW 1/4 of the NW 1/4 of Section 18 to bear S 90° 00' 00" W with all bearings herein related thereto; thence S 00° 06' 37" E along the East line of said NW 1/4 a distance of 230.00 feet; thence N 89° 59' 59" W 40.00 feet to the True Point of Beginning; thence S 00° 08' 37" E 12.00 feet; thence S 89° 52' 37" W 114.61 feet; thence S 00° 19' 54" E 260.00 feet; thence N 89° 52' 35" E 113.76 feet; thence S 00° 08' 37" E 151.93 feet; thence N 89° 52' 24" W 240.42 feet; thence N 00° 22' 30" W 424.57 feet; thence S 89° 53' 37" E 127.40 feet; thence S 89° 59' 59" E 114.65 feet to the True Point of Beginning.  
Parcel contains 72,782.5774 square feet or 1.6709 acres.  
That the said Owners have caused the said real property to be laid out and surveyed as Woodland Subdivision, a subdivision of a part of the County of Mesa, City of Grand Junction.  
That said Owners do hereby dedicate and set apart all streets as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the public utilities perpetual easement for the installation and maintenance of utilities and drainage facilities; together but not limited to, electric lines, gas lines, telephone lines, over and through the private roads and streets within this subdivision and those portions of said real property labeled as utility and drainage easements on the accompanying plat, together with the right to trim interfering trees and brush, together with the perpetual right of ingress and egress for installation, operation and maintenance of utilities and drainage facilities; said easements and rights shall be utilized in a reasonable and prudent manner.  
That all expenses for installation of utilities referred to above, for grading, landscaping, and for all street improvements shall be financed by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF, the Owners, Village Development Co. and Harry P. Navrais have caused their names to be hereunto subscribed this \_\_\_\_\_ Day of \_\_\_\_\_, A.D., 1978.

Emmanuel E. Pavlakis, President Village Development Co.      Christine F. Pavlakis, Secretary Village Development Co.      Harry P. Navrais

STATE OF COLORADO }  
COUNTY OF MESA } SS The foregoing instrument was acknowledged before me this \_\_\_\_\_ Day of \_\_\_\_\_, A.D., 1978 by Emmanuel E. Pavlakis as President of Village Development Co. and Christine F. Pavlakis, as Secretary of Village Development Co. and Harry P. Navrais.  
My commission expires \_\_\_\_\_ Witness my hand and seal.

Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } SS 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 \_\_\_\_\_ Fee \$ \_\_\_\_\_

CITY APPROVAL

This plat of Woodland Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved and accepted this \_\_\_\_\_ Day of \_\_\_\_\_, A.D., 1978 by:

Director of Development \_\_\_\_\_ President of Council \_\_\_\_\_ Grand Junction City Manager \_\_\_\_\_  
Grand Junction City Planning Commission, Chairman \_\_\_\_\_ Grand Junction City Engineer \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, William G. Ryden, do hereby certify that the accompanying plat of Woodland Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of the same.

*William G. Ryden*  
William G. Ryden  
Registered Land Surveyor No. 9331

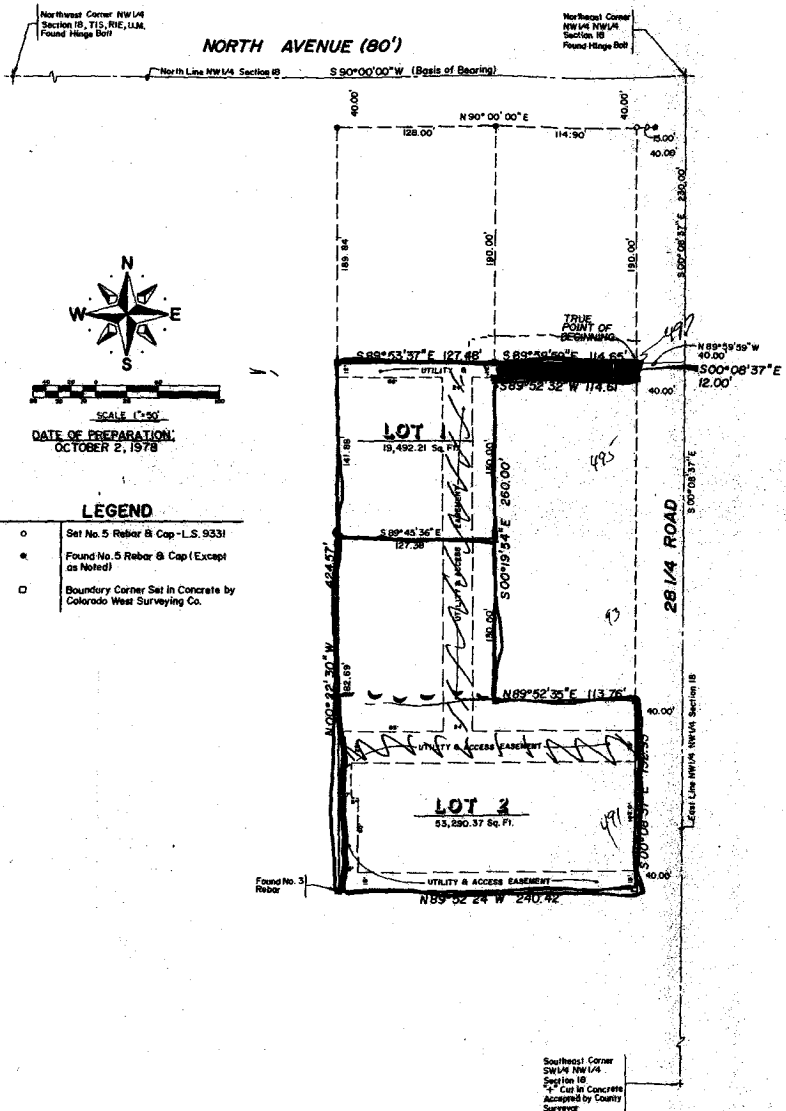


PREPARED BY  
**COLORADO WEST SURVEYING CO.**  
835 Colorado Avenue, Grand Junction, Colorado

**WOODLAND SUBDIVISION**  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

# WOODLAND SUBDIVISION

CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO



**DEDICATION**

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IN WITNESS WHEREOF, the Owners, Village Development Co. and Harry P. Navrakis have caused their names to be hereunto subscribed this Day of \_\_\_\_\_ A.D., 1978.

Emmanuel G. Pavlakis, President Village Development Co.      Christine F. Pavlakis, Secretary Village Development Co.      Harry P. Navrakis

STATE OF COLORADO } SS The foregoing instrument was acknowledged before me this \_\_\_\_\_ Day of \_\_\_\_\_ A.D., 1978 by COUNTY OF MESA } Emmanuel G. Pavlakis as President of Village Development Co. and Christine F. Pavlakis, as Secretary of Village Development Co. and Harry P. Navrakis.

My commission expires \_\_\_\_\_ Witness my hand and seal.

Notary Public

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO } SS 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 \_\_\_\_\_ Fee \$ \_\_\_\_\_

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Director of Development \_\_\_\_\_ President of Council \_\_\_\_\_ Grand Junction City Manager \_\_\_\_\_

Grand Junction City Planning Commission \_\_\_\_\_ Grand Junction City Engineer \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, William G. Ryden, do hereby certify that the accompanying plat of Woodland Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of the same.

*William G. Ryden*  
William G. Ryden, Registered Land Surveyor No. 9331

PREPARED BY  
**COLORADO WEST SURVEYING CO.**  
835 Colorado Avenue, Grand Junction, Colorado

**WOODLAND SUBDIVISION**  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

REVIEW SHEET SUMMARY

FILE # 99-78  
ITEM WOODLAND SUBDIVISION  
MEETING DATE

COMMENTS:

PUBLIC SERVICE

Public Service Gas - no objection.  
Public Service Electric - The 10' portion of the utility easement on the west side of Lot 2 to be expanded to 15' due to the sewer line going through this easement. Do not object to parking over the easement.

CITY UTILITIES-BILLING

None

FIRE DEPT.-MANTLO

Two new hydrants are needed to meet present I.S.O. regulations. The water line size must be 8" diameter instead of the 6" shown on the plat.  
Location of hydrants:  
1) 85' East of the N.W. corner of Lot 1 ) see attached plat  
2) 140' North of the S.W. corner of Lot 2)

CITY ENGINEER-JENSEN

Trash service to lot one cannot be handled through a 12 foot easement. Trash will have to be at the 28 1/4 Road. 12 foot is not enough room to operate trash truck and turn around in the lot 1, areas is not possible.

MOUNTAIN BELL

Easements and dedication satisfactory as shown.

CITY ENGINEER-STEVE MCKEE

The 12 feet easement is too narrow for ingress/egress on North end of development. The south easement of 15 feet is also narrow for traffic movement; as is the 10 feet strip connecting this easement with the 25 feet easement immediately to the north.

CITY ENGINEER-RON RISH

- 1) 28 1/4 Road street improvements are being installed now as part of ST 78 ID.
- 2) Traffic signals are being installed by City at 28 1/4 & North Ave.
- 3) Plan doesn't show how site drainage will flow. It must be outletted to 28 1/4 Road since that is only outlet available in this area.
- 4) Lot 1 has only 12' of frontage on a public street.

GRAND JUNCTION DRAINAGE

Okay

DEVELOPMENT DEPARTMENT RECOMMENDATION

Recommend approval based on receipt of drainage plan, satisfactory trash collection points, and review comments (water line sizing, hydrant locations, and easements.)

PLANNING COMMISSION RECOMMENDATION

GOVERNING BODY DECISION

Subdivision Woodland Subdivision

Date 10-2-78 Item # 99-78

Petitioner Harry Maurakis  
S.W. corner North Ave + 28 1/4 Rd.

Review Agencies Comments

Review Agencies Comments

Multiple horizontal lines for entering review agency comments, separated by a central vertical line of small squares.



Action Taken

Action Taken

P.C. Approval Recommended P.C.

C.C. 11-15-78 Approver C.C.

Comments

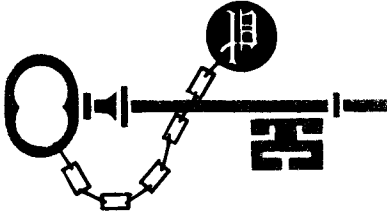
Comments

Staff Comments of  
Circulation addressed  
through expansion  
of 12' access or  
circulation through  
lot 2



ITEMS REQUIRED FROM DEVELOPER

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



## PAVLAKIS & COMPANY

5670 EAST EVANS • DENVER, COLORADO 80222 • PHONE 757-6441  
700 FLORIDA AVE. • LONGMONT, COLORADO 80501 • PHONE 772-4886  
115 N. 3RD AVE. • GRAND JUNCTION, COLORADO 81501 • PHONE 243-8430

December 6, 1978

Mr. Del Beaver  
City Planning Department  
250 North 5th  
Grand Junction, Colorado 81501

RE: WOODLAND SUBDIVISION WATER LINE

Dear Del:

I had a meeting with Chief Mantlo and Lt. Palmer on November 22, 1978 regarding the fire flow requirements of the proposed development on the above referenced subdivision.

As a result of that meeting, they agreed that the water service as shown on the original utility composite submitted could be altered as per the attached copy of a revised utility composite. They felt that our project and the surrounding area would be better served with a dead end 8" line and fire hydrant rather than the proposed 6" looped system.

Chief Mantlo indicated he would be glad to discuss this change with you if you had any questions.

Very truly yours,

PAVLAKIS & COMPANY

H. P. Mavrakis

cc: Chief Mantlo