

GATEWAY TO ALL SEASON FUN

TOWN OF DEL NORTE

140 SPRUCE STREET
P.O. BOX 249
DEL NORTE, CO 81132



PHONE NO. (719) 657-2708
FAX NO. (719) 657-2035

**PUBLIC HEARING
AGENDA**

Willis Subdivision

June 8, 2022 at 5:30 p.m.

Hearing Officer: Eugene Farish, Attorney at Law

Applicants are Robert and Karen Willis 4833 Season View Pueblo, Co 81008.

The applicant is requesting approval of a subdivision that will have Four (4) Parcels. Parcel One (1) will consist of 1.166 acre, Parcel Two (2) will consist of 1.082 acre, Parcel Three (3) will consist of 1.186, and Parcel Four (4) will consist of 1.033 acre. Total consist of approximately 4.54 acres. Property described as:

Lot B of the Willis Boundary Line Adjustment as shown on that plat recorded at Reception No. 435369 in the office of the Rio Grande County Clerk and Recorder. Together with a 40 foot by 100 foot perpetual non-exclusive easement for ingress and egress as shown on said Plat on the northeast portion of Lot A and A tract of land situated in the Southerly part of the SE1/4SW1/4 of Section 29, Township 40 North, Range 6 East, N.M.P.M., County of Rio Grande, State of Colorado. Commencing at the South Quarter Corner of said Section 29; thence North along the east line of the Southwest Quarter of said Section 29, 676 feet, more or less, to the South line of the right-of way of U.S. Highway 160 as now existing, also known as F.A. P. 270-E; thence Westerly on a 3 degree curve to the left along said right-of-way line, 70 feet; thence N 85°28' W, 249.51 feet to Corner No. 1, the place of beginning, being the Northeast corner of the tract hereby conveyed; thence S 4°32' W, 140.00 feet to Corner No.2; thence N 85°28' W, 300 feet to Corner No.3; thence N 4°32' E, 140.00 feet to Corner No.4, a point on the South line of said right-of-way; thence S 85°28' E, 300 feet along the South line of said right-of-way to Corner No. 1, the place of beginning.

Roll Call:

State of Purpose:

Applicants:

Opening Statements:

Testimony:

Pro:

Con:

Discussion:

Closing of Hearing

Action:

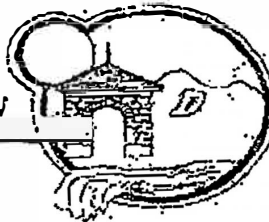
Resolution 6-2022- Willis Minor Subdivision

Adjourn:

GATEWAY TO ALL SEASON FUN

TOWN OF DEL NORTE

1401 SPRUCE STREET
P.O. BOX 248
DEL NORTE, CO 81132



PHONE NO (719) 657-2708
FAX NO (719) 657-2025

SHORT PROCEDURE SUBDIVISION APPLICATION

TO: Del Norte Board of Trustees
Del Norte Planning Commission
Del Norte, Colorado 81132

Date:

4-19-22

FRIENDS:

Application in duplicate is hereby made for a Short Procedure Subdivision pursuant to Section 17-6-10 of the Del Norte Municipal Code.

A.11 Application Condition:

- 1.11 This is a resubdivision of any already existing lot within a previously recorded subdivision which has already fulfilled standard submission requirements. Resubdivided parcel contains (square feet): 2141
2. The subdivided lots will conform to the existing zoning: Town of Del Norte
- 3.11 The subject lots are not a portion of a parcel previously divided under Section 17-6-10.11
- 4.11 All lots have access to a public road: U.S. Hwy 160, Sixth Street
5. Adequate water can and will be provided.11
- 6.11 Adequate sewage disposal facilities can and will be provided: Town of Del Norte
- 7.11 Restrictions to Section 17-6-10 will be recorded with the titles to all resubdivided lots:11
None

B. Application Requirements:

- 1.11 This Application is accompanied by a sketch plan of the property showing how the property would be divided, the location of existing structures (if any) and the location of existing and proposed roads. All dimensions will be shown on the sketch Plan. If insufficient space is provided, supply on a separate sheet of paper.11

2. Upon request by the Planning Commission, a survey of the property (plat) for which the subdivision is sought showing the corners and boundaries of the land to be divided, and the subdivided parcels, easements and rights-of-way (if any) and access roads, certified to by a licensed or registered land surveyor, is provided.

PRINTED NAME OF APPLICANT: Robert and Karen Willis

SIGNATURE OF APPLICANT: [Signature]

ADDRESS AND PHONE NUMBER OF APPLICANT:

4833 Season's View Pueblo CO 81008

* All information requested is attached to this application form: Survey by Russell

* Application fee is enclosed: _____

Received: April 19, 2022 - emailed -
Date

By: _____
Agent (Town)

* Upon final approval, the approved Mylar plat and four copies are included: _____

APPROVED:

Mayor

ATTEST:

Town Clerk/Administrator

Subdivision Fees paid: No Yes

PRELIMINARY

WILLIS MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 40 NORTH, RANGE 6 EAST, NEW MEXICO PRINCIPAL MERIDIAN,
RIO GRANDE COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Robert G. Willis and Karen L. Willis are the owners of
Lot B of the Willis Boundary Line Adjustment as shown on that plat recorded at Reception No. 435769 in
the office of the Rio Grande County Clerk and Recorder. Together with a 40 foot by 100 foot perpetual
non-exclusive easement for water and sewage as shown on said Plat on the northeast portion of Lot A.

AND

A tract of land situated in the Southwest part of the SE1/4SW1/4 of Section 29, Township 40 North,
Range 6 East, N.M.P.M., County of Rio Grande, State of Colorado.

Commencing at the South Quarter Corner of said Section 29, thence North along the east line of the
Southwest Quarter of said Section 29, 676 feet, thence or 1648 to the South line of the right-of-way of
U.S. Highway 160 as now existing, also known as F.A. P. 270-R, thence West on a 3 degree curve to the
left, along said right-of-way line, 70 feet, thence N 85°28' W, 249.51 feet to Corner No. 1, the place
of beginning, being the Northeast corner of the tract hereby conveyed; thence S 47°2' W, 140.00 feet to
Corner No. 2; thence N 85°28' W, 300 feet to Corner No. 3; thence N 47°2' E, 140.00 feet to Corner No. 4,
a point on the South line of said right-of-way; thence S 85°28' E, 300 feet along the South line of said
right-of-way to Corner No. 1, the Place of Beginning.

THAT they have caused said property to be laid out and surveyed as the Willis Minor Subdivision and do
hereby dedicate Willis Way as a public road and utility easement, also those portions of said property
as shown on the accompanying plat.

IN WITNESS WHEREOF Robert G. Willis and Karen L. Willis have caused their names to be hereunto
subscribed this day of AD 2022.

Signed: Robert G. Willis, Owner Signed: Karen L. Willis, Owner

STATE OF COLORADO } SS
COUNTY OF } ss

The foregoing was acknowledged before me this day of 2022, by
Robert G. Willis and Karen L. Willis.

Witness My Hand and Seal. My commission expires

Signed: Notary Public

PLANNING COMMISSION CERTIFICATE

Approved this day of 2022, by the Town Planning Commission, Town of Del Norte,
Rio Grande County, Colorado.

By: Chairman

TOWN BOARD OF TRUSTEES CERTIFICATE

Approved this day of 2022, by the Town Board of Del Norte, Colorado. This approval does
not guarantee that the plans or real conditions of any lot shown herein are such that a building permit may be
issued. This approval is with the understanding that all expenses involving necessary improvements for all utility
services, paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by
owners and not the Town of Del Norte.

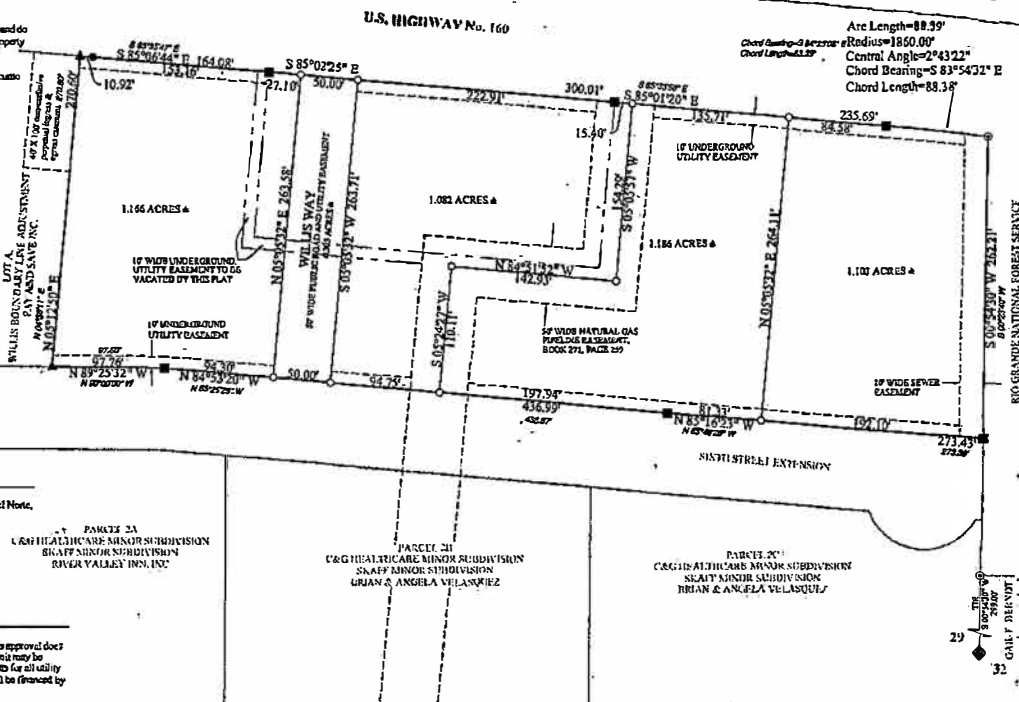
By: Mayor Attest: Town Clerk

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF RIO GRANDE } ss

I hereby certify that this instrument was filed in my office on O'Clock, M, the day of
2022, and is duly recorded under Reception No. and is Filed in Drawer
Map No.

SIGNED: Recorder



SURVEYOR'S STATEMENT

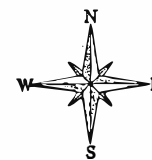
I, Anthony J. Martin, a duly registered land surveyor in the State of Colorado,
do hereby state that this plat was prepared from notes of an actual field survey
performed by me or under my direct supervision and is true and correct to the
best of my belief.

For and on behalf of
Russell Surveyors & Associates, Inc.

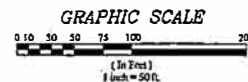
PRELIMINARY



Location Map
Not to Scale



Bearings are based on the assumption that the east line of the Willis Minor Subdivision,
bears S 0°34'27\"



LEGEND

- South Quarter Corner, Section 29, A 3\"
- Found #4 Rebar With A 1\" Yellow Plastic Cap, PLS No. 5442
- Found #4 Rebar With A 1\" Red Plastic Cap, PLS No. 5442
- Set 2\" No. 4 Rebar With 2\" Aluminum Cap, PLS No. 38317
- ▲ Found #4 Rebar With A 1\" Green Plastic Cap, PLS No. 38415
- Found #4 Rebar With A 1\" Orange Plastic Cap, PLS No. 32434
- Boundary Line
- Lot Line
- Easement, As Described
- Vacated Boundary/Easement Line
- Adjacent Property
- 15' WIDE UNDERGROUND UTILITY EASEMENT TO GO VACATED BY THIS PLAT
- 15' WIDE UNDERGROUND UTILITY EASEMENT
- 15' WIDE NATURAL GAS PIPELINES EASEMENT, BOOK 271, PAGE 257
- 15' WIDE SEWER EASEMENT
- SIXTH STREET EXTENSION
- LOT A
- LOT B
- WILLIS WAY
- U.S. HIGHWAY NO. 160
- SIXTH STREET
- DEL NORTE
- RIO GRANDE
- TOWNSHIP 40 NORTH
- RANGE 6 EAST
- NEW MEXICO PRINCIPAL MERIDIAN
- RIO GRANDE COUNTY, COLORADO

SURVEYOR'S NOTES

1. This survey does not constitute a title search by Russell Surveyors & Associates, Inc. to
determine ownership or easements of record. For all information regarding easements,
rights-of-way and ownership, Russell Surveyors & Associates, Inc. relied upon information
provided by the client. All record statements indicated in the information provided, and
apparent statements that may affect this property are shown herein.

2. According to Colorado law you must consult any legal action based upon any defect in
this survey within three years after you first discover such defect. 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.

3. This drawing is the property of the surveyor and is not to be reproduced, modified or used
for any other project or extension of this project except by express written consent of the
surveyor. The surveyor shall not be liable or held responsible for any claims, liability or
costs arising out of any reuse or modification of this drawing by others.



RUSSELL SURVEYORS & ASSOCIATES, INC.
628 S. Hwy. 17, ALAMOGOSA, COLORADO 81001
www.russellsurveyors.com
email: russellsurveyors@att.net
Phone: (719) 587-9630

WILLIS MINOR SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 40 NORTH, RANGE 6 EAST, NEW MEXICO PRINCIPAL MERIDIAN,
RIO GRANDE COUNTY, COLORADO

SHEET
NUMBER
1 of 1
DRAWN: AM
CHECKED: DMR
DATE: 3-12-2022
DRAWING NAME:
R02742
CULBERTSON

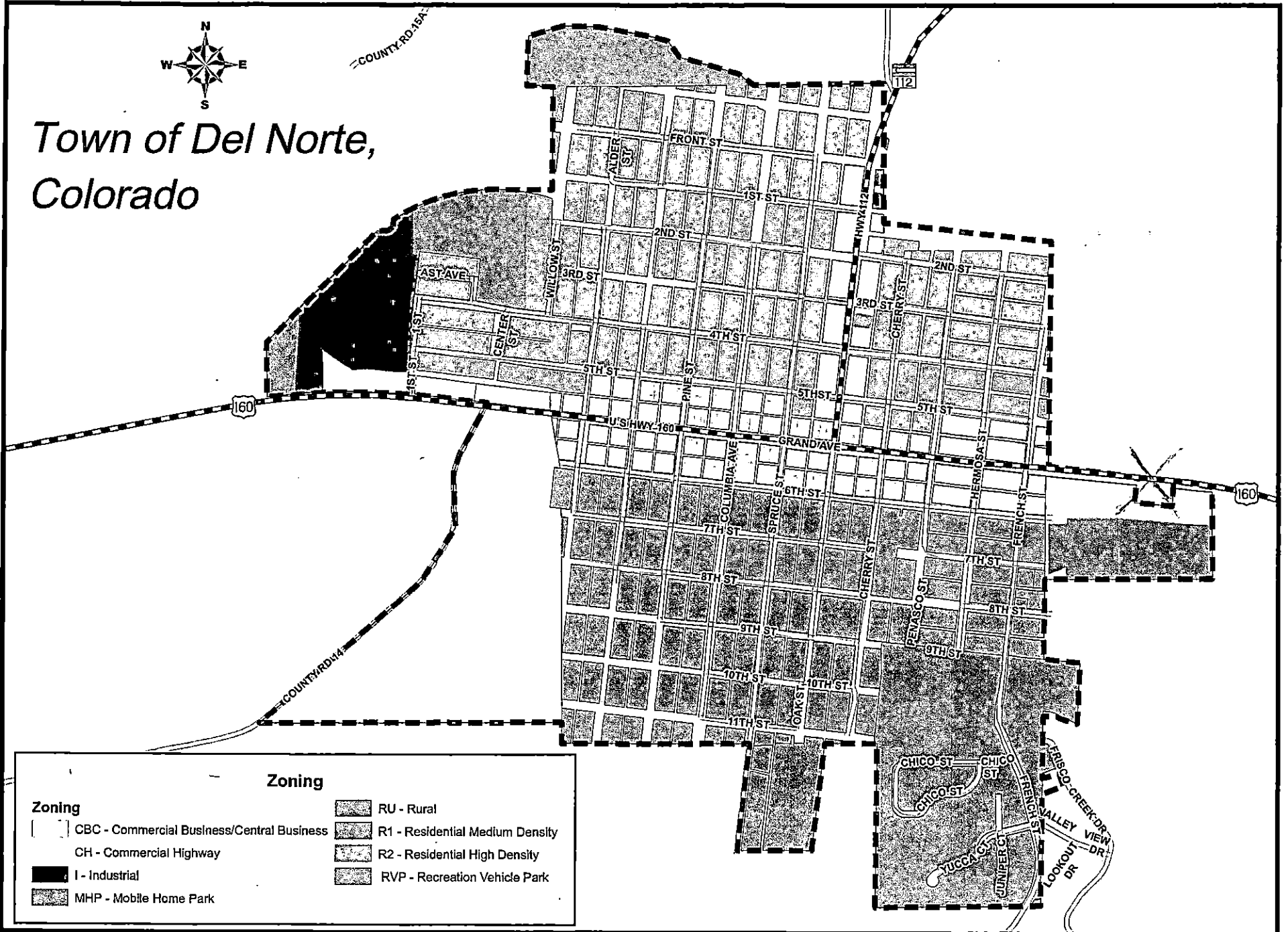
CLIENT:
CULBERTSON
CONTRACTORS

REVISIONS:

JOB NUMBER
R02742



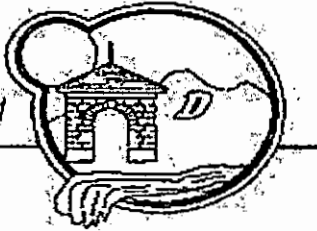
Town of Del Norte, Colorado



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TOWN OF DEL NORTE

140 SPRUCE STREET
P.O. BOX 249
DEL NORTE, CO 81132



PHONE NO. (719) 657-2708
FAX NO. (719) 657-2035

May 16, 2022

TO WHOM IT MAY CONCERN:

Pursuant to Town of Del Norte Subdivision regulations, you are hereby notified as property owners with 300 hundred feet that an application has been filed for a approval of minor subdivision. Applicants are Robert and Karen Willis 4833 Season View Pueblo, Co 81008.

The applicant is requesting approval of a subdivision that will have Four (4) Parcels. Parcel One (1) will consist of 1.166 acre, Parcel Two (2) will consist of 1.082 acre, Parcel Three (3) will consist of 1.186, and Parcel Four (4) will consist of 1.033 acre. Total consist of approximately 4.54 acres.

Property described as:

Lot B of the Willis Boundary Line Adjustment as shown on that plat recorded at Reception No. 435369 in the office of the Rio Grande County Clerk and Recorder. Together with a 40 foot by 100 foot perpetual non-exclusive easement for ingress and egress as shown on said Plat on the northeast portion of Lot A and A tract of land situated in the Southerly part of the SE1/4SW1/4 of Section 29, Township 40 North, Range 6 East, N.M.P.M., County of Rio Grande, State of Colorado. Commencing at the South Quarter Corner of said Section 29; thence North along the east line of the Southwest Quarter of said Section 29, 676 feet, more or less, to the South line of the right-of way of U.S. Highway 160 as now existing, also known as F.A. P. 270-E; thence Westerly on a 3 degree curve to the left along said right-of-way line, 70 feet; thence N 85°28' W, 249.51 feet to Corner No. 1, the place of beginning, being the Northeast corner of the tract hereby conveyed; thence S 4°32' W, 140.00 feet to Corner No.2; thence N 85°28' W, 300 feet to Corner No.3; thence N 4°32' E, 140.00 feet to Corner No.4, a point on the South line of said right-of-way; thence S 85°28' E, 300 feet along the South line of said right-of-way to Corner No. 1, the place of beginning.

Del Norte Town Board will hold a public hearing to review and act on the above matter on *Wednesday, June 8, 2022, at the hour of 5:30 p.m.* in the Town Hall Meeting room.

The application is on file at the Del Norte Town Hall and may be reviewed during regular office hours of the Del Norte Town Hall, Del Norte, Colorado. All interested parties may attend the public hearing and written comments will be accepted. Written comments must be submitted three days before the meeting.

Bernadette Martinez, CMC
Town Administrator

Valley Publishing

Legal Notice for May 26, 2022-Del Norte Prospector

NOTICE of PUBLIC HEARING

The Town of Del Norte has been requested to approve a Subdivision applicant; Karen and Robert Willis 4833 Season View, Pueblo, Co 81008. The applicant is requesting approval of a subdivision that will have Four (4) Parcels. Parcel One (1) will consist of 1.166 acre, Parcel Two (2) will consist of 1.082 acre, Parcel Three (3) will consist of 1.186, and Parcel Four (4) will consist of 1.033 acre. Total consist of approximately 4.54 acres. Property described as:

Lot B of the Willis Boundary Line Adjustment as shown on that plat recorded at Reception No. 435369 in the office of the Rio Grande County Clerk and Recorder. Together with a 40 foot by 100 foot perpetual non-exclusive easement for ingress and egress as shown on said Plat on the northeast portion of Lot A and A tract of land situated in the Southerly part of the SE1/4SW1/4 of Section 29, Township 40 North, Range 6 East, N.M.P.M., County of Rio Grande, State of Colorado. Commencing at the South Quarter Corner of said Section 29; thence North along the east line of the Southwest Quarter of said Section 29, 676 feet, more or less, to the South line of the right-of way of U.S. Highway 160 as now existing, also known as F.A. P. 270-E; thence Westerly on a 3 degree curve to the left along said right-of-way line, 70 feet; thence N 85°28' W, 249.51 feet to Corner No. 1, the place of beginning, being the Northeast corner of the tract hereby conveyed; thence S 4°32' W, 140.00 feet to Corner No.2; thence N 85°28' W, 300 feet to Corner No.3; thence N 4°32' E, 140.00 feet to Corner No.4, a point on the South line of said right-of-way; thence S 85°28' E, 300 feet along the South line of said right-of-way to Corner No. 1, the place of beginning.

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RESOLUTION NO. 5-2022

A RESOLUTION OF THE TOWN BOARD OF TRUSTEES APPROVING A MINOR SUBDIVISION FOR APPLICANTS ROBERT AND KAREN WILLIS

WHEREAS, the Town Board of Trustees of the Town of Del Norte has received an application from Robert and Karen Willis for a minor subdivision approval upon the following described property to wit:

Lot B of the Willis Boundary Line Adjustment as shown on that plat recorded at Reception No. 435369 in the office of the Rio Grande County Clerk and Recorder. Together with a 40 foot by 100 foot perpetual non-exclusive easement for ingress and egress as shown on said Plat on the northeast portion of Lot A and A tract of land situated in the Southerly part of the SE1/4SW1/4 of Section 29, Township 40 North, Range 6 East, N.M.P.M., County of Rio Grande, State of Colorado. Commencing at the South Quarter Corner of said Section 29; thence North along the east line of the Southwest Quarter of said Section 29, 676 feet, more or less, to the South line of the right-of-way of U.S. Highway 160 as now existing, also known as F.A. P. 270-E; thence Westerly on a 3 degree curve to the left along said right-of-way, 70 feet; thence N 85°28' W, 140.00 feet to Corner No.2; thence N 85°28' W, 300 feet to Corner No.3; thence N 4°32' E, 140.00 feet to Corner No.4, a point on the South line of said right-of-way; thence S 85°28' E, 300 feet along the South line of said right-of-way to Corner No.1, the place of beginning.

Consisting of approximately 4.54 acres; and

WHEREAS, the application proposes to divide the above tract, consisting of 4.54 acres, into four parcels with Parcel One (1) consisting of 1.66 acres, Parcel Two (2) consisting of 1.082 acres, Parcel Three (3) consisting of 1.186 acres, and Parcel Four (4) consisting of 1.033 acres; and

WHEREAS, the provisions of the Del Norte Municipal Code, Section 17-6-20, allow an applicant to proceed as Minor Subdivision when the proposed subdivision consists of less than ten (10) lots not exceeding thirty-five (35) acres each; and

WHEREAS, the applicants have submitted a preliminary plat of the property containing the proposed property division lines, the size of resulting parcels, the location of any existing structures, and the proposed road; and

WHEREAS, the Town of Del Norte Planning Commission reviewed and recommended approval of the application on May 17, 2022, as set forth in Sec. 17-6-20(d) of the Del Norte Municipal Code; and

WHEREAS, a public hearing was conducted by the Town Board of Trustees at its regular meeting on June 8, 2022, pursuant to public notice.

NOW THEREFORE the Board of Trustees of the Town of Del Norte finds and approves the recommendation of the Planning Commission and resolves that the requested minor subdivision be approved and further orders that the applicant

prepare a final plat containing those matters specified in Section 17-6-20(d)(3)(4) of the Del Norte Municipal Code and submit the same to the Town Clerk for filing with the Rio Grande County Clerk.

DONE and SIGNED this 8th day of June, 2022.

ATTEST:

Bernadette Martinez, Town Administrator

By: _____
Chris Trujillo, Mayor