





(12) Surveyor or Engineer Certification	<u>X</u>
(13) Appropriate certification blocks	<u>X</u>
(14) Clerk and Recorder Certification Block	<u>X</u>

Supporting Documents

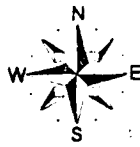
27-2.3	c. (13)	Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record.	<u>N/A</u>
	(14)	Proof of easement dedication	<u>N/A</u>
	d. (1)	Improvements Guarantee	<u>N/A</u>
	(2)	Composite Utility Plan	<u>N/A</u>

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	<u>X</u>
27-3.2	Streets, Alleys and Easements	<u>X</u>
27-3.3	Blocks	<u>X</u>
27-3.4	Lots	<u>X</u>
27-3.5	Sidewalks	<u>N/A</u>
27-3.6	Irrigation systems and design	<u>X</u>
27-3.7	Public Sites Reservations and Dedications	<u>N/A</u>

This application completed by:

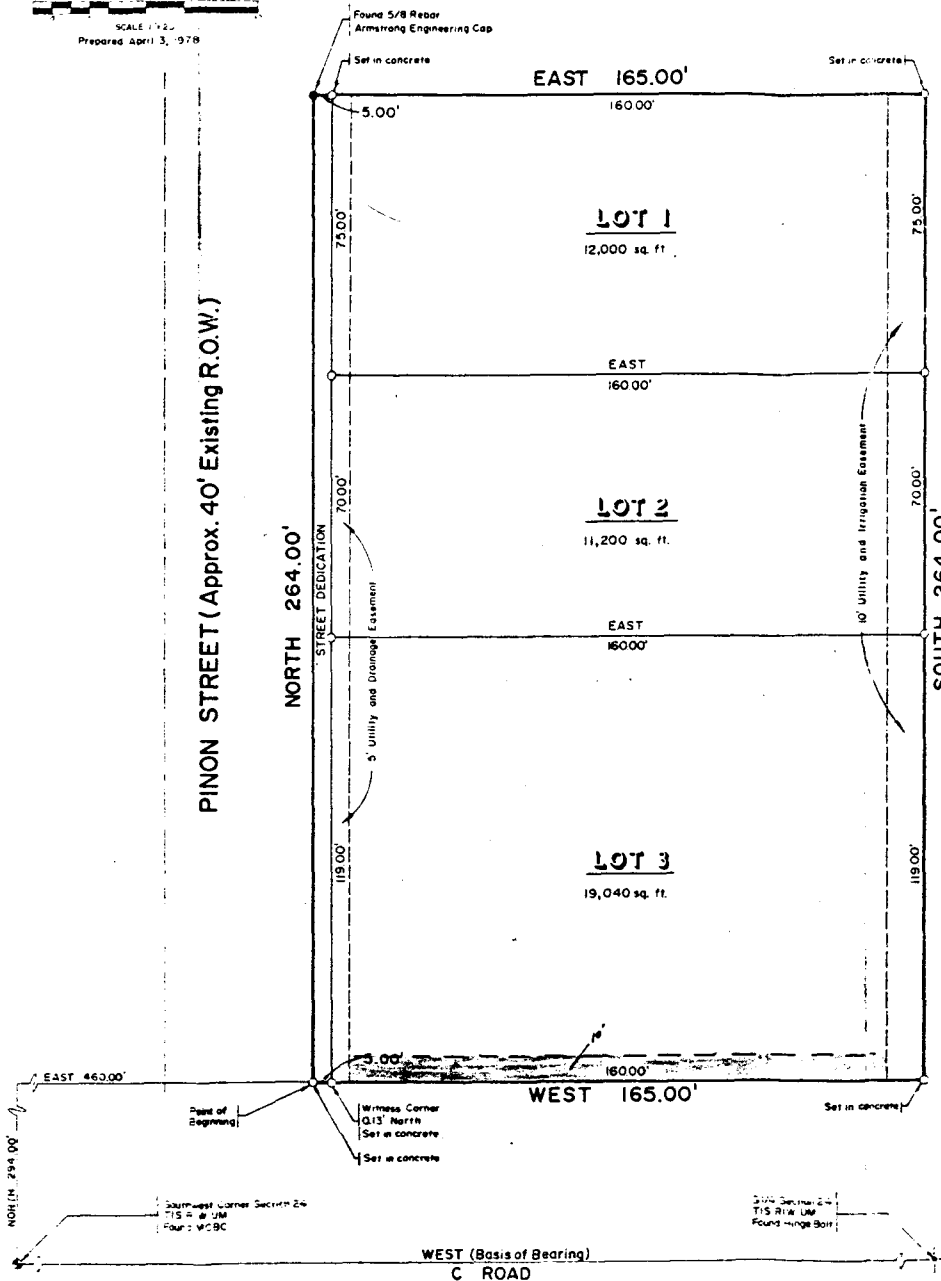
<u>COLORADO WEST SURVEYING COMPANY</u>	
name	name
<u>835 COLORADO AVENUE, GRAND JUNCTION, CO 81501</u>	
address	address
<u><i>Douglas W. Hays</i></u>	<u>4/3/78</u>
signature	date



# CLOCK SUBDIVISION

CITY OF GRAND JUNCTION

SCALE 1" = 20'  
Prepared April 3, 1978



PINON STREET (Approx. 40' Existing R.O.W.)

### DEDICATION

#### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Keith A. Clock and Amateene Clock are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the SW 1/4 Section 24, Township 1 South, Range 1 West of the 10th Meridian as shown on the accompanying Plat thereof, said real property being more particularly described by metes and bounds as follows:

Beginning at a point 294.00 feet North and 460.00 feet East of the SW corner of said Section 24 and considering the South line of the SW 1/4 of said Section 24 to bear West and with all bearings herein related thereto; thence North 264.00 feet; thence East 165.00 feet; thence South 264.00 feet; thence West 165.00 feet to the Point of Beginning. The above described parcel contains 1.00 Acres more or less.

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

That said owners do hereby dedicate and set apart all of the streets 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 wire, 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 property which are labeled as irrigation easement on the accompanying plat as easement for installation of irrigation ditches, canals 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 Keith A. Clock and Amateene Clock have caused their names to be hereunto subscribed this 31 day of March, A.D., 1978.

*Keith A. Clock*  
Keith A. Clock - Contract Buyer

*Amateene Clock*  
Amateene Clock - Contract Buyer

STATE OF COLORADO } SS  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 31 day of March, A.D., 1978, by Keith A. Clock and Amateene Clock.  
My Commission Expires: 3-8-80

*[Signature]*  
Notary Public

### CITY APPROVAL

This Plat of CLOCK 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, By:

City Manager

President of Council

Chairman, Grand Junction City Planning Commission

Director of Development

Grand Junction City Engineer

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } SS  
COUNTY 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 \_\_\_\_\_, Reception No. \_\_\_\_\_ Fees \$ \_\_\_\_\_

Clerk and Recorder

Deputy

### SURVEYOR'S CERTIFICATE

I, William G. Ryden do hereby certify that the accompanying Plat of CLOCK SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately delineated on this plat and represents a field survey of same.

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

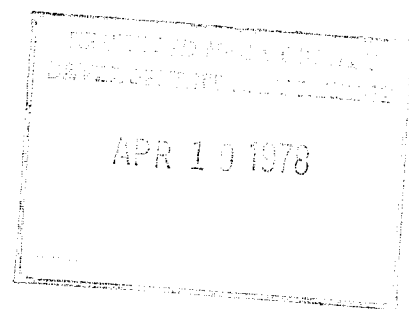
### LEGEND

○ Set Pin and Cap

PREPARED BY



**Mountain Bell**



Grand Junction, Colorado  
April 12, 1978

Mr. Bob Kettle  
Mesa County Planning Department  
P.O. Box 897  
Grand Junction, Colorado 81501

Re: Clock Subdivision

Dear Mr. Kettle:

We have reviewed the plat of the "Clock Subdivision" and found the easements to be inadequate. Mountain Bell will require an additional utility easement as follows:

over the South Ten (10) feet of Lot 3 as shown in red on the attached plat.

The dedication phrase is adequate as shown on the plat.

We appreciate the opportunity of being able to review this plat.

Very truly yours,

Jake A. Moss, AR/WA  
Right-of-Way Agent  
P.O. Box 2688  
Grand Junction, Colorado 81501

JAM:ch

cc: Keith & Amateene Clock  
Colorado West Surveying Company  
Mesa County Commissioner  
Harold Hawksworth, Mountain Bell

April 27, 1978

K. A. and A. Clock  
310 Pinon Street  
Grand Junction, Colorado 81501

Re: #37-78 FINAL PLAT - CLOCK MINOR SUBDIVISION


Dear Petitioners:

The Grand Junction City Planning Commission at their regularly scheduled meeting on April 25, 1978, recommended approval of the Clock Minor Subdivision subject to power of attorney for full street improvements on Pinon Street.

The Grand Junction City Council will hear this item on May 17, 1978 at 7:30 p.m. in City Council Chambers.

If you have any questions concerning this item, please contact the Development Department.

Sincerely,

  
Kathy F. Lofink  
Planner I

KFL:cjr

Subdivision Clock Minor Sub.

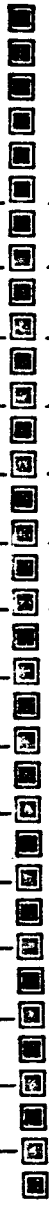
Date 3 April 78 Item # 37-78

Petitioner K.A. & A. CLOCK  
310 PINON ST.

Review Agencies Comments

Review Agencies Comments

City Eng - incomplete submittal  
2 P of A for full street improve-  
ment  
City Utilities - fire flow analysis is  
needed



Action Taken  
P.C. APPROVAL - 4-25-78  
C.C. Approved 17 May 78  
Comments

Action Taken  
P.C. \_\_\_\_\_  
C.C. \_\_\_\_\_  
Comments

PC STAFF COMMENTS

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ITEMS REQUIRED FROM DEVELOPER

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Check        | <input type="checkbox"/> Utility Agreement | <input type="checkbox"/> Title Investigation |
| <input type="checkbox"/> Drainage     | <input type="checkbox"/> Landscaping       | <input type="checkbox"/> Covenants           |
| <input type="checkbox"/> Improvements | <input type="checkbox"/> Guarantee         | <input type="checkbox"/> Annexation          |
|                                       |  | <input type="checkbox"/> Other (Specify)     |

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_