

The Minor Subdivision process requires only a Sketch Plan and Final Plan Application. The completion of this application shall be for the Sketch Plan phase only. The Final Minor Subdivision Plat shall be processed according to Section 27-2.3 (Final Plat) of the Grand Junction Development Regulations. Layouts and designs initiated for this application should incorporate the design standards reviewed in Section III of the regulation. If item not applicable indicate by N/A.

Billings Subdivision
NAME OF SUBDIVISION

Legal Description:

Name and address of the owners and/or subdividers.

<u>Kenneth J. Billings</u> name	_____ name	_____ name
<u>283-27 3/8 Rd</u> address	_____ address	_____ address
<u>242-7182</u> business phone	_____ business phone	_____ business phone

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).

27-2.4

a. Sketch map required

- (1) Proposed name of Subdivision _____
- (2) Location of boundaries and survey (legal description) _____
- (3) Names and Addresses of the subdivider and the engineer or surveyor _____
- (4) Date and Scale _____
- (5) Total Acreage in subdivision _____
- (6) Location and Dimensions - existing streets, alleys, easements and water courses within and adjacent to the subdivision _____
- (7) Location and Dimensions - proposed streets and lot lines. _____
- (8) Drainage (including off-site disposal) _____
- (9) Flood Plain Designation _____
- (10) Number and size of lots _____
- (11) Adjacent zoning _____
- (12) Names and locations of adjoining subdivisions, lots, streets, alleys, etc. _____

- (13) Location and size of existing sewer and water lines
- (14) Proposed easements
- (15) Location and size of proposed water and sewer taps

This application completed by:

Kenneth J. Billings
name

May 1, 1978
date

283-27 3/4 Rd.
address

272-7182
business phone

Kenneth J. Billings
signature

May 1, 1978
date

BILLINGS MINOR SUBDIVISION

N

SCALE: 1" = 50'
DATE: JUNE 10, 1978

*Don Warrick
City Planning*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Kenneth J. Billings 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 Northwest one-quarter (NW 1/4) of Section 25, Township 1 South, Range 1 West of the 10th Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

The North 100.00 feet of the South 100.00 feet of a tract of land described as follows: Beginning 720.00 feet South of the Northwest corner of the East one-half (E 1/2) of the West one-half (W 1/2) of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of said Section 25, thence South a distance of 350 feet; thence East a distance of 330 feet; thence North a distance of 350 feet; thence West to the point of beginning, except the East 20 feet thereof, containing 0.7917 Acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as Billings Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does 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 does dedicate to the utility companies those portions of said real property which are labeled as utility easements on the accompanying plat, with the further right of ingress and egress to and from the above described utility easements.

IN WITNESS WHEREOF said Owner, Kenneth J. Billings has caused his name to be hereunto subscribed this 10th day of June, A.D. 1978.

Kenneth J. Billings
Kenneth J. Billings

State of Colorado,
County of Mesa 155

The foregoing instrument was acknowledged before me this 10th day of June, A.D. 1978 by *Kenneth J. Billings*

My Commission Expires: 7/17/82
Witness My Hand and Official Seal

Patricia A. Heald
NOTARY PUBLIC

CITY APPROVAL

This plat of Billings Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved on this 10th day of June, A.D. 1978.

James E. Warrick City Manager
Ronald P. Reil City Engineer

Gene Kibel
Chairman, Grand Junction City Planning Commission
Alison Beaver
City Planner

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS # 1165729 Reception Number 1165729

I hereby certify that this instrument was filed in my office at 2:45 o'clock P.M., this 10th day of June, A.D. 1978, and is duly recorded in Plat Book Number 72 Page 9, 122

CLERK AND RECORDER DEPUTY FEES
Earl Sawyer *By: [Signature]* 1200

SURVEYOR'S CERTIFICATION

I, Theron V. Garell, a Registered Land Surveyor in the State of Colorado, do hereby certify that the accompanying plat of Billings Minor Subdivision, a subdivision of the City of Grand Junction, Mesa County, State of Colorado has been prepared under my supervision and accurately represents a field survey of the same to the best of my belief and knowledge.

SEC. 23 SEC. 24
SEC. 26 SEC. 25 1,650.43'

Northwest Corner of the E 1/2 W 1/2 NE 1/4 NW 1/4 of Section 25. POINT OF BEGINNING

UNAWEEP AVENUE

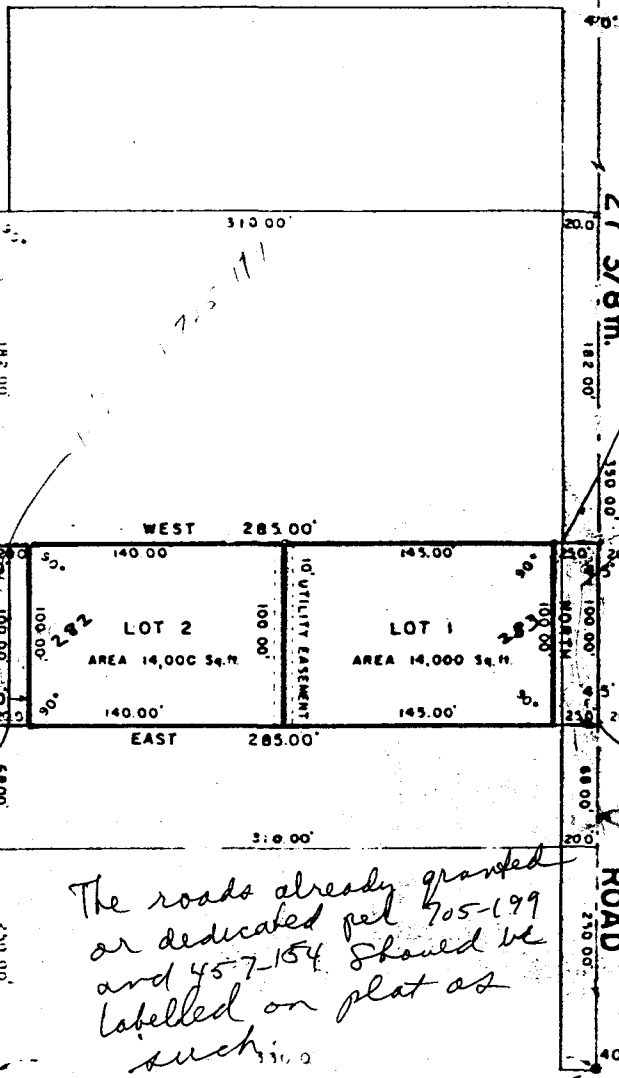
SEC. 24
BRASS CAP N 1/4 COR
SEC. 25

STEEL PIN
NE COR. OF
CAVANAGH
SUBDIVISION
FOUND, 5-1-78

HOLLY

SOUTH

LANE



This should be exterior lot line

*20' Rd Easement
WD 457-154*

Exterior line for Sublot solid heavy line

The roads already granted or dedicated per 705-199 and 457-154 should be labelled on plat as such.

LEGEND

- DENOTES STEEL PINS AND MONUMENTS FOUND IN CONDUCTING SURVEY
- DENOTES STEEL PINS SET WITH CAPS MARKED T.V. GARELL, L.S. # 2484, FOR PROPERTY CORNER
- BEARING OF NORTH LINE OF NW 1/4 of SECTION 25 DETERMINED FROM PLAT OF PARKVIEW SUBDIVISION

Exterior line for Sublot should be a solid heavy line

This should be exterior lot line for lot 2

Found 5-1-78 SW Cor. of Said E 1/2 Found, 5-1-78

WASTE DRAINAGE DITCH

June 1, 1978

Mr. Kenneth T. Billings
283 - 27 3/8 Road
Grand Junction, CO 81501

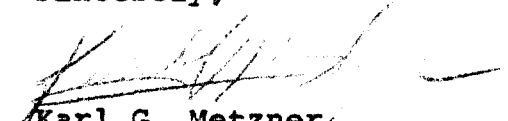
Re: File #50-78 Billings Subdivision, Final Plat

Dear Mr. Billings:

The Grand Junction Planning Commission, at their regularly scheduled meeting of May 30, 1978, approved the final plat of Billings Subdivision. Approval was subject to power of attorney for 27 3/8 road and Holly Lane. (Power of attorney received June 1, 1978)

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

Sincerely,



Karl G. Metzner
Planner I

KGM:klf

Subdivision Billings Minor Subdivision

Date May 1 Item # 50-78

Petitioner KENNETH F. Billings

Review Agencies Comments

Review Agencies Comments

Power of attorney for
Holly & 27 78,
1/2 P.D. for both
streets

Engineering - Holly has
cul de sac at S. end.

Fire Dept. - WATER &
hydrants O.K.

Public Service - No objection

Action Taken

Action Taken

P.C. Approved May 30, 1978

P.C. _____

C.C. Approved June 21, 1978

C.C. _____

Comments

Comments

Subject to review
comments!

ITEMS REQUIRED FROM DEVELOPER

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