

KAR83NTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: MARK KAREUS

PROJECT/SUBDIVISION: NORTH AVENUE WEST COMMERCIAL SUBDIVISION

LOCATION: 25 ½ ROAD AND HIGHWAY 6 AND 50

PARCEL NO.: 2945-151-00-109

FILE NO.: #79-80

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1983

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE





**COLORADO WEST ASSOCIATES INC.**

**303 245-2767**

ENGINEERING • SURVEYING • PLANNING  
835 Colorado Avenue Grand Junction, Colorado 81501

February 10, 1984

Janet Stephens  
City Planning Department  
Grand Junction, Colorado 81501

Re: North Avenue West Subdivision

Dear Janet:

The developers of North Avenue West Subdivision have agreed to install an 8" water line from the existing line on the North side of U. S. Highway 6 & 50 and loop it to an existing 6" water line near the Southeast corner of North Avenue West Subdivision. This water line construction will provide an adequate water supply and the fire flow that Chief Painter agreed to.

In return an agreement will be signed by the City of Grand Junction and the developers allowing the developers to recover a part of the cost of construction of this water line. The recovery will be at the time of future extension or when someone else connects to the line.

This agreement was confirmed today between Mr. Jim Patterson, Grand Junction Director of Public Works and Mr. Mark Kareus and Mr. Jack Rottman of Turtle Enterprises.

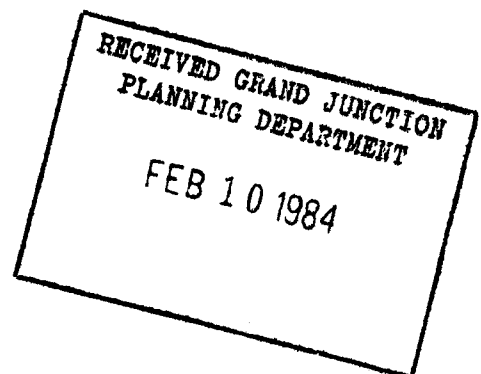
I believe this is the last hurdle to be overcome and this item should remain on the consent agenda for City Council hearing.

Yours very truly,

William G. Ryden, P. L. S.

cc: Turtle Enterprises

WGR/lr





CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: North Avenue West Commercial Subdivision: E. of 25 1/2 Rd., S.W. of Hwy 65  
 Name of subdivision or other improvement location

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of North Avenue West Commercial Subdivision date March 31 1982, the name of subdivision

following improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street grading	9,300 s.y. @ \$1.50	\$ 6,200.00	August, 1983
Street base	4,500 s.y. @ \$15.00	67,500.00	"
Street paving	8,260 s.y. @ \$6.75	55,755.00	"
Curbs and Gutters	3,644 l.f. @ \$6.50	23,686.00	"
Sidewalks	2,304 l.f. @ \$4.00	9,216.00	"
Storm Sewer facilities	1,190 l.f. 24"RCP @ \$30	35,700.00	"
Sanitary sewers M.H.	8 @ \$1,200.00	9,600.00	"
Mains 8"	1,259 l.f. @ \$15.50	19,514.50	"
Laterals or house connections			
On-site sewage treatment			
Water mains 8"	4,525 l.f. @ \$18.00	81,450.00	"
Fire hydrants	6 @ \$1,250.00	7,500.00	"
On-site water supply			
Survey monuments			
Street lights			
Street name signs			
SUB TOTAL		\$316,121.50	"

Supervision of all installations (should normally not exceed 4% of subtotal)  
\$12,600.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 328,721.50

The above improvements will be constructed in accordance with the specifications and requirements of the City or appropriate utility agency and in accordance with detailed construction plans based on the City Council approval plan and submitted to the City Engineer for review and approval prior to start of construction. The improvements will be constructed in reasonable conformance with the time schedule shown above. An Improvements Guarantee will be furnished to the City prior to recording of the subdivision plat.

Mark Kareus / H.A.W.  
 Signature of subdivider

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

Date: April 1 1982.

I have reviewed the estimated costs and time schedule shown above and based on the plan layouts submitted to date and the current costs of construction I take no exception to the above.

\_\_\_\_\_  
 City Engineer

Date: \_\_\_\_\_ 19 \_\_\_\_\_