

Date Received: _____

Item # 13-74

Request: Preliminary Plan - Fruitwood Sub

Location: Part of NE 1/4 of NE 1/4 of Sect. 16, T15,

Location: R1E, 4th Meridian 49 acres 160 lots
SE of 30 Rd. & E. Road

Petitioner: 3001 Development

Address: _____ Phone: _____

Advertised: _____ Date: _____

To Planning Comm: 3/27/74

Action: _____

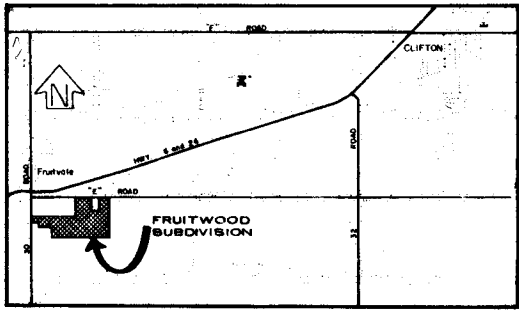
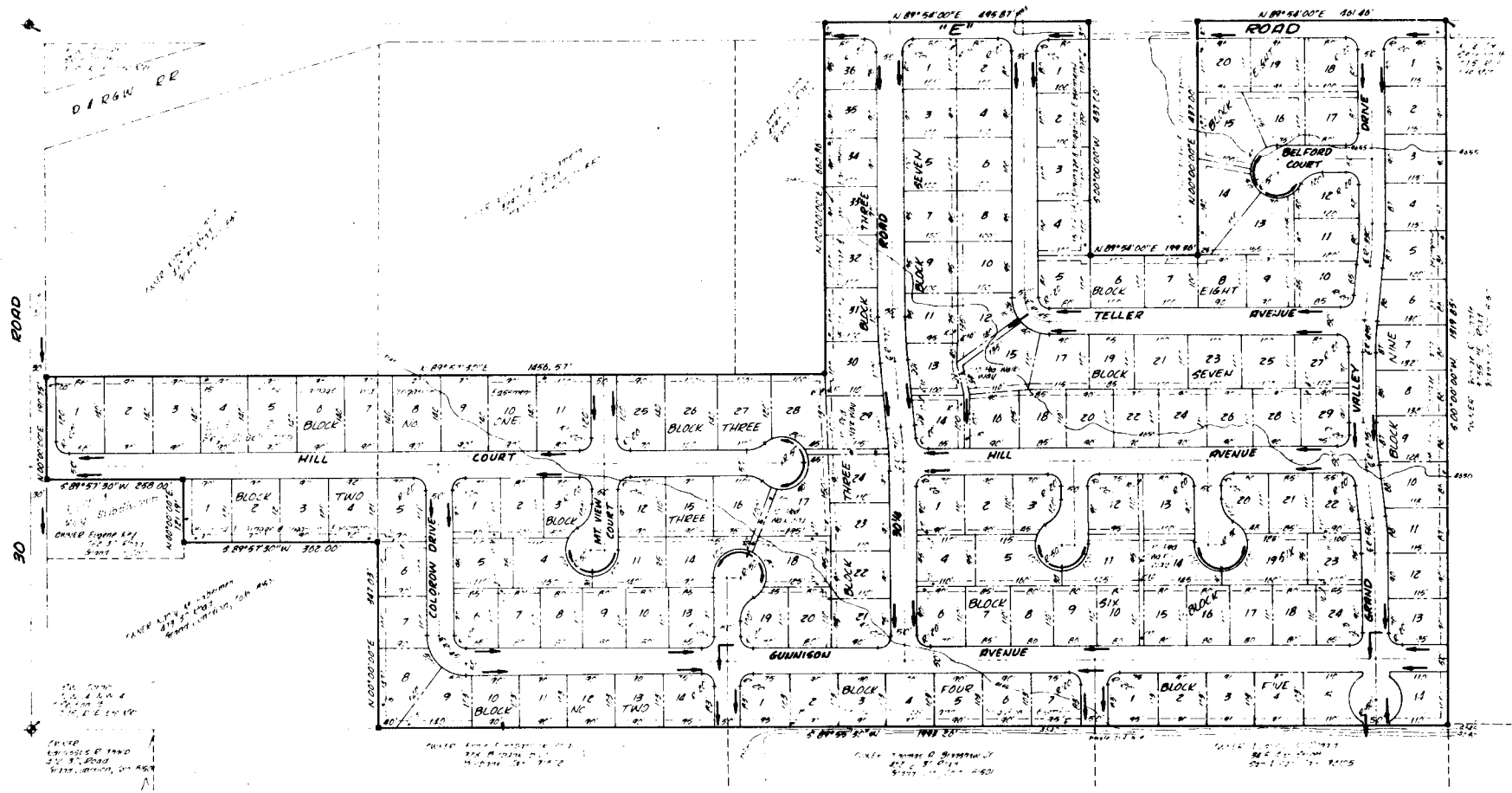
Advertised: _____ Date: _____

To City Council: _____

Action: _____

Comments: _____

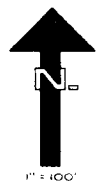
PRELIMINARY PLAN FOR FRUITWOOD SUBDIVISION



LOCATION MAP 1" = 2000'

OWNERS AND DEVELOPERS
 2001 DEVELOPMENT
 445 N SIXTH ST
 GRAND JUNCTION, COLO

ENGINEERS AND PLANNERS
 NELSON HALEY PATTERSON & QUIRK INC
 760 HORIZON DR
 GRAND JUNCTION, COLO
 243-7569



GENERAL NOTES

1. All easements are for utility, drainage and fraction easements, except as noted.
2. This development is located in part of the West Quarter (1/4) of the northwest quarter (1/4) of Section 10, T15, R11, of the 1st 6th S.M.
3. Total number of acres in this development = 25.41
4. Total number of lots = 101
5. Domestic water system will be provided by Clifton Water District. An estimated water requirement will be approximately 11,000 gallons per day.
6. Sanitary sewer system will be provided by Grand Valley Sanitation District. Approximately 11,200 gallons per day of sewer will be generated by this development.
7. Existing zoning is R-2.
8. This development is not subject to flooding in a 100 year flood plain.
9. Special districts in this development include Grand Junction Fire District, Clifton Fire District, Clifton Water District and Grand Valley Sanitation District.

existing and proposed street names	<u>X</u>
sites (reserved or dedicated) for parks, schools, and other public uses	<u>N.A.</u>
sites for multi-family dwellings, shopping center, etc.	<u>N.A.</u>
location of common open space	<u>N.A.</u>
area and percent of total area of subdivision devoted to streets and other type uses	<u>X</u>

streets acre 11.94 % 24.16
 Other (specify):
 _____ acre _____ % _____
 _____ acre _____ % _____

- (b) existing buildings, easements, utility lines, topographic features, etc. X
- (c) composite utilities easement plan X
- (5) (b) soil types, boundaries X
- (c) significant geologic features X
- (d) trees, wooded areas X
- (6) (b) contours X
- (c) grading plan X
- (d) water courses, drainage pattern X
- (e) boundaries of inundation in 100 year storm X

VIII 2. Drawing requirements met. X

3. Text X
 Eighteen (18) copies of text material in report form submitted yes X no _____
 If "no", explain:

- A. Acreage 49.41
- B. Function, ownership, manner of maintenance of common open space N.A.
- C. Sewage treatment report, for on-lot treatment (attach) N.A.
- * D. Substance of all covenants, easements or restrictions to be imposed upon the use of land, buildings, structures _____
- E. Geologic investigation report (attach additional pages as necessary, required of all subdivisions.) N.A.
- F. Tables of soil type interpretation X
- G. Survey notes, copies of monument records X
- H. Abstract of title or title insurance policy provided (attach) X
 If not attached, explain:

- I. Total number of proposed dwelling units 160
- J. Total square feet of proposed non-residential floor space N.A.
- K. Total number proposed off-street parking spaces, excluding total associated with single family residential development N.A.
- L. Estimate total gallons per day of water required 76,300
- M. Estimate total gallons per day of sewage to be treated 51,200
 Central sewage treatment facility proposed Central Grand Valley San.
 Other sewage disposal and suitability N.A. Dist.
- N. Give cost and proposed method of financing of all improvements.
\$385,359.00 by local bank financing.
*To follow at later date

O. Proof of adequate water supply if supply is not to be purchased from existing established district or municipality (attach) X
If water is to be supplied by established district or municipality, confirmation from said jurisdiction indicating that they have the capabilities and are willing to serve the development (attach) X

VIII 4. Geologic report on specific ground water where individual on lot water systems are proposed (attach) N.A.

Appendix B. Sewage disposal report (use forms provided-attach 3 copies) N.A.

C. Subdivision improvements agreement (use forms provided-attach duplicate originals) X

Subdivision summary form (required by CRS 106-2-37(4)) X

This application completed by:

 Nelson, Haley, Patterson and Quirk, Inc. February 4, 1974
name date

 760 Horizon Drive 243-7569
address bus. phone

 Robert P. Gerlofs Feb 4, 1974
signature date

Robert P. Gerlofs, P.E.

MESA COUNTY BOARD OF COUNTY COMMISSIONERS

SUBDIVISION IMPROVEMENTS AGREEMENT

Prior to the County Commissioners' endorsement of the Record Plat of any subdivision, a duplicate original of this type of agreement must be filed with the County Commissioners. A signed copy of such an agreement must also be filed with the county (including a performance guarantee in a form satisfactory to the County Attorney equal to the amount of the total estimated improvements).

Estimated construction costs shall be reviewed by the County official having the most direct involvement in the subject improvements.

In re: Fruitwood Subdivision 1,500 ft. East of 30 and E Road
Name of Subdivision Location

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of Fruitwood Subdivision, dated 2/4/74, 19 , the following improvements to county standards:

Improvements	Unit	Estimated Construction Cost	Construction Completion Date
Street grading			
Street base	10,400 L.F.	\$208,000.00	1980
Street paving			
Curbs			
Sidewalks			
Storm sewer Facilities			
Sanitary Sewers			
Trunk Lines	8,600 L.F.	68,800.00	1980
Mains			
Laterals or House Connections	160	20,800.00	1980
On-site Sewage Facilities			
Water Mains		48,000.00	1980
On-site Water Supply			
Fire Hydrants	10	4,000.00	1980
Street Monuments			
Street Lights			
Street Name Signs	15	750.00	1980
Survey Monument Boxes	16	1,000.00	1980
SUB TOTAL		\$351,350.00	

Supervision of all installations
 (should normally not exceed 4% of subtotal) \$14,000.00

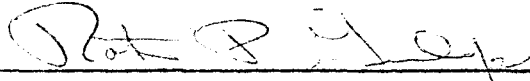
TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 365,350.00

SUBDIVISION IMPROVEMENTS AGREEMENT

(continued)

The above improvements shall be constructed in accordance with all County requirements and specifications, and conformance with this provision shall be determined solely by the below-named County or its duly authorized agent.

The improvements shall be constructed in accordance with the time schedules shown above.



Signature of Subdivider

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

Dated: FEBRUARY 4, 19 74.

ACCEPTANCE

Approved by resolution of the _____
at the meeting of _____, 19 ____.

Signature of Authorized Office of County

SUBDIVISION SUMMARY FORM

Mesa County Type of Submission:
Date: February 4, 1974 Request for Exemption _____
 Preliminary Plan X
 Final Plat _____
Subdivision Name: Fruitwood Filing _____
Location of Subdivision TOWNSHIP 1S RANGE 1E SEC 16 1/4 N.W.
Owner(s) NAME 2001 Development, Inc.
 ADDRESS 443 North Sixth Street, Grand Junction, Colo.
Subdivider(s) NAME Nelson, Daley, Patterson and Quirk, Inc.
 ADDRESS 760 Horizon Drive, Grand Junction, Colo.
Designer NAME Same as above
 ADDRESS _____

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area
(X) Single Family	<u>160</u>	<u>32.07</u>	<u>64.91</u>
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Home	_____	_____	_____
() Commercial	<u>N. A.</u>	_____	_____
() Industrial	<u>N. A.</u>	_____	_____
	<u>Street</u>	<u>11.94</u>	<u>24.16</u>
	<u>Walkways</u>	<u>0.20</u>	_____
Dedicated	<u>School Sites</u>	<u>N.A.</u>	<u>0.41</u>
Reserved	<u>School Sites</u>	<u>N.A.</u>	_____
Dedicated	<u>Park Sites</u>	<u>N.A.</u>	_____
Reserved	<u>Park Sites</u>	<u>N.A.</u>	_____
Private Open Areas		<u>N.A.</u>	_____
Easements		<u>5.20</u>	<u>10.52</u>
Other (Specify)		_____	_____
	<u>Total</u>	<u>49.41</u>	<u>100%</u>

Estimated Water Requirements 76,800 gallons/day.

Proposed Water Source Clifton Water District

Estimated Sewage Disposal Requirement 51,200 gallons/day.

Proposed Means of Sewage Disposal Central Grand Valley Sanitation District

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19 ____.

Board of County Commissioners

Approval ()

Disapproval ()

Remarks _____

Date _____, 19 ____.

Identify Location of Subdivision on Map Below:

Note: This form is required by CRS 106-2-37(4) but is not a part of the regulations of Mesa County.

CLIFTON WATER DISTRICT

P. O. BOX 188 137 THIRD STREET
CLIFTON, COLORADO

PHONE 434-7232

February 4, 1974

2001 Development, Inc.
443 North 6th
Grand Junction, Colorado 81501

RE: Fruitwood Subdivision
30 & E Roads

Gentlemen:

In regard to your request for a letter to the Planning Commission:

All information required by the Planning Office as to availability of a sufficient water supply is dated January 23, 1973, from this office and is on file at the planning office.

As your future plans are developed and submitted to the planners, they will review as pertains to your subdivision.

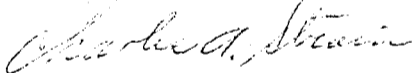
At this date, the Clifton Water District policy is:

The District will install all main lines in streets that meet Mesa County Road Department standards, when the District has sufficient assurance that these lines shall be placed in service within a reasonable time. This will be done at no cost to the subdivider.

The service lines shall be extended to the customer's property line, and meter pit with all necessary fixtures installed only upon receipt of the standard tap fee by our office.

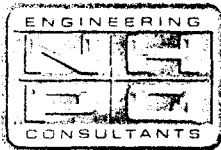
In the case of new streets or roads, these taps and extensions must be made prior to the finishing of the street.

CLIFTON WATER DISTRICT



Charles A. Strain
Superintendent

CASlk



NELSON, HALEY, PATTERSON and QUIRK, INC.

760 HORIZON DRIVE GRAND JUNCTION, COLORADO 81501 303: 243-7569

TO: Mesa County Planning Commission
Colorado Department of Health

Gentlemen:

A gamma radiation survey was conducted in compliance with Senate Bill #35 as a portion of our client services. The following information is presented as details of this survey.

Proposed Building Site

Location/Description Southeast Corner, 30 and E Roads

Owner's Name 2001 Development Corporation

Owner's Address 443 North 6th Street, Grand Junction, Colorado

Survey Requested by Robert P. Gerlofs

Date of Survey January 30, 1974

Survey by J. Tell Tappan

Instrument Type Mt. Sopris

Serial Number 305

CALIBRATION: Cross calibrated with NE148-A calibrated by L.P.I. using 226 Radium wafer.

SURVEY RESULTS (See attached plat map)

XX All meter readings less than 0.02 milliRoentgen per hour (20 micro R/h). No tailings indicated.

Highest reading between .02-.04 milliRoentgens per hour.

Some readings greater than .04 milliRoentgens per hour.

Gamma radiation coming from adjacent area.

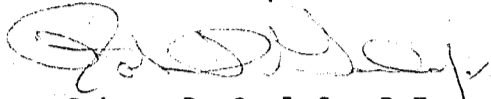
Tailings deposits indicated.

Description of Deposit None

RECOMMENDATIONS:

Very truly yours,

NELSON, HALEY, PATTERSON and QUIRK, INC.



Robert P. Gerlofs, P.E.

RPG/seb

Enclosures: Plat Map

- cc: 1 - Client w/enclosure
- 1 - File w/enclosure