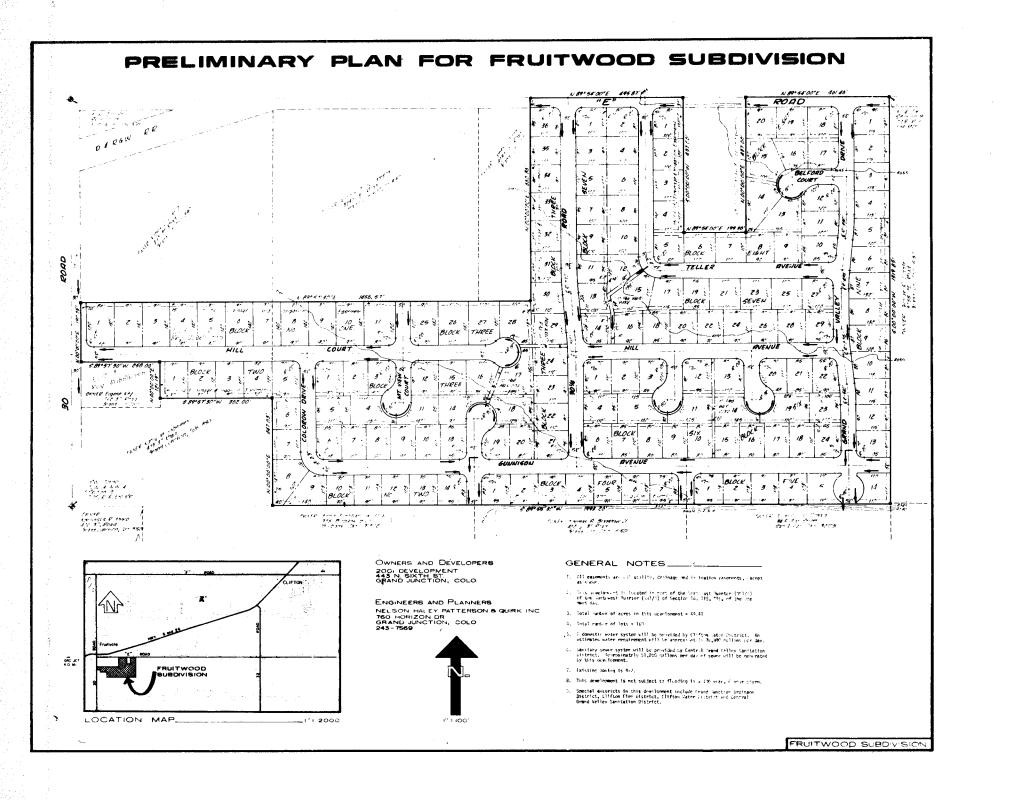
Table of Contents

Fil	File1974-0018							
Date 1/10/00 Project Name: _Fruitwood Subdivision								
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the						
r	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There						
e s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been						
e	n	included.						
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a						
t	d	quick guide for the contents of each file.						
- {	- 1	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed						
		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.						
X	X	*Summary Sheet – Table of Contents						
		Application form						
		Receipts for fees paid for anything						
		*Submittal checklist						
		*General project report						
	_	Reduced copy of final plans or drawings						
		Reduction of assessor's map						
		Evidence of title, deeds						
		*Mailing list						
	-	Public notice cards						
	\dashv	Record of certified mail						
		Legal description						
		Appraisal of raw land						
		Reduction of any maps – final copy						
		*Final reports for drainage and soils (geotechnical reports)						
		Other bound or nonbound reports						
\exists		Traffic studies						
\neg		Individual review comments from agencies						
		*Consolidated review comments list						
		*Petitioner's response to comments						
		*Staff Reports						
		*Planning Commission staff report and exhibits						
		*City Council staff report and exhibits						
		*Summary sheet of final conditions						
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or						
		expiration date)						
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:						
X	X	Status Report						
X	X	Preliminary Plan Application						
X		Mesa Co. Sub. Improvements Agreement						
_	X	Sub. Summary Form						
X		Letter from Charles Strain to 2001 Development, Inc. – 2/4/74						
X	X	Letter from Chantes Strain to 2001 Development, file. – 2/4/14						
X	X	Site Plan						
X		Planning Commission Agenda						
X		Gamma Radiation Survey						
	\dashv							
	-							

Date Receiv	ed <u>:</u>	Item # 18-74
Request:	Priliminary Han - Guinter	eard Soil
Location: Location:	Priliminary Plan-Guiter Face of NE 14 of NE 14 of Se EIE, 1ste Meridian 49 acs SE of 30 Rd. & E. Road	el. 16, T15,
Petitioner:	2001 Alevelopment	
Address:		Phone:
Advertised:	Date:	
To Planning	Comm: 3/27/14	
Action:		
Advertised:		
Action:		
Comments:		



•	wit for in	th Mes this Secti	copies this application county Subdivision is application should into the by n/a.	Regulation ncorporate	s. Layouts the Design . If questi	and design Standards lon not app		1
VIII-1	В.		itwood Subdivision		ditr'			
	C.		es and/or subdividers.					
		2001	Development	langkan ayun ada silkan sagala da sa sanahay ayun ayun ayun ay				
			name	name		•	name	
		443	North Sixth Street address	addres	SS	a d	ldress	
,					**************************************	**************************************		
			is. phone	bus. pho	one	bus.	phone	
		Desig		Our de la Trans	242 7560			
		ners	on, Haley, Patterson and (Quirk, Inc.	243-7569 bus.	. phone		
		760	Horizon Drive		Robert P. Gerl	-	olo. Reg. No.	94
			address		registra	ation and r	umber	manufacture of the second
*	D. E.	Legal Locat	F of developer's licen L description. (Attach ted in part of the Northeas S, RIE, Ute Neridian, Mesa	additiona st Quarter (il sheets as NE1/4) Northwe	necessary)	·X	
	F.	Eight	l acreage 49.41 teen (18) copies of ma no", explain.	 p submitte	ed yes <u>X</u>	no_		
contain	ns :	the es	check-off list shall b ssential information r r detailed information	equired by				
VIII F	(1)	(a) (b)	inity map existing and planned zoning, taxing, speci significant vegetatio	al distric	cts.		X X X X	
	(2)		perimeter outline, ac outlines, names existing accesses to other relevant data w property lines, names property owners	property ithin 1/2	mile of pro	perty	X X X	
	(3)) Tra	verse map - to allowab	le closure	2		Х	Maria.
	•		lot and street layout all lots dimensioned lots and blocks numbe location of all exist low at later date	red	coposed easer	nents	X	
	** 1	11 101	ion at later date					

VIII

PRELIMINARY PLAN APPLICATION

Fee Received \$350.00

amount

 $\frac{1/4/74}{\text{date}}$

,	PRELIMINARY PLAN APPLICATION (page 2 of 3)	
•	existing and proposed street names sites (reserved or dedicated) for parks, schools, and other public uses sites for multi-family dwellings, shopping center, etc. location of common open space area and percent of total area of subdivision devoted to streets and other type uses	X N.A. N.A. N.A.
	streets acre 11.94 % 24.16	
	Other (specify):acre	
	acre %	
	(b) existing buildings, easements, utility lines, topographic features, etc.	Χ
	(c) composite utilities easement plan	X
•	(5) (b) soil types, boundaries(c) significant geologic features(d) trees, wooded areas	X X X
	(6) (b) contours (c) grading plan (d) water courses, drainage pattern (e) boundaries of inundation in 100 year storm	X X X X X X
III	2. Drawing requirements met.	Х
	3. Text Eighteen (18) copies of text material in report form submitted yes X no If "no", explain:	<u>X</u>
	A. Acreage B. Function, ownership, manner of maintenance of common open space C. Sewage treatment report, for on-lot treatment (attach) * D. Substance of all covenants, easements or restrictions to be imposed upon the use of land, buildings, structures	N.A. N.A.
	E. Geologic investigation report (attach additional pages	
	as necessary, required of all subdivisions.) F. Tables of soil type interpretation	N.A.
	G. Survey notes, copies of monument records H. Abstract of title or title insurance policy provided	X
	(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	
	L. Estimate total gallons per day of water required 76,300	
	M. Estimate total gallons per day of sewage to be treated 51. Central sewage treatment facility proposed <u>Central Grand Vall</u>	200 ev San.
	Other sewage disposal and suitability N.A. N. Give cost and proposed method of financing of all improvem	Dist.

\$385,350.00 by local bank financing.
*To follow at later date

PRELIMINARY PLAN APPLICATION (page 3 of 3)

			•
	O. Proof of adequate water supply from existing established distr		
	If water is to be supplied by e confirmation from said jurisdic the capabilities and are willin (attach)	tion indicating that they ha	
	ologic report on specific ground wa ter systems are proposed (attach)	ter where individual on lot	N.A.
Appendix B. C.	 Sewage disposal report (use forms Subdivision improvements agreement attach duplicate originals) Subdivision summary form (require 	at (use forms provided-	il.A. X X
This applic	cation completed by:		
` <u>Ne</u>	elson, Haley, Patterson and Quirk, Inc.	February 4, 1974 date	
76	O Horizon Drive address	243-7569 bus. phone	

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 offical 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	,
agrees	ng to be legally bound, the to provide throughout this sion plat of Fruitwood Subdi, the following improve	subdivision and as shown on	the,

Improvements	Unit	Estimated Construction Cost	Construction Completion Date
Street grading			
Street base 10,400	L.F.	\$208,000.00	1980
Street paving		3230,000.00	1300
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			
Veter 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

Signature of Authorized Office of County

SUBDIVISION SUMMARY FORM

Date: February 4 Subdivision Name Location of Subdivision NAME ADDRESS Subdivider(s) NA	: Fruitwood ivision TC 2001 Develo 443 North S ME Nelson, 760 Hori	Fi WANSHIP IS RA Spendent, Inc. Sixth Street , Gran Maley, Patterson a zon Drive, Grand J	NGE 1E S d Junction, C nd Quirk, Inc	emption an Secondary Secon	1.W.
ADDRESS					
Type of Subdivis	ion	Number of Dwelling Units	Area (Acres)	% of Total Area	
(X) Single Fa	•	160	32.07	64.91	
() Condomini .					•
() Commercia		N. A.			•
() Industria	al	N. A.			•
	Make Maga maga Amashin garangkan kiga maga Mika Makamahari	Street Walkways	<u>11.94</u> <u>0.20</u>	24.16	
	Dedicated	School Sites	N.A.	0.41	<u>.</u>
	Reserved	School Sites	11.A.		•
	Dedicated	Park Sites	<u> </u>		
	Reserved	Park Sites	N.A.		
	Private Ope	en Areas	N.A.	gamega-Perila de La gamega-Perila de Perila de Per	•
	Easements		5.20	10.52	•
	Other (Spec	cify)			
·		Total	49.41	100%	

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 <u>Central Grand Valley Sanitation</u> 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 $\underline{\text{Mesa}}$ County.

CLIFTON WATER DISTRICT

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

PHONE 434-7232

February 4, 1974

2001 Developement, 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 inforantion required by the Planning Office as to avability 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 resonable 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

Charled Strain

Charles A. Strain

Superintendent

CAS1k



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 Corporati	ion	
Owner's Address 443 North 6th Street, Gr	rand 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 th	han 0.02 milliRoentgen per hour	

(X 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.

OFFICES IN GREELEY, DENVER, COLORADO SPRINGS, GRAND JUNCTION, COLORADO; RIVERTON, WYOMING

Description of Deposit	Hone			
	·			
	·			
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
l - File w/enclosure