

BRA8211S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: J. L. BRAY

PROJECT/SUBDIVISION: PLAZA 25

LOCATION: 11TH STREET SOUTH OF BOOKCLIFF AVENUE, GRAND JUNCTION

PARCEL NO.: 2945-111-28-001
2945-111-28-002

FILE NO.: #5-82

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1982

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

1290749 09:00 AM 51370 P0844
MAY 06 1982 E. SAWYER, CLK REC MESA CITY, CO

In re: Plaza 25 11th Street South of Bookcliff Avenue
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 Plaza 25 date April 26, 1982, the name of subdivision

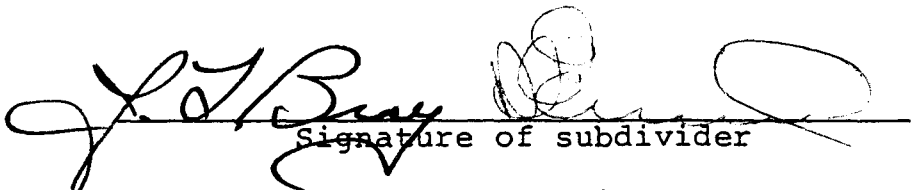
following improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street grading	240 C.Y. @ \$2.00	\$ 480.00	March 1983
Street base	240 C.Y. @ \$13.00	3,120.00	March 1983
Street paving	864 S.Y. @ \$3.25	2,808.00	March 1983
Curbs and Gutters } Sidewalks }	1,782 S.F. @ \$2.55	4,544.00	March 1983
Storm Sewer facilities	N/A		
Sanitary sewers	"		
Mains	"		
Laterals or house connections	"		
On-site sewage treatment	"		
Water mains	"		
Fire hydrants	"		
On-site water supply	"		
Survey monuments	"		
Street lights	"		
Street name signs	"		
SUB TOTAL		\$10,952.00	

Supervision of all installations (should normally not exceed 4% of subtotal)
\$438.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 11,390.00


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 approved 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.


Signature of subdivider

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

Date: April 28 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: May 5 1982

Date: April 28, 1982

City of Grand Junction
559 White Avenue
Grand Junction, CO 81501

1290750 09:00 AM 81370 P0845
MAY 06 1982 E.SAWYER, CLK&REC MESA CITY, CO

GUARANTEE OF PUBLIC IMPROVEMENTS for Plaza 25

The undersigned hereby guarantees not to request building permits within said subdivision until such time as required public improvements as listed on the Subdivision Improvements Agreement are installed for each lot.

It is understood that this guarantee can be replaced with a guarantee from a lending institution acceptable to the City of Grand Junction.



STATE OF)
)
COUNTY OF)

The foregoing instrument was acknowledged before me this 28th day of April A.D., 1982 by DD ENRICK and J.L. Berry.

Witness my hand and official seal.

My commission expires: 4-13-85.

Norman J. Jones
Notary Public

