

CGA8225R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: COUNTRY GLEN ASSOCIATES

PROJECT/SUBDIVISION: COUNTRY GLEN APARTMENTS

LOCATION: F ½ AND 25 ROAD

PARCEL NO.: 2945-032-00-167

FILE NO.: 30-80

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1982

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: Country Glen F 1/2 and 25 Road
 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 Country Glen date 19 , 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			
Street base			
Street paving			
Curbs and Gutters			
Sidewalks			
Storm Sewer facilities			
Sanitary sewers			
Mains	1,966 @\$13/LF	\$25,558.00	6/1983
Laterals or house connections			
On-site sewage treatment			
Water mains			
Fire hydrants	3 @ \$1500/ea	\$ 4,500.00	6/1983
On-site water supply	2,866 @\$8/LF	\$22,928.00	6/1983
Survey monuments			
Street lights			
Street name signs			
SUB TOTAL		\$52,986.00	

Supervision of all installations (should normally not exceed 4% of subtotal)
\$2,120.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 55,106.00

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.

x 
 Signature of subdivider

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

Date: 3-30 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: Aug. 24, 1982 19

Grand Junction City Council
250 North 5th Street
Grand Junction, Colorado 81501

MARCH 30, 1982

RE: Country Glen Apartments

Gentlemen:

This letter is to serve as our guarantee for the timely construction of the improvements, as required for the Country Glen development. The undersigned hereby warrants that it will not request a building permit on a specific parcel within the Country Glen development, until such time as the required public improvements on that parcel are completed and accepted by the appropriate entities, or a bond in the amount of the not already completed and accepted improvements is placed with the Building Department.

Sincerely,

Country Glen Associates, by Racquet Club Apartments, Ltd.
by Victorio Company, its General Partner,



by John Shaw, Vice President