

COM8215S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF CONTRACTOR: JOHN D COMBS

SUBJECT/PROJECT: EDGEWOOD TOWNHOMES, WEST OF 15TH STREET,
SOUTH OF GRAND VALLEY CANAL

TAX PARCEL #: 2945-013-06-001-016

FILE #: 82-20

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1982

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: Edgewood Townhomes West of 15th Street, South of Grand Valley
 Name of subdivision or other improvement Canal location

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of Edgewood Townhomes date February 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	290 c.y. @ \$1.00/c.y.	290.00	
Street base	226 c.y. @ \$14/c.y.	3164.00	within
Street paving	162 yd ² @ 4.35/c.y.	5055.00	1 year
Curbs and Gutters	380 LF @ 4.20/LF	1896.00	from date
Sidewalks	197' / 5' + 90' / 4'	2300.00	of acceptance
Storm Sewer facilities	catch basin & 8" \emptyset	540.00	of final plat.
Sanitary sewers	285' - 8" \emptyset pipe	2150.00	
Mains Manholes	2 @ 800.00 each	1600.00	
Laterals or house connections	275 LF	1315.00	
On-site sewage treatment	N.A.		
Water mains	212' / 8" and 72' / 4"	2270.00	
Fire hydrants	1 @ 1350.00 each	1350.00	
On-site water supply	N.A.		
Survey monuments	N.A.		
Street lights	1 @ 855.00	855.00	
Street name signs	1 @ 200.00	200.00	
SUB TOTAL		22985.00	

Supervision of all installations (should normally not exceed 4% of subtotal)
\$900.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 23,885.00

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.

John P. Combs
 Signature of subdivider

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

Date: 19 .

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.

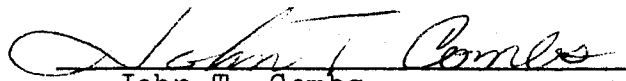
Ronald P. Rich
 City Engineer

te: June 15 19 82

February 26, 1982

City of Grand Junction
559 White Avenue - Room 60
Grand Junction, Colorado 81501

Guarantee of Improvements as Per Improvements Agreement as required for Edgewood Townhomes. The undersigned hereby guarantee not to request building permits within Edgewood Townhomes until such time as improvements are complete and a release from Improvements Agreement and Improvements Guarantee has been obtained.


John T. Combs

rjs