

CPK81STA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: TED STAUGHAN

PROJECT/SUBDIVISION: COLONY PARK FILING #1

LOCATION: 25 ½ ROAD, SOUTH SIDE OF PATTERSON, GRAND JUNCTION

PARCEL NO.: 2945-101-29-018 THROUGH  
2945-101-29-040

FILE NO.: FLP-1982-061

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1981

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

1297164 02:49 PM 81331 PD958  
 JUL 12 1982 E. SAWYER, CLK & REC MESA CTY, CO  
 660' E of 25 1/2 Rd, S of F Rd.

In re: Colony Park Filing No. 1 Name of subdivision or other improvement location

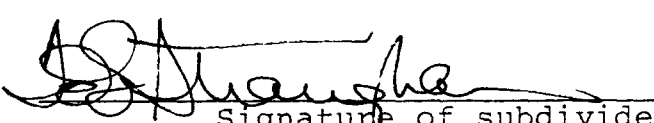
Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of Colony Park Filing No. 1 date          19    , the          name of subdivision following improvements to City of Grand Junction standards and to furnish 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                | 2400 c.v. @ 1.75        | 4200           | within<br>2 years<br>of<br>recording<br>of final<br>plat |
| Street base                   | 2050 c.v. @ 14.00       | 28700          |  |
| Street paving                 | 6200 s.y. @ 4.35        | 26970          |  |
| Curbs and Gutters             | 3416 l.f. @ 3.70        | 12639          |  |
| Sidewalks                     | n/a                     |                |  |
| Storm Sewer facilities        | 300 l.f. @ 20.00        | 6000           |  |
| Sanitary sewers               |                         |                |  |
| Mains                         | 539 l.f. @ 13.45        | 7250           |  |
| Laterals or house connections | 290 l.f. @ 3.50         | 1015           |  |
| On-site sewage treatment      | n/a                     |                |  |
| Water mains                   | 1285 l.f. @ 7.75        | 9959           |  |
| Fire hydrants                 | 2 @ 1350.00             | 2700           |  |
| On-site water supply          | n/a                     |                |  |
| Survey monuments              |                         |                |  |
| Street lights                 | 8 @ 855.00              | 6840           |  |
| Street name signs             | 3 @ 200.00              | 600            |  |
| SUB TOTAL                     |                         | 106873.00      |  |

Supervision of all installations (should normally not exceed 4% of subtotal)  
\$ 4275.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 1,11,148.00

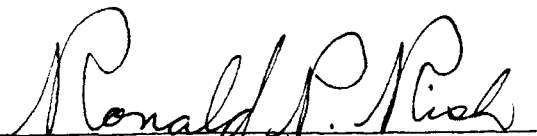
The above improvements will be constructed in accordance with the specifications and requirements of the City or appropriate utility agency and in accordance with detailed construction plans based on the City Council approved plan and submitted to the City Engineer for review and approval prior to start 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: \_\_\_\_\_ 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.

  
 \_\_\_\_\_  
 City Engineer

Date: June 1 1982



**STRAUGHAN  
& COMPANY  
REAL ESTATE**

*Put note on  
reduction to  
refer to this  
letter*  
Rob

July 8, 1982

Robert Golden  
Grand Junction Development Department  
Mesa County Court House  
Grand Junction, Colorado 81501

Dear Mr. Golden:

We undersigned developers of Colony Park Subdivision shall not apply for nor expect to receive any building permits for the Construction of private structures, prior to the recording of the Declaration of Covenants, Conditions and Restrictions of Colony Park. This letter of agreement does not effect our ability to start construction of roads, sewer lines, water lines, drainage systems and/or bridges.

Thank you for your kind attention in this matter.

Sincerely

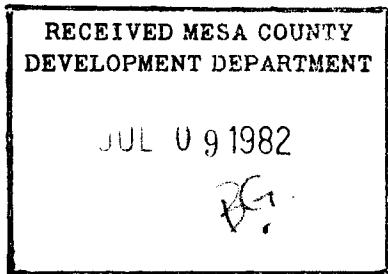
*[Signature of Ted L. Straughan]*  
\_\_\_\_\_  
Ted L. Straughan

*[Signature of Robert I. Baughman]*  
\_\_\_\_\_  
Robert I. Baughman

*[Signature of Dennis H. Barbour]*  
\_\_\_\_\_  
Dennis H. Barbour

The foregoing instrument was acknowledged before me this 8th day of July 1982 by Ted L. Straughan, Robert I. Baughman and Dennis H. Barbour.

Witness my hand and official Seal my notarial commission expires October 24, 1983



*[Signature of Cheryl J. Wilcox]*  
\_\_\_\_\_  
Notary