

CUR81COM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: BRUCE C. CURRIER

PROJECT/SUBDIVISION: CH FOUR COMMERCIAL PARK - FILING #1

LOCATION: NW AT HORIZON DRIVE AND HIGHLINE
CANAL

PARCEL NO.: 2705-312-03-001
2705-312-03-002

FILE NO.: 1981-0022

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1981

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: C H Four Commercial Park, Filing No. 1 NW at Horizon Dr & Highline
 Name of subdivision or other improvement Location Canal

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of C H 4 Comm Park, Filing No. 1 name of subdivision

dated 19 , the 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	lump sum		\$ 2,000	Fall, 1981
Street base	400 cu.yd.	13.00	5,200	"
Street paving	990 sq.yd.	3.75	3,710	"
Curbs and Gutters	1900 lin.ft.	5.00	9,500	"
Sidewalks	830 lin.ft.	9.00	7,470	"
Storm Sewer facilities	lump sum		5,000	"
Sanitary sewers				
Mains	700 lin.ft.	15.00	10,500	"
Laterals or house connections	170 lin.ft.	6.00	1,020	"
On-site sewage treatment				
Water mains	500 lin.ft.	12.00	6,000	"
Fire hydrants	2 ea.	1000.00	2,000	"
On-site water supply				
Survey monuments	lump sum		300	"
Street lights	2 ea.	250.00	500	"
Street name signs	1 ea.	100.00	100	"
SUB TOTAL			\$53,300	

Supervision of all installations (should normally not exceed 4% of subtotal) 20 00
TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 55,300.00

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.

Bruce C. Currier

Signature of subdivider

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

Dated: May 1 1981

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

Dated: _____ 19____

May 1, 1981

Mesa County Board of Commissioners
County Courthouse
Grand Junction, CO 81501

Guarantee of improvements as per Improvements Agreement as required for C H Four Commercial Park, Filing No. 1. The undersigned hereby guarantee not to request building permits within C H Four Commercial Park, Filing No. 1 until such time as improvements are complete and a release from Improvements Agreement and Improvements Guarantee has been obtained.

Bruce C. Currier

Bruce C. Currier

Wilma M. Currier