

CUR85CMP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: BRUCE CURRIER AND WILMA CURRIER

PROJECT/SUBDIVISION: CH-4 COMMERCIAL PARK, FILING #3

LOCATION: SW OF HORIZON DRIVE & H ROAD

PARCEL NO.: 2701-361-39-001 THROUGH
2701-361-39-009

FILE NO.: 25-85

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

M

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

1431632

11:34 AM

SEP 10, 1986 E. SAWYER, CLK REC MESA CITY, CO
SW of Horizon Drive & H Road

In re: CH-Four Commerical Park, Filing No. 3

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 CH-Four Commerical Park, Filing No. 3 date September 3 1985, 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	2500 CY @ \$ 3.00	\$ 7,500	↑ Completion date dependent upon sale of lots in subdivision. ↓
Street base	1500 CY @ 5.50	8,250	
Street paving	640 Tons @ 65.00	42,250	
Curbs and Gutters	2200 LF @ 7.00	15,400	
Sidewalks	1950 LF @ 8.00	15,600	
Storm Sewer facilities	600 LF @ 25.00	15,000	
Sanitary sewers			
Mains	1600 LF @ 10.00	16,000	
Laterals or house connections			
On-site sewage treatment			
Water mains	750 LF @ 12.00	9,000	
Fire hydrants	4 ea. @ 1500.00	6,000	
On-site water supply			
Survey monuments			
Street lights	3 ea. @ 2000.00	6,000	
Street name signs			
SUB TOTAL		\$141,000	

Supervision of all installations (should normally not exceed 4% of subtotal) \$5,000.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 146,000

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.

Bonnie C. Currier
Signature of subdivider

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

Date: 9-4 19 86.

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.

J. Dan Newton
City Engineer

Date: _____ 19 _____

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

RE: CH FOUR COMMERCIAL PARK Lot 1, Filing 3
 Name of Subdivision or Other Improvement Location
BOOK 1676 PAGE 695

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of CH Four Commercial Park date December 30 1987, 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.

1475500 03:17 PM
 JAN 06, 1988 E.SAWYER, CLK&REC MESA CTY, CO

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street Grading			
Street Base			
Street Paving			
Curbs and Gutters	221 LF at \$7.00	\$1,547.00	
Sidewalks	221 LF at \$8.00	1,768.00	
Storm Sewer Facilities			
Sanitary Sewers	300 Ft at \$10.00	3,000.00	
XXXX Sewer manhole	1 ea at \$1000.00	1,000.00	
Laterals/House Connections			
On-site Sewage Treatment			
Water main (Irrigation)	300 Ft at \$3.00	900.00	
Fire Hydrants			
On-site Water Supply			
Survey Monuments			
Street Lights			
Street Name Signs			
Construction Administration			
Utility Relocation Costs			
Design Costs			
SUB TOTAL		\$8,215.00	

Supervision of all installations (should not normally exceed 4% of subtotal) _____

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION: \$ _____

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 the subdivision plat.

H. B. HAYNE CORP.
[Signature]
 Signature of Subdivider

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

DATE: January 6 1988

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.

[Signature]
 City Engineer

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

RE: CH FOUR COMMERCIAL PARK

Lot 1, Filling 3

Name of Subdivision or Other Improvement

Location

BOOK 1676 PAGE 697

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of CH Four Commercial Park date December 30 1987, 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.

Name of Subdivision

1475502

03:17 PM

JAN 06, 1988 E. SAWYER, CLK&REC MESA CTY, CO

"H" ROAD

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street Grading	418 CY at \$3.00	\$1,254.00	
Street Base	104 CY at \$5.50	572.00	
Street Paving	69 Tons at \$65.00	4,486.00	
Curbs and Gutters			
Sidewalks			
Storm Sewer Facilities			
Sanitary Sewers			
Mains			
Laterals/House Connections			
On-site Sewage Treatment	These improvements shall be required upon issuance of a building permit.		
Water Mains			
Fire Hydrants			
On-site Water Supply			
Survey Monuments			
Street Lights			
Street Name Signs			
Construction Administration			
Utility Relocation Costs			
Design Costs			
SUB TOTAL		\$6,312.00	

Supervision of all installations (should not normally exceed 4% of subtotal) _____

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION: \$ _____

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 the subdivision plat.

H.B. WAYNE CORP.
By: [Signature]
Signature of Subdivider

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

DATE: January 6 1988

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.

[Signature]
City Engineer

RELEASE OF IMPROVEMENTS AGREEMENT & GUARANTEE
Grand Junction Community Development Department
FILE #25-85

Book 2502 Page 713

This memorandum relates to a certain recorded Building Permit Hold dated September 4 19 86, and recording at Book 1604, Page 609 of the land records of Mesa County, Colorado, by and between Bruce and Wilma Currier (Developer) and the City of Grand Junction (City) pertaining to CH-4 Commercial Park, Filing #3 (Project).

Legal Description: CH-4 Commercial Park Filing #3, as recorded in Plat Book 13 Page 354, Mesa County Clerk & Recorder.

Whereas, the Building Permit Hold was for the payment of open space fees and the City no longer collects open space fees on commercial properties.

NOW THEREFORE, officials of the City of Grand Junction and other officials duly representing their agencies, possessing and representing by their signatures, affixed thereto, that they possess sufficient authority to release the portion of the guarantee pertaining to the improvements under their jurisdiction, do release said Building Permit Hold.

33526
X

[Signature]
Director of Community Development

9/29/98
Date

1869937 10/21/98 0321PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$5.00 SURCHG \$1.00

The foregoing instrument was executed before me this 29th day of September, 1998 by Scott Harrington, Director of Community Development for the City of Grand Junction, Colorado.

Witness my hand & official seal.

[Signature]
Notary Public

My commission expires September 20 2001

