

FAU81275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: HENRY J. FAUSSONE

PROJECT/SUBDIVISION: CREST VIEW II SUBDIVISION

LOCATION: SOUTH OF F ½ ROAD LINE, WEST OF 27 ½ ROAD

PARCEL NO.:	LOT 1 - 2945-013-10-001	LOT 22 - 2945-013-09-001
	LOT 2 - 2945-013-10-002	LOT 23 - 2945-013-09-001
	LOT 3 - 2945-013-10-009	(LOT 24 - 2945-013-09-017
	LOT 4 - 2945-013-10-010	(LOT 25 - 2945-013-09-017
		(COMBINED)

FILE NO.: 73-81

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1981

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: CREST VIEW II S. OF F 1/2 RD LINE, W. 27 1/2 RD.
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

CREST VIEW II, dated _____, 19____, the
name of subdivision

following improvements to City of Grand Junction standards.

Improvements	Unit or Description	Total Cost	Completion Date
Street grading	} PVT DRIVE \$40 } <i>Not sure you want these.</i>		1982
Street base			
Street paving			
Curbs	NONE ON R. <i>No signature from Dev. Eng.</i>		
Sidewalks	NONE ON R.		
Storm sewer facilities			
Sanitary sewers			
Trunk lines	<i>Site # 13-81</i>		
Mains	<i>Crestview Sub.</i>	2	1982
Laterals or House Connections		2	1982
Water mains (LOOP TO 27 1/2 RD)		2	1982
On-site water supply	—		
Fire hydrants	1	\$1,500	1982
Monuments	—	—	
Street lights	—	—	
Street name signs	1	\$150	1982
Survey monuments boxes	—	—	
SUB TOTAL		\$23,150	1982

Supervision of all installations (should normally not exceed 4% of subtotal) \$926

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 24,076⁰⁰

The above improvements shall be constructed in accordance with all requirements and specifications, and conformance with this provision shall be determined solely by the below-named City or its duly authorized agent.

The improvements shall be constructed in accordance with the time schedules shown above.

Crest View Ltd
Henry J. Fausson
 signature of subdivider

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

Dated: JUNE 30, 19 81.

ACCEPTANCE

Approved by City Engineer Date _____, 19 _____

 City Engineer

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: Crestview II S of E 1/2 Road, W of 27 1/2 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 Crestview II date October 22 1981, 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	DNA		1982
Street base	DNA		
Street paving	DNA		
Curbs and Gutters	DNA		
Sidewalks	DNA		
Storm Sewer facilities	DNA		
Sanitary sewers	3 manholes @ 750.00	2250.00	1982
Mains	378 L.F. @ 10.00	3780.00	" "
Laterals or house connections	4 @ 150.00	600.00	" "
On-site sewage treatment	DNA		
Water mains	210 L.F. @15.00	3150.00	" "
Fire hydrants	1 @ 1500.00	1500.00	" "
On-site water supply	DNA		
Survey monuments	DNA		
Street lights	DNA		
Street name signs	DNA		
SUB TOTAL		11,280.00	

Supervision of all installations (should normally not exceed 4% of subtotal)
\$452.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 11,732.00

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.

Neil B. News
Secretary
 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: _____ 19____

STATE OF COLORADO, COUNTY OF MESA

FEB 5 1982

Date: October 22, 1981

RECORDED AT 11:35 A.M. 1282270 EARL SAWYER, RECORDER

Grand Junction City Council
559 White Avenue
Grand Junction, CO 81501

GUARANTEE OF PUBLIC IMPROVEMENTS for Crestview II

The undersigned hereby guarantees not to request building permits within said subdivision until such time as required public improvements as listed on the Subdivision Improvements Agreement are installed for each lot.

It is understood that this guarantee can be replaced with a guarantee from a lending institution acceptable to the Grand Junction City Council.

Noel B. Norris
Henry J. Faussone

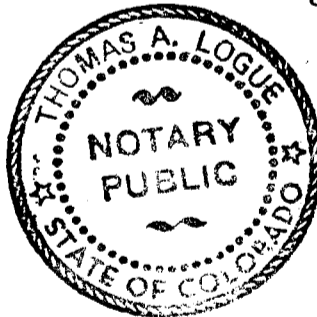
STATE OF)
)
COUNTY OF)

The foregoing instrument was acknowledged before me this 22 day of October A.D., 1981 by Noel B. Norris & Henry J. Faussone.

Witness my hand and official seal.

My commission expires: Aug. 23 1981.

Thomas A. Logue
Notary Public
2789 Crossroads Blvd
Grd. Jct. Co.



#7381