

FOR81AIR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: LOUISE FORSTER

PROJECT/SUBDIVISION: RESTAURANT IN AIRPORT DOLLAR INN

LOCATION: 733 HORIZON DRIVE, GRAND JUNCTION

PARCEL NO.: 2701-364-33-007

FILE NO.: CUP-1983-017

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1981

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: RESTAURANT IN AIRPORT DOLLAR INN, 733 HORIZON DR.
 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 HOMESTEAD date _____ 19____, the name of subdivision

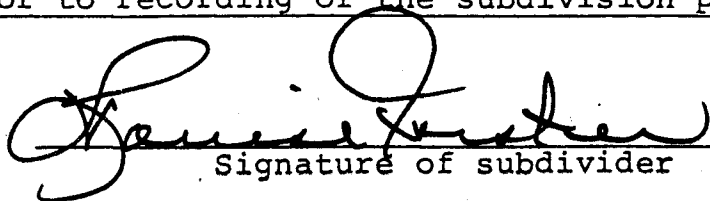
following improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
PARKING Street grading	4086 yds @ 50¢	2043 ⁰⁰	12-1-81
PARKING Street base	681 yd - 12 yd	8172 ⁰⁰	12-1-81
PARKING Street paving	4086 yds @ 3 ⁰⁰	12258 ⁰⁰	12-1-81
Curbs and Gutters	1125/2 @ 5 ⁵⁰	6187 ⁵⁰	12-1-81
Sidewalks	17000 sq ft - 1 ²⁵ /ft	29750 ⁰⁰	12-1-81
Storm Sewer facilities	210 ft @ 110 ⁰⁰	25000 ⁰⁰	7-1-81
Sanitary sewers	500' - 4 ²⁵ /ft.	2125 ⁰⁰	7-1-81
Mains	200' - 4 ⁵⁰ /ft.	900 ⁰⁰	7-1-81
Laterals or house connections	300' - 4 ¹⁰ /ft	1230 ⁰⁰	7-15-81
On-site sewage treatment	—		
Water mains	150' - 4 ²⁵	637 ⁵⁰	8-1-81
Fire hydrants	3 hydr.	10500 ⁰⁰	12-1-81
On-site water supply	—		
Survey monuments	5 @ 25 ⁰⁰	175 ⁰⁰	6-1-81
Street lights	3 @ 1050 ⁰⁰	3150 ⁰⁰	11-15-81
Street name signs	—		
SUB TOTAL		102128 ⁰⁰	

Supervision of all installations (should normally not exceed 4% of subtotal)
4025⁰⁰

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 106213⁰⁰

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: NOV. 2 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

Date: _____ 19____

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: 56 ROOM ADDITION, 733 HORIZON DR.
 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 HOMESTEAD date FEB, 1 1922, 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
PARKING Street grading	3,908' @ 50¢	1,954	
PARKING Street base	325 yd @ 12 yd	6,300	
PARKING Street paving	3,905' @ 3	11,714	
Curbs and Gutters	723' @ 5.50	3,976.5	
Sidewalks			
Storm Sewer facilities	100' at	15,000	
Sanitary sewers			
Mains	250' at 4.50	1,125	
Laterals or house connections	200' at 4.10	820	
On-site sewage treatment			
Water mains			
Fire hydrants	1 Hyd	1,650	
On-site water supply			
Survey monuments	3 @ 35	105	
Street lights	6 @ 1050	6,300	
Street name signs			
SUB TOTAL		48,954.	

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

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 50,912.16

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]
 Signature of subdivider

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

Date: FEB 1 19 22.

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 _____

THESE ARE FORMAT SAMPLES ONLY. SUBMITTED GUARANTEE MUST BE THE TYPED ORIGINAL, SIGNED BY ALL LEGAL OWNERS AND NOTARIZED.

BANK GUARANTEE FORMAT

Date November 2, 1981

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

Robert and Phyllis Rishling
Louise Forster and Mary Godwin
owner(s) name

This letter is to verify that

have secured a loan in the amount of \$ 600,000.00 for the
loan amount

improvement of Airport Inn
name of development

The \$ 600,000.00 is to finance the construction of the improve-
loan amount

ments within the subdivision Plat or Plan which are required by
the City of Grand Junction zoning and Subdivision Regulations.

The \$ 600,000.00 is to be disbursed by the Mesa United Bank
loan amount

only for the above items
name of lending institution

upon receipt and approval of properly authorized bills.

In the event that Robert & Phyllis Rishling,
Louise Forster and Mary Godwin should not
owner(s) name

complete the improvements, the Mesa United Bank
name of lending institution

agrees that all available funds not disbursed will be applied
toward the completion of the project.

BUILDING PERMIT GUARANTEE FORMAT

Date November 2, 1981

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

Guarantee of Improvements as Per Improvements Agreement as required
for Airport Inn. The undersigned
name of development

hereby guarantee not to request building permits within _____
_____ until such time as improvements
name of development

are complete and a release from Improvements Agreement and
Improvements Guarantee has been obtained.

Jarise Forster
owner signature

Phyllis L. Rishling
owner signature

Mary Godwin
attorney in fact.

State of Colorado
County of Mesa
Witness their hands & seals on
this 2nd day of November, 1981

My commission expires June 18, 1984. Lawrence D. ...