

GRN85IND

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: GERALD M. GREENBERG

PROJECT/SUBDIVISION: LOTS 2,3,4 AND 5 OF INDEPENDENCE  
PLAZA SUBDIVISION

LOCATION: IN VICINITY OF 2522 HIGHWAY 6 & 50

PARCEL NO.: 2945-103-00-045 (OLD PARCEL USED)

FILE NO.: MS-1985-006

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

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In re: INDEPENDENCE PLAZA SUBDIVISION SW $\frac{1}{4}$  SECTION 10, T.1n., R.1W., U.M.  
 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 Independence Plaza Subdivison date March 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.

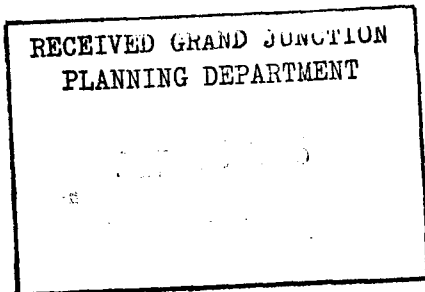
Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street grading	1300 cy @ \$3.00	\$3900	1986
Street base 8" Min.	1140 cy @ \$13.00	\$14,820	1986
Street paving 3" Min.	750 sy @ \$6.50	\$4875	1986
Curbs and Gutters	800 lf @ \$5.50	\$4400	1986
Sidewalks	800 lf @ \$6.00	\$4800	1986
Storm Sewer facilities	NA		
Sanitary sewers			
Mains	550 lf @ 12.00	\$600.00	1986
Laterals or house connections	5 @ \$130.00	\$650	1986
On-site sewage treatment	NA		
Water mains	NA		
Fire hydrants	1 ea. @ \$1400	\$1400.00	
On-site water supply	NA		
Survey monuments	NA		
Street lights	NA		
Street name signs	NA		
SUB TOTAL		\$35,445	

1400132 01:50 PM  
 SEP 12, 1985 E.SAWYER, CLK&REC MESA CTY, CO

Supervision of all installations (should normally not exceed 4% of subtotal)  
\$1415.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 36,860

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.



*[Handwritten Signature]*  
 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.

*[Handwritten Signature]*  
 City Engineer

Date: 9/10/85 19 \_\_\_\_

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City of Grand Junction  
560 White Avenue Room 60  
Grand Junction, CO 81501

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March 3, 1985

GUARANTEE OF IMPROVEMENTS as Per Improvements Agreement as required for INDENPENDENCE PLAZA SUBDIVISON. The undersigned hereby guatantee not to request building permits within Lots 2,3,4, & 5 Independence Plaza Subdivision untill such time as improvements for the forementioned Lots are complete and a release from Improvements Agreement and Improvements Guarantee has been obtained.

It is understood that this guarantee can be replaced at any time by a Bank Guarantee.

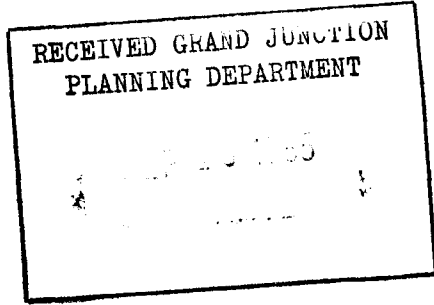
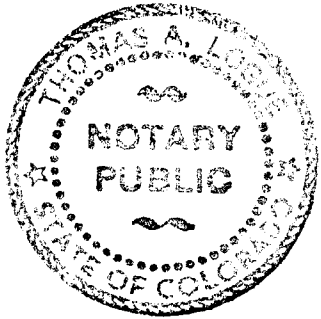
*Gerald M. Greenberg*  
Gerald M. Greenberg

State of Colorado] ]ss  
County of Mesa ]

The foregoing was aknowledged before me this 20<sup>th</sup> day of August, 1985 by Gerald M. Greenberg.

My Commission Expires Aug. 23, 1985  
Witness My Hand And Offical Seal.

*Thomas A. Jogue*  
Notary Public  
145 Grand Ave  
Grand Jct. CO 81501  
Address



#6 85

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