

HPL82HRZ

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: HORIZON PARTNERSHIP, LTD.

PROJECT/SUBDIVISION: THE PARK AT HORIZON DRIVE FILING #1

LOCATION: HORIZON DRIVE

PARCEL NO.: 2945-012-50-003

FILE NO.: 35-81

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1982

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: THE PARK AT HORIZON DRIVE FILING #1 HORIZON DR. 600 feet east of 27 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 THE PARK AT HORIZON DRIVE FILING #1 name of subdivision

date 2-19, 1982, 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.

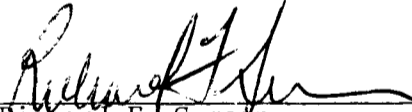
Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street Grading			
Street base			
Street paving			
Curbs and Gutters			
Sidewalks			
Storm Sewer Facilities			
Sanitary Sewer (manholes)	5 ea @ \$780	3,900	Nov. '83
Mains	625 LF @ \$19	11,875	Nov. '83
Laterals or house connections			
On site sewage treatment			
Water mains	2229 LF @ \$16.34	36,418	Nov. '83
Fire hydrants	5 ea @ \$1000	5,000	Nov. '83
On site water supply			
Survey monuments			
Street Lights			
Street name signs			
SUB TOTAL		57,193	

Supervision of all installations (should normally not exceed 4% of subtotal) \$2,287.00


TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 59,480.00

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.

ATTEST:


 Richard F. Samson,
 Assistant Secretary

HORIZON PARTNERSHIP, LTD.
 By: Victorio Investment Company, Ltd.
 By: The Victorio Company


 Signature of Subdivider
 George L. Thorn, Vice President
 (If corporation, to be signed by President and attested to by Secretary, together with the corporate seal.)

Date: 4-3-82

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: Aug. 24, 1982

February 26, 1982

Grand Junction City Council
City Hall
Grand Junction, Colorado 81501

RE: The Park On Horizon Drive, Filing #1

Gentlemen:

This letter is to serve as our guarantee for the timely construction of the improvement, as required for The Park On Horizon Drive, Filing #1. The undersigned hereby warrants that it will not request a building permit on a specific parcel within The Park On Horizon Drive, Filing #1 development, until such time as the improvements on that parcel are complete and accepted by the appropriate entities, or a bond in the amount of the not already completed and accepted cost of any improvements is placed with the building department.

Sincerely,

Horizon Partnership, Ltd.
By Victorio Investment Company, Ltd.,
By The Victorio Company



George L. Thorn
Vice President

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