KAR83NTH

DESTRUCTION DATE: NONE

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TYPE OF RECORD: PERMANENT CATEGORY OF RECORD: DEVELOPMENT IMPROVEMENTS AGREEMENT NAME OF APPLICANT OR DEVELOPER: MARK KAREUS PROJECT/SUBDIVISION: NORTH AVENUE WEST COMMERCIAL SUBDIVISION LOCATION: 25 ½ ROAD AND HIGHWAY 6 AND 50 PARCEL NO.: 2945-151-00-109 FILE NO.: #79-80 CITY DEPARTMENT: COMMUNITY DEVELOPMENT YEAR: 1983 EXPIRATION DATE: NONE In re: North Avenue West Commercial Subdivision - 25½ Road & Highway 6 & 50 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 <u>North Avenue West Commercial Subdivision</u> date <u>December</u> 19_83, 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.

-	Quantity and	Noit Grata	Estimated Cost	Estimated Completion
Improvements	_			Date
Street grading	3,060 c.y.	0\$ 2.00	\$ 6,120.00	<u>October</u> 1984
Street base	1,631 c.y.	@\$ 11.00	17,941.00	
Street paving	<u>400 ton</u>	@\$_30.00	12,000.00	
Curbs and Gutters	604 ft.	@\$ 6.00	3,624.00	
Sidewalks	<u>293 ft.</u>	@\$ 8.00	2,344.00	
Storm Sewer facilities	60_ft.	@\$ 24.00	1,440.00	
Sanitary sewers -manholes	2 ea	@\$ 450.00	900.00	·
Mains	256 ft.	@\$ 4.20	1,075.20	
Laterals or house connections	120 ft.	@\$ 2,50	300.00	
On-site sewage treatment	n/a			·
Water mains	1,298 ft.	@\$ 7.50	9,735.00	
Fire hydrants	<u>1 ea</u>	@\$1300.00	1,300.00	
On-site water supply	n/a			
Survey monuments		\$ 200.00	200.00	
Street lights	<u>2 ea.</u>	@\$_600.00	1,200.00	
Street name signs	4 ea.	@\$ 100.00	400.00	
SUB TOTAL			\$ 58,579.20	

Supervision of all installations (should normally not exceed 4% of subtota: \$2,343.17

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ __60,922.37_

The above improvements will be constructed in accordance with the specific: tions and requirements of the City or appropriate utility agency and in accordance with detailed construction plans based on the City Council approplan 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.

gnature of s subdivider

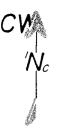
(If corporation, to be signed by Presidand attested to by Secretary, together with the corporate seal.)

Date: <u>December 30 1983</u>.

I have reviewed the estimated costs and time schedule shown above and base on the plan layouts submitted to date and the current costs of constructio I take no exception to the above.

Date: _____19____

City Engineer



COLORADO WEST ASSOCIATES INC. 303 245-2767

ENGINEERING • SURVEYING • PLANNING 835 Colorado Avenue Grand Junction, Colorado 81501

February 10, 1984

Janet Stephens City Planning Department Grand Junction, Colorado 81501

Re: North Avenue West Subdivision

Dear Janet:

The developers of North Avenue West Subdivision have agreed to install an 8" water line from the existing line on the North side of U. S. Highway 6 & 50 and loop it to an existing 6" water line near the Southeast corner of North Avenue West Subdivision. This water line construction will provide an adequate water supply and the fire flow that Chief Painter agreed to.

In return an agreement will be signed by the City of Grand Junction and the developers allowing the developers to recover a part of the cost of construction of this water line. The recovery will be at the time of future extension or when someone else connects to the line.

This agreement was confirmed today between Mr. Jim Patterson, Grand Junction Director of Public Works and Mr. Mark Kareus and Mr. Jack Rottman of Turtle Enterprises.

I believe this is the last hurdle to be overcome and this item should remain on the consent agenda for City Council hearing.

Yours very truly,

William & Ryde-

William G. Ryden, P. L. S.

cc: Turtle Enterprises WGR/1r RECEIVED GRAND JUNCTION PLANNING DEPARTMENT FEB 10 1984

E Augthing on Query for this POA. in 1980 It was in 1980 Jule #19-80 2. t t. g



of the real property olorado, and describe as:

appoint the City Clerk s my/our attorney in fact tition to provide for of the cost of curb, ving of:

in boundary.

abutting the property or determined as being assessable against the property at such time as the Clerk may determine and without conterpetition by me/us. It is understood by me/us that there will be no participation by the City in any costs of the required improvements.

This power shall be covenant running with the land and shall not expire at my/our death(s).

Dated this $3C^{\pm}$ day of STATE OF COLORADO) SS: COUNTY OF On the <u>Both</u> day of <u>December</u>, 1 Power of Attorney was acknowledged before my by: . 1983, the foregoing EU97 My notarial commission expires: 5-8-84 Witness my hand and official seal.

Notary public

olorado Hue.

Subertion, CO. 81501

835

In re: North Avenue West Commercial Subdivision 'E. of 2512 Rd, SW. of Huy 6350 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 <u>North Avenue West Commercial Subdivision</u> date <u>March 3</u> 1982, 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	Completion
Street grading	9,300 s.y. @ \$1.50	\$ 6,200.00	August, 1983
Street base	4,500 s.y. @ \$15.00	67,500.00	
Street paving	8,260 s.y. @ \$6.75	55,755.00	11
Curbs and Gutters	3,644 1.f. @ \$6.50	23,686.00	<u>u</u>
Sidewalks	2,304 1.f. @ \$4.00	9,216.00	11
Storm Sewer facilities	1,190 1.f. 24"RCP @ \$	0 35,700.00	li
Sanitary sewers M.H.	8 @ \$1,200.00	9,600.00	81
Mains 8"	1,259 1.f. @ \$15.50	19,514.50	£1
Laterals or house connections			
On-site sewage treatment			
Water mains 8"	4,525 1.f. @ \$18.00	81,450.00	
Fire hydrants	6 @ \$1,250.00	7,500.00	
On-site water supply			
Survey monuments	۰ 		
Street lights			· · · · · · · · · · · · · · · · · · ·
Street name signs	· · · · · · · · · · · · · · · · · · ·		
SUB TOTAL		\$316,121.50	

Supervision of all installations (should normally not exceed 4% of subtotal) \$12,600.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 328,721.50

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 approv 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.

Mark Karens/Ha.W. Signature of subdivider

Estimated

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

Date: <u>april 1982</u>.

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.

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