

LAR75HRZ

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: Karl O. Larson

PROJECT/SUBDIVISION: HORIZON PARK PLAZA

LOCATION: HORIZON DRIVE

PARCEL NO.: 2701-361-26-002, 026, 029, 027
2701-364-26-035, 012, 013, 014, 034

FILE NO.: C58-74 #14-77

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1975

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

MESA COUNTY BOARD OF COUNTY COMMISSIONERS

SUBDIVISION IMPROVEMENTS AGREEMENT

STATE OF COLORADO, COUNTY OF MESA
RECORDED AT 10:20 A.M. MAY 2 1975
RECORDATION NO. 1086785 EARL SAWYER, RECORDER

237159

Prior to the County Commissioners' endorsement of the Record Plat of any subdivision, a duplicate original of this type of agreement must be filed with the County Commissioners. A signed copy of such an agreement must also be filed with the county (including a performance guarantee in a form satisfactory to the County Attorney equal to the amount of the total estimated improvements).

Estimated construction costs shall be reviewed by the County official having the most direct involvement in the subject improvements.

In re: HORIZON PARK PLAZA Mesa County Colorado
Name of Subdivision Location

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of _____, dated _____, 19 _____, the following improvements to county standards:

Improvements	Unit	Estimated Construction Cost	Construction Completion Date
Street grading			
Street base			
Street paving	L.S.	\$33,000.00	June 1975
Turbs			
Sidewalks N/A			
Storm sewer Facilities	L.S.	1,000.00	
Sanitary Sewers			
Trunk Lines	L.S.	11,600.00	June 1975
Mains			
Laterals or House Connections	L.S.	2,000.00	June 1975
On-site Sewage Facilities N/A			
Water Mains N/A			
On-site Water Supply N/A			
Fire Hydrants			
Street Monuments	7	200.00	June 1975
Street Lights N/A			
Street Name Signs	2	50.00	July 1975
Survey Monument Boxes	1	50.00	June 1975
SUB TOTAL		\$47,900.00	1975

Supervision of all installations (should normally not exceed 4% of subtotal) \$1,100.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$49,000.00

Time 10:20 Book 1036 Page 163 #1000/05

MAY 2 1975

SUBDIVISION IMPROVEMENTS AGREEMENT

(continued)

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

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

Deputy Engineer
R. J. Bonds
Harold O. Larson

Signature of Subdivider

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

Dated: April 15, 19 75.

ACCEPTANCE

Approved by resolution of the Mesa County Commissioners
at the meeting of April 30, 19 75.

Harold O. Larson

Signature of Authorized Office of County

at 10:20 o'clock A M and recorded
In Book 1036 Page 163
EARL SAWYER, County Clerk & Recorder
By _____ Deputy

MAY 2 1975

STATE OF COLORADO }
County of MESA } ss
I hereby certify that this instrument was
Filed for record

Earl Sawyer
INDEXED 21 27
1086785

400



Recorded by owner

RELEASE FROM IMPROVEMENTS AGREEMENT/GUARANTEE

Development Name Horizon Park Plaza File # 14-77

Location NE of Horizon Dr and I-70

THE FOLLOWING SIGNATURES INDICATE ACCEPTANCE OF IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT. ONLY AN AUTHORIZED REPRESENTATIVE OF THE ENTITIES LISTED BELOW MAY SIGN THIS DOCUMENT.

CITY ENGINEER

J. Don Newton
Signature & Date

J. Don Newton, City Engineer
Print Name & Title

WATER (NON-CITY)

N.A. - Not included on Agreement
Signature & Date

Print Name & Title

CITY UTILITIES MANAGER

Gregory C. Venable 9/21/92
Signature & Date

Gregory C. Venable
Print Name & Title

IRRIGATION

Irrigation systems must be signed off by a professional engineer.

I have personally inspected the completed system. It has been properly designed and installed and is fully operational.

FIRE DEPARTMENT

NA - Not included on Agreement
Signature & Date

Print Name & Title

NA - Not included on Agreement
Signature & Date

Print Name & P.E. Number

DRAINAGE

See City sign-off
Signature & Date

Print Name & Title

P.E. Stamp

I hereby certify that the improvements required by the Improvements Agreement recorded in the records of the County Clerk and Recorder of the County of Mesa, Colorado, in Book _____, at pages _____ and supported by the Improvements Guarantee recorded in Book _____, at pages _____ have been completed and accepted by the above signatures.

In accordance with the provisions of the Grand Junction Zoning and Development Code, the above referenced agreement and guarantee are hereby released.

O.K. Kathleen M. Porter
Planner
9/22/92

Jany Tu 9/22/92
Signature & Date
Director of Planning

RELEASE OF IMPROVEMENTS AGREEMENT & GUARANTEE

Grand Junction Community Development Department

FILE # C58-74 #14-77

Book 2275 PAGE 31

This memorandum relates to a certain recorded Improvements Agreement and Guarantee dated May 2, 1975, and recording at Book 1036, Page 163&164 of the land records of Mesa County, Colorado, by and between _____ (Developer) and the City of Grand Junction (City) pertaining to Horizon Park Plaza (Project).

Legal Description: Horizon Park Plaza, as recorded in Book 11, Page 145
Mesa County Clerk & Recorder

1775966 0107PM 10/29/96
MONIKA TODD CLK&REC MESA COUNTY CO

Whereas, Developer has installed and constructed certain public and private improvements at and for the Project, which completion was guaranteed by the execution of an Improvements Agreement and Guarantee, and

Whereas, the City of Grand Junction and all other agencies possessing regulatory authority over the Project and/or the improvements have inspected the improvements and have accepted the same,

NOW THEREFORE, officials of the City of Grand Junction and other officials duly representing their agencies, possessing and representing by their signatures, affixed thereto, that they possess sufficient authority to accept improvements and release the portion of the guarantee pertaining to the improvements under their jurisdiction, do accept, sign and release said improvements agreement and guarantee.

CITY OF GRAND JUNCTION:

By: [Signature] 10-29-96
City Engineer Date
[Signature] 10-29-96
City Utilities Manager Date
NA
Fire Marshall Date

UTE WATER:

By: NA
Date

GRAND JUNCTION DRAINAGE:

By: NA
Date

In accordance with the above signatures, I hereby certify that the Improvements Agreement & Guarantee and the recording evidencing the agreement and guarantee, at Book 1036, Page 163-4 of the Mesa County land records, have been completed and accepted and in accordance with the provisions of the Grand Junction Zoning and Development Code are hereby released, subject to the required warranty period.

[Signature] 10/29/96
Director of Community Development Date

The foregoing instrument was executed before me this 29th day of October, 1996 by Katherine M. Portner, Director of Community Development for the City of Grand Junction, Colorado.

Witness my hand & official seal.

[Signature]
Notary Public
My commission expires Sept. 30, 1997

