

MAT83NST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: LARRY D. MATTISON AND
CRAIG W. SONGER

PROJECT/SUBDIVISION: NORTH STAR SUBDIVISION, BLOCK 1
LOTS 1,2,3,4,5,7 & 8 AND BLOCK 2 - LOTS 1-12

LOCATION	PARCEL NO.
<u>BLOCK 1</u>	
572 28 RD LOT 1 -	BLK 1 - 2943-072-23-009
574 28 RD LOT 3 -	BLK 1 - 2943-072-23-003
2803 BOOKCLIFF LOT 4 -	BLK 1 - 2943-072-23-004
573 CINDY ANN LOT 5 -	BLK 1 - 2943-072-23-005
569 ½ CINDY ANN LOT 7 -	BLK 1 - 2943-072-23-007
569 CINDY ANN LOT 8 -	BLK 1 - 2943-072-23-008
<u>BLOCK 2</u>	
2802 BOOKCLIFF LOT 1 -	BLK 2 - 2943-072-24-014
2802 ½ BOOKCLIFF LOT 2 -	BLK 2 - 2943-072-24-013
2804 BOOKCLIFF LOT 3 -	BLK 2 - 2943-072-24-015
2804 ½ BOOKCLIFF LOT 4 -	BLK 2 - 2943-072-24-004
2806 BOOKCLIFF LOT 5 -	BLK 2 - 2943-072-24-005
2806 ½ BOOKCLIFF LOT 6 -	BLK 2 - 2943-072-24-006
2806 ¾ BOOKCLIFF LOT 7 -	BLK 2 - 2943-072-24-007
572 ½ CINDY ANN LOT 8 -	BLK 2 - 2943-072-24-008
572 CINDY ANN LOT 9 -	BLK 2 - 2943-072-24-009
570 CINDY ANN LOT 10 -	BLK 2 - 2943-072-24-010
568 ½ CINDY ANN LOT 11 -	BLK 2 - 2943-072-24-011
268 CINDY ANN LOT 12 -	BLK 2 - 2943-072-24-012

FILE NO.: 1983-0009

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1983

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: North Star Subdivision, Northeast of 28 Road and Walnut Avenue
 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 _____ 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
Street grading	875 C.Y. @ \$2.50	\$ 2,190.00	March 1985
Street base	583 C.Y. @ \$14.00	8,160.00	"
Street paving	1,870 S.Y. @ \$3.25	6,080.00	"
Curbs and Gutters			
Sidewalks	1,050 L.F. @ \$8.00	8,400.00	"
Storm Sewer facilities			
Sanitary sewers	720 L.F. @ \$12.00	8,640.00	"
Manholes	5 Ea. @ \$750.00	3,750.00	"
Laterals or house connections	11 Ea. @ \$150.00	1,650.00	"
On-site sewage treatment	N/A		
Water mains	550 L.F. @ \$15.00	8,250.00	"
Fire hydrants	2 Ea. @ \$1,200.00	2,400.00	"
On-site water supply	N/A		
Survey monuments	N/A		
Street lights	N/A		
Street name signs	2 Ea. @ \$75.00	150.00	"
SUB TOTAL		\$49,670.00	

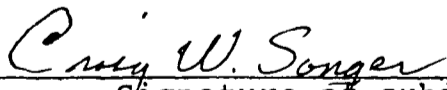
1329682
 JUN 10 1983 E. SAWYER, CLERK REC

BOOK 1438 PAGE 544

Supervision of all installations (should normally not exceed 4% of subtotal \$2,000.00)

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 51,670.00

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 approval 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: May 24, 19 83.

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



 City Engineer

Date: May 24 19 83

PLANNING & ZONING DEPARTMENT
CITY OF GRAND JUNCTION, COLORADO

May 26, 1983

City of Grand Junction
City Hall
Grand Junction, CO 81501

Guarantee of improvements as per Improvements Agreement as required for North Star Subdivision. The undersigned hereby guarantee not to request building permits within North Star Subdivision until such times as improvements are complete and a release from Improvements Agreement and Improvements Guarantee has been obtained.

Passy D. Mattson
owner signature

Craig W. Sange
owner signature

RECEIVED
CITY OF GRAND JUNCTION
PLANNING & ZONING DEPARTMENT
MAY 27 1983

First National Bank-North

in Grand Junction

The Better Bankers.SM

June 15, 1983

City of Grand Junction
250 North 5th
Grand Junction, Colorado 81501

This letter is to verify that Larry D. Mattison and Craig W. Songer have secured a loan in the amount of \$105,000.00 for the improvement of Lots 1,3,4,5,7 and 8 in Block 1 and Lots 1 through 12 in Block 2 of the North Star Subdivision.

The \$105,000.00 is to finance the construction of the improvements within the subdivision which are required by the City of Grand Junction Subdivision Regulations.

The \$105,000.00 is to be disbursed by the First National Bank-North in Grand Junction only for the above items upon receipt and approval of properly authorized bills.

In the event that Mattison and Songer should not complete the improvements, the First National Bank-North in Grand Junction agrees that all available funds not disbursed will be applied toward the completion of the project.

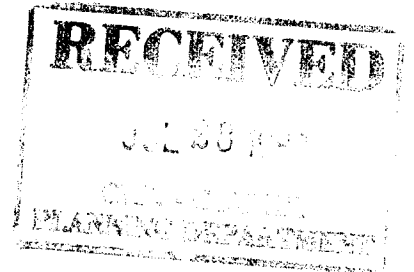
This letter is effective until March 24, 1984.

Sincerely,

Dennis Simon

Dennis Simon
Vice President

DS/mf





RELEASE FROM IMPROVEMENTS AGREEMENT/GUARANTEE

Development Name NORTHSTAR SUBDIVISION File # _____

Location _____

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 8-14-89
Signature & Date
J. Don Newton City Engineer
Print Name & Title

WATER (NON-CITY)

Signature & Date

Print Name & Title

CITY UTILITIES MANAGER

Gregory O. Traion 8/14/89
Signature & Date
GREGORY O. TRAIOR
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

Billy D. Smith EMS/Hazmat Coord
Signature & Date
Billy D. Smith EMS/Hazmat Coord
Print Name & Title

See attached letter.

Signature & Date

Print Name & P.E. Number

DRAINAGE

J. Don Newton
Signature & Date
J. Don Newton, City Engineer
Print Name & Title

P.E. Stamp

Fruitvale Water & Sanitation

Arthur E. Crawford
Arthur E. Crawford, Dist Mgr.

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 1438, at pages 544 and supported by the Improvements Guarantee recorded in Book 1438, at pages 545 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.

Karl H. Wagner
Signature & Date
Director of Planning