

P&D82CCW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: PLANNERS & DEVELOPERS LTD

PROJECT/SUBDIVISION: REPLAT OF LOT 1, BLOCK 5, CROSSROADS COLORADO WEST
FILING NO. 2

LOCATION: 2701, 2703, 2705 CROSSROADS BLVD. (W OF 27 ROAD, GRAND JUNCTION

PARCEL NO.: 2701-362-36-011
2701-362-36-012
2701-362-36-015
2701-362-36-016
2701-361-36-019

FILE NO.: C2-80 (COUNTY FILE ORIGINALLY)

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1982

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

PLANNERS & DEVELOPERS LTD.



1298810 08:25 AM B1384 P0323
JUL 30 1982 E.SAWYER,CLK&REC MESA CITY,CO

March 31, 1982

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

Guarantee of Improvements as per Improvements Agreement as required for the Replat of Lot 1, Block 5, Crossroads Colorado West Filing No. Two.

The undersigned hereby guarantee not to request building permits within the Replat of Lot 1, Block 5, Crossroads Colorado West Filing No. Two until such time as improvements are complete and a release from Improvements Agreement and Improvements Guarantee has been obtained.

Planners and Developers Ltd.
A Colorado Corporation

By: William E. Foster
PRES.

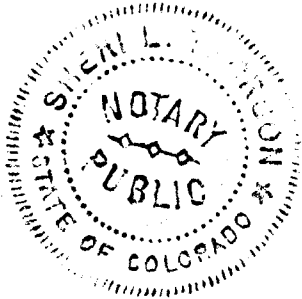
State of Colorado)
County of Mesa)

The foregoing instrument was acknowledged before me this

21st day of June A.D., 1982 by William E. Foster, President

Witness my hand and official seal.

My commission expires: August 21, 1982 . Shawn L. Thorson
Notary Public





2784 Crossroads Blvd., P.O. Box 2163, Grand Junction, Co. 81501 Phone (303) 242-3517

December 22, 1981

Board of County Commissioners
Mesa County Courthouse
% City-County Development Department
P.O. Box 897
Grand Junction, Colorado 81502

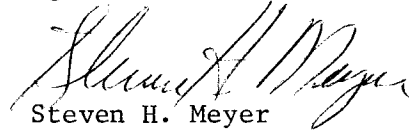
Lady & Gentlemen:

In regard to Crossroads Colorado West, Filing No. Two, we respectfully request release from the Improvements Agreements and Guarantees.

The construction for the project is now complete to the best of our knowledge.

Sincerely,

C.B.W. Builders, Inc.
agent for Planners & Developers Ltd


Steven H. Meyer
Project Engineer

SHM/br



CBW IS A FRANCHISED DEALER FOR BUTLER BUILDING SYSTEMS

THIS EASEMENT is made and entered into by and between the WALKER FIELD, COLORADO, PUBLIC AIRPORT AUTHORITY, a body corporate and politic and constituting a political subdivision of the State of Colorado, hereinafter called GRANTEE, and Planners and Developers, Ltd., a Colorado corporation

hereinafter, GRANTOR;

WHEREAS, Grantee is the owner and operator of Walker Field Airport situated in the County of Mesa, State of Colorado, and in close proximity to the land of Grantor, and Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about said airport; and

WHEREAS, Grantor is the owner in fee simple of that certain parcel of land situated in the County of Mesa, State of Colorado, to wit: Replat of Lot 1, Block 5, Crossroads Colorado West, filing No. Two.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, for himself, his heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way appurtenant to Walker Field Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device known or hereafter invented, used or designed for navigation or flight in the air) by whomsoever owned and operated, in the navigable airspace above the surface of Grantor's Property to an infinite height above said Grantor's property, together with the right to cause in said airspace such noise and vibrations, smoke, fumes, glare, dust, fuel particles and all other effects that may be caused by the normal operation of aircraft landing at or taking off from or operating at or on said Walker Field Airport, and Grantor hereby waives, remises and releases any right or cause of action which Grantor now has or which Grantor may have in the future against Grantee, its successors and assigns, due to such noise, vibrations, smoke, fumes, glare, dust, fuel particles caused by the normal operation of such aircraft.

FURTHER, Grantor hereby covenants, for and during the life of this easement, that Grantor:

(a) shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends into navigable airspace required for use of said airport runway surfaces; (Navigable airspace is defined for the purpose of this instrument as airspace at and above the minimum flight altitudes, including take off and landing, as prescribed in Federal Aviation Administration Federal Air Regulations Part 91, and as such regulations are amended.)

(b) shall not hereafter use or permit or suffer use of said land in such a manner as to create electrical or electronic interference with radio communication or radar operation between the installation upon Walker Field Airport and aircraft, or to make it difficult for flyers to distinguish between airport lights and others or to result in glare in the eyes of flyers using the said airport, or to impair visibility in the vicinity of the airport, or otherwise to endanger the landing, taking off or maneuvering of aircraft.

SIGNATURE FORM FOR RELEASE FROM IMPROVEMENTS AGREEMENT AND GUARANTEE

Crossroads Colorado West, Filing No. Two
Subdivision Name

Planners & Developers Ltd
Petitioner

Northwest of Horizon Drive & I-70
Common Location

% C.B.W. Builders, Inc.
P.O. Box 2163, Grand Junction, CO 81502
Address

File Number

242-3517
Phone Number

A request has been made for release from Improvements Agreement and Guarantee for the above item. Please indicate if improvements have been completed to required specifications.

****COUNTY ROAD DEPARTMENT**

Accepted _____ Signature _____ Date _____

**** UTE WATER**

Accepted yes Signature Don George Date Jan 30-1981

**** CITY SEWER**

Accepted yes Signature Bm Chief Wes Ranta Date 1-4-82

**** GRAND JUNCTION FIRE**

Accepted _____ Signature _____ Date _____

**** IRRIGATION**

Accepted _____ Signature _____ Date _____
 by a Professional Engineer

**** GRAND JUNCTION CITY ENGINEER**

Accepted yes Signature Ronald P. Rich Date 1-21-82

**** GRAND JUNCTION For TRANSPORTATION ENGINEER**

Accepted yes Signature Ronald P. Rich Date 1-21-82

**** GRAND JUNCTION CITY PARK/RECREATION**

Accepted _____ Signature _____ Date _____

**** OTHER**

Accepted _____ Signature _____ Date _____