

PDC8125R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: PERSIGO DEVELOPMENT CORPORATION

PROJECT/SUBDIVISION: TROLLEYGATE VILLAGE

LOCATION: SE CORNER, INTERSECTION OF 25 & G ROAD

PARCEL NO.: 2945-041-00-001

FILE NO.: 1981-0063

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1981

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: TrolleyGate Village, southeast side of intersection of 25 & G Roads
 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 TrolleyGate Village, Phase V date 7-28 1983, 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	Lump sum	2,600	
Street base	1,200 S.Y.	5,900	
Street paving	960 S.Y.	4,320	
Curbs and Gutters	600 L.F.	3,000	
Sidewalks	600 L.F.	4,800	
Storm Sewer facilities	Lump sum	16,500	
Sanitary sewers			
Mains	2,200 L.F.	26,400	
Laterals or house connections	600	5,400	
On-site sewage treatment			
Water mains	3,000 L.F.	33,000	
Fire hydrants	8 ea.	9,600	
On-site water supply			
Survey monuments	4	900	
Street lights			
Street name signs	2 ea.	250	
SUB TOTAL		112,670	

*LC for 375 L.F. on 25 Road @\$65.00 L.F.

5% open space fee - negotiating refundable

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

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 116,670.00

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 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.

~~Secretary~~, Persigo Development Corporation
 by M. Raymond Painter, President

[Handwritten Signature]
 Signature of subdivider

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

Date: 8-1 1983

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.

Date: 8-1 1983

 City Engineer

BUILDING PERMIT GUARANTEE FORM

Date July 29, 1983

City of Grand Junction
559 White Avenue - Room 60
Grand Junction, Colorado 81501

Guarantee of Improvements as Per Improvements Agreement as required
for Persigo Development Corporation. The undersigned
name of development

hereby guarantee not to request building permits within _____
Persigo Development Corporation until such time as improvements
name of development

are complete and a release from Improvements Agreement and
Improvements Guarantee has been obtained.

Owners' Signatures:

Robert E. Hiron _____

PWS Investments
by M. Ray Painter _____

M. Ray Painter, M.D. _____

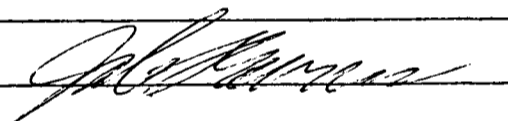
Samuel T. Haupt _____

George S. Kyler _____

James R. Sullivan _____

Lois G. Lashbrook _____

John L. Cavness _____



CONTRACTORS/DEVELOPERS

303-241-1650

July 28, 1983

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

FROM: Persigo Development Corporation, TrolleyGate Village, Revised Final,
Phase I

RE: 25 Road Improvements, Letter of Credit

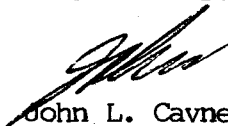
Attn: Bob Golden

Bob,

The attached letter of credit for the 25 Road improvements that we discussed will be executed in some variation of the attached form. We could not complete the items before August 1, due to the lack of owners' signatures, vacations, etc., but we will supply the letter of credit as soon as possible.

The guarantee will be for 375 L.F. @\$65.00 per lineal foot as we discussed in the pre-application meeting.

Respectfully,



John L. Cavness, Agent for
Persigo Development Corporation

Attachment: Example of letter of credit

JLC:wk