

REW82FAL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: ROBERT REWINKLE

PROJECT/SUBDIVISION: THE FALLS, FILING 3: EXCLUDING
BLOCK SEVEN THEREOF

LOCATION: SOUTHEAST CORNER OF F ROAD AND 28 ¼
ROAD

PARCEL NO.: 2943-072-17-036 (PARENT PARCEL)

FILE NO.: 1982-50

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1982

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

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 FEB 08, 1983 E.SAWYER, CLK&REC MESA CTY, CO

In re: The Falls Filing No. Three Southeast Corner of F Road and 28-1/4 Road
 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 The Falls Filing No. Three date February 7, 1983, the name of subdivision

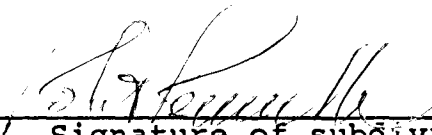
following improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

| Improvements | Quantity and Unit Costs | Estimated Cost | Estimated Completion Date |
|------------------------------------------------------------|-------------------------|---------------------|---------------------------|
| Street grading | 5,400 C.Y. @ \$1.20 | \$ 6,480.00 | Feb. 1984 |
| Street base | 2,700 C.Y. @ \$14.00 | 37,800.00 | " |
| Street paving | 5,145 S.Y. @ \$3.50 | 18,007.50 | " |
| Curbs and Gutters | 2,775 L.F. @ \$5.00 | 13,875.00 | " |
| Sidewalks | 2,425 L.F. @ \$7.50 | 18,187.00 | " |
| Storm Sewer facilities | L.S. | 9,310.00 | " |
| Sanitary sewers Manholes | 10 Ea. @ \$600.00 | 6,000.00 | " |
| Mains | 1,975 L.F. @ \$5.25 | 10,368.75 | " |
| Laterals or house connections | 640 L.F. @ \$3.00 | 1,920.00 | " |
| Lift Station & Appurt. On-site sewage treatment | L.S. | 32,700.00 | " |
| Water mains & Appurt. | 1,575 L.F. @ \$12.00 | 18,900.00 | " |
| Fire hydrants | 6 Ea. @ \$1,000.00 | 6,000.00 | |
| On-site water supply | N/A | | |
| Survey monuments | N/A | | |
| Street lights | N/A | | |
| Street name signs | 8 Ea. @ \$100.00 | 800.00 | " |
| SUB TOTAL | | \$180,348.25 | |

Supervision of all installations (should normally not exceed 4% of subtotal)
\$7,213.93

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 187,562.18

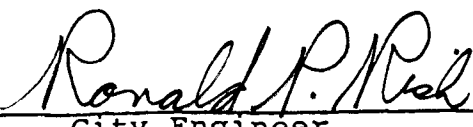
The above improvements will be constructed in accordance with the specifications and requirements of the City or appropriate utility agency and in accordance with detailed construction plans based on the City Council approved plan and submitted to the City Engineer for review and approval prior to start 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.


 Signature of subdivider

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

Date: February 7 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.


 City Engineer

Date: Feb. 8 1983

Date: July 1, 1982

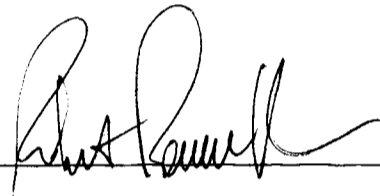
Grand Junction City Council
559 White Avenue
Grand Junction, CO 81501

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FEB 08 1983 E.SAWYER, CLK&REC MESA CTY, CO
BOOK 1414 PAGE 587

GUARANTEE OF PUBLIC IMPROVEMENTS for The Falls, Filing 3; EXCLUDING
Block Seven (7) Thereof.

The undersigned hereby guarantees not to request building permits within said subdivision until such time as required public improvements as listed on the Subdivision Improvements Agreement are installed for each lot.

It is understood that this guarantee can be replaced with a guarantee from a lending institution acceptable to the Grand Junction City Council.

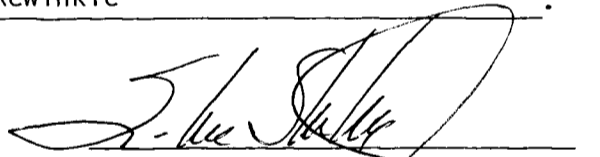


STATE OF)
)
COUNTY OF MESA)

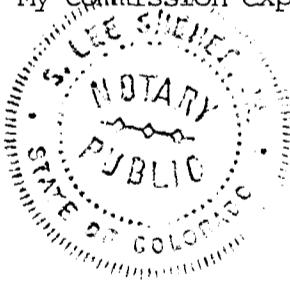
The foregoing instrument was acknowledged before me this 8th day of February A.D., 1983 by Robert L. Rewinkle

Witness my hand and official seal.

My commission expires: September 10, 1985



Notary Public
726 Colorado Avenue
Grand Junction, Colo 81501





RELEASE FROM IMPROVEMENTS AGREEMENT/GUARANTEE

Development Name The Falls Filing #3 File # 2-92

Location Southeast corner of F Road and 28 1/4 Road

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

WATER (NON-CITY)

J. Don Newton 9-28-93
Signature & Date

Charles Smith 10-6-93
Signature & Date

J. Don Newton, City Engineer
Print Name & Title

CHARLES SMITH REPRESENTATIVE WTR WATER
Print Name & Title

CITY UTILITIES MANAGER

IRRIGATION

Greg Brown 10/5/93
Signature & Date

Irrigation systems must be signed off by a professional engineer.

UTILITY MANAGER
Print Name & Title

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

FIRE DEPARTMENT

George Bennett 10-1-93
Signature & Date

Not included in Improvements Agreement
Signature & Date

George Bennett, Fire Prevention Officer
Print Name & Title

Print Name & P.E. Number

DRAINAGE

P.E. Stamp

Not included in Improvements Agreement
Signature & Date

Print Name & Title

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 1414, at pages 586 and supported by the Improvements Guarantee recorded in Book 1414, at pages 587 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.

Larry T... 10/6/93
Signature & Date
Director of Planning