

WEL82285

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: W. C. WELLS

PROJECT/SUBDIVISION: VILLA SAN MARCOS

LOCATION: 517 28 ½ ROAD, GRAND JUNCTION

PARCEL NO.: 2943-073-34-001

FILE NO.: 66-81

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1982

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: Villa San Marcos 517 28¹/₂ Road location
 Name of subdivision or other improvement

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of Villa San Marcos date April 28, 19 82, 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			
Street base			
Street paving			
Curbs and Gutters			
Sidewalks			
Storm Sewer facilities			
Sanitary sewers			
Mains			
Laterals or house connections			
On-site sewage treatment			
Water mains			
Fire hydrants	(1) @ \$6,500.00	\$6,500.00	10-15-82
On-site water supply			
Survey monuments			
Street lights			
Street name signs			
SUB TOTAL		\$6,500.00	

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

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 6,500.00

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 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.

W. C. Wells
 Signature of subdivider

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

Date: April 28, 19 82

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: _____ 19 _____

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: Villa San Marcos 517 28¹/₂ Rd.
 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	} 3813 sq. ft. @ \$1.20 sq. ft.	4385.00	
Street base			
Street paving			
Curbs and Gutters	} 186 Lin. ft.	3361.00	
Sidewalks			
Storm Sewer facilities			
Sanitary sewers			
Mains			
Laterals or house connections			
On-site sewage treatment			
Water mains			
Fire hydrants		3175.00	
On-site water supply			
Survey monuments			
Street lights			
Street name signs			
SUB TOTAL		10,921.00	

RECEIVED MESA COUNTY
 DEVELOPMENT DEPARTMENT
 SEP 08 1982

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

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 10,921.00

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 approve 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.

By: Alan P. Chamberlain
 Signature of subdivider

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

Date: Sept. 8 1982.

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: _____ 19____

Chamberlain

CONSTRUCTION INC.
IMPROVEMENT GUARANTEE

April 28, 1982

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

This letter is to certify that William C. Wells, partner in Wells Enterprises maintains current deposits in excess of Six thousand five hundred and no/100 dollars (\$6500.00) for the improvement of Villa San Marcos.

The \$6500.00 is to finance the construction of the improvements within the subdivision Plan which are required by the City of Grand Junction zoning and Subdivision Regulations.

A minimum balance of \$6500.00 will be maintained for the sole purpose and will be used only for the completion of the required public improvements.

WELLS ENTERPRISES
BY: *W. C. Wells*
(partner)