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TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: DAVID L. WOOD

PROJECT/SUBDIVISION: CORONA DEL RAY - A REPLAT OF LOT 15
AND LOTS 1 THROUGH 10 INCLUSIVE OF EL CORONA SUBDIVISION

LOCATION: 2650 EL CORONA DR. - 2945-121-01-033
2646 EL CORONA DR. - 2945-121-01-034
2636 EL CORONA DR. - 2945-121-01-035
2630 EL CORONA DR. - 2945-121-01-036
2620 EL CORONA DR. - 2945-121-01-037
2618 EL CORONA DR. - 2945-121-01-038
2610 EL CORONA DR. - 2945-121-01-039
2608 EL CORONA DR. - 2945-121-01-040
2554 EL CORONA DR. - 2945-121-01-041
2548 EL CORONA DR. - 2945-121-01-042
2540 EL CORONA DR. - 2945-121-01-043
2536 EL CORONA DR. - 2945-121-01-044
2526 EL CORONA DR. - 2945-121-01-045
2520 EL CORONA DR. - 2945-121-01-046
2516 EL CORONA DR. - 2945-121-01-047
2510 EL CORONA DR. - 2945-121-01-048
2502 EL CORONA DR. - 2945-121-01-049
2647 EL CORONA DR. - 2945-121-01-050
2633 EL CORONA DR. - 2945-121-01-051
2621 EL CORONA DR. - 2945-121-01-052
2611 EL CORONA DR. - 2945-121-01-053
2555 EL CORONA DR. - 2945-121-01-054
2541 EL CORONA DR. - 2945-121-01-055
2537 EL CORONA DR. - 2945-121-01-056
2521 EL CORONA DR. - 2945-121-01-057
2531 EL CORONA DR. - 2945-121-01-058

FILE NO.: 1990-009

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1990

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CITY GRAND JUNCTION IMPROVEMENT AGREEMENT

RE: Mission Viejo Corona Del Ray (LAW) Patterson Road and El Corona Drive
 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 Corona Del Ray date 1990, the following improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

BOOK 1796 PAGE 400

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street Grading	1000 yd ³ @ 1.95	1950.00	1 year from recording of plat
Street Base	1316 tons @ 9.00	11,844.00	" "
Street Paving	506 ton @ 27.25	13,778.50	" "
Curbs and Gutters	1490 LF @ 14.75	21,977.50	" "
Sidewalks			
Storm Sewer Facilities	Retention Basin,		
Sanitary Sewers	Drop Inlet, &		
Main	Piping: L.S.	2900.00	" "
Laterals/House Connections	32 water, 32 sewer =		
On-site Sewage Treatment	64 @ 238.00	15,232.00	" "
Water Mains	N/A		
Fire Hydrants	1 @ 2000.00	2000.00	" "
On-site Water Supply	N/A		
Survey Monuments	4 @ 50.00	200.00	" "
Street Lights	3 @ 264.67	794.01	" "
Street Name Signs	1 @ 100.00	100.00	
Construction Administration	N/A		
Utility Relocation Costs			
Design Costs		5000.00	
SUB TOTAL		75,776.01	

Supervision of all installations (should not normally exceed 4% of subtotal) 3031.04

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION: \$ 78,807.05

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 the subdivision plat.

David L. Ward
 Signature of Subdivider

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

1547226 09:58 AM 07/24/90
 MESA CO. CLK & REC MESA COUNTY CO

DATE: April 25 1990

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.

J. Don Newton 4-25-90
 City Engineer

RELEASE OF IMPROVEMENTS AGREEMENT & GUARANTEE
Grand Junction Community Development Department

FILE #

Book 2173 PAGE 816

This memorandum relates to a certain recorded Improvements Agreement and Guarantee dated JULY 24 1970, and recording at Book 1796, Page 400 of the land records of Mesa County, Colorado, by and between DAVID L WOOD (Developer) and the City of Grand Junction (City) pertaining to CORONA DEL REY SUBDIVISION (9-90) (Project).

Whereas, Developer has installed and constructed certain public and private improvements at and for the Project, which completion was guaranteed by the execution of an Improvements Agreement and Guarantee, and

Whereas, the City of Grand Junction and all other agencies possessing regulatory authority over the Project and/or the improvements have inspected the improvements and have accepted the same,

NOW THEREFORE, officials of the City of Grand Junction and other officials duly representing their agencies, possessing and representing by their signatures, affixed thereto, that they possess sufficient authority to accept improvements and release the portion of the guarantee pertaining to the improvements under their jurisdiction, do accept, sign and release said improvements agreement and guarantee.

CITY OF GRAND JUNCTION:

By:	<u>[Signature]</u>	<u>9-19-95</u>
	City Engineer	Date
	<u>[Signature]</u>	<u>9-19-95</u>
	City Utilities Manager	Date
	_____	_____
	Fire Marshall	Date

UTE WATER:

By: NA _____
Date

GRAND JUNCTION DRAINAGE:

By: NA _____
Date

In accordance with the above signatures, I hereby certify that the Improvements Agreement & Guarantee and the recording evidencing the agreement and guarantee, at Book 1796, Page 400 of the Mesa County land records, have been completed and accepted and in accordance with the provisions of the Grand Junction Zoning and Development Code are hereby released.

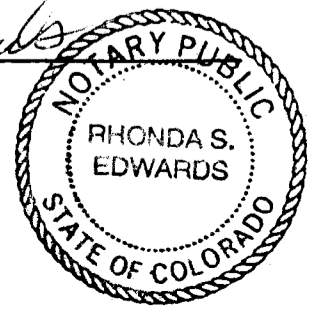
SN [Signature] 9/19/95
Director of Community Development Date

The foregoing instrument was executed before me this 19th day of September, 1995 by Larry Timm, Director of Community Development for the City of Grand Junction, Colorado.

Witness my hand & official seal.

[Signature]
Notary Public

My commission expires 9-20-97



BUILDING PERMIT GUARANTEE FORM

Date March 2, 1990

TO: City of Grand Junction
250 NORTH 5th
Grand Junction, CO 81501

Guarantee of Improvements as Per Improvements Agreement as required for _____

Corona Del Rey
Mission Viejo (LAW) name of development

request building permits within Mission Viejo Corona Del Rey (LAW)
name of development

until such time as improvements are complete and a release from the Improvements Agreement and Improvements Guarantee has been obtained.

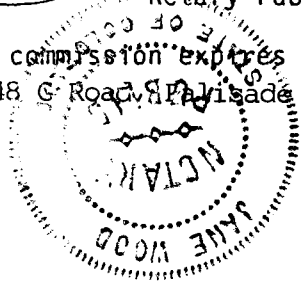
[Signature]
owner signature

[Signature]
owner signature

Subscribed to before me this 5th
day of March 19 90
in the County of Mesa and
State of Colorado.

[Signature]
Notary Public

My commission expires 7-31-90
3548 G Road, Palisade CO 81526



BOOK 1796 PAGE 399

1547225 09:58 AM 07/24/90
MESA CO.CLK & REC MESA COUNTY CO

Corona Del Rey

(LAW
7-20-90)

~~Mission Viejo~~, a replat of Lot 15 and Lots 1 through 10 inclusive of El Corna Subdivision has been reviewed and found acceptable by the Utilities Coordinating Committee on May 9, 1990.

Dick Miller

~~Ed Miller~~, Chair

Dick Miller