

ZAR81HOR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEVELOPMENT IMPROVEMENTS AGREEMENT (CUP)

NAME OF APPLICANT OR DEVELOPER: Z&Z, INC., AUTO SERVICE CENTER

PROJECT/SUBDIVISION: FIRE HYDRANTS

LOCATION: 748 HORIZON DRIVE, GRAND JUNCTION

PARCEL NO.: 2701-364-00-025

FILE NO.: 1981-#97

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1981

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: ZEZ INC AUTO SERVICE CENTER 748 HORIZON DR  
 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 ZEZ INC AUTO SERVICE CENTER date NOV 3 1981, 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      2000.00	2000	JAN 15-82
On-site water supply			
Survey monuments			
Street lights			
Street name signs			
SUB TOTAL			

Supervision of all installations (should normally not exceed 4% of subtotal)  
160.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 4,160.00

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.

ZEZ INC AUTO SERVICE CENTER  
Robert L. Purdy (pres) president  
 Signature of subdivider

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

Date: Nov 3<sup>rd</sup> 1981.

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\_\_\_\_

BUILDING PERMIT GUARANTEE

Date November 3, 1981

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

Guarantee of Improvements as Per Improvements Agreement as required for Z&Z  
Inc., Auto Service Center. The undersigned

hereby guarantee not to request building permits within Z&Z Inc., Auto

Service Center until such time as improvements are com-

plete and a release from Improvements Agreement and Improvements Guarantee

has been obtained.

  
purchasers signature