

**DEVELOPMENT IMPROVEMENTS AGREEMENT**

Planning File *SS-2010-133*

1. **Parties:** The parties to this Development Improvements Agreement ("Agreement") are *RICHARD SCHOENAAFT* ("Developer") and the **City of Grand Junction, Colorado** ("City").

For valuable consideration, the receipt and adequacy of which is acknowledged, the Parties agree as follows:

2. **Effective Date:** The Effective Date of the Agreement shall be the date that it is signed by the Public Works & Planning Director, which shall be no sooner than recordation of the final plat or final plan approval whichever first occurs.

**RECITALS**

The Developer seeks permission to develop property, described on Exhibit A attached and incorporated by this reference ("the Property" or "Property"). The Property, known as *LOT 1, THREE PINES HILL SUBDIVISION* has been reviewed and approved under Planning file number: *SS-2010-133* ("Development" or "the Development").

The City seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements to the Property and limiting the harmful effects of substandard development.

A further purpose of this Agreement is to protect the City from the cost of completing necessary improvements itself; this Agreement is not executed for the benefit of materialmen, laborers or others providing work, services or material to the Developer and/or the Property or for the benefit of the owner(s), purchaser(s) or user(s) of the Property.

The mutual promises, covenants and obligations contained in this Agreement are authorized by state law, the Colorado Constitution and City's land development ordinances and regulations.

**DEVELOPER'S OBLIGATION**

3. **Improvements:** The Developer shall design, construct and install, at its own expense, those on-site and off-site improvements listed on Exhibit B attached and incorporated by this reference ("Improvements" or "the Improvements").

3a. On and after the Effective Date of this Agreement the Developer agrees to pay the City for its Administration and Inspection of the Development. The hourly rate for those services is \$45.00/hour. Administration and Inspection includes but is not limited to the time expended by the City's planner, engineer, construction inspector and attorney in directing, advising, correcting and enforcing by means other than litigation, this agreement and/or the approved development plan. Making disbursements and calling/collecting Guarantees are Administration and Inspection services and shall be charged at \$45.00/hour. See, paragraph 19 concerning attorneys'/ litigation fees.

3b. The scope of this project is such that the City may have to engage independent consultants(s) to adequately provide inspection services; Developer agrees to pay such costs, in addition to all others for which Developer is responsible hereunder.

3c. The Developer's obligation to complete the Improvements is and shall be independent of any obligations of the City contained herein.

4. **Security:** To secure the performance of its obligations under this Agreement the Developer shall supply a guarantee. The Developer is required to post security in an amount of \$ ~~11,604.00~~ <sup>11,604.00</sup> (120% of the amount for the Improvements) in a form and with terms acceptable to the City ("Guarantee"). The Guarantee shall be in the form of a cash deposit made to the City, a letter of credit or a disbursement agreement in a form and with content approved by the City Attorney. The Guarantee specific to this Agreement is attached as Exhibit C and is incorporated by this reference as if fully set forth.

**Select one:**

5. **Standards:** The Developer shall construct the Improvements according to the City's standards and specifications.

6. **Warranty:** The Developer shall warrant the Improvements for one year following Acceptance by the City. "Warrant" or "Warranty" as used herein means the Developer shall take such steps and incur such costs as may be needed so that the Improvements or any portion or phase thereof as repaired and/or replaced, shall comply with the Development's construction plans and/or site plan, City standards and specifications at the end of the warranty period. The Developer shall warrant each repaired and/or replaced Improvement or any portion or phase thereof for one year following Acceptance of such repair and/or replacement.

6a. Upon Acceptance the Developer shall provide a Maintenance Guarantee in an amount of \$ ~~11,604.00~~ <sup>1,934</sup> (Line G2, Exhibit B, City Security).

6b. The Maintenance Guarantee shall be secured by a letter of credit, cash escrow or other form acceptable to the City.

7. **Commencement, Completion and Abandonment Periods:** The Developer shall commence work on the Improvements within 30 days from the Effective Date of this Agreement; that date is known as the "Commencement Date."

7a. The Developer shall complete the Improvements by the end of the twelfth month from the Effective Date of this Agreement; that date is known as the "Completion Date."

7b. The Developer shall not cease construction for any period of more than 60 consecutive days. If construction is ceased for 60 or more consecutive days the Director may deem the Development abandoned ("the Abandonment Period").

7c. The Commencement date and the Completion Date are as follows:

**Commencement Date:** 9-23-2011

**Completion Date:** 9-23-2012

8. **Compliance with Law:** The Developer shall comply with all applicable federal, state and local laws, ordinances and regulations when fulfilling its obligations under their Agreement. When necessary to protect the public health, safety or welfare, the Developer shall be subject to laws, ordinances and regulations that become effective after the Effective Date.

9. **Notice of Defect:** The Developer by and through his/her/its engineer shall provide timely written notice to the issuer of the Guarantee and the Director when the Developer and/or his/her/its engineer has knowledge, that an Improvement or any part or portion of any Improvement either does not conform to City standards or is otherwise defective.

9a. The Developer shall correct all non-conforming construction and/or defects within thirty (30) days from the issuance of the notice by his/her/its engineer of a/the defect.

10. **Acceptance of Improvements:** The City shall not accept and/or approve any or all of the Improvements until the Developer presents a document or documents for the benefit of the City showing that the Developer owns the Improvements in fee simple, or as accepted by the City Attorney, and that there are no liens, encumbrances or other restrictions on the Improvements other than those that have been accepted by the City Attorney.

10a. Approval and/or acceptance of any Improvement(s) does not constitute a waiver by the City of any right(s) that it may have on account of any defect in or failure of the Improvement that is detected or which occurs after approval and/or acceptance.

10b. Acceptance by the City shall only occur when the City Engineer, sends a writing to such effect ("Acceptance").

11. **Reduction of Security:** Upon Acceptance of any Improvement(s) the amount which the City is entitled to draw on the Guarantee shall be reduced by an amount of \$ 9,670<sup>00</sup> (Line G1, Exhibit B, Total Improvement Costs).

11a. At the written request of the Developer, the City shall execute a certificate verifying Acceptance of the Improvement and thereafter waiving its right to draw on the Guarantee to the extent of such amount. A Developer in default under this Agreement has no right to such certification.

12. **Use of Proceeds:** The City shall use funds deposited with it, drawn or guaranteed pursuant to this Agreement only for the purpose of completing the Improvements or correcting defects in or failure of the Improvements or paying Administration and Inspection fees.

13. **Events of Default:** The following conditions, occurrences or actions shall constitute

a default by the Developer:

13a. Developer's failure to complete each portion of the Improvements on or before the Completion Date;

13b. Developer's failure to demonstrate reasonable intent to correct defective construction of any Improvements within the applicable warranty period;

13c. Developer's insolvency, the appointment of a receiver for the Developer or the filing of a voluntary or involuntary petition in bankruptcy respecting the Developer. In such event the City may immediately declare a default without prior notification to the Developer;

13d. Notification to the City, by any lender with a lien on the Property, of a default by Developer on any obligation to such lender. In such event, the City may immediately declare a default without prior notification to the Developer.

13e. With regard to the Property or any portion thereof: initiation of any foreclosure action regarding any lien or encumbrance; or initiation of mechanics lien(s) procedure(s); or assignment or conveyance of the Property in lieu of foreclosure. In such event the City may immediately declare a default without prior notification to the Developer.

13f. Notification to the City from the bank issuing the Guarantee that it will not renew the Guarantee at a time when security is still required hereunder and no substitute collateral acceptable to the City has been provided by the Developer.

13g. Except as provided, the City may not declare a default until written notice has been sent to the Developer at the address shown in the development file. Notice is and shall be deemed effective two calendar days after mailing thereof by first class United States mail, postage prepaid.

**14. Measure of Damages:** The measure of damages for breach of this Agreement by the Developer shall be the reasonable cost of satisfactorily completing the Improvements, plus reasonable expenses. Expenses may include but are not limited to contracting costs, collection costs and the value of planning, engineering, legal and administrative staff time devoted to the collection/completion of the Improvements. For Improvements upon which construction has not begun, the estimated costs of the Improvements as shown on Exhibit B shall be *prima facie* evidence of the minimum cost of completion; however, the maximum amount of the Developer's liability shall not be established by that amount or the amount of the Guarantee.

**15. City's Rights Upon Default:** When any event of default occurs, the City may draw on the Guarantee or proceed to collect any other security to the extent of the face amount of the Guarantee less eighty percent (80%) of the estimated cost (as shown on Exhibit B) of all Improvements for which the City has given its Acceptance and no warranty work is reasonably required. The City may also exercise its rights to disbursement of loan proceeds or other funds under the City Improvements disbursement agreement.

15a. The City shall have the right to complete Improvements itself or it may contract with a third party for completion.

15b. The Developer grants to the City, its successors, assigns, agents, contractors and employees, a nonexclusive right and easement to enter the Property for the purposes of constructing, reconstructing, maintaining, inspecting and repairing the Improvements.

15c. The City may assign the proceeds of the Guarantee or other funds or assets that it may receive in accordance with this Agreement to a subsequent developer or lender that has acquired the Property by purchase, foreclosure or otherwise.

15d. That developer or lender shall then have the same rights of completion as the City if and only if the subsequent developer or lender agrees in writing to complete or correct the Improvements and provides to the City reasonable security for that obligation.

15e. These remedies are cumulative in nature and are in addition to any other remedies the City has at law or in equity.

**16. Indemnification:** The Developer expressly agrees to indemnify and hold the City, its officers, employees, agents and assigns ("City") harmless from and against all claims, costs and liabilities of every kind and nature, for injury or damage received or sustained by any person or entity in connection with or on account of the performance or non-performance of work at the Property and/or the Improvements and/or the Development that is being done pursuant to this Agreement.

16a. The Developer further agrees to aid and defend the City in the event that the City and/or the Improvements is named as a defendant in an action concerning the performance of work pursuant to this Agreement except for a suit wherein the Developer states claim(s) against the City.

16b. The Developer is not an agent, partner, joint venturer or employee of the City.

**17. No Waiver:** No waiver of any provision of this Agreement by the City shall be deemed or constitute a waiver of any other provision nor shall it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both the City and the Developer; nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The City's failure to exercise any right under this Agreement shall not constitute the approval of any wrongful or other act by the Developer or the acceptance of any Improvement.

**18. Amendment or Modification:** The parties to this Agreement may amend or modify this Agreement only by written instrument executed on behalf of the City by the City Manager or his designee and by the Developer or his/her/its authorized officer. Such amendment or modification shall be properly notarized before it may be deemed effective.

**19. Attorney's Fees:** Should either party be required to resort to litigation to enforce the terms of this Agreement, the prevailing party, plaintiff or defendant, shall be entitled to

costs, including reasonable attorney's fees and expert witness fees, from the opposing party. The City shall be entitled to claim the value of its in-house attorneys at the rate of \$125.00 per hour. If relief is awarded to both parties the attorney's fees may be equitably divided between the parties by the decision maker.

**20. Vested Rights:** This Agreement does not guarantee, represent or certify that the Developer is entitled to any other approval(s) required by the City, before the Developer is entitled to commence development beyond the scope of this Agreement or to transfer ownership of the Property being developed.

**21. Integration:** This Agreement, together with the exhibits and attachments thereto constitutes the entire Agreement between the parties. No statement(s), promise(s) or inducements(s) that is/are not contained in this Agreement shall be binding on the parties.

**22. Third Party Rights:** No person or entity who or which is not a party to this Agreement shall have any right of action under or be a beneficiary of this Agreement.

**23. Time:** For the purpose of computing the Abandonment Period and Commencement and Dates, such times in which war, civil disasters or acts of God occurs or exist shall not be included if such prevents the Developer or City from performing its obligations under the Agreement. The Developer must notify the City in writing if/when it asserts impossibility of performance under this paragraph. The City may reject the Developer's assertion, if it finds, in writing that the condition(s) that the Developer asserts do not exist.

**24. Severability:** If any part, term or provision of this Agreement is held by a court of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or unenforceability shall not affect the validity of any other part, term or provision. The rights of the parties shall be construed as if the part, term or provision was never part of the Agreement.

**25. Benefits:** The benefits of this Agreement to the Developer are personal and may not be assigned without the express written approval of the City. Such approval may not be unreasonably withheld but any unapproved assignment is void.

**25a.** Notwithstanding the foregoing, the burdens of this Agreement are personal obligations of the Developer and also shall be binding on the heirs, successors and assigns of the Developer and shall be a covenant(s) running with the Property.

**25b.** There is no prohibition on the right of the City to assign its rights under this Agreement.

**25c.** Upon written request from the Developer the City shall expressly release the original Developer's Guarantee and/or contract obligations if it accepts new security from any developer or lender who obtains the Property, however, no other act of the City shall constitute a release of the original Developer from his liability under this Agreement.

**25d.** When the City has issued its Acceptance regarding the Improvements, the City agrees to state the same in writing, with appropriate acknowledgments.

25e. The City shall sign a release only after all warranty periods, as extended by litigation, repair or alteration work, have expired.

26. **Notice:** Any notice required or permitted by this Agreement shall be deemed effective two calendar days after deposit with the United States Postal Service, first class, postage prepaid and addressed as follows:

If to Developer:	<i>RICHARD SCHOENRADT</i>	Name/Developer/Company
	<i>560 HALL AVE</i>	Address (Street and Mailing)
	<i>6J, CO 81501</i>	Address (continued)
	<i>970-260-7577</i>	City, State & Zip Code
	<i>970-241-3053</i>	Telephone Number
	<i>rschoenradt@gmail.com</i>	Fax Number
		E-mail Address

If to City: Office of the City Attorney  
250 North 5th Street  
Grand Junction, CO 81501

CC: Public Works & Planning Department  
250 North 5th Street  
Grand Junction, CO 81501

27. **Recordation:** Developer shall pay the costs to record a memorandum of this Agreement (Exhibit D) in the records of the Mesa County Clerk and Recorder's Office. The Developer may, at his/her/its option record the entire agreement.

28. **Immunity:** Nothing contained in this Agreement constitutes a waiver of the City's sovereign or other immunity under any applicable law.

29. **Personal Jurisdiction and Venue:** Personal jurisdiction and venue for any action commenced by either party to this Agreement whether arising out of or relating to the Agreement, the Guarantee, the Maintenance Guarantee or any action based arising out of or under this Agreement shall be deemed to be proper only if such action is commenced in Mesa County, Colorado.

29a. The Developer expressly waives his/her/its right to bring such action in or to remove such action to any other court whether state or federal.

30. **Liability before Acceptance:** The City shall have no responsibility or liability with respect to any street or other Improvement(s), notwithstanding the use of the same by the public, unless the street or other Improvement shall have received Acceptance by the City.


30a. If the City allows a street to be constructed in stages, the Developer of the first one-half street opened for traffic shall construct the adjacent curb, gutter and sidewalk in the standard location and shall construct the required width of pavement from the edge of gutter on the side of the street nearest the property to enable an initial two-way traffic operation without on-street parking.

30b. Developer shall also construct and pay for end-transitions, intersection paving, drainage facilities and adjustments to existing utilities necessary to open the street to traffic.

30c. The City shall not issue its written Acceptance with regard to any Improvement(s) including any street, storm drainage facility, sewer, water facility or other required Improvement(s), until the Developer:

- (i) furnishes to the City Engineer as-built drawings in reproducible form, blue line stamped and sealed by a professional engineer and in computer disk form and copies of results of all construction control tests required by City specification;
- (ii) provides written evidence to the City Engineer under signature of a qualified expert that the earth, soils, lands and surfaces upon in and under which the Improvement(s) have been constructed or which are necessary for the Improvements are free from toxic, hazardous and other regulated substances or materials;
- (iii) provides written evidence to the City Attorney that the title to lands underlying the Improvements are free and clear from all liens and encumbrances, except those items and encumbrances which may be approved in writing by the City Attorney; and
- (iv) provides written evidence, certified by the Developer's engineer, that the work was systematically inspected and tested and that the materials and the compaction of the materials that are required to be compacted, were in conformance with City-approved plans and specifications.

By: *RICHARD SCHOENRAOT*

  
Developer's Signature 10/4/11  
Date

Developer's Name:

Corporate Attest:

N/A

\_\_\_\_\_  
Name Date

City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

  
Public Works & Planning Dept. 10.4.11  
Date



Type legal description below.

**EXHIBIT A**

LOT 1 , THREE PINES HILL SUBDIVISION

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
<b>E1.</b>	<b>IRRIGATION</b>				
1	Connect to Existing Pipe	LS			\$ -
2	" Irrigation Pipe	LF			\$ -
3	" Irrigation Pipe	LF			\$ -
4	Fittings and Valves	LS			\$ -
5	Services	EA			\$ -
6	Pump System and Concrete Vault	LS			\$ -
7	Irrigation Structure	EA			\$ -
8	Vacuum Relief and/or Air Release Valve	EA			\$ -
<b>E2.</b>	<b>LANDSCAPING</b>				
1	Design/Architecture	LS			\$ -
2	Earthwork	CY			\$ -
3	Hardscape Features	LS			\$ -
4	Plant Material & Planting	LS			\$ -
5	Irrigation System	LS			\$ -
6	Curbing	LF			\$ -
7	Retaining Walls & Structures	LS			\$ -
8	1 Year Maintenance Agrmnt.	LS			\$ -
9	Topsoil				\$ -
					\$ -
					\$ -
<b>Subtotal Part E - Landscaping and Irrigation</b>					<b>\$ -</b>

## EXHIBIT B IMPROVEMENTS COST ESTIMATE

DATE: 10/4/11  
 DEVELOPMENT NAME: THREE PINES HILL SUB  
 LOCATION: 2585 FY2 RD, GJ, CO 81505  
 PRINTED NAME OF PERSON PREPARING: RICHARD SCHOENMAYR

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
<b>A. SANITARY SEWER</b>					
1	" PVC Sanitary Sewer Main	LF			\$ -
2	" PVC Sanitary Sewer Main	LF			\$ -
3	" PVC Sanitary Sewer Main	LF			\$ -
4	Sewer services	EA or LF			\$ -
5	Sanitary Sewer Manhole	EA			\$ -
6	Sanitary Sewer Drop Manhole	EA			\$ -
7	Connection to Existing Manhole	EA			\$ -
8	Concrete Encasement	LF			\$ -
					\$ -
					\$ -
<b>Subtotal Part A Sanitary Sewer</b>					<b>\$ -</b>
<b>B. DOMESTIC WATER</b>					
1	" PVC Water Main	LF			\$ -
2	" PVC Water Main	LF			\$ -
3	" PVC Water Main	LF			\$ -
4	" Gatevalve	EA			\$ -
5	" Gatevalve	EA			\$ -
6	" Gatevalve	EA			\$ -
7	Water Services	EA or LF			\$ -
8	Connect to Existing Water Line	EA	<b>SEE ATTACHED</b>		<b>\$ 96.70 .00</b>
9	Fire Hydrant with Valve	EA	<b>END</b>		\$ -
10	Utility Adjustments	EA			\$ -
11	Blowoff	EA			\$ -
					\$ -
					\$ -
					\$ -
<b>Subtotal Part B - Domestic Water</b>					<b>\$ -</b>

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
<b>C1.</b>	<b>STREETS</b>				
1	" PVC Utility/Irrigation sleeves	LF			\$ -
2	" PVC Utility/Irrigation sleeves	LF			\$ -
3	Reconditioning	SY			\$ -
4	Aggregate Base Course (Class 3	TN			\$ -
5	Aggregate Base Course (Class 6) ( " Compacted Thickness)	SY			\$ -
6	Aggregate Base Course (Class 6) ( " Compacted Thickness)	SY			\$ -
7	Hot Bituminous Paving, Grading ( " thick)	SY			\$ -
8	Hot Bituminous Paving, Grading ( " thick)	SY			\$ -
9	Hot Bituminous Paving, Patching ( " Thick)	SY			\$ -
10	Geotextile	SY			\$ -
11	Concrete Curb ( " Wide by " High	LF			\$ -
12	Concrete Curb and Gutter (2' wide	LF			\$ -
13	Concrete Curb and Gutter (1.5' wide	LF			\$ -
14	Monolithic, Vertical Curb, Gutter and Sidewalk ( ' Wide)	LF			\$ -
15	Drive Over Curb, Gutter, and Sidewalk ( Wide)				\$ -
16	Concrete Sidewalk ( ' Wide)	LF			\$ -
17	Concrete Gutter and Driveway Section ( " Thick)	SY			\$ -
18	Concrete Drainage Pan ( ' Wide, " Thick)	LF			\$ -
19	Concrete Corner Fille	SY			\$ -
20	Concrete Curb Ramp	SY			\$ -
21	Complete Concrete Corner	SY			\$ -
22	Concrete Driveway ( " Thick	SY			\$ -
23	Driveway/Concrete Repair	SY			\$ -
24	Retaining Walls	LF			\$ -
25	Street Signs	EA			\$ -
26	Striping (New, Remove/Replace)	LF			\$ -
27	Street Lights	EA			\$ -
28	Signal Construction or Reconstruction	LS			\$ -
29	Flowable Fill	CY			\$ -
30	Sleeves, " , " PVC	LF			\$ -
					\$ -
					\$ -

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
<b>C2.</b>	<b>BRIDGES</b>				
					\$ -
1	Box Culvert Pre-Cast	LS			\$ -
2	Box Culvert Cast-in-Place	LS			\$ -
3	Wingwalls	LS			\$ -
4	Parapet Wall	LS			\$ -
5	Railing (handrail, guardrail)	LS			\$ -
					\$ -
					\$ -
<b>Subtotal Part C - Streets and Bridges</b>					<b>\$ -</b>
<b>D1.</b>	<b>EARTHWORK</b>				
1	Mobilization	LS			\$ -
2	Clearing and Grubbing	AC or LS			\$ -
3	Unclassified Excavator	CY			\$ -
4	Unclassified Embankment	CY			\$ -
5	Silt Fence	LF			\$ -
6	Watering (Dust Control)	AC or LS			\$ -
<b>D2.</b>	<b>REMOVALS AND RESETTING</b>				
1	Removal of Asphalt	SY			\$ -
2	Removal of Miscellaneous Concrete	SY			\$ -
3	Remove Curb and Gutter	LF			\$ -
4	Removal of Culverts	LF			\$ -
5	Remove Structures	EA			\$ -
6	Remove Signs	EA			\$ -
7	Remove Fence	LF			\$ -
8	Adjust Manhole	EA			\$ -
9	Adjust Valvebox	EA			\$ -
10	Relocate or Adjust Utilities	LS			\$ -
<b>D3.</b>	<b>SEEDING AND SOIL RETENTION</b>				
1	Sod	SY			\$ -
2	Seeding (Native)	SY or AC			\$ -
3	Seeding (Bluegrass/Lawn)	SY or AC			\$ -
4	Hydraulic Seed and Mulching	SY or AC			\$ -
5	Soil Retention Blanket	SY			\$ -

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
<b>D4. STORM DRAINAGE FACILITIES</b>					
1	Finish Grading (incl. Channels, Swales, and Ponds)	CY			\$ -
2	" Storm Drain Pipe	LF			\$ -
3	" Storm Drain Pipe	LF			\$ -
4	" Storm Drain Pipe	LF			\$ -
5	" Storm Drain Pipe	LF			\$ -
6	" Storm Drain Pipe	LF			\$ -
7	" Flared End Sector	EA			\$ -
8	" Flared End Sector	EA			\$ -
9	48" Storm Drain Manhole	EA			\$ -
10	60" Storm Drain Manhole	EA			\$ -
11	72" Storm Drain Manhole	EA			\$ -
12	Manhole with Box Base	EA			\$ -
13	Connection to Existing MH	EA			\$ -
14	Single Curb Opening Storm Drain Inlet	EA			\$ -
15	Double Curb Opening Storm Drain Inlet	EA			\$ -
16	Area Storm Drain Inlet	EA			\$ -
17	Detention Area Outlet structure	EA			\$ -
18	Rip-Rap D <sub>50</sub> = ____"	CY			\$ -
19	Sidewalk Trough Drain	EA			\$ -
20	Pump Systems including Electrical	LS			\$ -
<b>Subtotal Part D - Grading and Drainage</b>					<b>\$ -</b>

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
<b>F.</b>	<b>Miscellaneous Items</b>				
1	Construction staking/surveying	%	2.00%	\$ -	
2	Developer's inspection cost	%		\$ -	
3	General construction supervsn	%		\$ -	
4	Quality control testing	%	2.00%	\$ -	
5	Construction traffic control	%		\$ -	
6	City inspection fees	%	0.50%	\$ -	
7	As-builts	%	2.00%	\$ -	
<b>Subtotal Part F - Miscellaneous Items</b>					<b>\$ -</b>

% = Percentage of total site construction costs

**COST SUMMARY:**

G1 Total Improvement Costs  
 G2 City Security (20%)

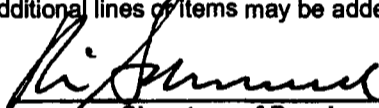
\$9670.<sup>00</sup>  
 \$1934.<sup>00</sup>

**Total Guarantee Amount**

\$11604.<sup>00</sup>

**NOTES**

1. All prices shall be for items complete in place and accepted.
2. All pipe prices shall include excavation, pipe, bedding, backfill, and compaction.
3. Water main shall include pipe, excavation, bedding, backfill, bends, and appurtenances not itemized elsewhere.
4. All concrete items shall include Aggregate Base Course where required by the drawings.
5. Fill in the pipe type for irrigation pipe and sleeves.
6. Reconditioning shall be calculated to at least 6" outside of back of walk on both sides.
7. Units can be changed if desired, simply annotate what is used.
8. Additional lines of items may be added as needed.

  
 \_\_\_\_\_  
 Signature of Developer

10/4/11  
 \_\_\_\_\_  
 Date

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

I have reviewed the estimated costs and time schedule shown above and, based on the construction drawings submitted to date and the current cost of construction, I take no exception to the above.

  
 \_\_\_\_\_  
 City Development Engineer

10-4-11  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Planning Division

10-4-11  
 \_\_\_\_\_  
 Date

### FAX COVER SHEET

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**To:** **From:** "M & M Excavation"  
<m.m.excavation@hotmail.com>  
**Company:** **Date:** 09/28/11 05:59:45 PM  
**Fax Number:** 9702413053 **Pages (Including cover):** 2  
**Re:** Richard Quote

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**Notes:**

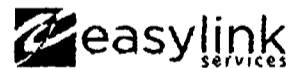
----- Original Message -----

**From:** M & M Excavation  
**To:** 9702413053@fax2mail.com  
**Sent:** Thursday, September 22, 2011 12:08 PM

I have attached updated quote. Material prices have increased quite a bit. Pipe alone increase \$2.72 per foot.

Please let me know if you have any questions.

Thank you,  
Tammy  
M & M Excavation, Inc





M&M Excavation, Inc  
PO Box 174  
Loma, CO 81524  
(970) 858-7169  
866-567-4071 toll free fax  
(970) 985-8197 cell

September 22, 2010

RE: Fire line for 2585 F 1/2 Road, Grand Junction, CO  
Per conversation with Richard on 11/17/2010

**Description of Work**

**Labor, equipment, and materials to install approximately 225 LF of 8" C900 Fire Line and one 5' Bury Ute Water Spec Fire Hydrant. Line to attach to end of existing water line. Pipe and hydrant to be bedded and backfilled with native onsite material.**

As stated in the above specifications, we propose to furnish equipment, labor, and materials for the sum of: Nine Thousand Six Hundred Seventy Dollars. (\$9,670.00).

**Payment schedule as follows:**

50% deposit when contract signed. Balance due upon completion. (Interest and late charge of 10% will accrue from due date. If not paid as scheduled, collection and/or attorney fees to be paid by customer.)

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the proposed estimate. All agreements are subject to any strikes, accidents, or delays beyond the contractor's control. Unless specified above, unpredicted subsurface conditions, de-watering, surveying, private locates, traffic control, ground stabilization, permits, import & export of materials, etc. will be the responsibility of the owner.

Submitted by: \_\_\_\_\_

This proposal may be withdrawn if not accepted within 30 days.

**Acceptance of Proposal**

As stated in the above specifications, the costs, materials and specifications are satisfactory and are hereby accepted. I authorized the contractor to perform the work as specified and payments will be made as summarize above.

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**HOME LOAN  
STATE BANK**

September 23, 2011

City of Grand Junction  
c/o Director of Community Development  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

Irrevocable Letter of Credit No. 2011-2006  
Dated: 9/23/2011  
Expiration: 9/23/2012

Dear Sirs:

We hereby establish our irrevocable Letter of Credit No. 2011-2006 in favor of the City of Grand Junction at the request of and for the account of RICHARD AND THERESA SCHOENRADT in the amount of Ten Thousand & no/100 Dollars (\$10,000.00).

This letter of Credit is subject to the following terms and conditions:

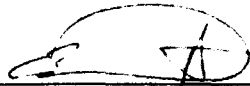
- 1) it is effective upon signature;
- 2) it expires on 9/23/2012 subject to the automatic extensions discussed below;
- 3) this Letter of Credit is available by sight draft(s) drawn and marked "Drawn under Home Loan State Bank Letter of Credit No. 2011-2006 dated 9/23/2011";
- 4) this Letter of Credit is established for the use and benefit of the City of Grand Junction by reason of the Schoenradts being obligated to pay or perform in accordance with the provisions of the Grand Junction Zoning and Development Code;
- 5) the following statement signed by an authorized designee of the City of Grand Junction must accompany the sight draft;
- 6) " \_\_\_\_\_ has failed to comply with the terms, conditions, provisions and requirements of the Grand Junction Zoning and Development Code and/or plans, specifications or agreements relating to the construction of improvements required by the City of Grand Junction. The monies received from this drawing are required to construct those improvements. The City of Grand Junction therefore requests the payment of \$ \_\_\_\_\_."



James D. Hamilton, CEO • Craig N. Springer, President • Dennis King, Vice President  
205 N. 4th Street • P.O. Box 100 • Grand Junction, CO 81502 • www.hlsb.com  
(970) 243-6600 • FAX: (970) 254-0873



- 7) it is a condition of this Letter of Credit that it will be automatically extended for a period of six (6) months from the present or any future expiration date unless: (a) the underlying obligation has been performed, released or satisfied, (b) this Letter of Credit has been called in full or (c) the Bank notifies the City of Grand Junction at 250 N. 5<sup>th</sup> Street Grand Junction CO 81501, by certified mail return receipt requested, at least ninety (90) days prior to such expiration date that we elect not to further extend this Letter of Credit.
- 8) except as stated above no modifications or revocations may be made by the undersigned to this Letter of Credit without the express written approval of the City's Director of Community Development or his designee;
- 9) this Letter of Credit is neither negotiable nor assignable;
- 10) partial drawings are permitted;
- 11) we hereby agree that drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored on due presentation and delivery of documents, which may be done by first class mail, facsimile, in person or by any other reasonable business practice on or prior to the expiration or any extension thereof of this Letter of Credit;
- 12) except as otherwise stated herein, this Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision) and to the extent that it does not conflict with Article 5 of the Uniform Commercial Code of the State of Colorado.



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Eric Daugherty  
Assistant Vice President

# Development Improvements Guarantee Recap Sheet

<b>Check One:</b>	<input checked="" type="checkbox"/> Cash Deposit	<input type="checkbox"/> Letter of Credit (LOC)
	<input type="checkbox"/> Cash Refund	<input type="checkbox"/> LOC Release

<b>Date</b>	October 5, 2011
<b>Project File No.</b>	SS-2010-133
<b>Project Name</b>	Three Pines Hill Subdivision, Lot 1
<b>Project Location</b>	2585 F 1/2 Road
<b>Purpose of DIA</b>	Public & Private Improvements
<b>Payee Name</b>	Richard Schoenrad
<b>Payee Mailing Address</b>	2585 F 1/2 Road
<b>Payee City, State Zip Code</b>	Grand Junction, CO 81505-1426
<b>Payee Telephone No.</b>	(970) 256-1676
<b>DIA Completion Date:</b>	September 23, 2012
<b>Project Planner</b>	Scott Peterson
<b>Project Engineer</b>	Rick Dorris

## ACCOUNTING INFORMATION

CASH				LETTER OF CREDIT			
	AMOUNT	DATE	REFERENCE		AMOUNT	DATE	REFERENCE
DEPOSIT	\$1,604.00	10/05/11	Check #3332	LOC Amount			
Refund	\$0.00						
<b>BALANCE</b>	<b>\$1,604.00</b>			<b>BALANCE</b>			

<b>DIA Cash Fund/Account No.</b>	<b>207-2090</b>
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**RECORDING MEMORANDUM  
Exhibit D**

City of Grand Junction  
Public Works and Planning Department  
File: # SS-2010-133

This memorandum relates to and confirms that certain Development Improvements Agreement and/or Maintenance Guarantee concerning land in Mesa County, Colorado. The Agreement is by and between RICHARD SCHÖENHAUT (Developer) and the City of Grand Junction (City) pertaining to THREE PINES HILL (Project), located at 2585 F 1/2 RD. GT, CO 81506

The Developer of the Project was required by law to install and construct certain public and private improvements, the completion of which was guaranteed by a Development Improvements Agreement and/or Maintenance Guarantee. The Project is required to be constructed in accordance with the approval by the City pursuant to and in accordance with the Zoning and Development Code all as more fully detailed and described in City of Grand Junction development file # SS-2010-133

The Developer and the City of Grand Junction by and through the signatures of the undersigned have determined and agreed to the type, quality and amount of improvements required and/or necessitated by the approval of the Project and that the improvements are guaranteed by and through the Development Improvements Agreement and /or Maintenance Guarantee. Furthermore, the Developer and the City agree that the Development Improvements Agreement and/or Maintenance Guarantee are contractual in nature and that the obligations under the Development Improvements Agreement and/or Maintenance Guarantee shall not be assigned except as provided in the agreement(s).

**By virtue of this notice being recorded in the land records of the Mesa County Clerk and Recorder, subsequent owners and/or those that claim by, through or under the Developer are on notice of the Developer's obligations under the agreement(s).**

NOW THEREFORE, the Developer and an official of the City of Grand Junction, both possessing and representing by their signatures that they possess sufficient authority, do hereby memorialize the relative, rights and obligations contained in the Development Improvement Agreement and/or Maintenance Guarantee herein characterized.

**DEVELOPER:**

By:  10/4/11  
Date

(Print Name) RICHARD SCHÖENHAUT

**CITY OF GRAND JUNCTION:**

In accordance with the above, I hereby certify that the Development Improvement Agreement and/or Maintenance Guarantee are made of record by this memorandum and that the same may be inspected and/or copied at the City of Grand Junction, Public Works & Planning Department, 250 N. 5<sup>th</sup> Street, Grand Junction Colorado.

 10.4.11  
Public Works & Planning Department Date

6/10/2003

# Recording Fee

<b>Date</b>	October 4, 2011
<b>Plan File No.</b>	SS-2010-133
<b>Project Name</b>	Three Pines Hill Subdivision, Lot 1
<b>Project Location</b>	2585 F 1/2 Road
<b>Purpose of DIA</b>	Public & Private Improvements
<b>Payee Name</b>	Richard Schoenradt
<b>Payee Mailing Address</b>	2585 F 1/2 Road
<b>Payee City, State Zip Code</b>	Grand Junction, CO 81505-1426
<b>Payee Telephone No.</b>	970-256-1676
<b>DIA Completion Date</b>	9/23/2012
<b>Project Planner</b>	Scott Peterson
<b>Project Engineer</b>	Rick Dorris

## ACCOUNTING INFORMATION

	AMOUNT	DATE	REFERENCE (Cash or Check)
<b>RECORDING FEE COLLECTED</b>	\$ 22.00	10/04/11	Check #3323
<b>RECORDING FEE FOR RECORDING RECORDING MEMORANDUM</b>	\$ 11.00	10/04/11	
<b>RECORDING FEE FOR RECORDING RELEASE OF RECORDING MEMORANDUM</b>	\$ -		
<b>BALANCE</b>	\$ 11.00		

**Recording Fee Account No.**

**Mesa County Clerk Escrow Account**



**PUBLIC WORKS & PLANNING**

August 22, 2012

Mr. Richard Schoenradt  
2585 F 1/2 Rd  
Grand Junction, CO 81505

**RE: Notice of Final Acceptance**  
**Project Name: Three Pines Hill Subdivision**  
**Plan Number: SS-2010-133**  
**DIA Number: DIA-2011-1137**

The City has conducted an inspection of the Project. The public infrastructure improvements have been found to be in satisfactory condition. All requirements for Final Acceptance of the Project have been fulfilled. The Developer's warranty obligations, for all materials and workmanship, have concluded and are hereby released.

The following public improvements are accepted for future maintenance by the City:

**Public streets:**

N/A. None included in project.

**Storm drainage system:**

N/A. None included in project.

**Water distribution system:**

N/A. All water mains are within Ute Water jurisdiction.

**Sanitary sewer:**

N/A. None included in project.

The City Planner will release the Development Improvements Agreement and any financial security attached to the project.

Sincerely,

A handwritten signature in blue ink that reads "Rick Dorris".

Rick Dorris, PE, CFM  
Development Engineer

EC: Jim Daugherty, Ute Water  
Scott Peterson, Senior Planner  
Mark Barslund, Development Inspector  
Leslie Ankrum, Senior Administrative Assistant

City of Grand Junction  
**Accounts Payable Edit Listing**

Vendor/Remittance Address	Number	Description	Invoice Date	G/L Date	Due Date	Received Date	Confirming EFT G/L Date	Notes	Amounts
5100 - Schoenrad, Richard	Refund2012-08-22	Refund/Three Pines Hill Subdivision DIA security/SS-2010-133	08/21/2012	08/21/2012	08/22/2012	08/20/2012		No	Gross: 1,604.00

**Invoice Department:** 06-630 PW&P, Planning  
 560 Hall Avenue  
 560 Hall Avenue  
 Grand Junction, CO 81501

Check Sort Code:  
 Check Code:  
 Manual Check: No  
 Check Number:

Bank Account: Accounts Payable Clearing  
 Invoice Terms:

Freight: 0.00  
 State Tax: 0.00  
 County Tax: 0.00  
 Local/City Tax: 0.00  
 Discount: 0.00  
 Retainage: 0.00  
 Net Amount: **\$1,604.00**

Detail:	P.O. Number	C/D/F/T/ A/1099	Description	Quantity	U/M	Amount/Unit	Total Amount
		N/N/N/N/N/N	REFUND - Refund/Three Pines Hill Subdivision DIA security/SS-2010-133	1.0000	EA	1,604.0000	1,604.00

G/L Distribution:	G/L Account/Project	Expensed	Unencumbered
	207.2090 ( Transportation Capacity Fund.Deposits Payable)	1,604.00	0.00

Total Invoice Items: 1 Invoice Amount Expensed: \$1,604.00 Invoice Amount Unencumbered: \$0.00

Batch Total Invoices: 2  
 Batch Total Gross: \$1,939.20  
 Batch Total Freight: \$0.00  
 Batch Total State Tax: \$0.00  
 Batch Total County Tax: \$0.00  
 Batch Total Local/City Tax: \$0.00  
 Batch Total Discount: \$0.00  
 Batch Total Retainage: \$0.00  
 Batch Total Net: \$1,939.20  
 Batch Total Unencumbered: \$0.00  
 Grand Total Invoices: 2  
 Grand Total Gross: \$1,939.20  
 Grand Total Freight: \$0.00  
 Grand Total State Tax: \$0.00  
 Grand Total County Tax: \$0.00  
 Grand Total Local/City Tax: \$0.00  
 Grand Total Discount: \$0.00  
 Grand Total Retainage: \$0.00  
 Grand Total Net: \$1,939.20



## Leslie Ankrum - Three Pines Sub DIA

---

**From:** Rick Dorris  
**To:** Leslie Ankrum  
**Date:** 8/20/2012 10:17 AM  
**Subject:** Three Pines Sub DIA  
**CC:** Scott Peterson

---

Leslie,

Please release the DIA and security on this project. It was for installing a fire hydrant and it has been installed and accepted by Ute water. There is no need to do a Maintenance agreement.

Another one off the list!!!!

Thanks,

Rick Dorris, PE, CFM  
Development Engineer  
City of Grand Junction  
250 N. 5th Street  
Grand Junction, CO 81501  
voice 970-256-4034  
fax 970-256-4031  
email: rickdo@gjcity.org

# Development Improvements Guarantee Recap Sheet

<b>Check One:</b>	<input checked="" type="checkbox"/> Cash Deposit	<input type="checkbox"/> Letter of Credit (LOC)
	<input type="checkbox"/> Cash Refund	<input type="checkbox"/> LOC Release

Date	October 5, 2011
Project File No.	SS-2010-133
Project Name	Three Pines Hill Subdivision, Lot 1
Project Location	2585 F 1/2 Road
Purpose of DIA	Public & Private Improvements
Payee Name	Richard Schoenrad
Payee Mailing Address	2585 F 1/2 Road
Payee City, State Zip Code	Grand Junction, CO 81505-1426
Payee Telephone No.	(970) 256-1676
DIA Completion Date:	September 23, 2012
Project Planner	Scott Peterson
Project Engineer	Rick Dorris

## ACCOUNTING INFORMATION

CASH				LETTER OF CREDIT			
	AMOUNT	DATE	REFERENCE		AMOUNT	DATE	REFERENCE
DEPOSIT	\$1,604.00	10/05/11	Check #3332	LOC Amount			
Refund	\$0.00						
BALANCE	\$1,604.00			BALANCE			

DIA Cash Fund/Account No.	207-2090
---------------------------	----------

**RICHARD SCHOENRADT**  
**THERESA SCHOENRADT**  
 PH. 970-256-1676  
 2585 F 1/2 RD  
 GRAND JUNCTION, CO 81505-1426

3332  
82-244/1070

Date 10/4/11

**PAY to the**  
 Order of City of Grand Junction \$ 1604.<sup>00</sup>/<sub>100</sub>  
Sixteen hundred four Dollars

**Bank of Colorado**  
 GRAND JUNCTION, COLORADO • bankofcolorado.com  
 TELEBANK 1.800.295.6879

For DIA security deposit diff. [Signature]

Harland Clark COLONIAL CLASSIC®

### REVENUE RECAP SHEET

DEPARTMENT: Planning TODAY'S DATE: 10/5/11

TICKET # \_\_\_\_\_ thru \_\_\_\_\_ PERIOD COVERED: \_\_\_/\_\_\_/\_\_\_ thru \_\_\_/\_\_\_/\_\_\_

YR	INDEX	FUND	ORGN	ACCT	PRG	ACTVTY	AMOUNT
DESCR: <u>Three Pines Hill Subdivision, lot 1 / DIA Security</u>							
		<u>207</u>		<u>2090</u>			<u>1604.00</u>
DESCR:							
DESCR:							
DESCR:							
DESCR:							
Bank Card Total							
Checks Total							<u>1604.00</u>
Cash Total							
PREPARED BY: <u>[Signature]</u> pg <u>1</u> of <u>1</u>							<b>GRAND TOTAL..</b> <u>1604.00</u>

2012

Other Deposits Payable - DIA

Fund 207 Account 2090

DATE	DIA #	DESCRIPTION	DEBITS	CREDITS	BALANCE
7/10/2007	FP-2006-218	The Brickyard at Wellington			\$12,941.76
3/6/2008	CUP-2006-242	Metro Motors Car Sales 2712 Hwy 50			\$24,138.32
4/8/2009	PFP-2007-030	Crystal Brooke Subdivision/Abstract & Title			\$98,303.63
12/22/2010	PR-2010-80	Home Depot/K-CO, LLC.			\$6,677.84
3/2/2011	SPR-2010-208	Carville's Auto Mart			\$8,796.00
1/6/2012	FP-2007-319	Red Rocks Valley Agreement to DIA			\$105,185.92
3/13/2012	CUP-2011-1281	McDonalds - 1212 North Avenue/King Ventures II, LLC			\$360.00
		Ending DIA Balance as of 12/31/2011			<u>\$152,911.55</u>
		Current DIA Balance			<u><u>\$256,403.47</u></u>

**2012**  
**Other Deposits Payable - DIA**  
**Fund 207 Account 2090**

DATE	DIA #	DESCRIPTION	DEBITS	CREDITS	BALANCE
7/10/2007	FP-2006-218	The Brickyard at Wellington			\$12,941.76
3/6/2008	CUP-2006-242	Metro Motors Car Sales 2712 Hwy 50			\$24,138.32
4/8/2009	PFP-2007-030	Crystal Brooke Subdivision/Abstract & Title			\$98,753.63
12/22/2010	PR-2010-80	Home Depot/K-CO, LLC.			\$6,677.84
3/2/2011	SPR-2010-208	Carville's Auto Mart			\$8,796.00
10/5/2011	SS-2010-133	Three Pines Hill Subivision, Lot 1			\$1,604.00
<b>Ending DIA Balance as of 12/31/2011</b>					<b>\$152,911.55</b>
<b>Ending Balance for 207-2090 Account 12/31/11:</b>					<b>\$152,911.55</b>

**2012 DIA Activity**

1/6/2012	FP-2007-319	Red Rocks Valley Agreement to DIA		\$180,000.00	\$332,911.55
2/28/2012	FP-2007-319	Red Rocks Valley/Red Rocks Real Estate Partners	\$5,890.00		\$327,021.55
3/13/2012	CUP-2011-1281	McDonalds - 1212 North Avenue/King Ventures II, LLC		\$360.00	\$327,381.55
4/4/2012	FP-2007-319	Red Rocks Valley/Red Rocks Real Estate Partners	\$22,626.35		\$304,755.20
4/11/2012	PFP-2007-030	Crystal Brooke Subdivision/Ben Down Excavating, Inc.	\$450.00		\$304,305.20
5/2/2012	FP-2007-319	Red Rocks Valley/Red Rocks Real Estate Partners	\$16,165.20		\$288,140.00
8/15/2012	FP-2007-319	Red Rocks Valley/Red Rocks Real Estate Partners	\$30,132.53		\$258,007.47
8/22/2012	SS-2010-133	Three Pines Hill Subdivision, Lot 1	\$1,604.00		\$256,403.47

August 22, 2012

Home Loan State Bank  
Attn: Mr. Eric Daugherty, Asst Vice President  
PO Box 100  
Grand Junction, CO 81502

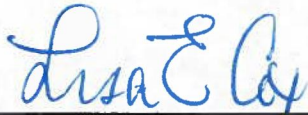
**Re: Cancellation of Letter of Credit Number 2011-2006**  
**Richard and Theresa Schoenradt**  
**Internal Reference: Three Pines Hill Subdivision: SS-2010-133, DIA-2011-1137**

Dear Mr. Daugherty:

Enclosed please find the original Letter of Credit Number **2011-2006** for **Richard and Theresa Schoenradt**. As beneficiary, the City of Grand Junction informs you that the Letter of Credit is being returned to you for cancellation. The letter is being provided at the direction of the Director of Public Works and Planning Department for the City.

If you have any questions, or need additional information, please inform me.

Sincerely,



---

Lisa E. Cox, Planning Manager

Encl. Letter of Credit **2011-2006**

EC: Mark Barslund, Development Inspector  
Scott Peterson, Senior Planner  
Leslie Ankrum, Senior Administrative Assistant  
Rick Dorris, Development Engineer

**Developer:**

Mr. Richard Schoenradt  
2585 F ½ Road  
Grand Junction, CO 81505



**HOME LOAN  
STATE BANK**

September 23, 2011

City of Grand Junction  
c/o Director of Community Development  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

Irrevocable Letter of Credit No. 2011-2006  
Dated: 9/23/2011  
Expiration: 9/23/2012


Dear Sirs:

We hereby establish our irrevocable Letter of Credit No. 2011-2006 in favor of the City of Grand Junction at the request of and for the account of RICHARD AND THERESA SCHOENRADT in the amount of Ten Thousand & no/100 Dollars (\$10,000.00).

This letter of Credit is subject to the following terms and conditions:

- 1) it is effective upon signature;
- 2) it expires on 9/23/2012 subject to the automatic extensions discussed below;
- 3) this Letter of Credit is available by sight draft(s) drawn and marked "Drawn under Home Loan State Bank Letter of Credit No. 2011-2006 dated 9/23/2011";
- 4) this Letter of Credit is established for the use and benefit of the City of Grand Junction by reason of the Schoenradts being obligated to pay or perform in accordance with the provisions of the Grand Junction Zoning and Development Code;
- 5) the following statement signed by an authorized designee of the City of Grand Junction must accompany the sight draft;
- 6) "\_\_\_\_\_ has failed to comply with the terms, conditions, provisions and requirements of the Grand Junction Zoning and Development Code and/or plans, specifications or agreements relating to the construction of improvements required by the City of Grand Junction. The monies received from this drawing are required to construct those improvements. The City of Grand Junction therefore requests the payment of \$ \_\_\_\_\_."

- 7) it is a condition of this Letter of Credit that it will be automatically extended for a period of six (6) months from the present or any future expiration date unless: (a) the underlying obligation has been performed, released or satisfied, (b) this Letter of Credit has been called in full or (c) the Bank notifies the City of Grand Junction at 250 N. 5<sup>th</sup> Street Grand Junction CO 81501, by certified mail return receipt requested, at least ninety (90) days prior to such expiration date that we elect not to further extend this Letter of Credit.
- 8) except as stated above no modifications or revocations may be made by the undersigned to this Letter of Credit without the express written approval of the City's Director of Community Development or his designee;
- 9) this Letter of Credit is neither negotiable nor assignable;
- 10) partial drawings are permitted;
- 11) we hereby agree that drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored on due presentation and delivery of documents, which may be done by first class mail, facsimile, in person or by any other reasonable business practice on or prior to the expiration or any extension thereof of this Letter of Credit;
- 12) except as otherwise stated herein, this Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision) and to the extent that it does not conflict with Article 5 of the Uniform Commercial Code of the State of Colorado.



---

Eric Daugherty  
Assistant Vice President



**RELEASE OF RECORDING MEMORANDUM**  
**City of Grand Junction**  
**Public Works & Planning Department**  
**Plan: SS-2010-133**  
**DIA-2011-1137**

This Release relates to a Recording Memorandum dated October 4, 2011, by and between Richard Schoenrad (Developer) and the City of Grand Junction, pertaining to Three Pines Hill Subdivision (Project), located at the intersection of 2585 F 1/2 Road, Grand Junction, CO, recorded at Book 5207, Page 532, Mesa County Clerk and Recorder's Office.

**WHEREAS**, the Developer has installed and constructed certain public and private improvements at and for the Project, which completion was guaranteed by the execution of a Development Improvements Agreement and/or Maintenance Guarantee and provision of a Guarantee, and;

**WHEREAS**, the City of Grand Junction and other agencies possessing 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, duly representing their agencies, possessing and representing by their signatures affixed hereto, that they possess sufficient authority to accept improvements and may release the Development Improvements Agreement and/or Maintenance Guarantee, pertaining to the improvements under their jurisdiction, do accept, sign and release said Development Improvements Agreement and/or Maintenance Guarantee.

City Engineer:

*Keith Davis*

Date:

8-22-12

City Planner:

*Scott A. Peterson*

Date:

8-22-12

In acknowledgement with the above signatures, I hereby certify that the improvements as specified in the Development Improvements Agreement and/or Maintenance Guarantee have been completed and accepted in accordance with the provisions of the Grand Junction Zoning and Development Code, and are hereby released, subject to the required warranty period.

*[Signature]*  
Public Works & Planning Department

8.22.12  
Date

The foregoing instrument was executed before me this 22<sup>nd</sup> day of August, 2012, by Greg Moberg, of the Public Works & Planning Department for the City of Grand Junction, Colorado.

Witness my hand and official seal:

*Leslie G. Ankrum*  
Leslie G. Ankrum



My Commission Expires 08/21/2013

My commission expires on 8/21/2013