



DEVELOPMENT IMPROVEMENTS AGREEMENT EXTINGUISHMENT

Project Name

Project Number

The following items are required to begin the closeout process:

- Closeout Letter** *(See attached sample)*
A closeout letter from the developer indicating that the improvements have been completed is required.
- As-Built Drawings** *(See attached sheet)*
As-built drawings are prepared by a Professional Engineer to show final conditions and any changes from the original approved construction drawings.
- Compaction Test Results** *(See attached sample)*
Compaction tests are completed by the Geotechnical Engineer during construction.
- Proof of Contractor/Sub-contractor Payment** *(See attached sample)*
Proof of payment is required to show that no liens exist on the project.
- Irrigation Acceptance Letter** *(See attached sample)*
The irrigation system for new developments must be signed off by a Professional Engineer.
- Signature Form** *(See attached form)*
Signatures of approval from all applicable entities are required prior to acceptance.

Please return this sheet with the above documentation. Upon review of the documents, Mesa County Development Engineering will schedule a final site observation. Thank you for providing these improvements to the public. If you have any questions please contact Mesa County Development Engineering.

CLOSEOUT LETTER SAMPLE

The developer is required to submit a letter indicating that the improvements have been completed. The letter shall be addressed to the Mesa County Development Engineering and generally read as follows:

Date

*Mesa County
Public Works Department
Development Engineering
750 Main Street – P.O. Box 20000
Grand Junction, CO 81502*

Subject: 200X-XXX Project Name, Project Closeout

To Whom It May Concern:

The improvements for the subject project have been completed as required by the Development Improvements Agreement. The following documents are included for your review:

*As-Built Drawings
Compaction Test Results
Proof of Payment
Irrigation Acceptance Letter
Signature Form*

Please accept this letter as a notification of construction completion. Feel free to contact me should you have any questions.

Sincerely,

Name

AS-BUILT DRAWINGS

The developer is required to submit as-built drawings to Mesa County Development Engineering. Drawings are prepared by the developer's Professional Engineer and can be submitted in one of the following manners:

- Hard copy 24" x 36" drawings

- A CD containing PDF drawing files

COMPACTION TEST SAMPLE

Client: John Smith				Report No: 1			
Project: SAMPLE SUBDIVISON				Date of Test: 1/1/11			
Location: 123 ABC Road				Test By: XYZ			
Rock correction applied to proctor, as needed.				Job No: SAMPLE			
TEST TYPE:	Nuclear (ASTM 2922) Backscatter	Nuclear (ASTM 2922) Direct Trans. X	(ASTM D-1556) Sand Cone	SPECIFICATIONS:	Project:	City:	County: X State:
Test	Location of Test	COMPACTION %	COMPAC. SPEC.%	MOISTURE CONT.%	MOISTURE SPEC.%	PROCTOR VALUE	SOIL TYPE
63	Water Service, Lot 2 & 3; Fire Hydrant-Valve, Blk 1 (common trench) @ 2' BSG	90	90M	12.9	+2	119.2@13.0	C
64	Water Service, Lot 2 & 3; Fire Hydrant Valve, Blk 1 (CT) @ FSG	95	90M	13.1	+2	119.2@13.0	C
65	Fire Hydrant-Valve, Sta 12+50; Water Service, Lot 4 & 5 Blk 1 (CT) @ 2' BSG	93	90M	13.0	+2	119.2@13.0	C
66	Fire Hydrant-Valve, Sta 12+50; Water Service, Lot 4 & 5 Blk 1 (CT) @ FSG	91	90M	13.7	+2	119.2@13.0	C
67	Water Service, Lot 6 Blk 1 @ 2' BSG	95	90M	13.0	+2	119.2@13.0	C
68	Water Service, Lot 6, Blk 1 @ FSG	95	90M	13.6	+2	119.2@13.0	C
69	Fire Hydrant-Valve, ABC Road, Sta 19+50 @ 2' BSG	92	90M	13.1	+2	119.2@13.0	C
70	Fire Hydrant-Valve, ABC Road, Sta 19+50 @ FSG	92	90M	11.8	+2	119.2@13.0	C
71	Valve Cluster, DEF Road, Sta 4+00 @ 2' BSG	93	90M	12.1	+2	119.2@13.0	C
72	Valve Cluster, DEF Road, Sta 4+00 @ FSG	90	90M	12.6	+2	119.2@13.0	C
73	Water Service, Lot 1 Blk 4 @ 2' BSG	92	90M	13.7	+2	119.2@13.0	C
74	Water Service, Lot 1 Blk 4 @ FSG	93	90M	13.4	+2	119.2@13.0	C
75	Valve, DEF Road, Sta 1 +00 @ 2' BSG	91	90M	13.8	+2	119.2@13.0	C
DISTRIBUTION: Page 1 of 1		KEY: * Fails Compaction Spec. C = Cohesive		BY: _____ FILL DENSITY TEST DAILY REPORT			
1-Client		** Fails Moisture Spec. NC = Non-Cohesive					
		S Standard Proctor ABC = Aggregate Base					
		M Modified Proctor PR = Pit Run					
NOTE: Results indicate in-place soil densities at the locations and depths identified above. XYZ GEOTECHNICAL has relied on the contractor to provide uniform mix placement and compaction effort throughout the fill area.		Nuclear Density Testing of 'pit run' or other coarse grained soils may require correction of Unit Weight And Water Content, ASTM D-4718. If soils contain oversized particles in excess of the limits of ASTM D-4718		Nuclear Density Testing is performed for acceptance control and is combined with visual and penetration methods.		XYZ GEOTECHNICAL	

PROOF OF PAYMENT SAMPLE

The developer is required to submit to Mesa County Development Engineering proof of payment from all contractors. The proof of payment memo should generally read as follows:



November 15, 2004

To Whom It May Concern:

RE: ABC Subdivision

The above job has been completed to date. XYZ Construction has been paid in full for all the labor and materials provided to John Smith, developer of ABC Subdivision.

If you have any questions regarding the above mentioned project, please don't hesitate to call.
Thank you.

Sincerely,

George Jiggle
XYZ Construction, Inc.

ACCEPTANCE OF IRRIGATION SYSTEM SAMPLE

The developer's Colorado Professional Engineer is required to observe the irrigation system and submit to the county an acceptance of irrigation system letter. The letter shall be addressed to the Mesa County Development Engineering and generally read as follows:

Date

*Mesa County
Public Works Department
Development Engineering
750 Main Street – P.O. Box 20000
Grand Junction, CO 81502*

Subject: 200X-XXX Project Name, Irrigation System Acceptance

To Whom It May Concern:

I inspected the irrigation system in the above-named subdivision on (date) and found that irrigation water was available to all lots in the subject project and the system was installed as specified in the Development Improvements Agreement.

This letter serves to confirm the original installation of the irrigation system per specifications agreed to by the developer and Mesa County. It does not guarantee that the system has been properly maintained by the homeowners' association or other responsible entity. Since maintenance is an ongoing responsibility to keep an irrigation system working properly, the homeowners' association must continue to maintain and review elements of the system.

Signature _____

Title _____





SIGNATURE FORM

FOR DEVELOPMENT IMPROVEMENTS AGREEMENT EXTINGUISHMENT

Project Name _____

Project Number _____

Signatures from the following entities must be obtained indicating acceptance of the improvements prior to extinguishment of the Development Improvements Agreement.

To the Entities: Signing of this document indicates acceptance of the improvements to standards required by the particular entity. Only an authorized representative of the entity may sign this document.	
<u>Mesa County Development Engineering:</u>	
Signature _____	Date _____
Name and Title (Please Print) _____	
<u>Water:</u>	
Signature _____	Date _____
Name and Title (Please Print) _____	
<u>Sewer:</u>	
Signature _____	Date _____
Name and Title (Please Print) _____	
<u>Fire:</u>	
Signature _____	Date _____
Name and Title (Please Print) _____	

Project Name _____

Project Number _____

Drainage: _____	
Signature _____	Date _____
Name and Title (Please Print) _____	
Other: _____	
Signature _____	Date _____
Name and Title (Please Print) _____	

The required improvements have been completed in full as evidenced by the signatures above. As such I hereby request an extinguishment of the Development Improvements Agreement as recorded in the records of the County Clerk and Recorder of the County of Mesa, Colorado.	
Signature of Developer _____	Date _____