

GRA07WHI

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	CONTRACT
NAME OF CONTRACTOR:	GRAND VALLEY CATHOLIC OUTREACH
SUBJECT/PROJECT:	NON-PROFIT ORGANIZATION AT 217 AND 247 WHITE AVENUE TREATED AS ONE PARCEL
CITY DEPARTMENT:	PLANNING
YEAR:	2007
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

**PROFILE INFORMATION**

Document Type: *Contract*  
Project ID #: SPR-2007-068  
Name: Grand Valley Catholic Outreach  
Location: 217 & 247 White Avenue  
Parcel #: 2945-143-11-018

Delivered to \_\_\_\_\_ *Steph*

COMMUNITY DEVELOPMENT FILE # SPR-2007-068

RECEPTION #: 2392766, BK 4477 PG 694 07/25/2007 at 09:03:37 AM, 1 OF 2, R \$10.00 S \$1.00 Doc Code: COVENANTS  
Janice Rich, Mesa County, CO CLERK AND RECORDER

BE IT KNOWN THAT:

GRAND VALLEY CATHOLIC OUTREACH, as owner(s) of the real property described herein, all situated in the City of Grand Junction, Mesa County, Colorado, and more particularly known and described as 217 & 247 WHITE AVE do hereby acknowledge and agree that this instrument shall represent our understanding that as a condition of City approval of the attached site plan, that 217 & 247 WHITE AVE are and shall be treated as one parcel for the principal use of a NON-PROFIT ORGANIZATION and to satisfy setback requirements for any and all structures constructed thereon.

If and when we or our successors in interest build, own or acquire any structure, which has been placed or built on or over the property line between 217 & 247 WHITE AVE or on or over any portion of said line, or so close thereto that the structure does not meet applicable setbacks and/or bulk requirements then sufficient area from one and/or both lots shall be used to meet any and all required setbacks and bulk requirements as required by the Zoning and Development Code of the City of Grand Junction.

We further understand and agree that 217 & 247 WHITE AVE constitute two parcels but by placement of a use on or sufficiently near the property line that the adjoining and contiguous parcel shall be encumbered by and shall serve as, the necessary area for setback and bulk requirement purposes and either or both lots may be rendered undevelopable for additional uses.

This instrument shall be recorded in the land records of Mesa County and shall be deemed to be a covenant which runs with the land for such time as any or all structure(s) constructed on 217 & 247 WHITE AVE is (are) on or over the lot line, or is (are) so close thereto as to not meet applicable setback and bulk requirements for each lot.

This covenant shall be binding upon any and all successors in interest to the above described property and shall not cease except for and in accordance with cause stated herein.

Any agreement, representation or waiver is made knowingly and voluntarily with full understanding and complete knowledge of the consequences thereof.

IN WITNESS WHEREOF, I (WE), have signed, executed and acknowledged this instrument on this 6 day of February 2007.

[Signature]  
2-6-2007

STATE OF COLORADO  
COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me this 6 day of February 2007.



[Signature]  
Notary Public

