

REE97GRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **CONTRACT**

NAME OF CONTRACTOR: ROBERT C. REECE AND TAMARA REECE

SUBJECT/PROJECT: 330 GRAND AVENUE OFFICE - LOTS 24,
25,26,27 AND 28 - BLOCK 75

PURPOSE: TREATED AS ONE PARCEL FOR THE
PRINCIPAL USE OF AN OFFICE BUILDING

PARCEL #: 2945-142-39-015

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

BE IT KNOWN THAT:

1797717 0400PM 05/06/97
MONIKA TODD CLK&REC MESA COUNTY CO

ROBERT C. REECE and TAMARA REECE, 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 Lots 24-28, Block 75, City of GJ do hereby acknowledge and agree that this instrument shall represent our understanding that as a condition of City approval of the ~~attached~~ ^{referenced above} site plan that said described property are and shall be treated as one parcel for the principal use of a office Building 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 said Lots 24 and 25, 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 Lots 24-28, Block 75, City of GJ 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 Lots 24-28, Block 75, City of GJ (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 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, WE, have signed, executed and acknowledged this instrument on this 14th day of March ~~1996~~ 1997

Tamara Reece
Tamara Reece

STATE OF COLORADO
COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me this 14th day of March ~~1996~~ 1997 by Robert C. Reece and Tamara Reece.

Annette L. Miller
Notary Public



2-10-98