



138<sup>u</sup>

140

11' 6'

5' 4"

White lettering and rings

9'

32"



**NICK-N-WILLY'S**  
*circle*  
**PIZZA**

15'

15'

Pantone #458

Pantone #455 for opaque faces

Pantone # 5743 for translucent faces

Black mountains and trees

Round logo

Cooper Black Rev C

"NICK-N-WILLY'S" #2037 YELLOW PLEXIGLASS

"PIZZA" WHITE PLEX WITH 3/4" BLACK OUTLINE INSET 3/4"

Black trim cap

Black returns

# SAFeway AT HORIZON PARK DEDICATION

A Replat of Lots 1 - 5, Horizon Park Meadows

KNOW ALL MEN BY THESE PRESENTS: That Dominick's Finer Foods, Inc., a Delaware Corporation, is the owner of that real property located in part of the Northwest Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, more particularly described as follows: (Warranty Deed Book 3054, Page 214)

Lots 1 - 5, of Horizon Park Meadows Subdivision, as shown on Plat recorded in Plat Book 18, Page 284, Mesa County Records

Said parcel containing an area of 17.594 Acres, as described.

That said owners have caused the real property to be laid out and platted as Safeway at Horizon Park, a subdivision of a part of the City of Grand Junction, Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat of Safeway at Horizon Park as follows:

All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines.

All Irrigation Easements a set forth on this plat to the owners of Lots 1 through 6, as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

NON-EXCLUSIVE INGRESS/EGRESS ACCESS AND UTILITY EASEMENTS: Each owner, as grantor, to the other owners, their respective tenants, contractors, employees, agents, licensees, and invitees, and the subtenants, contractors, employees, agents, licensees, and invitees of such tenants, for the benefit of each Lot belonging to other owners, as grantees, a non-exclusive easement for ingress/egress access for vehicular and pedestrian traffic, and vehicular parking upon, over, and across that portion of the common area located on the grantor's Lot(s), and for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures, and other public or private utilities. These easements are specifically defined in the Declaration of Covenants and Restrictions for this plat.

All Drainage Easements hereby platted to the owners of Lots 1 through 6, as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, or assigns, together with the right to trim or remove interfering trees and brush. Provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owner, Dominick's Finer Foods, Inc., a Delaware Corporation, has caused its name to be hereto subscribed this 15<sup>th</sup> day of April, A.D. 2002.

by: Linda S. McDonald Asst Vice President  
for: Dominick's Finer Foods, Inc., a Delaware Corporation

by: Wendell Mitchell Assistant Secretary  
for: Dominick's Finer Foods, Inc., a Delaware Corporation

### NOTARY PUBLIC'S CERTIFICATE

STATE OF California  
COUNTY OF Alameda ) ss

The foregoing instrument was acknowledged before me by Linda S. McDonald Asst Vice President for Dominick's Finer Foods, Inc., a Delaware Corporation, this 15<sup>th</sup> day of April, A.D., 2002.

Witness my hand and official seal:



Dina Gutierrez  
Notary Public  
Commission # 1322128  
My Commission Expires September 22, 2005

### NOTARY PUBLIC'S CERTIFICATE

STATE OF California  
COUNTY OF Alameda ) ss

The foregoing instrument was acknowledged before me by Wendell Mitchell Assistant Secretary for Dominick's Finer Foods, Inc., a Delaware Corporation, this 15<sup>th</sup> day of April, A.D., 2002.

Witness my hand and official seal:



Dina Gutierrez  
Notary Public  
Commission # 1322128  
My Commission Expires September 22, 2005

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ) ss  
COUNTY OF MESA ) ss

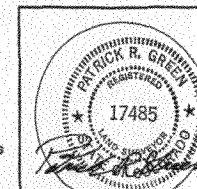
I hereby certify that this instrument was filed in my office at 3:02 o'clock P.M., April 29, A.D., 2002, and was duly recorded in Plat Book 18, Page No. 389-390  
Reception No. 2053302 Drawer No. LL-132 Fees: \$20.00

Clerk and Recorder \_\_\_\_\_ By: \_\_\_\_\_ Deputy

### SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Safeway at Horizon Park, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

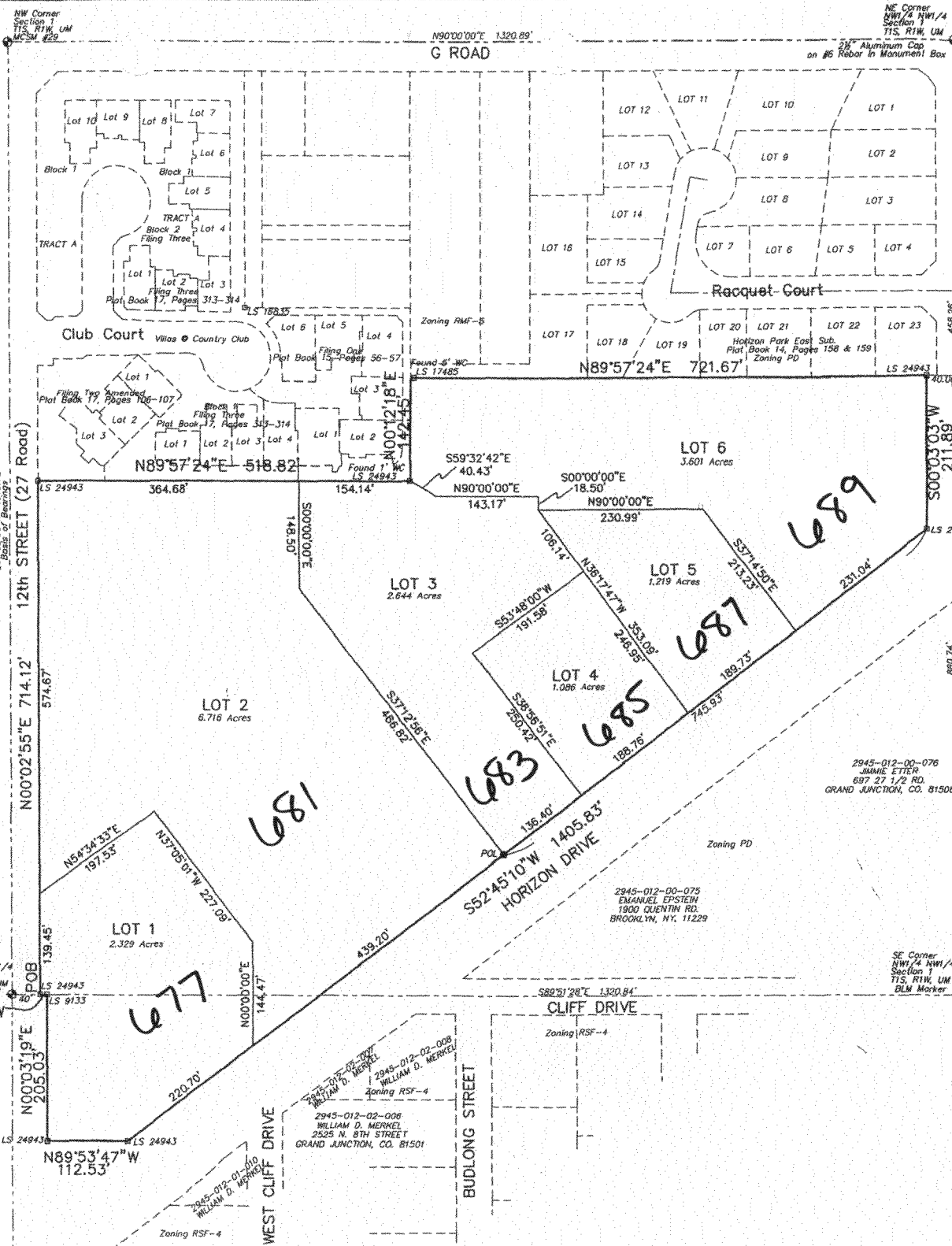
Date certified APRIL 17, 2002



Patrick R. Green  
Colorado Professional Land Surveyor  
P.L.S. No. 17485

**SAFeway AT HORIZON PARK**  
A Replat of Lots 1 - 5, Horizon Park Meadows  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS  
24 NORTH 7th STREET  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099  
PROJ. NO. 2001-09 SURVEYED [DRAWN] CHECKED SHEET [OF]  
DATE: 04-2001 1ED/RM RSK [DB] 1 5



SS-2001-211  
T 16 C-1  
C 10  
SIF N/A  
TCP  $\phi$  TBD per SPR on each lot



- LEGEND**
- ALLOQUOT SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
  - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

### GENERAL NOTES:

The Declaration of Covenants and Restrictions are recorded in Book 3055, Pages 669 through 690, Mesa County Records. The Common Areas and Non-Exclusive easements are defined in said Declaration of Covenants and Restrictions.

Basis of bearings is the West line of the NW1/4 NW1/4 of Section 1 to bear North 00 degrees 02 minutes 55 seconds East, a distance of 1315.72 feet, as established and shown on the plat of The Villas at Country Club, recorded in Plat Book 14, Pages 377 through 379. Both monuments on this line are Mesa County Survey Markers, as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Chancery Title Company, Commitment No. CD10015-C3.

Horizon Park Subdivision and all subsequent subdivisions of Horizon Park are subject to a blanket Avigation Easement recorded in Book 1835, Pages 408 through 410, of the Mesa County Records.

The drainage easement, 10 foot each side of existing ditch, crossing lots 5 and 6 is to be abandoned upon relocation of drainage ditch, at the time of development of said lots 5 and 6.

All easements shown as existing on the face of this plat were created with the plat of Horizon Park Subdivision.

Wetlands delineation for this site is on file with the Army Corps of Engineers in File Number 159475438-1994, and Flood plain delineation for this site is on file with the City of Grand Junction.

### CITY OF GRAND JUNCTION APPROVAL

This plat of Safeway at Horizon Park, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 23<sup>rd</sup> day of April, A.D., 2002.

City Manager [Signature]  
City Mayor Cindy Ennis-Wang

**AREA SUMMARY**

LOT 1	=	2.329 Acres	13.24%
LOT 2	=	6.715 Acres	38.16%
LOT 3	=	2.644 Acres	15.03%
LOT 4	=	1.086 Acres	6.17%
LOT 5	=	1.219 Acres	6.93%
LOT 6	=	3.601 Acres	20.47%
<b>TOTAL</b>	=	<b>17.594 Acres</b>	<b>100.00%</b>

### SPECIAL NOTE:

All utility, irrigation, and drainage easements per Horizon Park Meadows plat, as recorded in Plat Book 18, Page 284 to be vacated by this replat per Special Note on said plat of Horizon Park Meadows.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**PROPERTY DESCRIPTION:**

**SAFeway at HORIZON PARK  
A REPLAT OF HORIZON PARK MEADOWS LOT 3  
CITY OF GRAND JUNCTION, COLORADO**

**GENERAL INFORMATION**

SUBDIVISION:  
ZONE:  
GROSS SITE AREA:  
SITE AREA: [LOT 1  
  
GROSS BUILDING AREA  
SITE/BUILDING RATIO

**Legal Description**

**ALLOWABLE SITE SIGNS:**

- A** 1. Horizon Drive-Lot 2 [Safeway]  
1 sign, 2 faced..... 187 sq. ft max.
- B** 2. 12 Street-Lot 2 [Safeway]  
1 signs, 2 faced= .....360 sq. ft.
- C** 3. Horizon Drive - Lot 3 [Retail B]  
1 sign, 2 faces= .....90 sq. ft.
- D** 4. Horizon Drive - Lot 1 [Pad C]  
1 sign, 2 faces=.....187 sq. ft.
- E** 5. 12 Street-Lot 1 [Pad C]  
1 sign, 2 faces= .....210 sq ft
- F** 6. Horizon Drive - Lot 4 [Pad D]  
1 sign, 2 faces= .....112 sq ft
- G** 7. Horizon Drive - Lot 5 [Pad E]  
1 sign, 2 faces= .....120 sq ft
- H** 8. Horizon Drive - Lot 6 [future]  
1 sign, 2 faces= .....150 sq ft

**BUILDING SIGNS:**

Safeway Store (289' X 2 = 578 sq. ft. max allowed):  
 'Safeway'- 4'-0" X 28'-0".....112 sq. ft.  
 'Food & Drug'- 2'-6" X 26'-0"..... 65 sq. ft.  
 2-Safeway Logo ..... 50 sq. ft. (total)  
 Deli ..... 30 sq. ft.  
 (3) Supplemental signs ..... 24 sq. ft. (total)

Retail Shop B (252' X 2 = 504 sq. ft max. allowed)  
 Example:  
 (12) @ 3'-0" x 11'-0".....396sq. ft.

Retail Pads (2 sq. ft. per building frontage)

*50 sq ft per tenant - will be 10 units*

From Approval 2002

**MAXIMUM ALLOWED**

UNLIMITED 60

**BUILDING CONSTRUCTION**

OCCUPANCY GROUP:  
FULLY SPRINKLERED:  
BUILDING CONSTRUCTION  
MAXIMUM BUILDING HEIGHT

**STORE BUILDING**

TOTAL SAFEWAY BUILDING  
RETAIL SHOP B  
TOTAL RETAIL FRONTAGE  
PAD C  
PAD D  
PAD E  
TOTAL

**PARKING STALL CALCULATION**

PHASE ONE PARKING:  
SAFeway 57,130 S.F.  
  
PARKING:  
SAFeway 57,130 S.F.  
RETAIL 16,000 S.F.  
TOTAL RETAIL BUILDING  
TOTAL CARPARKS REQUIRED  
TOTAL CARPARKS PROVIDED  
ACCESSIBLE STALLS REQUIRED  
ACCESSIBLE STALLS PROVIDED  
VAN-ACCESSIBLE-ACCESSIBLE  
VAN-ACCESSIBLE-ACCESSIBLE  
NUMBER OF BIKE SPACES  
PAD SITES C, D & E WITH

**LANDSCAPE CALCULATION**

TOTAL LANDSCAPING  
% OF LOT AREA

**AREA CALCULATION**

GROSS SITE AREA:  
NET SITE AREA: [LOT 1]  
TOTAL LANDSCAPING  
BUILDING  
PAVED LOT AREA

**Signage**

**SHEET NAME OF DRAWING**

- AS1 of 9 Title Sheet
- AS2 of 9 Site Plan-Phase 1
- AS3 of 9 Site Plan-Concept
- AS4 of 9 Landscape Plan
- AS5 of 9 Landscape Plan

**BUILDING SETBACK**

FRONT (HORIZON DRIVE)