

DATE SUBMITTED: 10/26/88
10/12/88

PERMIT # 31640

FEE \$ 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2847 NORTH AVENUE

SQ. FT. OF BLDG: _____

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2943-182-00-065 (067)

PROPERTY OWNER: C-F Food Stores

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 1649 MAIN STREET

Convenience Store

PHONE: 245-0392

DESCRIPTION OF WORK AND INTENDED USE: _____

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

INSTALL 3 U.G. F.G. TANKS & 3 PUMPS

For interior remodel also (W)

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F 55 ENTRANCE S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: N/A

CENSUS TRACT #: 7

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10/26/88

APPROVED BY: Lynde Wertzell

Bernie Parks
SIGNATURE
Licensed Const + Pump

AGREEMENT

Agreement entered into on this 26th day of October, 1988, between the City of Grand Junction, State of Colorado, a municipal corporation, herein referred to as "City" and C & F Food Stores, Inc., a Colorado corporation, herein referred to as "C & F".

a. C & F is in the process of developing a tract of land located at 2847 North Avenue, City of Grand Junction, County of Mesa, State of Colorado. C & F intends to remodel the existing building, install gasoline storage tanks and install a pump island on the property.

b. C & F desires that City issue a building permit to C & F so that C & F can commence remodeling the existing building, burying the gasoline storage tanks and constructing the pump island.

c. City desires the installation of certain landscaping and a concrete sidewalk on the property. City also desires that C & F convey to the City a certain parcel of land located on the eastern portion of C & F's property for right-of-way purposes.

d. City, under certain conditions and stipulations is agreeable to issue the building permit to C & F.

In consideration of the mutual agreements and covenants set forth herein, the parties agree as follows:

1. C & F, at its own expense, will construct a 6 foot concrete sidewalk along the North Avenue side of 2847 North Avenue, City of Grand Junction.

2. City understands that there are mill tailings on or under the site that has been designated for the construction of the 6 foot wide concrete sidewalk. Therefore, C & F agrees that it will construct the sidewalk within 60 days after the Department of Energy removes the uranium mill tailings; or, if the Department of Energy decides not to remove the uranium mill tailings, C & F will complete construction of the sidewalk by June 1, 1989, whichever is later.

3. C & F agrees to install approximately 1500 square feet of landscaping per the attached plot plan. The landscaping designated on area A of the plot plan shall be completed by June 1, 1989. The landscaping designated in area B on the plot plan shall be completed within 60 days after the uranium mill tailings removal; or, by June 1, 1989, if the Department of Energy decides not to remove the uranium mill tailings, whichever is later. C & F agrees to submit within 30 days for city approval, a detailed landscaping plan prepared by a professional landscaper.

4. C & F agrees to convey, for right-of-way purposes, a certain parcel of property legally described as follows:

See attached Exhibit "A".

C & F agrees to convey the above-described parcel immediately after the execution of this agreement.

5. Immediately after the execution of this agreement and the delivery by C & F of the deed referenced above, City agrees to issue a building permit to C & F for the building remodel, gasoline storage tank installation and pump island installation.

The plot plan attached as exhibit A to this agreement is acceptable to the City and the building permit shall be issued in accord therewith.

6. This agreement constitutes the entire agreement between the parties hereto. The agreement shall not be altered or amended except by agreement in writing, executed by the parties hereto.

7. Time is of the essence of this contract. Such contract shall be binding upon and inure to the benefit of the heirs, personal representatives successors and assigns of the parties.

In witness whereof, the parties have executed this agreement at Grand Junction, Colorado the day and year first above written.

CITY OF GRAND JUNCTION,
a municipal corporation

By: _____

ATTEST:

By: _____
City Clerk

C & F FOOD STORES, INC.,
a Colorado corporation

By: *Frank Childs*
Frank Childs, President

ATTEST:

By: *Kathleen Busking*
Kathleen Busking, Secretary



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

Engineering & Planning Requirements for
Property Located at 2847 North Ave.
October 14, 1988

Engineering Comments/Requirements

1. 6 foot sidewalk along North Avenue.
2. 8 feet of right of way along 28 1/2 Road.
3. Relocate Pump Island.
4. 10 foot minimum distance between curb cuts along North Avenue.
5. 15 foot triangle at intersection of North Avenue & 28 1/2 Road.
6. Revocable permit will be required for any part of the structure or accessory to the structure that is in public right of way.

Planning Department

1. Parking requirements are a minimum of 10 spaces, so your plan shows more than enough parking.
2. 75% of the front yard setback area must be landscaped. Along North Avenue, that is 1630.12 square feet and along 28 1/2 Road, that is 1550.58 square feet. A copy of the Bulk Requirements for the C-1 zone of Zoning & Development Code is enclosed, as well as a pamphlet on Landscaping and Revocable Permits.

If there are questions pertaining to the Engineering concerns, please call Don Newton at 244-1559. For any Planning concerns, please call Linda Weitzel at 244-1430.

Frank Childs
Caf Foods
245-0392

QUIT CLAIM DEED

C & F Food Stores, Inc.,
a Colorado corporation

whose address is 1649 Main Street, Grand Junction,
County of Mesa, and State of
Colorado, for the consideration of

Ten and no/100 Dollars, in hand paid,
together with other good and valuable consideration,
hereby sell(s) and quit claim(s) to

The City of Grand Junction, a municipal corporation
whose address is City of Grand Junction

County of Mesa, and State of Colorado, the following real
property, in the County of Mesa, and State of Colorado, to wit:

A Tract or Parcel of land situated in the NE 1/4, NE 1/4 of Section 18,
Township 1 South, Range 1 East, of the Ute Meridian, whose East line is
assumed to bear S 00°11'30" E and all bearings contained herein to be
relative thereto, and being more particularly described as follows:

Commencing at the N 1/4 of said Section 18; thence S 00°11'30" E 40.00
feet; thence S 89°49'20" W 17.00 feet to the True Point of Beginning;
thence S 00°11'30" E 152.83 feet; thence S 89°42'32" W 8.00 feet;
thence N 00°11'30" W 137.85 feet; thence N 45°10'49" W 21.22 feet;
thence N 89°49'20" E 23.00 feet to the True Point of Beginning, Mesa
County, Colorado. Said Tract or Parcel contains 0.03 acres more or
less.

also known as street and number

with all its appurtenances

Signed this ^{26th} ~~21st~~ day of October, 19 88

C & F Food Stores, Inc.,
a Colorado corporation

By: Frank Childs
Frank Childs, President

Kathleen L. Busking
Kathleen L. Busking, Secretary

STATE OF COLORADO,

County of Mesa

} ss.

The foregoing instrument was acknowledged before me this ^{26th} ~~21st~~ day of October
19 88, by Frank Childs, President and Kathleen L. Busking, Secretary of C & F
My commission expires Food Stores, Inc., a Colorado corporation.

WITNESSE My official seal.



Linda A. Weitzel
Notary Public
537 1/2 Suvaco Rd.
Grand Jct, CO 81504

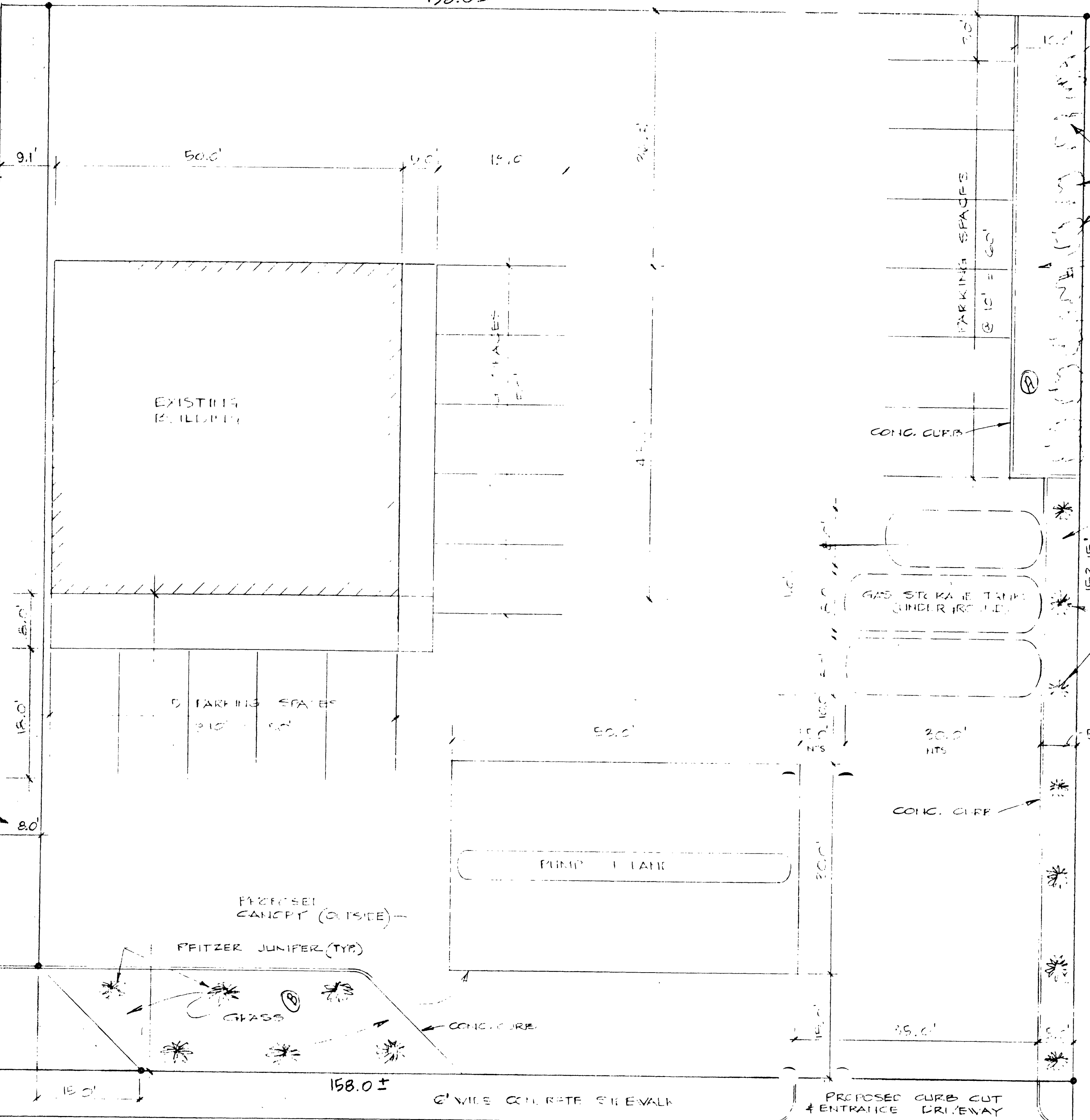
My commission expires March 22, 1990





25.0' ROAD

158.0±



SHADE AREA PROPERTY BELONGS TO CITY

EXISTING NATIVE TREES (TYP.)

GRASS

CONC. CURB

TREE BARK (TYP.)

FITZGER JUNIPER (TYP.)

GAS STORAGE TANK (UNDER FROLED)

CONC. CURB

PROPOSED "CONVENIENCE STORE" C&F FOOT STORES, etc.

6' WIDE CONCRETE SIDEWALK

PROPOSED CURB CUT & ENTRANCE DRIVEWAY

NORTH AVENUE