Table of Contents

File 1988-0058 Name: C & F Food Store - 2847 North Avenue - Landscaping A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents e specific to certain files, not found on the standard list. For this reason, a checklist has been provided. S n Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick n guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. X **Table of Contents Review Sheet Summary** Application Form **Review Sheets** Receipts for fees paid for anything *Submittal checklist *General project report Reduced copy of final plans or drawings Reduction of assessor's map. Evidence of title, deeds, easements *Mailing list to adjacent property owners Public notice cards Record of certified mail Legal description Appraisal of raw land Reduction of any maps – final copy *Final reports for drainage and soils (geotechnical reports) Other bound or non-bound reports Traffic studies *Petitioner's response to comments *Staff Reports *Planning Commission staff report and exhibits *City Council staff report and exhibits *Summary sheet of final conditions *Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date) **DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:** X X Action Sheet Contract C&F Food Stores - 10/26/88 X Quit Claim Deed - C&F Food Stores - ** X State Highway Access Permit – 10/31/88 X Engineering Comments/Requirements – 10/14/88 Letter from Linda Weitzel to Frank Childs, C&F Stores re: 1500 square feet of area will be landscaped - 3/20/88 Landscaping Plan - (to be scanned) Irrigation Plan X Site Plan (to be scanned)



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

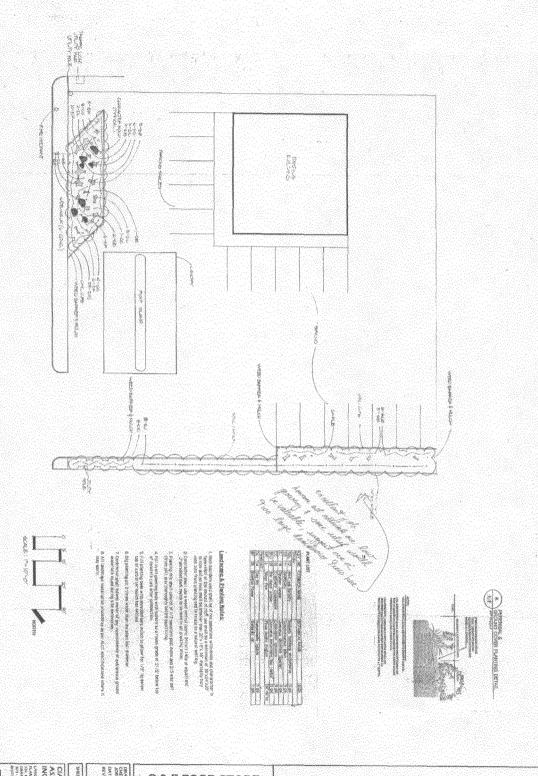
- 1. 6 foot sidewalk along North Avenue.
- 2. 8 feet of right of way along 28 1/2 Road.
- 3. Relocate Pump Island.
- 4. 10 foot minimum distance between curb cuts along North Avenue.
- 5. 15 foot triangle at intersection of North Avenue & 28 1/2 Road.
- 6. Revocable permit will be required for any part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

Planning Department

- 1. Parking requirements are a minimum of 100 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 Toods
245-0392



CIAVONNE &
ASSOCIATES
INC
CONTROL OF THE CONTROL OF T

BEANDING TO THE DOLL OF A STATE O

C & F FOOD STORE 28 1/2 RD. & NORTH AVE.

LANDSCAPE & PLANTING PLAN

AGREEMENT

Agreement entered into on this <u>26</u> day of <u>October</u>, 19<u>88</u>, 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. -2-

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. 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. Time is of the essence of this contract. 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

			Ву:	
	ATTEST:		<i>Dy</i> .	
Ву				
у	City Clerk			
				C & F FOOD STORES, INC., a Colorado corporation
			Ву	Danh Philde
			-> (Frank Childs, President

ATTEST:

Karhleen Busking, Secretary

SH No/MP/Side: 6/33.49/R COLORADO DEPARTMEN OF HIGHWAYS Local Jurisdiction: City of Grand 30211 (30240) Dist/Section/Patrol: STATE HIGHWAY ACCESS PERMIT DOH Permit No.: 388122 marki ta natenggere in ratiosas - pel ikuwa yan yajatika apanar shipe t Permit Fee \$75.00 Date of Transmittal: 10-27-88 THE PERMITTEE: gatherine to a tolk opposition of a track C & F Food Stores, Inc. 1649 Main Street was because the Grand Junction, CO 81501 or allegalistics aubiques row spousation far reconsideration. Changes in the is hereby granted permission to construct and use an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with the terms and conditions of this permit, including the State Highway Access Code and listed attachments. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any of the terms and conditions of this permit. The use of advance warning and construction signs, flashers, barricades and flaggers are required at all times during access construction within State right-of-way in conformance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, Part VI. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit. LOCATION: A CAMPAGE OF THE CONTROL On the south side of State Highway 6, a distance of 2600 feet east membrirom Mile Post 33, aka 2847 North Avenue. and to seems at use? ACCESS TO PROVIDE SERVICE TO: C & F food store w/gasoline (2,250 sq.ft.) ero busemidi grugt priore collegiose est to and yet beyong its end town of a macrosic content. the test of telegraphy with an increase and the contract of th OTHER TERMS AND CONDITIONS: and the delegation and to object the south and the south urgaintamatori la gessiver de la companiera. Transpagnia en la companiera de la Capación de la companiera de la companiera de la companiera de la companiera See Attached Sheet, The component of the relief of the component of the compo refountation and red consists of a contraction of the contraction of and the Supplemental and assumptions of the and year termination out to the control of the cont Section of the most and the war and the least of the section of th arted been abled that a vote in the confor your name of payablager of and the state of projectly demonstrated was advant to Saution comments MUNICIPALITY OR COUNTY APPROVAL Required only when the appropriate local authority retains issuing authority. Not Required _ Date _ Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to <u>Dale Gilden</u> being used. The permittee shall notify. with the Colorado Department of Highways in . at least 48 hours prior to commencing construction within the State Highway right-of-way. The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and all it atterms and conditions. Mmd Chilles. Permittee (X) [4F FOOD STONES, INC This permit is not valid until signed by a duly authorized representative of the State Department of Highways. STATE OF COLORADO DIVISION OF HIGHWAYS ROBERT O CLEVENGER, CHIEF ENGINEER Row Enga Title . By (X) (Date of issue) Make copies as necessary for; Local Authority Inspecto COPY DISTRIBUTION: Required: Previous Editions are Obsolete and will not be used 1. District (Original) 2. Applicant 3. Staff ROW Traffic Engineer MTCE Patrol

2

16

1 Local ordinance requires a construction permit from City of

This driveway is limited to right turns only. Left turns are

not approved.

Driveway shall be constructed 35 feet wide with 20 foot radii. Surfacing for driveway approach is required as follows: 12" of class 1 gravel in 2, 6" lifts; 6" of class 6 gravel in 1, 6" lifts. 3

4

Also 3" of HBP in 2, 1.50" lifts of grade E, EX, or equivalent. The asphalt cement in the HBP shall be AC 10. 5 Fill/cut slopes shall be at a 6: 1 slope on the roadway and at 6:1 on the access approach.

Existing curbcut to be moved to new location.

No drainage from this site shall enter onto the surface of the highway. All existing drainage structures shall be extended to accommodate all new construction and safety standards.

8 The new curb and gutter shall be Standard Type 2 (Sec. II

Construct a 6 feet wide 4" thick concrete sidewalk abutting or behind the curb. Construct handicap ramps at intersections of sidewalk and curbs.

Contractor shall follow the applicable construction

10 specifications set for by the Department of Highways in the latest manual <u>Standard Specifications for Road and Bridge</u> Construction. The property owner is responsible for any utilities disrupted by the construction of this driveway and all expenses incurred for repair. Any damage to any

existing Highway facilities shall be repaired prior to continuing other work.

Compaction of sub-grade, embankments and backfill shall comply with Section 203.11 of the Division of Highways

Standard Specifications.

Compaction of Hot Bituminous Pavement (HBP) shall comply with Section 401.17 of the division of Highways Standard Specifications. 12

13

If frost is present in the sub-grade, no surfacing material shall be placed until all frost is gone or removed. Saw or score asphalt to assure a straight edge for patching. The first 20 feet beyond the closest highway lane, including change lance shall slope down and away from the 15 speed change lanes, shall slope down and away from the

highway at a 2% grade to ensure proper drainage control All excavations on Utility lines, culverts, other trenches or tunnels shall meet the requirements of Colorado Department of Highways, OSHA, Colorado Industrial Commission and the Colorado Division of Mines whichever applies. Work shall BEGIN AFTER 8:30 A.M. and all equipment shall be off the roadway BEFORE 3:30 P.M. each day.

17



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

March 20, 1989

Mr. Frank Childs C&F Food Stores 1649 Main Street Grand Junction, CO 81501

Dear Mr. Childs:

The landscape plan done by Ciavonne & Associates, Inc. dated November 17, 1988 is acceptable to this department. As mentioned to you, the Department does require that the trees, bushes and shrubs along the west property line be of various heights. The total amount of area to be landscaped was reduced because of the amount of right-of-way that was deeded to the City for 28 1/2 Road.

As per the agreement between you and the City dated October 26, 1988, approximately 1500 square feet of area will be landscaped. All landscaping will be completed by June 1, 1989 in Area "A". Area "B" will be landscaped within 60 days after the tailings are removed. The construction of the six foot sidewalk is also in Area "B" and will be completed within 60 days after the tailings removal.

It has been a pleasure working with you on this project. If you have any questions, or if this Department can assist you with future projects, please call.

Sincerely,

Linda

Linda A. Weitzel Planning Technician

xc: File

