



MERIDIAN LAND TITLE, INC.  
145 Grand Ave. Suite D  
Grand Junction, Colorado 81501 (303)245-0550

Date: February 25, 1991

146 93

To: Harley and Caryl Rudofsky  
780 26.5 Road  
Grand Jct., CO 81506

Re: Our File #10425

Dear Customer:

In connection with your recent real estate transaction, enclosed please find your Owner's Title Insurance Policy, which should be kept with your permanent records.

We have opened and will maintain a personal file on your property. This will enable us to give you fast and accurate service if in the future you should decide to sell or use your property to secure a loan.

The premium on the policy was paid for by the seller at the time of closing.

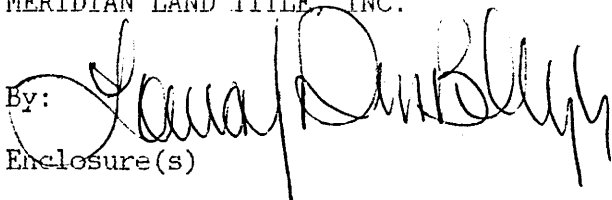
Please feel free to contact our office if you should have any questions in connection with this policy. Do not hesitate to let us know if we may be of further service. Thank you.

Sincerely,

MERIDIAN LAND TITLE, INC.

By:

Enclosure(s)



SCHEDULE A

FILE NO.	POLICY NO.	DATE OF POLICY	AMOUNT OF INSURANCE
1. 10425	2. 06 3090 93 000573	3. February 20, 1991 at 3:45 p.m.	4. \$40,000.00

Receipt. #1563598

1. Name of Insured:

HARLEY RUDOFISKY AND CARYL J. RUDOFISKY

2. The estate or interest in the land which is covered by this Policy is:

FEE SIMPLE

3. Title to the estate or interest in the land is vested in:

HARLEY RUDOFISKY AND CARYL J. RUDOFISKY, as Joint Tenants

4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:

Deed of Trust executed by Harley Rodofsky and Caryl J. Rudofsky, to the Public Trustee of Mesa County, in favor of Ronald Lee Shreeves, to secure \$10,000.00 and any other obligations secured thereby, dated February 19, 1991, and recorded February 20, 1991, in Book 1824 at Page 888.

and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this policy is described as follows:

LOT 29, BLOCK 102 IN THE  
CITY OF GRAND JUNCTION,  
MESA COUNTY, COLORADO

146 93

This Policy valid only if Schedule B is attached.

SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

SPECIAL EXCEPTIONS: The mortgage, if any, referred to in Item 4 of Schedule A.

7. Any and all unpaid taxes, assessments and unredeemed tax sales, if any.

Schedule B of this Policy consists of 1 pages.

## EXECUTIVE SUMMARY

### THE CRYSTAL CAFE & BAKE SHOP

The Crystal Cafe and Bake Shop will be an exciting and unique new restaurant and bake shop located at 314 Main Street, downtown Grand Junction. Caryl and Harley Rudofsky will be sole proprietors of this creative breakfast, lunch, bake shop and carry out facility. The present building has been demolished and a new 2660 square foot building will be constructed to house this operation. We hope to complete the new construction and have the business open as soon as possible pending the approval of the loan. We will have the restaurant, bake shop, carry out department and a private dining/meeting room to accommodate small breakfast and lunch meetings.

# REVIEW COMMENTS

Page 1 of 2

FILE #146-93

TITLE HEADING: Site Plan Review - Crystal Cafe &  
Bake Shop

LOCATION: 312-314 Main Street

PETITIONER: Harley & Cayrl Rudofsky

PETITIONER'S ADDRESS/TELEPHONE: 780 26 1/2 Road  
Grand Junction, CO 81506  
245-3266

PETITIONER'S REPRESENTATIVE: Kent Evans of Keystone Custom Builders

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

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**CITY DEVELOPMENT ENGINEER**

**12/3/93**

**Jody Kliska**

**244-1591**

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1. Alley is paved - no alley assessments needed.
2. No drainage fee required.
3. Does petitioner intend to pave the parking area behind the building? Note on plans.

**CITY UTILITY ENGINEER**

**12/3/93**

**Bill Cheney**

**244-1590**

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SEWER - Per the "Industrial Pretreatment" requirements, an approved grease trap shall be required in conjunction with the proposed use. Approval of the "Industrial Pretreatment Coordinator" shall be required prior to construction. For additional information contact Emily Whittum at 244-1489.

WATER - An approved backflow prevention device shall be required if not incorporated in the meter yoke. Contact Dick Case at 244-1495 for additional information.

**GRAND JUNCTION POLICE DEPARTMENT**

**12/6/93**

**Mark Angelo**

**244-3587**

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What type of rear door is going to be installed? Recommend a solid wood door or metal door. Install the door with the hinges on the inside or install with pinned hinges (recommended for both front and rear doors). It appears the front door has glass - preferably non-breakable glass (i.e. lexan). A double keyed deadbolt lock preferred on the front door with a lock plate covering the lock area on the front and rear door.

We have had burglaries on Main Street, businesses with alarms, where the front door was busted out and entry was made. Again, "lexan" or a non-breakable glass is recommended. This is recommended for the rear glass also. Recommend installing a good panic bar lock assembly on the back door for security.

**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**12/6/93**  
**244-1400**

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A fire flow survey needs to be conducted - submit a complete set of building plans.

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Barbara Creasman**

**12/6/93**  
**245-2926**

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We approve the application. Retail, restaurant, pedestrian-oriented use is consistent with the Downtown Development strategy. Proposed design is consistent with downtown guidelines using brick and glass materials on the facade. Parking is not required.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**12/8/93**  
**244-1437**

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1. Section 5-5-1.H.37 of the Zoning and Development Code state there is no parking requirement for new construction replacing a historic building envelope, which is the case for this project.
2. What is the outdoor area in the rear to be used for? If for parking, show layout and indicate what surface. If not used for parking, what surface?
3. Show dumpster location. Recommend some screening and/or containment of the dumpster to keep it from "wandering" the alley.

**MESA COUNTY BUILDING DEPARTMENT**  
**Bob Lee**

**12/9/93**  
**244-1656**

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No comments - we are reviewing the plans at this time.

KEYSTONE CUSTOM BUILDERS  
2303 E ROAD  
GRAND JUNCTION, COLORADO 81503

City of Grand Junction  
Planning Department  
250 North 5th Street  
Grand Junction, Colorado

Attention: Kristen Ashbeck

RE: Harley & Cayrl Rudofsky  
312-314 Main Street  
"Crystal Cafe and Bakery"

Dear Ms. Ashbeck:

I am replying to the review by your department on the Crystal Cafe and Bakery, File #146-93.  
My replies correspond with your review:

CITY DEVELOPMENT ENGINEER

Item#3 Parking area will be concrete.

CITY UTILITY ENGINEER

Sewer - A 750 gallon grease trap will be installed per Dan, Industrial Pretreatment Engineer.

Water - An appropriate backflow prevention device will be installed per the engineer's requirements.

GRAND JUNCTION POLICE DEPARTMENT

A metal door will be installed as recommended by Mark Angelo, Grand Junction Police Department. A panic bar lock assembly will be installed, also as recommended.

GRAND JUNCTION FIRE DEPARTMENT

The Fire Flow Survey is attached to this reply.

DOWNTOWN DEVELOPMENT AUTHORITY

No reply necessary.



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COMMUNITY DEVELOPMENT DEPARTMENT

Item #2 - Concrete parking surface will be installed.

Item #3 - The dumpster will be isolated in the parking area. The anti wandering capability will be addressed, as recommended.

Please feel free to contact me if you have further questions or concerns. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent C. Evans". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kent C. Evans  
President  
Keystone Custom Builders

Enclosure

KCE/lcc