

## REVOCABLE PERMIT

### Recitals.

1. Crystal Brooke LLC, hereinafter referred to as the Petitioners, have requested that the City of Grand Junction issue a Revocable Permit to allow the Petitioners to install, operate, maintain, repair and replace irrigation improvements, as approved by the City, within the limits of the following described public rights-of-way for Four Corner Drive, Crystal Brook Way & Jeffery Drive, to wit:

#### Permit Area 1:

Beginning at a point on the South right-of-way line of Four Corners Drive, from whence the SW corner of Lot A of Crystal Brooke Subdivision Filing No. One (Reception NO. 2483665) bears S00°09'34"E 86.97 feet, and considering the East line of said Crystal Brooke Subdivision Filing No. One (Reception NO. 2483665) to bear N00°09'34"W with all other bearings contained herein to be relative thereto:

thence along the East line of said Crystal Brooke Subdivision Filing No. One, N00°09'34"W 44.00 feet to the North right-of-line for Four Corners Drive; thence S89°50'14"W 10.00 feet; thence S00°09'34"E 44.00; thence N89°50'14"E 10.00 feet to the Point of Beginning.

#### Permit Area 2:

Beginning at the NE corner of Tract C of Crystal Brooke Subdivision Filing No. One (Reception NO. 2483665) and considering the North line of said Tract C of Crystal Brooke Subdivision Filing No. One (Reception NO. 2483665) to bear N89°50'14"E with all other bearings contained herein to be relative thereto:

thence along the East line of said Tract C, also the West right-of-way line for Crystal Brook Way, S45°09'46"E 19.80 feet; thence N89°50'14"E 63.36 feet to the East right-of-way line of said Crystal Brook Way; thence along said East right-of-line, N44°50'14"E 19.80 feet to the South right-of-way line of B-1/2 Road; thence along said South right-of-way line S89°50'14"W 91.36 feet to the Point of Beginning.

#### Permit Area 3:

Beginning at the NW corner of Lot 1, Block 3 of Crystal Brooke Subdivision Filing No. One (Reception NO. 2483665) and considering the West line of said Crystal Brooke Subdivision Filing No. One (Reception NO. 2483665) to bear N00°11'07"W with all other bearings contained herein to be relative thereto:

thence along the West line of said Crystal Brooke Subdivision Filing No. One, N00°11'07"W 44.00 feet to the SW corner of Lot 1, Block 1 of Crystal Brooke Subdivision Filing No. One; thence along the South line of said Lot 1, Block 1, N89°50'14"E 10.00 feet; thence S00°11'07"E 44.00 to the North line of said Lot 1, Block 3; thence along the North line of said Lot 1, Block 3, S89°50'14"W 10.00 feet to the Point of Beginning.

These descriptions were written by:  
David M. Morris PLS #30111  
Q.E.D. Surveying Systems Inc.  
2718 Sierra Vista Rd.  
Grand Junction, Colorado 81503  
(970)241-2370

2. Based on the authority of the Charter and § 21.02.180 of the Grand Junction Zoning & Development Code applying the same, the City, by and through the Community Development Department, has determined that such action would not at this time be detrimental to the inhabitants of the City.

NOW, THEREFORE, IN ACCORDANCE WITH HER LAWFUL AUTHORITY, TAMRA ALLEN, AS COMMUNITY DEVELOPMENT DIRECTOR, DOES HEREBY ISSUE:

to the above-named Petitioners a Revocable Permit for the purposes of irrigation improvements within the limits of the public right-of-way described; provided, however, that this Permit is conditioned upon the following:

1. The installation, operation, maintenance, repair and replacement of irrigation improvements by the Petitioners within the public rights-of-way as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required by the City to avoid creating hazardous or dangerous situations and to avoid damaging public roadways, sidewalks, utilities, or any other facilities presently existing or which may in the future exist in said right-of-way.

2. The City, on its behalf and on behalf of the County of Mesa, the State of Colorado and the Public Utilities, hereby reserves and retains a perpetual right to utilize all or any portion of the public right-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any or no reason.

3. The Petitioners, for themselves and for their successors and assigns, agree that they shall not hold, nor attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any improvements and/or facilities to be installed by the Petitioners within the limits of the public rights-of-way (including the removal thereof), or any other property of the Petitioners or any other party, as a result of the Petitioners' occupancy, possession or use of said public rights-of-way or as a result of any City, County, State or Public Utility activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

4. The Petitioners agree that they shall at all times keep the above described public rights-of-way and the facilities authorized pursuant to this Permit in good condition and repair.



5. This Revocable Permit for irrigation improvements shall be issued only upon concurrent execution by the Petitioners of an agreement that the Petitioners and the Petitioners' successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioners shall, at the sole expense and cost of the Petitioners, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to Petitioners' last known address), peaceably surrender said public rights-of-way and, at their own expense, remove any encroachment so as to make the described public rights-of-way available for use by the City, the County of Mesa, the State of Colorado, the Public Utilities or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

6. The Petitioners, for themselves and for their successors and assigns, agree that they shall be solely responsible for maintaining and repairing the condition of any and all plantings, improvements and/or facilities authorized pursuant to this Permit. The Petitioners shall not install any trees, vegetation or other improvements that create sight distance problems.

7. This Revocable Permit and the following Agreement shall be recorded by the Petitioners, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

Dated this 18<sup>TH</sup> day of MARCH, 2020.

Written and Recommended by:



Scott D. Peterson  
Senior Planner

The City of Grand Junction,  
a Colorado home rule municipality



Tamra Allen  
Community Development Director

Acceptance by the Petitioners:



Lawrence Balerio  
Title: Manager  
Crystal Brooke LLC

**AGREEMENT**

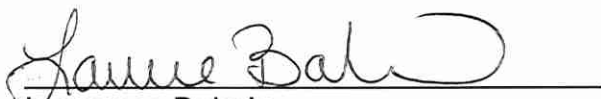
Crystal Brooke LLC, for themselves and for their successors and assigns, do hereby agree to abide by each and every term and condition contained in the foregoing Revocable Permit for irrigation improvements. Furthermore, they shall indemnify the City of Grand Junction, its officers, employees and agents and hold the City of Grand Junction, its officers, employees and agents harmless from all claims and causes of action as recited in said Permit.

Within thirty (30) days of revocation of said Permit, peaceably surrender said public right-of-way to the City of Grand Junction and, at their sole cost and expense, remove any encroachment so as to make said public rights-of-way fully available for use by the City of Grand Junction, the County of Mesa, the State of Colorado, the Public Utilities or the general public.

The Permittee acknowledges the existence of good and sufficient consideration for this Agreement.

Dated this 18 day of March, 2020.

By signing, the Signatories represent that they have full authority to bind the Permittee to each and every term and condition hereof and/or in the Permit.

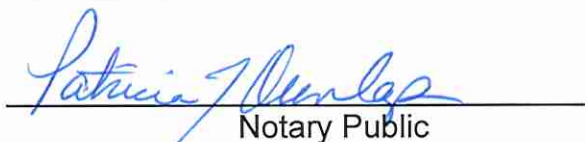


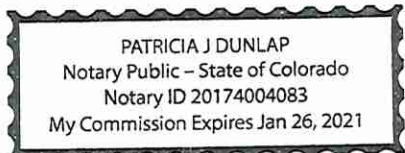
Lawrence Balerio  
Title: Manager  
Crystal Brooke LLC

State of Colorado )  
  )ss.  
County of Mesa     )

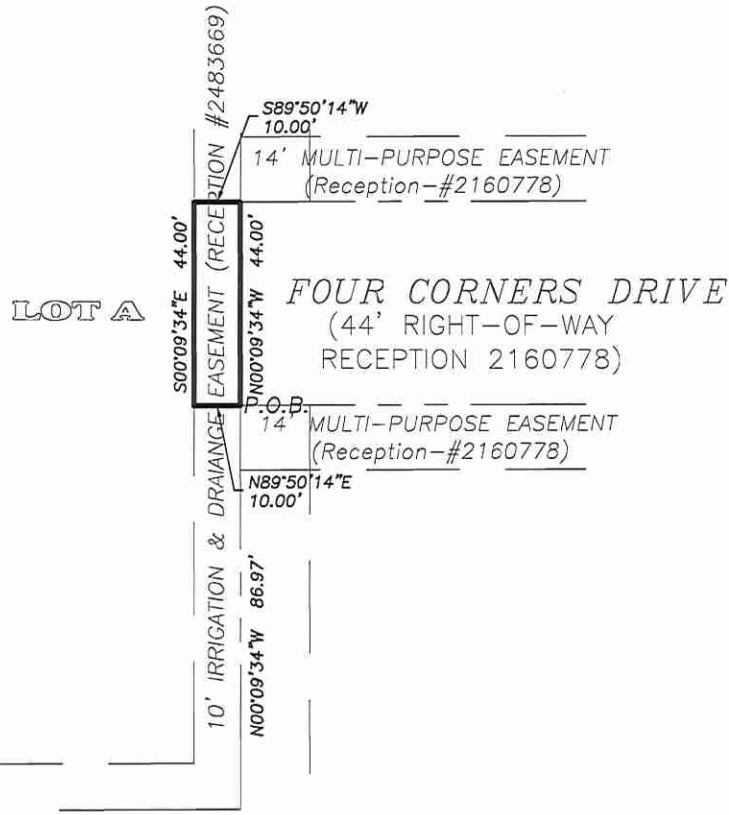
The foregoing Agreement was acknowledged before me this 18 day of March, 2020, by Lawrence Balerio, Manager for Crystal Brooke LLC.

My Commission expires: Jan. 26, 2021  
Witness my hand and official seal.

  
Notary Public

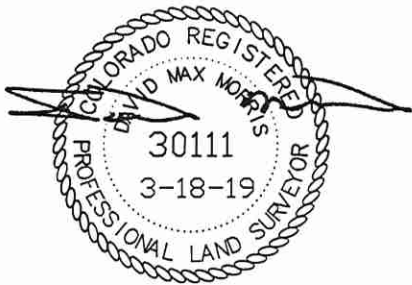


PERMIT AREA #1



A Revocable Permit being described as follows:  
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Mesa County, Colorado



NOTES:

1.) THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION- IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

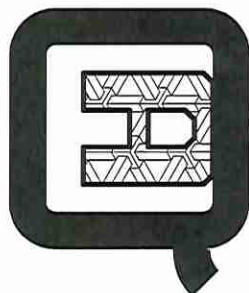


Per Colorado Statute number 38-51-106(l) all Lineal Units used on this plat are U.S. Survey feet.

REVOCABLE PERMIT

SITUATED IN THE N1/2 SW1/4 Section 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

FOR: CRYSTAL BROOKE LLC



Q.E.D.  
 SURVEYING  
 SYSTEMS Inc.  
 2718 Sierra Vista  
 GRAND JUNCTION  
 COLORADO 81503  
 (970) 241-2370  
 464-7568

SURVEYED BY: MSM

DRAWN BY: DMM

ACAD ID: Crystal Brooke 2

SCALE:  
 1" = 30'

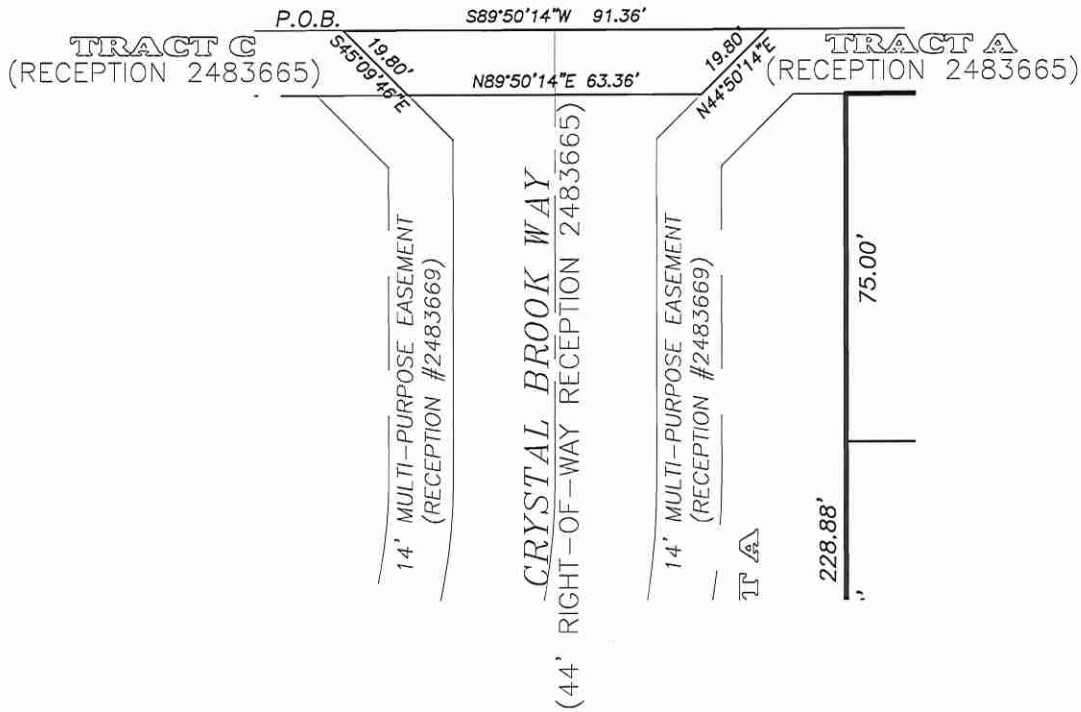
DATE: 3/19/19

FILE: 2018-248



PERMIT AREA # 2

B 1/2 ROAD  
(40' RIGHT-OF-WAY BK-1067 PG-981)



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thence along the East line of said Tract C, also the West right-of-way line for Crystal Brook Way, S45°09'46"E 19.80 feet;  
thence N89°50'14"E 63.36 feet to the East right-of-way line of said Crystal Brook Way; thence along said East right-of-way line, N44°50'14"E 19.80 feet to the South right-of-way line of B-1/2 Road; thence along said South right-of-way line S89°50'14"W 91.36 feet to the Point of Beginning.

Mesa County, Colorado

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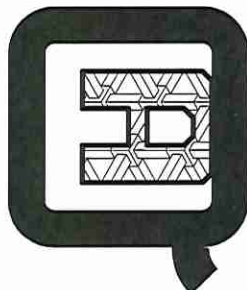
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SITUATED IN THE N1/2 SW1/4 Section 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

FOR: CRYSTAL BROOKE LLC

SCALE:  
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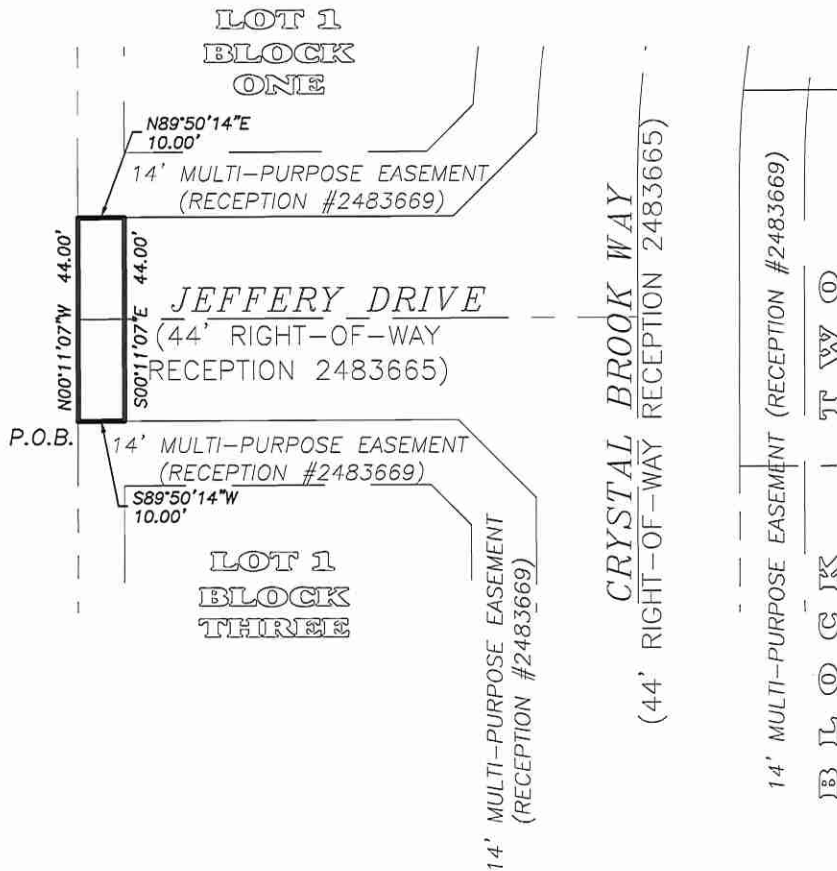
SURVEYED BY: MSM

DRAWN BY: DMM

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FILE: 2018-248

# PERMIT AREA #3



A Revocable Permit being described as follows:  
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 Subdivision Filing No. One (Reception NO. 2483665) and considering  
 the West line of said Crystal Brooke Subdivision Filing No. One  
 (Reception NO. 2483665) to bear N00°11'07"W with all other  
 bearings contained herein to be relative thereto:  
 thence along the West line of said Crystal Brooke Subdivision Filing  
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 of Crystal Brooke Subdivision Filing No. One; thence along the South  
 line of said Lot 1, Block 1, N89°50'14"E 10.00 feet; thence  
 S00°11'07"E 44.00 to the North line of said Lot 1, Block 3; thence  
 along the North line of said Lot 1, Block 3, S89°50'14"W 10.00 feet  
 to the Point of Beginning.

Mesa County, Colorado



### NOTES:

1.) THIS EXHIBIT IS FOR THE  
 PURPOSE OF GRAPHICALLY  
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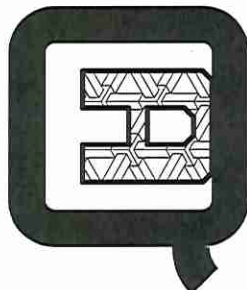


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SITUATED IN THE N1/2 SW1/4 Section 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

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