

REVOCABLE PERMIT

Recitals.

1. Granite Falls GJ, 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 Granite Falls Avenue, Granite Falls Way, Sieber Canyon Avenue and Sieber Canyon Court, to wit:

Permit Area 1:

A parcel of land being the west twenty (20') feet of the east one-hundred and eight and thirty-two one-hundredths (108.32') feet of the right-of-way of Granite Falls Avenue in Granite Falls Filing Four, City of Grand Junction, County of Mesa, State of Colorado.

Containing 996 Sq. feet (0.023 acres), more or less.

All bearings herein are relative to said recorded plat of Granite Falls Filing Four.

Permit Area 2:

A parcel of land being the east ten (10') feet of the right-of-way of Granite Falls Avenue in Granite Falls Filing Four, City of Grand Junction, County of Mesa, State of Colorado.

Containing 440 Sq. feet (0.010 acres), more or less.

All bearings herein are relative to said recorded plat of Granite Falls Filing Four.

Permit Area 3:

A parcel of land across the right-of-way of Granite Falls Way in Granite Falls Filing Four, City of Grand Junction, County of Mesa, State of Colorado, said parcel being more particularly described as follows:

Considering the tangential portion of the west line of Lot 75 of said Granite Falls Filing Four to bear North 00°03'27" West with all bearing herein relative thereto;

Beginning at the southwest corner of said Lot 75 thence North 78°17'40" West, a distance of 44.24 feet to the beginning of a curve concave to the west having a radius of 128 feet and being subtended by a chord which bears North 02°29'32" East 10.13 feet;

Thence northerly along said curve, a distance of 10.13 feet to a point of cusp;

Thence South 78°17'40" East, a distance of 44.66 feet to the beginning of a curve concave to the west having a radius of 172.00 feet and being subtended by a chord which bears South 04°51'54" West 10.07 feet;

Thence southerly along said curve, a distance of 10.07 feet to the Point of Beginning, said parcel containing 444 square feet or 0.01 acres more or less.

Permit Area 4:

A parcel of land being the east ten (10') feet of the right-of-way of Sieber Canyon Avenue in Granite Falls Filing Four, City of Grand Junction, County of Mesa, State of Colorado,

Containing 440 Sq. feet (0.010 acres), more or less.

All bearings herein are relative to said recorded plat of Granite Falls Filing Four.

Permit Area 5:

A parcel of land being the west twenty (20') feet of the east one-hundred and fifteen (115') feet of the right-of-way of Sieber Canyon Avenue in Granite Falls Filing Four, City of Grand Junction, County of Mesa, State of Colorado,

Containing 1100 Sq. feet (0.025 acres), more or less.

All bearings herein are relative to said recorded plat of Granite Falls Filing Four.

Permit Area 6:

A twelve (12') foot wide parcel of land across the right-of-way of Sieber Canyon Court in Granite Falls Filing Four, City of Grand Junction, County of Mesa, State of Colorado, said parcel lying 6 feet on each side of the following described centerline:

Considering the south line of Lot 79 of said Granite Falls Filing Four to bear North 89°56'33" East with all bearings herein relative thereto;

Commencing at the southeast corner of said Lot 79 thence South 89°56'33" West, a distance of 12.00 feet to the Point of Beginning;

Thence South 00°03'27" East, a distance of 44.00 feet to the north line of Lot 78 of said Granite Falls Filing Four and the Point of Termination,

said parcel containing 528 square feet or 0.01 acres more or less.

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 rights-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 rights-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 rights-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.

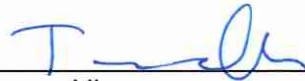
Dated this 12TH day of MAY, 2021.

Written and Recommended by:



Scott D. Peterson
Senior Planner

The City of Grand Junction,
a Colorado home rule municipality



Tamra Allen
Community Development Director

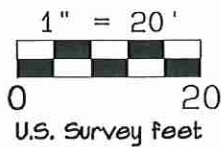
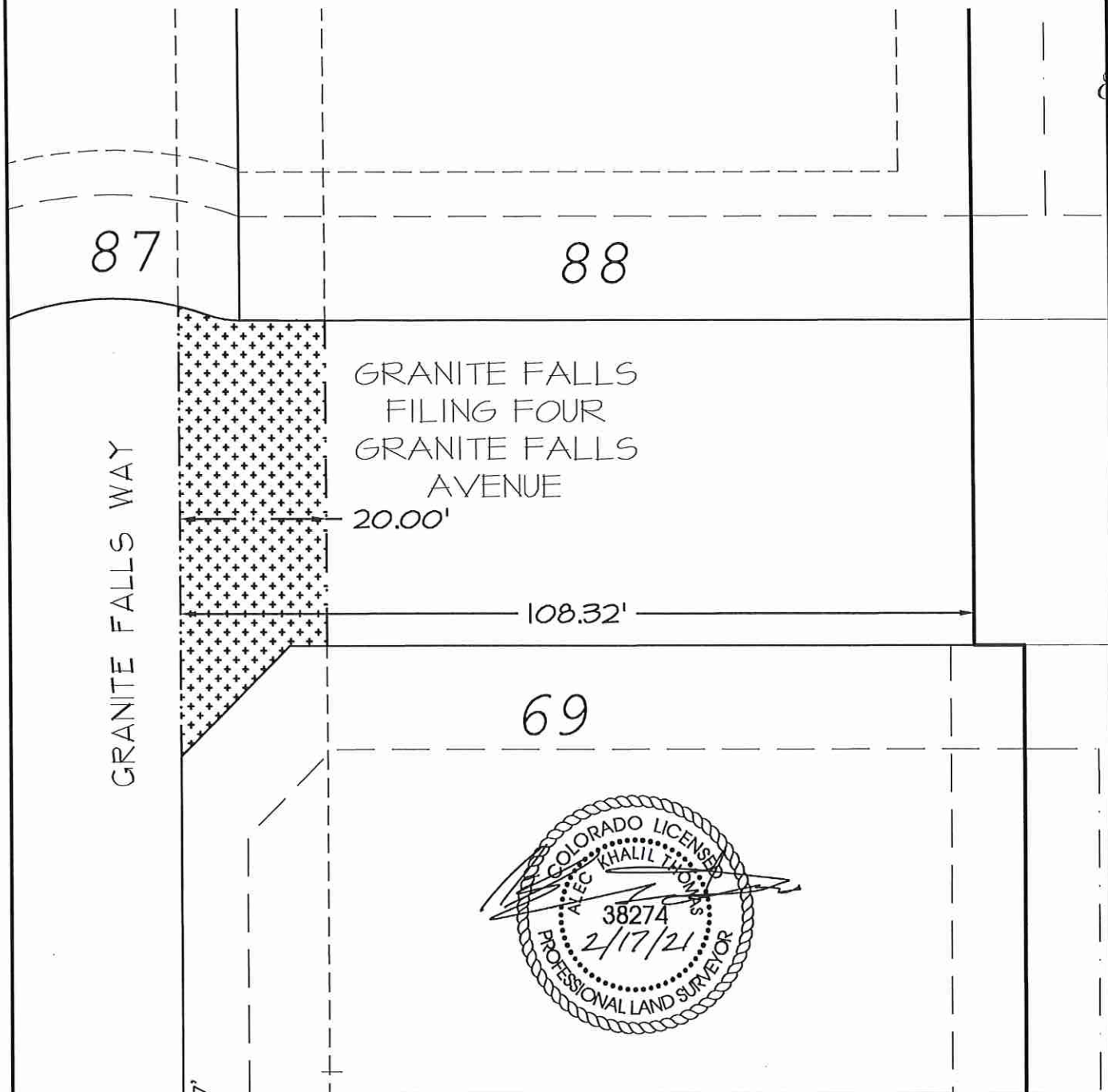
Acceptance by the Petitioners:



Dave Bagg
Title: Co-Manager
Granite Falls GJ, LLC

PERMIT AREA 1

EXHIBIT
REVOCABLE PERMIT



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

RIVER CITY
CONSULTANTS

215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rcwest.com

Drawn: AKT | Checked: BDM | 1/5/21 | Job No 0208-026

S:\PROJECTS\0208 John Thomas_Dave Bagg\026 6P\4 Survey\DWG\GRANITE FALLS SUB 4 revocable.dwg

PERMIT AREA 2

EXHIBIT

REVOCABLE PERMIT

89

88

GRANITE FALLS
FILING FOUR
GRANITE FALLS
AVENUE

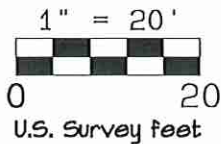
GRANITE FALLS FILING
THREE
RECEPTION
NUMBER 2929321

10.00'

69



64



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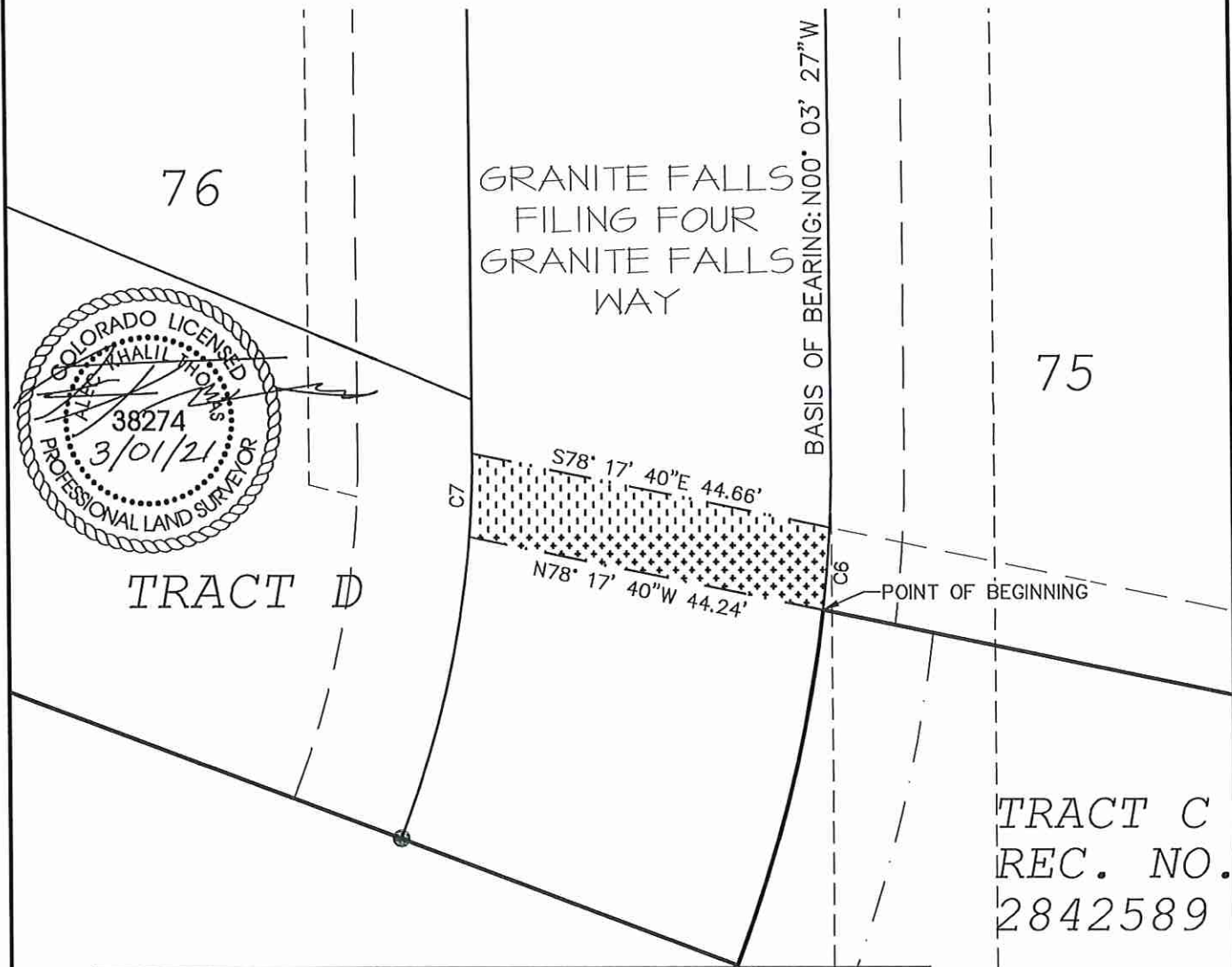
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PERMIT AREA 3

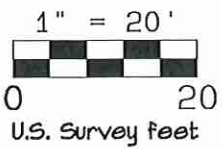
EXHIBIT

REVOCABLE PERMIT



Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C6	10.07'	172.00'	003°21'20"	10.07'	N04° 51' 54"E
C7	10.13'	128.00'	004°32'09"	10.13'	N02° 29' 32"E



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PERMIT AREA 4

EXHIBIT

REVOCABLE PERMIT

73



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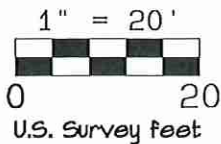
GRANITE FALLS
FILING FOUR
SIEBER CANYON
AVENUE

10.00'

GRANITE FALLS FILING
THREE
REC. NO. 2929321

74

16



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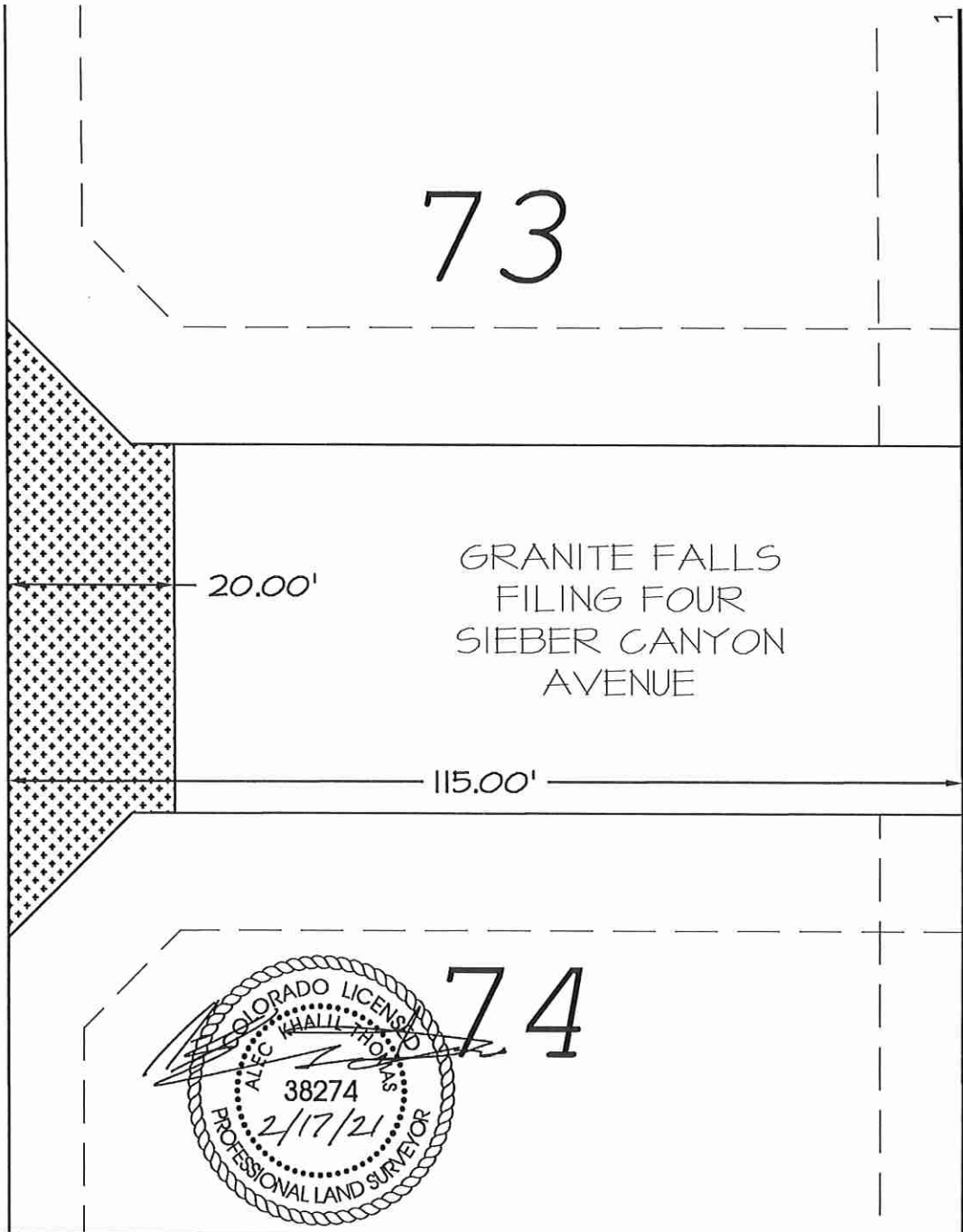
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PERMIT AREA 5

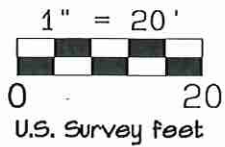
EXHIBIT
REVOCABLE PERMIT

73

GRANITE FALLS WAY



74



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PERMIT AREA 6

EXHIBIT

REVOCABLE PERMIT



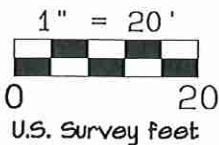
LOT 79
GRANITE FALLS
FILING FOUR

POINT OF BEGINNING
BASIS OF BEARING: N89° 56' 33"E 12.00'

12.00'
SIEBER CANYON COURT

S00° 03' 27"E 44.00'

GRANITE FALLS
FILING FOUR LOT 78
P.O.T.



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