RECEPTION#: 3168843
8/25/2026 1:05:38 PM, 1 of 7
Recording: $43.00,
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 24-22

A RESOLUTION CONCERNING THE ISSUANCE OF A REVOCABLE PERMIT TO TWO R&D LLC TO ALLOW FOR A FREE-STANDING MONUMENT SIGN WITHIN THE PUBLIC RIGHT-OF-WAY OF WEST MARIPOSA DRIVE/AIGUILLE DRIVE

Recitals.

A. Two R&D LLC, hereinafter referred to as the Petitioner, has requested that the City of Grand Junction issue a Revocable Permit to allow for a free-standing monument sign within the limits of the following described public right-of-way for Mariposa Drive/Aiguille Drive, to wit (refer to Exhibits A and B for graphical representation):

Permit Area 1:

A Revocable Permit for a sign location situated in the NW 1/4 SW 1/4 of Section 21, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, also falling within the right-of-way of Mariposa Drive, being described as follows:

Commencing at the W 1/4 corner of said Section 21, the basis of bearing being S89°43'25"E along the south line of Pinnacle Ridge Subdivision, Filing 1;
thence S11°08'57"E a distance of 10.49 feet to the point of beginning;
thence N63°51'44"E a distance of 10.00 feet;
thence S26°08'16"E a distance of 2.50 feet;
thence S63°51'44"W a distance of 10.00 feet;
thence N26°08'16"W a distance of 2.50 feet to the point of beginning.
Said strip contains 25 square feet more or less.

B. Relying on the information supplied by the Petitioner and contained in File No. RVP-2021-714 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

1. That the City Manager is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purpose aforedescribed and within the limits of the public right-of-way aforedescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this 2nd day of March 2022.

Attest:

Interim City Clerk

President of the City Council

REVOCABLE PERMIT

Recitals.

A. Two R&D, LLC, hereinafter referred to as the Petitioner, has requested that the City of Grand Junction issue a Revocable Permit to allow for a free-standing monument sign within the limits of the following described public right-of-way for Mariposa Drive/Aiguille Drive, to wit (refer to Exhibits A and B for graphical representation):

Permit Area 1:

A REVOCABLE PERMIT for a sign location situate in the NW 1/4 SW 1/4 of Section 21, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, also falling within the right-of-way of Mariposa Drive, being described as follows:

Commencing at the W 1/4 corner of said Section 21, the basis of bearing being S89°43'25"E along the south line of Pinnacle Ridge Subdivision, Filing 1;
thence S11°08'57"E a distance of 10.49 feet to the point of beginning;
thence N63°51'44"E a distance of 10.00 feet;
thence S26°08'16"E a distance of 2.50 feet;
thence S63°51'44"W a distance of 10.00 feet;
thence N26°08'16"W a distance of 2.50 feet to the point of beginning.
Said strip contains 25 square feet more or less.

B. Relying on the information supplied by the Petitioner and contained in File No. RVP-2020-714 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioner a Revocable Permit for the purpose aforedescribed and within the limits of the public right-of-way aforedescribed; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. The Petitioner's use and occupancy of the public right-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 to avoid creating hazardous or dangerous situations and to avoid damaging public improvements and public utilities or any other facilities presently existing or which may in the future exist in said right-of-way.

2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforedescribed 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 reason.

3. The Petitioner, for itself and for its successors, assigns and for all persons claiming through the Petitioner, agrees that it shall defend all efforts and claims to hold, or attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

4. The Petitioner agrees that it shall at all times keep the above-described public right-of-way in good condition and repair.

5. This Revocable Permit shall be issued only upon the concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's 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 Petitioner shall, at the sole cost and expense of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and, at its own expense, remove any encroachment so as to make the aforedescribed public right-of-way available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

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

Dated this 6th day of August, 2022. 2026

Attest:

Interim City Clerk

The City of Grand Junction,
a Colorado home rule municipality

City Manager

Acceptance by the Petitioner:

Robert W. Jones II

Two R&D, LLC

AGREEMENT

Two R&D, LLC, for itself and for its successors and assigns, does hereby agree to:

(a) Abide by each and every term and condition contained in the foregoing Revocable Permit;

(b) Indemnify and hold harmless the City of Grand Junction, its officers, employees and agents with respect to all claims and causes of action, as provided for in the approving Resolution and Revocable Permit;

(c) Within thirty (30) days of revocation of said Permit by the City Council, peaceably surrender said public right-of-way to the City of Grand Junction;

(d) At the sole cost and expense of the Petitioner, remove any encroachment so as to make said public right-of-way fully available for use by the City of Grand Junction or the general public.

Dated this July day of 23 th, ~~2022~~ 2026.

By: Robert W. James
Two R&D, LLC

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this 23 day of July, ~~2022~~ 2026, by Two R&D, LLC.

My Commission expires: 07/27/2029
Witness my hand and official seal.

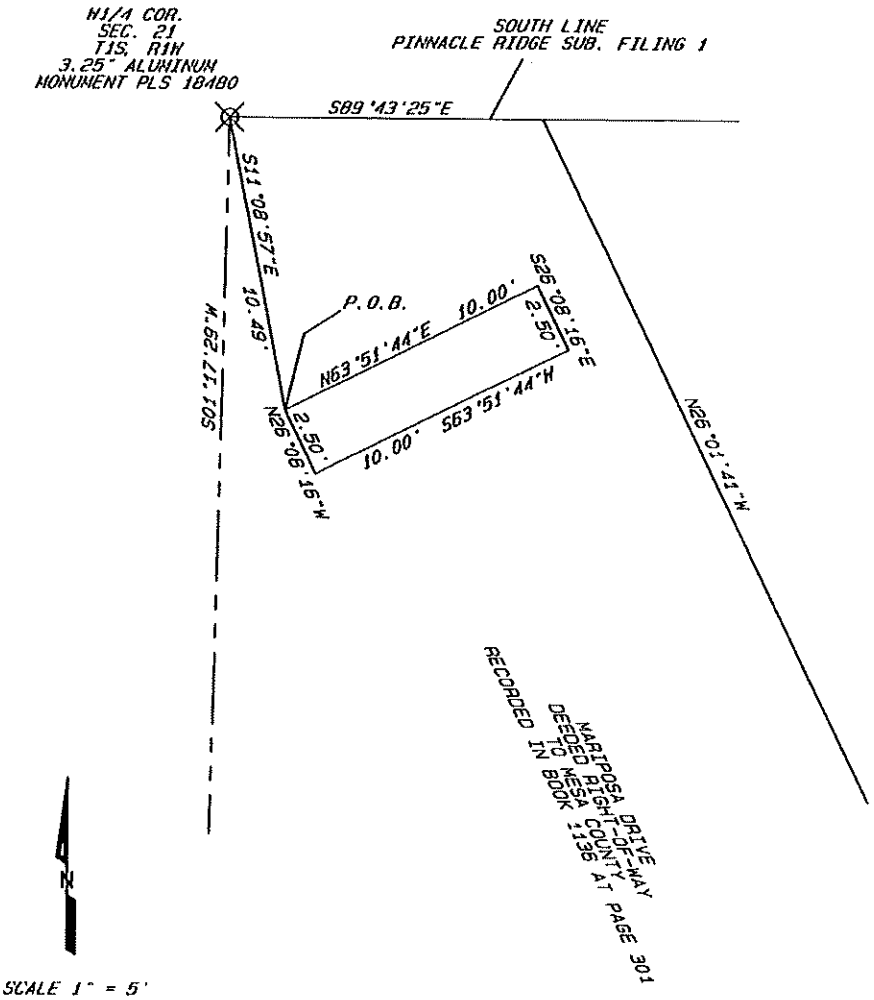
Adam Asgari
Notary Public

ADAM P ASGARI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20214029852
MY COMMISSION EXPIRES 07/27/2029

EXHIBIT A

EXHIBIT A

REVOCABLE PERMIT FOR SIGN

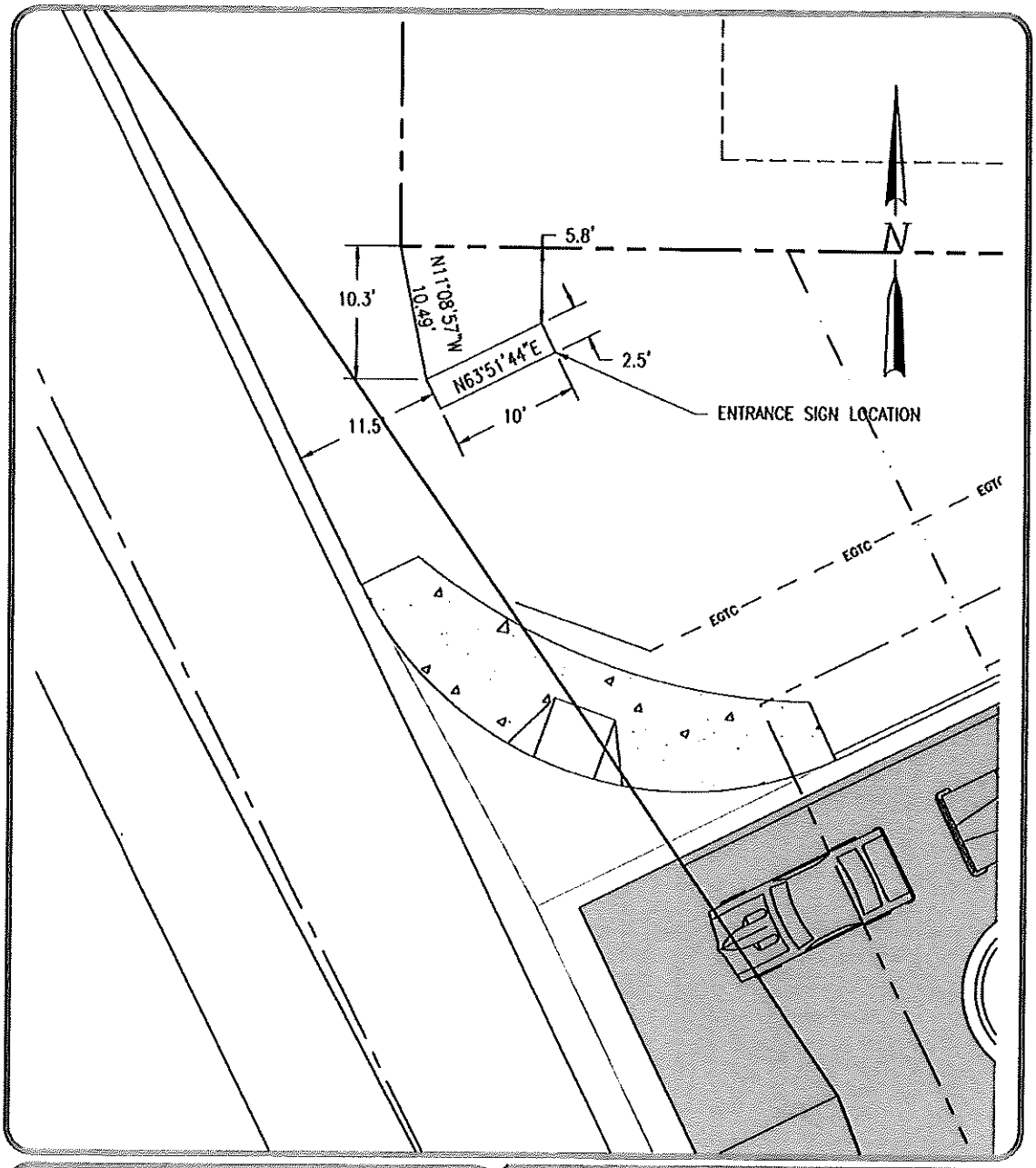


Pinnacle Ridge Subdivision Entrance Sign Revocable Permit Grand Junction, CO			
PROJECT NO. F04-006	DATE: 01/04/22	DRAWN BY: DLS	CHECKED BY: RWJII

- Civil & Consulting Engineering
- Construction Management & Site Planning
- Feasibility Studies Permit Expediting
- Environmental Scientists
- Project Management
- Hydrologic Studies

Prepared By
VORTEX ENGINEERING, INC.
861 Rood Avenue
Grand Junction, CO 81501
(970) 245-9051

EXHIBIT B



Pinnacle Ridge Subdivision
Sight Distance &
Entrance Sign Exhibit

PROJECT NO:	DATE:	DRAWN BY:
F04-006	12/28/21	DLS

- Civil & Consulting Engineering
- Construction Management & Site Planning
- Feasibility Studies Permit Expediting
- Environmental Scientists
- Project Management
- Hydrologic Studies

Prepared By
VORTEX
ENGINEERING, INC.
2394 Patterson Rd., Ste. 201
Grand Junction, CO 81505
(970) 245-9051