

REVOCABLE PERMIT

Recitals.

1. McCurter Land Company 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 G Road and Horizon Glen Drive, to wit:

Permit Area 1 (Exhibit A):

A parcel of land situated in the west one-half of the east one-half of the northeast quarter of the northeast quarter of Section 2, Township 1 South, Range 1 West, Ute Meridian, located in the City of Grand Junction, County of Mesa, State of Colorado, said parcel being more particularly described as follows:

Beginning at the northwest corner of Tract A of Highlander Subdivision, a plat recorded at the Mesa County Clerk and Recorder's office;

Thence South 17°32'01" West, a distance of 5.95 feet;

Thence North 71°57'21" West, a distance of 54.70 feet;

Thence North 00°10'21" East, a distance of 10.51 feet;

Thence South 71°57'21" East, a distance of 70.30 feet;

Thence North 89°59'51" West, a distance of 13.07 feet to the Point of Beginning.

Said parcel containing 562 square feet more or less.

All bearings herein are relative to said recorded plat of Highlander Subdivision.

Permit Area 2 (Exhibit B):

A parcel of land being the south eleven and one-half (11.5') feet of Horizon Glen Drive Right-of-Way as platted on Highlander Subdivision, situated in the west one-half of the east one-half of the northeast quarter of the northeast quarter of Section 2, Township 1 South, Range 1 West, Ute Meridian, located in the City of Grand Junction, County of Mesa, State of Colorado.

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 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 right-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 6TH day of APRIL, 2022.

Written and Recommended by:

The City of Grand Junction,
a Colorado home rule municipality



Scott D. Peterson
Senior Planner



Tamra Allen
Community Development Director

Acceptance by the Petitioners:



James R. McCurter
Title: Member
McCurter Land Company, LLC
an Arkansas limited liability company

AGREEMENT

McCurter Land Company, 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 6th day of April, 2022.

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.

James R. McCurter
Title: Member
McCurter Land Company, LLC
an Arkansas limited liability company

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this 6th day of April, 2022, by James R. McCurter, Member, McCurter Land Company, LLC, an Arkansas limited liability company.

My Commission expires: 11/06/2022
Witness my hand and official seal.

Tracy A. States
Notary Public

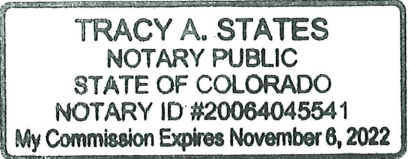
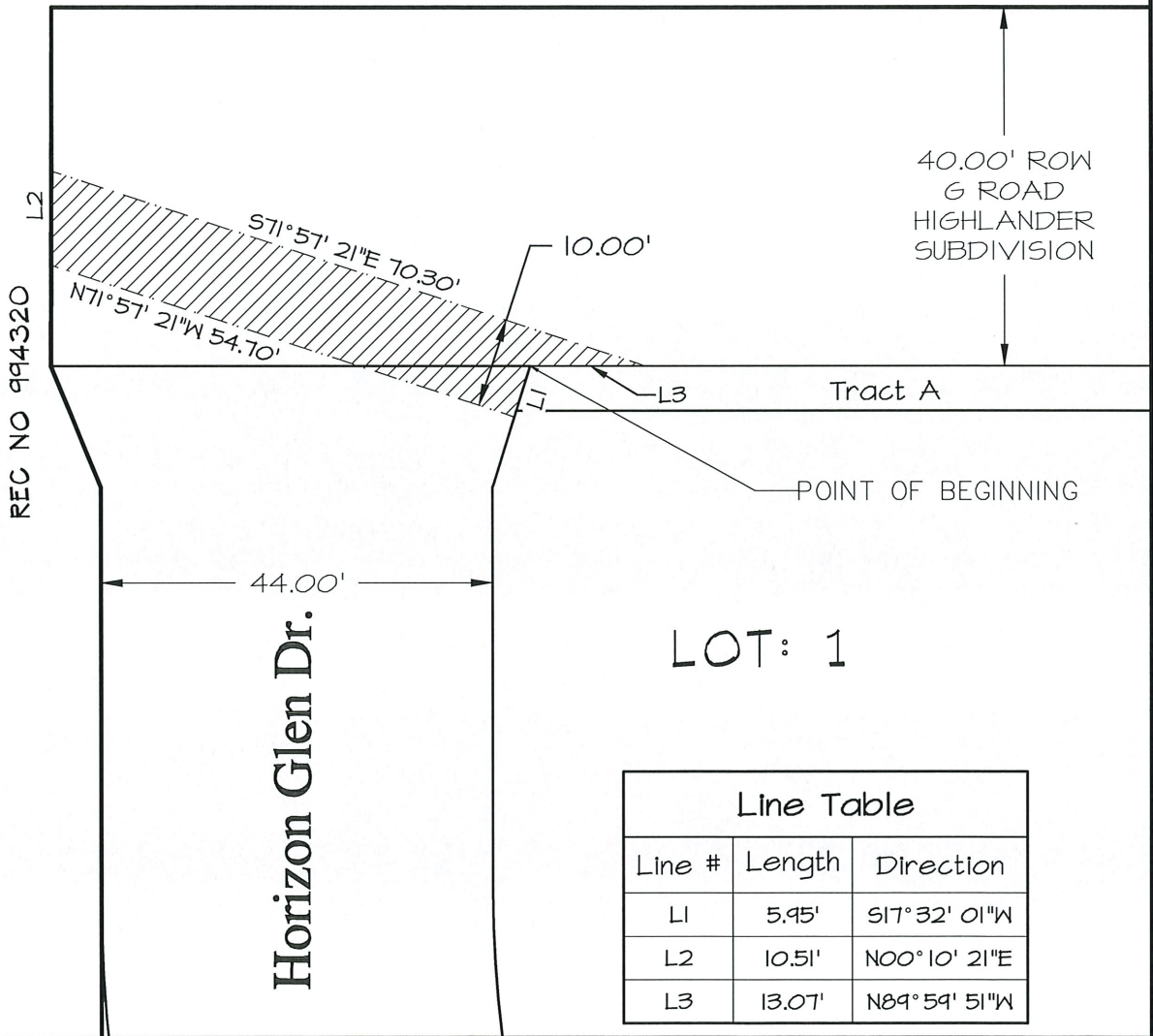
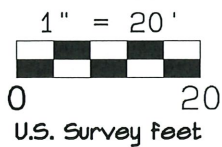


EXHIBIT A



Line Table		
Line #	Length	Direction
L1	5.95'	S17° 32' 01" W
L2	10.51'	N00° 10' 21" E
L3	13.07'	N89° 59' 51" W



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



RIVER CITY
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Drawn: BLC | Checked: BDM | 10/14/21 | Job No. 1071- 014

S:\PROJECTS\1071 Freeway Properties (McCurter)\014 Highlander\Survey\DWG

EXHIBIT B

HIGHLANDER
SUBDIVISION

Horizon Glen Dr.

Lot
20
8825 SF

Tract C
Drainage (HOA)
7868 SF

TRACT D

11.50'

REC NO 2880101



1" = 20'
0 20
U.S. Survey feet



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