

## REVOCABLE PERMIT

### Recitals.

1. Quick N Clean CO-01 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 landscape and irrigation improvements, as approved by the City, within the limits of the following described public right-of-way for North 21<sup>st</sup> Street, to wit and depicted on Exhibit A:

#### Permit Area:

A REVOCABLE PERMIT BEING A PORTION OF THE 21ST STREET ROW AND SITUATED IN THE SE 1/4 OF SECTION 12, T1S, R1W OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR ALL BEARINGS STATED HEREIN IS THE WEST LINE OF LOT 1, ELEVEN THIRTY THREE PARK PLACE SUBDIVISION RECORDED AT RECEPTION NO. 3018291, MESA COUNTY RECORDS, ASSUMED TO BEAR S00°01'15"E.

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, , ELEVEN THIRTY THREE PARK PLACE SUBDIVISION RECORDED AT RECEPTION NO. 3018291, MESA COUNTY RECORDS; THENCE S00°01'15"E ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST ROW LINE OF SAID 21ST STREET, A DISTANCE OF 46.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S00°01'15"E ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST ROW LINE OF SAID 21ST STREET, A DISTANCE OF 121.00 FEET; THENCE S89°58'45"W, A DISTANCE OF 7.11 FEET TO THE BACK OF WALK OF THE EXISTING SIDEWALK IN SAID 21ST STREET; THENCE N00°07'00"E ALONG SAID BACK OF WALK, A DISTANCE OF 121.00 FEET; THENCE N89°58'45"E, A DISTANCE OF 6.82 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 843 SQ. FT. (0.0194 ACRE) MORE OR LESS.  
ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

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

NOW, THEREFORE, IN ACCORDANCE WITH HIS LAWFUL AUTHORITY, FELIX LANDRY, PLANNING SUPERVISOR DOES HEREBY ISSUE:

to the above-named Petitioners a Revocable Permit for the purposes of landscaping and irrigation 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 landscape and irrigation improvements by the Petitioners within 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 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 right-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 right-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 landscaping and irrigation 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 right-of-way and, at their own expense, remove any encroachment so as to make the described public right-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 27<sup>th</sup> day of March, 2023.

Written and Recommended by:

  
Planner

The City of Grand Junction,  
a Colorado home rule municipality

  
Planning Supervisor

Acceptance by the Petitioners:

  
Quick N Clean CO-01, LLC  
Richard Karle, Manager

**AGREEMENT**


Quick N Clean CO-01 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 landscaping and irrigation. 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 right-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 27th day of March, 2023.

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.

  
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Quick N Clean CO-01, LLC  
Richard Karle, Manager

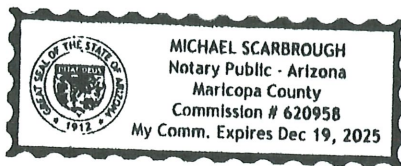
State of ARIZONA

County of MARICOPA )

The foregoing Agreement was acknowledged before me this 27<sup>th</sup> day of MARCH, 2023, by Richard Karle.

My Commission expires: 12.19.2025  
Witness my hand and official seal.

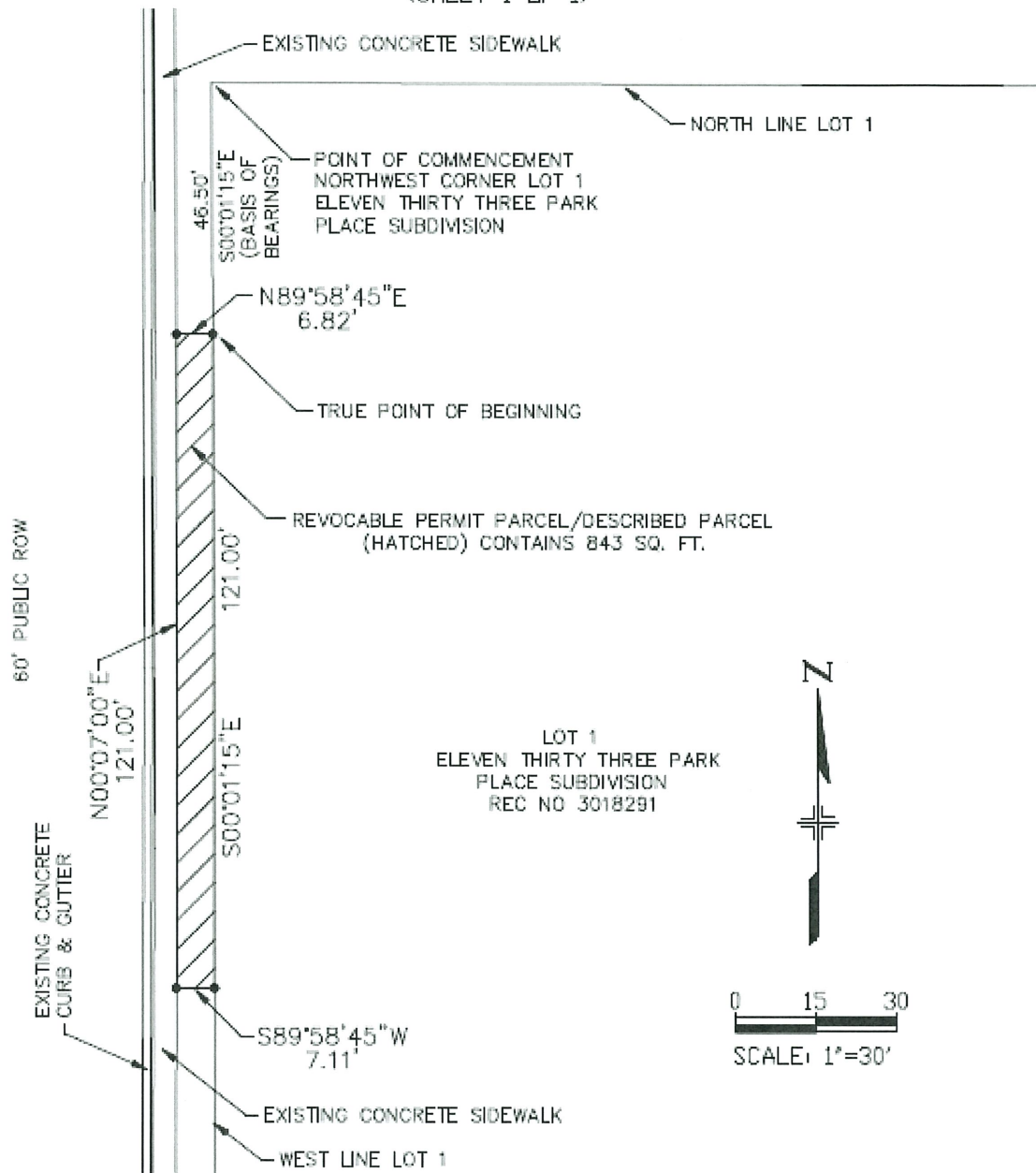
  
\_\_\_\_\_  
Notary Public



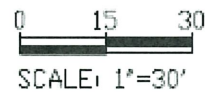
# EXHIBIT A

(SHEET 1 OF 1)

NORTH 21ST STREET  
60' PUBLIC ROW



LOT 1  
ELEVEN THIRTY THREE PARK  
PLACE SUBDIVISION  
REC NO 3018291



BEARINGS ARE BASED ON THE WEST LINE OF LOT 1, ASSUMED TO BEAR S00°01'15"E.  
THE ABOVE DESCRIBED PARCEL CONTAINS 843 SQUARE FEET (0.0194 ACRE) MORE OR LESS.  
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF GRAND JUNCTION, COLORADO

DRAWN BY: HC	SCALE: 1"=30'	R.O.W. FILE NUMBER
CHECKED BY: BR	DATE: 3/14/2023	JOB NUMBER: 21142

A REVOCABLE PERMIT SITUATED IN THE SE1/4 OF SECTION 12, T1S, R1W OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.