

REVOCABLE PERMIT

Recitals.

1. Cattail Property GV, 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 of Apollo Drive & Sunset Valley Drive, to wit:

Exhibit A:

A strip of land for irrigation, being 10-feet in width, situated in the W 1/2 NE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, also falling within the future right-of-way of Apollo Drive, being described as follows:

Commencing at the Northwest corner of Sunset Valley Estates – Filing 1, reception number 2955483, said Northwest corner being a rebar and cap PLS number 12901, whence an aluminum cap PLS number 18480 bears S89°49'41"E being the basis of bearing, along the north line of said Sunset Valley Estates – Filing 1; thence S89°49'41"E a distance of 164.92 feet; thence S00°18'01"E a distance of 90.87 feet to the point of beginning;

thence S25°56'55"W a distance of 48.83 feet;
thence N89°44'46"W a distance of 10.00 feet;
thence N00°14'25"E a distance of 2.27 feet;
thence N25°56'55"E a distance of 46.31 feet;
thence S89°44'46"E a distance of 11.10 feet to the point of beginning.

Containing 487 square feet, more or less.

Exhibit B:

A strip of land for irrigation, being 10-feet in width, situated in the W 1/2 NE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, also falling within the future right-of-way of Apollo Drive, being described as follows:

Commencing at the Northwest corner of Sunset Valley Estates – Filing 1, reception number 2955483, said Northwest corner being a rebar and cap PLS number 12901, whence an aluminum cap PLS number 18480 bears S89°49'41"E being the basis of bearing, along the north line of said Sunset Valley Estates – Filing 1; thence S89°49'41"E a distance of 230.85 feet; thence S00°18'01"E a distance of 90.97 feet to the point of beginning;

thence S23°13'56"E a distance of 45.71 feet;
thence S00°14'16"W a distance of 2.08 feet;
thence N89°44'46"W a distance of 10.00 feet;
thence N23°13'56"W a distance of 45.66 feet;
thence N00°18'01"W a distance of 2.13 feet;
thence S89°44'46"E a distance of 10.00 feet to the point of beginning.

Containing 478 square feet, more or less.

Exhibit C:

A strip of land for irrigation, being 10-feet in width, situated in the W 1/2 NE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, also falling within the future right-of-way of Apollo Drive, being described as follows:

Commencing at the Northwest corner of Sunset Valley Estates – Filing 1, reception number 2955483, said Northwest corner being a rebar and cap PLS number 12901, whence an aluminum cap PLS number 18480 bears S89°49'41"E being the basis of bearing, along the north line of said Sunset Valley Estates – Filing 1;
thence S89°49'41"E a distance of 604.76 feet; thence S00°18'01"E a distance of 91.50 feet to the point of beginning;

thence S21°01'28"W a distance of 47.06 feet;
thence N89°44'46"W a distance of 10.00 feet;
thence N00°18'01"W a distance of 1.79 feet;
thence N21°01'28"E a distance of 45.15 feet;
thence S89°44'46"E a distance of 10.70 feet to the point of beginning.

Containing 470 square feet, more or less.

Exhibit D:

A strip of land for irrigation, being 10-feet in width, situated in the W 1/2 NE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, also falling within the future right-of-way of Sunset Valley Drive, being described as follows:

Commencing at the Northwest corner of Sunset Valley Estates – Filing 1, reception number 2955483, said Northwest corner being a rebar and cap PLS number 12901, whence an aluminum cap PLS number 18480 bears S89°49'41"E being the basis of bearing, along the north line of said Sunset Valley Estates – Filing 1; thence S61°03'44"E a distance of 508.39 feet to the common corner of SE Lot 53 and SW corner of said Sunset Valley Drive; thence N00°18'01"W a distance of 4.66 feet to the point of beginning.

thence N00°18'01"W a distance of 10.20 feet;
thence N78°13'17"E a distance of 44.90 feet;
thence S00°18'01"E a distance of 10.20 feet;
thence S78°13'17"W a distance of 44.90 feet to the point of beginning.

Containing 449 square feet, more or less.

These descriptions were written by:

Kurt R. Shepherd, PLS
861 Rood Avenue
Grand Junction, CO. 81501

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 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 19 day of April, 2023.

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:



Elizabeth Sue "Beth" Reynolds
Title: Manager
Cattail Property GV, LLC

AGREEMENT

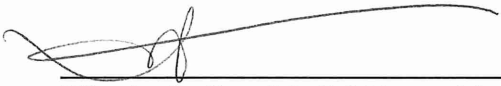
Cattail Property GV, LLC, for themselves and for their successors and assigns, do hereby agree to abide by each and every term and condition contained in the foregoing Revocable Permit for irrigation improvements. Furthermore, they shall indemnify the City of Grand Junction, its officers, employees and 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 rights-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 19 day of April, 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.



Elizabeth Sue "Beth" Reynolds
Title: Manager
Cattail Property GV, LLC

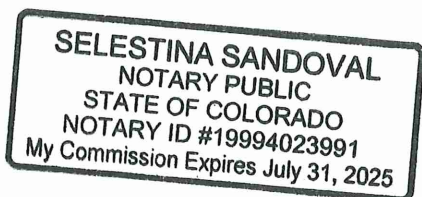
State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this 19th day of April, 2023, by Elizabeth Sue "Beth" Reynolds, Manager, Cattail Property GV, LLC.

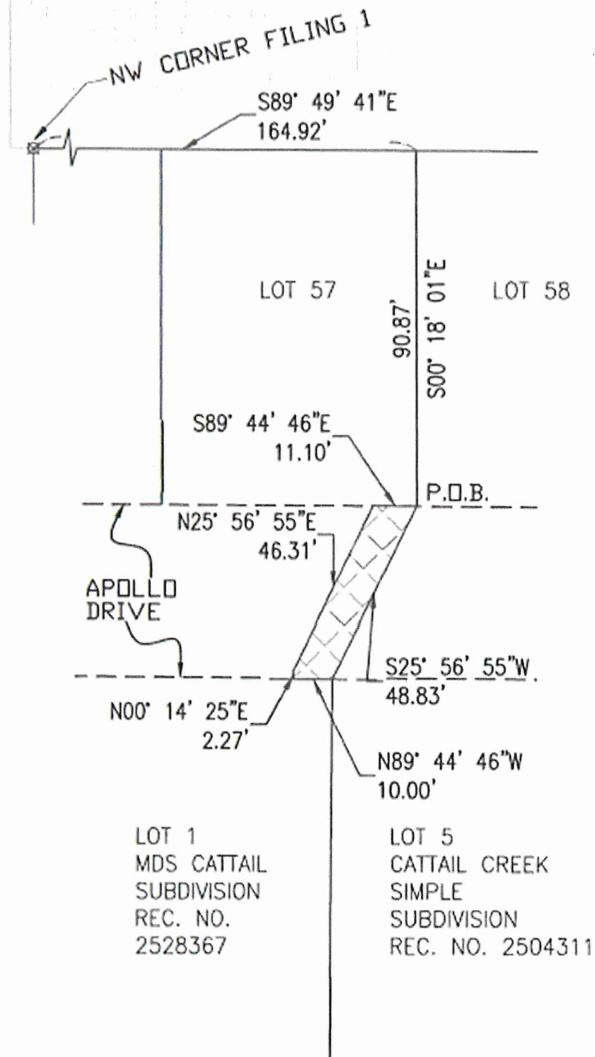
My Commission expires: July 31, 2025
Witness my hand and official seal.




Notary Public



SUNSET VALLEY ESTATES -
FILING 2

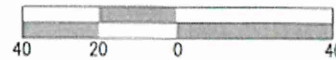


LEGEND

-  PROPERTY LINE
-  RIGHT OF WAY
-  EASEMENT



SCALE IN FEET



1" = 40'

LINEAL UNITS = U.S. SURVEY FEET

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

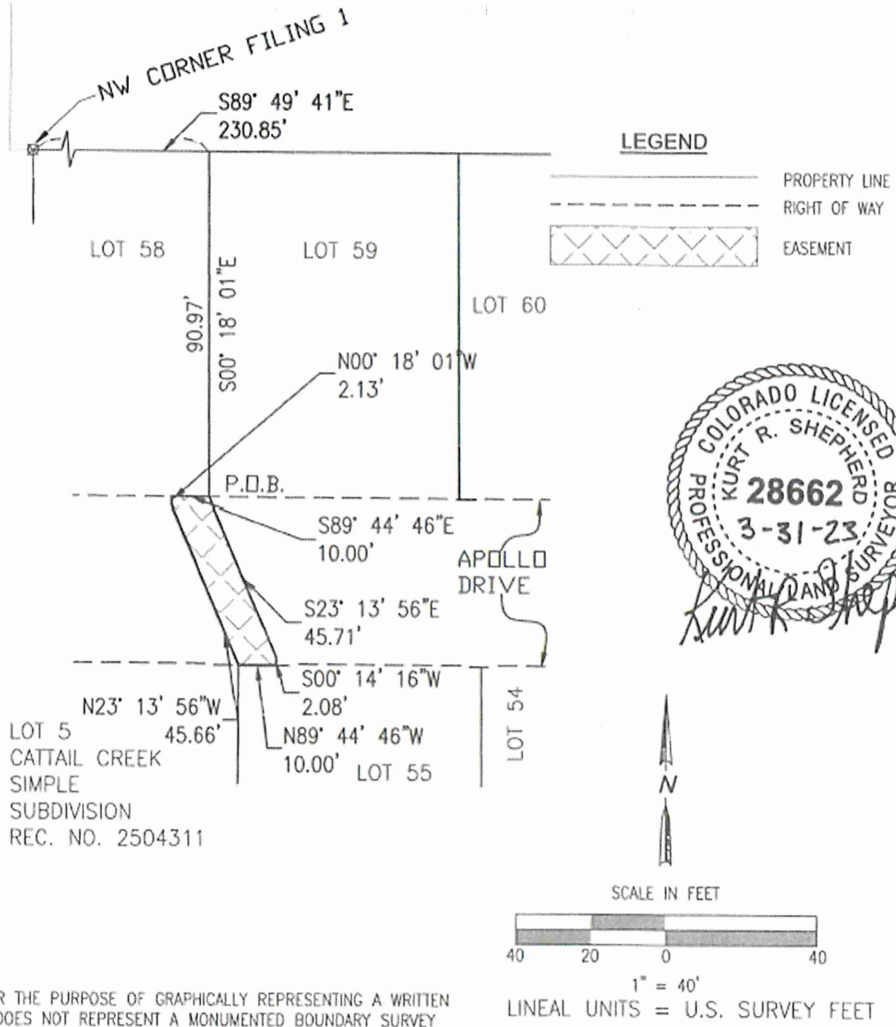
**SUNSET VALLEY ESTATES - F2
REVOCABLE PERMIT
EXHIBIT A**

PROJECT NO: F21-016 DATE: 3/31/2022 DRAWN BY: KRS CHECKED BY: KRS

- 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

SUNSET VALLEY ESTATES -
FILING 2



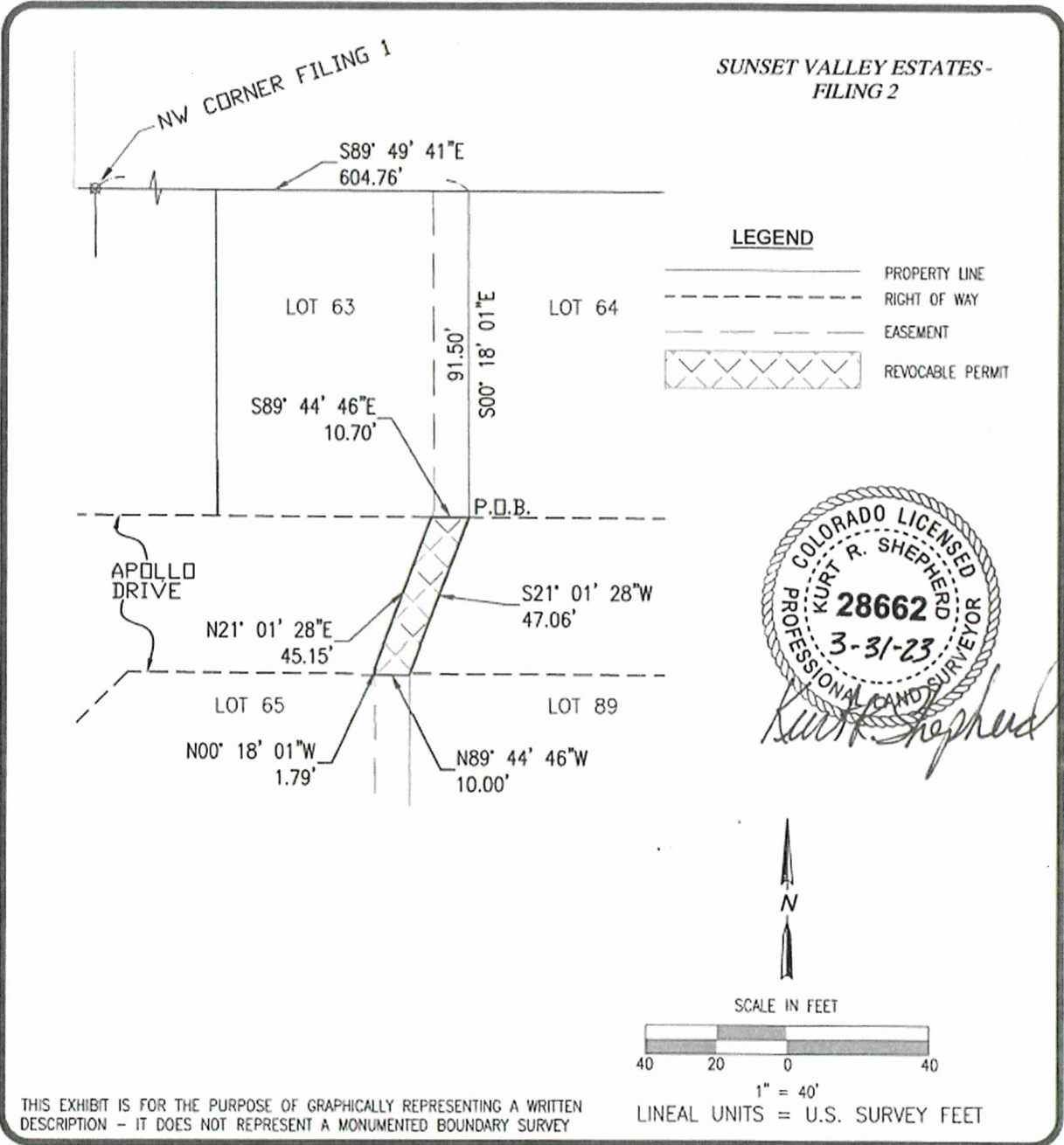
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**SUNSET VALLEY ESTATES - F2
REVOCABLE PERMIT
EXHIBIT B**

PROJECT NO: F21-016 DATE: 3/31/2023 DRAWN BY: KRS CHECKED BY: KRS

- Civil & Consulting Engineering
- Construction Management & Site Planning
- Feasibility Studies Permit Expediting
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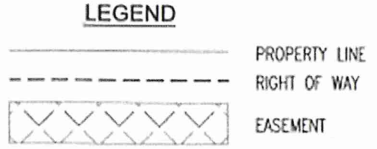
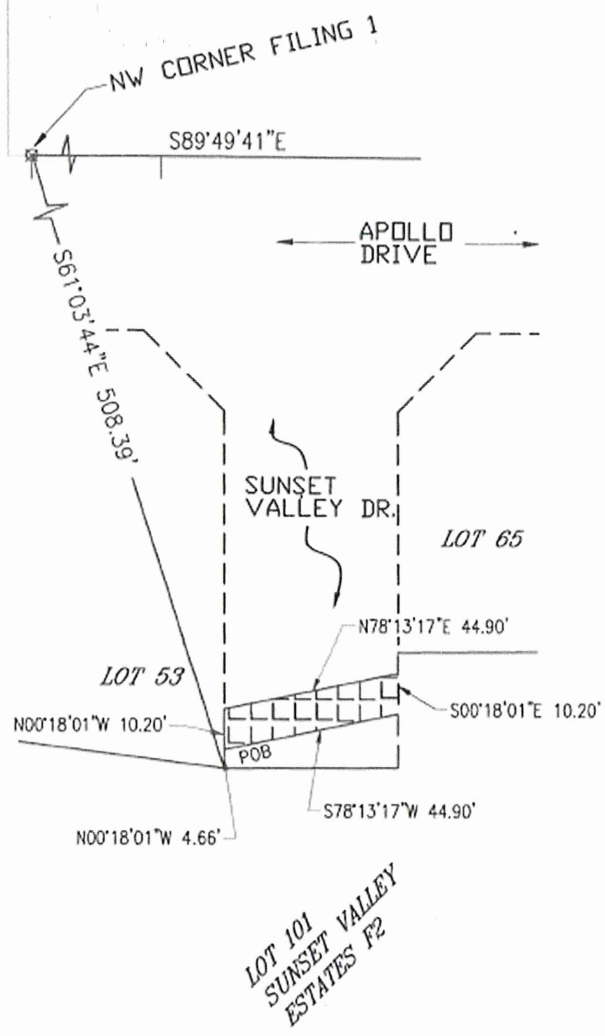
**SUNSET VALLEY ESTATES - F2
REVOCABLE PERMIT
EXHIBIT C**

PROJECT NO: F21-016 DATE: 03/31/2023 DRAWN BY: KRS CHECKED BY: KRS

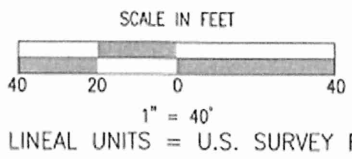
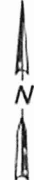
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VORTEX ENGINEERING, INC.
861 Rood Avenue
Grand Junction, CO 81501
(970) 245-9051

SUNSET VALLEY ESTATES -
FILING 2



Kurt R. Shepherd



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**SUNSET VALLEY ESTATES - F2
REVOCABLE PERMIT
EXHIBIT D**

PROJECT NO: F21-016 DATE: 3/31/2022 DRAWN BY: KRS CHECKED BY: KRS

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