

REVOCABLE PERMIT

Recitals.

1. *Chase Place Residences, Ltd.* hereinafter referred to as the Petitioners, have requested that the City of Grand Junction issue a Revocable Permit to allow the for installation, maintenance, repair, and replacement of 2 awning structures with canned lighting fixtures attached as approved by the City, within the limits of the following described public rights-of-way for Colorado Avenue, to wit:

Permit Area 1:

(See Attached Exhibit A)

A Revocable Use Permit lying within the SW1/4 of Section 14, Township 1 South, Range 1 West of the Ute Meridian, being situated in the Right of Way for Colorado Avenue, as shown in the Map of First Division, Resurvey of the Town of Grand Junction, recorded as Reception No. 3206 on October 6, 1885 and being adjacent to Lots 13 & 14, Block 126 of said Map, City of Grand Junction, State of Colorado,

said Revocable Use Permit being more particularly described as follows:

COMMENCING at the Northwest Block Reference Monument of Block 126 in Colorado Avenue and Fifth Avenue, a found 2-inch brass cap in concrete marked "D.B. & CO Reference Point PLS 23515", from whence the Northeast Block Reference Monument of Block 126 in Colorado Avenue and Sixth Avenue, a found 2-inch brass cap set in concrete marked "D.B. & CO Reference Point PLS 23515", bears S. 89°54'13" E. (Basis of Bearings) a distance of 481.74 feet, thence S. 80°27'42" E. a distance of 366.68 feet to the Northwest corner of said Lot 13, the TRUE POINT OF BEGINNING;

- 1. Thence S. 89°54'13" E. a distance of 25.00 feet along the Northern line of Lot 13 to the Northwest corner of said Lot 14;*
- 2. Thence S. 89°54'13" E. a distance of 10.30 feet to a point along the Northern line of Lot 14;*
- 3. Thence N. 00°00'58" W. a distance of 2.23 feet;*
- 4. Thence S. 89°59'02" W. a distance of 35.30;*
- 5. Thence S. 00°00'58" E. a distance of 2.16 feet to the TRUE POINT OF BEGINNING;*

The above-described Revocable Use Permit contains 77 square feet (0.002 acres), more or less.

Permit Area 2:

(See Attached Exhibit B)

A Revocable Use Permit lying within the SW1/4 of Section 14, Township 1 South, Range 1 West of the Ute Meridian, being situated in the Right of Way for Colorado Avenue, as shown in the Map of First Division, Resurvey of the Town of Grand Junction, recorded as Reception No. 3206 on October 6, 1885 and being adjacent to Lot 15, Block 126 of said Map, City of Grand Junction, State of Colorado,

said Revocable Use Permit being more particularly described as follows:

COMMENCING at the Northwest Block Reference Monument of Block 126 in Colorado Avenue and Fifth Avenue, a found 2-inch brass cap in concrete marked "D.B. & CO Reference Point PLS 23515", from whence the Northeast Block Reference Monument of Block 126 in Colorado Avenue and Sixth Avenue, a found 2-inch brass cap set in concrete marked "D.B. & CO Reference Point PLS 23515", bears S. 89°54'13" E. (Basis of Bearings) a distance of 481.74 feet, thence S. 81°41'14" E. a distance of 420.92 feet to a point on the Northern line of Lot 15, the TRUE POINT OF BEGINNING;

1. Thence S. 89°54'13" E. a distance of 19.08 feet along the Northern line of said Lot 15;
2. Thence N. 00°00'58" W. a distance of 2.30 feet;
3. Thence S. 89°59'02" W. a distance of 19.08;
4. Thence S. 00°00'58" E. a distance of 2.27 feet to the TRUE POINT OF BEGINNING;

The above described Revocable Use Permit contains 43 square feet (0.001 acres), more or less.

The above descriptions prepared by:

Joshua L. Wilson
SGM
259 Grand Avenue
Grand Junction, Colorado 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 Petitioner a Revocable Permit for the purposes of installation, maintenance, repair, and/or replacement of two (2) awning structures with canned lighting fixtures, proposed to be affixed to the existing building within the limits of the public rights-of-way described; provided, however, that this Permit is conditioned upon the following:

1. The installation, maintenance, repair, and/or replacement of said awning structures with lighting fixtures 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 installation, maintenance, repair, and/or replacement of 2 awning structures 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 the three awning structures authorized pursuant to this Permit. The Petitioners shall not install any additional item that may that may 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 18th day of February, 2025

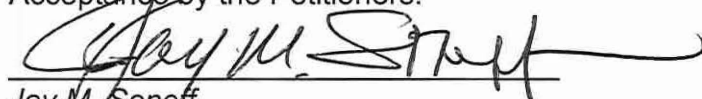
Written by:

The City of Grand Junction,
a Colorado home rule municipality


Jenna Gorney
Senior Planner


Tamra Allen
Community Development Director

Acceptance by the Petitioners:



Jay M. Soneff

President of Jamis Equities, Inc. as President of Jamis Equities Inc. as the General Partner

AGREEMENT

Chase Place Residences, Ltd, 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 the installation, maintenance, repair, and replacement of two (2) awning structures with canned lighting fixtures attached that encroach into the right-of-way of Colorado Avenue. 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 10th day of February, 2025.

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.



Jay M. Soneff

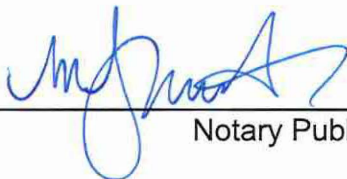
President of Jamis Equities, Inc. as President of Jamis Equities Inc. as the General Partner

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this 10th day of February, 2025,
by Jay M. Soneff.

My Commission expires: 4-19-25
Witness my hand and official seal.

MARSHA LACINE LAURIENTI
NOTARY PUBLIC - STATE OF COLORADO
Notary ID 20134023562
My Commission Expires 4/19/2025



Notary Public

- Exhibit A -

EXHIBIT "A"

Description of Revocable Use Permit

A Revocable Use Permit lying within the SW1/4 of Section 14, Township 1 South, Range 1 West of the Ute Meridian, being situated in the Right of Way for Colorado Avenue, as shown in the Map of First Division, Resurvey of the Town of Grand Junction, recorded as Reception No. 3206 on October 6, 1885 and being adjacent to Lots 13 & 14, Block 126 of said Map, City of Grand Junction, State of Colorado,

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4. Thence S. 89°59'02" W. a distance of 35.30;
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The above described Revocable Use Permit contains 77 square feet (0.002 acres), more or less.

For and on Behalf of SGM, Inc.



I: \2024\2024-136-555Colorado\001-Civil\H-Dwgs\Surv\Dwgs\BaseMaps\555Colorado-EXC-easement.dwg



Revocable Use Permit
JCP Colorado Building
201 South 6th Street
Grand Junction, Colorado

Job No.	2024-136
Drawn by:	RC
Date:	10/14/2024
Approved:	JW
File:	555Colorado-EXC-easement

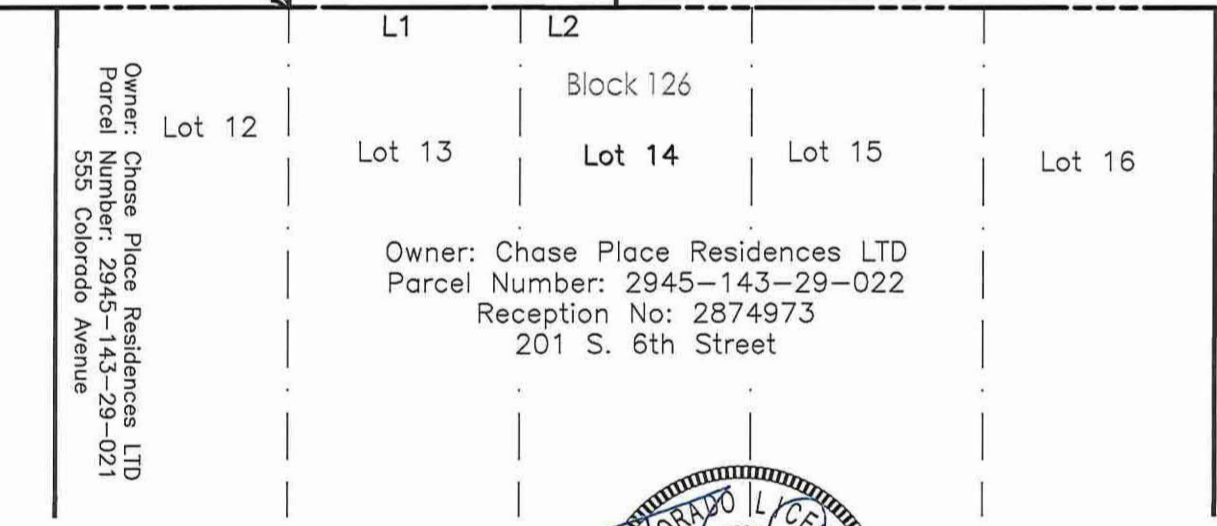
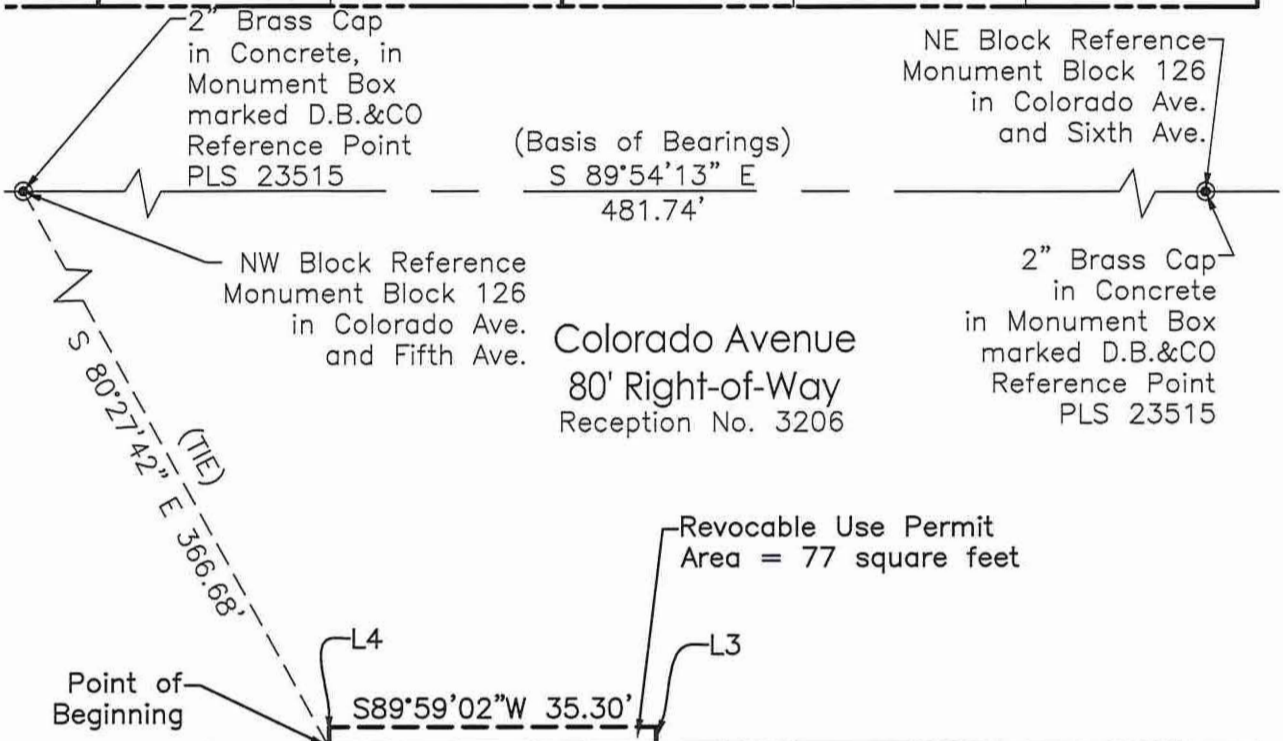
Exhibit A

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1
of 2

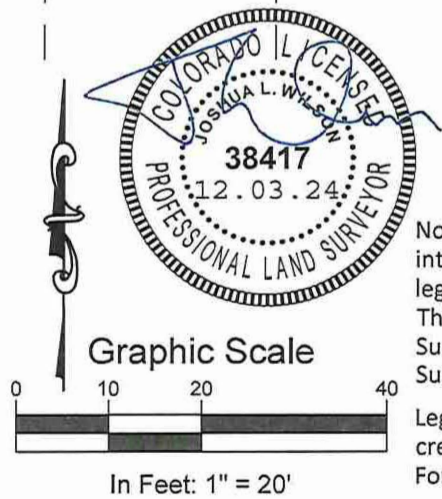
- Exhibit A -

Owner:
Grand Junction Downtown
Development Authority
Parcel Number:
2945-143-64-002

Owner:
Grand Junction Downtown
Development Authority
Parcel Number:
2945-143-64-001



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°54'13"E	25.00'
L2	S89°54'13"E	10.30'
L3	N00°00'58"W	2.23'
L4	S00°00'58"E	2.16'



Note: This Easement Exhibit is intended to graphically depict the legal description for an Easement. This Easement Exhibit is not a Land Survey Plat or a Monumented Land Survey.
Legal description and Exhibit created by
For, and behalf of SGM Inc

I:\2024\2024-136-555Colorado\001-Civil\H-Dwgs\Surv\Dwgs\BaselMaps\555Colorado-EXC-easement.dwg

SGM
259 Grand Ave., Suite 200
Grand Junction, CO 81501
970.245.2571
www.sgm-inc.com

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JCP Colorado Building
201 South 6th Street
Grand Junction, Colorado

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Drawn by:	RC
Date:	10/14/2024
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Exhibit A

Page No.
2
or 2

- Exhibit B -

EXHIBIT "B"

Description of Revocable Use Permit

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Grand Junction, Colorado

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Drawn by:	RC
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Approved:	JW
File:	555Colorado-EXC-easement

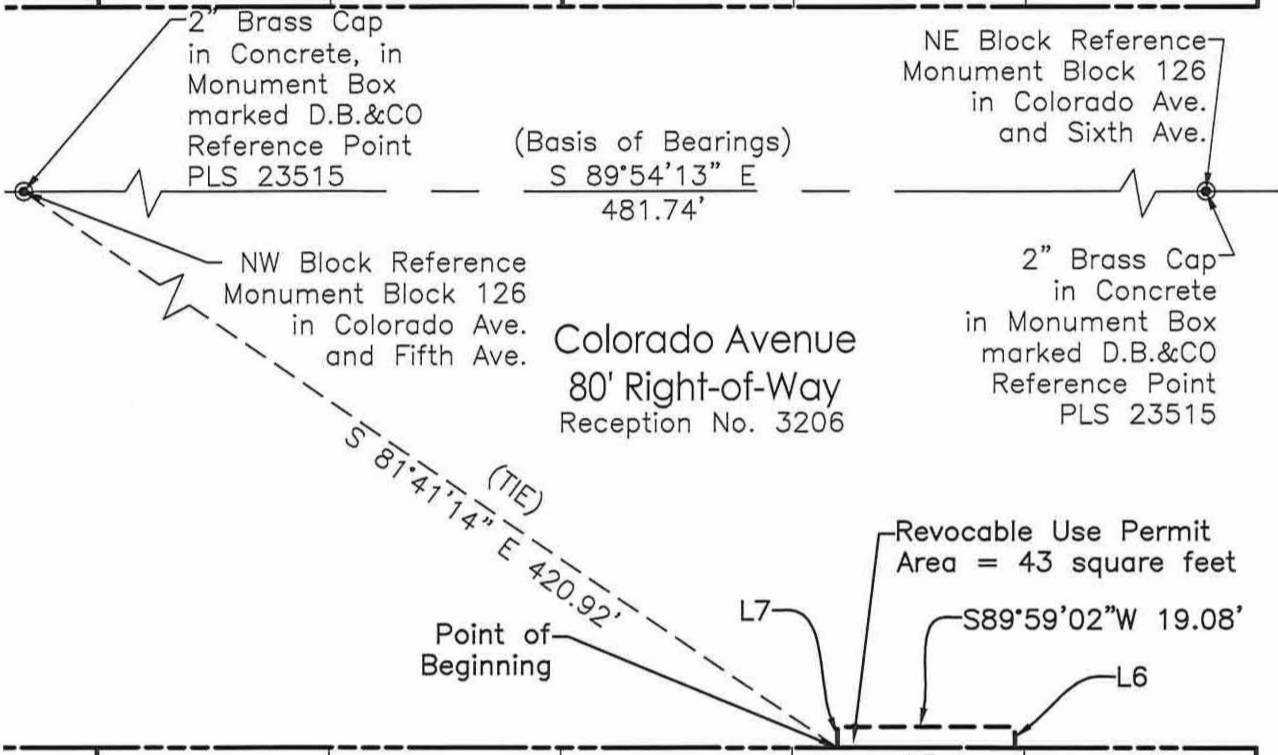
Exhibit B

Page No.	1
	or 2

- Exhibit B -

Owner:
Grand Junction Downtown
Development Authority
Parcel Number:
2945-143-64-002

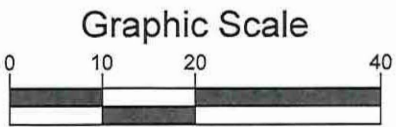
Owner:
Grand Junction Downtown
Development Authority
Parcel Number:
2945-143-64-001



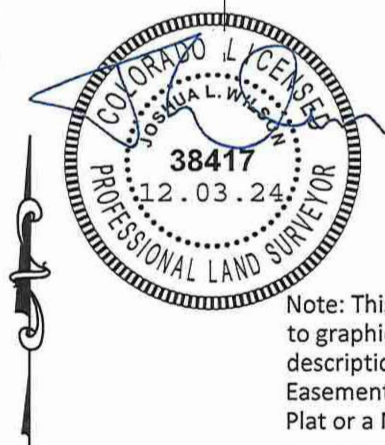
Owner: Chase Place Residences LTD
Parcel Number: 2945-143-29-021
555 Colorado Avenue

Owner: Chase Place Residences LTD
Parcel Number: 2945-143-29-022
Reception No: 2874973
201 S. 6th Street

LINE TABLE		
LINE #	BEARING	DISTANCE
L5	S89°54'13"E	19.08'
L6	N00°00'58"W	2.30'
L7	S00°00'58"E	2.27'



In Feet: 1" = 20'



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Legal description and Exhibit created by For, and behalf of SGM Inc

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Exhibit B

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