

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 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 S. 6th Street at the corner of Colorado Avenue, to wit:

Landscaping Permit Area (Exhibit 1):

A 2'-9" X 43'-1" AREA AND A 7'-9" X 65'-8" AREA WITH AN ADDITIONAL 6'-2" X 14'-2" AREA WITHIN THE WESTERN PUBLIC RIGHT-OF WAY FOR S 6TH STREET AS SHOWN AND DIMENSIONED ON SHEET A1.2 OF THE PROJECT'S APPROVED LANDSCAPING PLAN

Landscaping Permit Area (Exhibit 2):

A 2'-9" X 59'-6" AREA, 2'-11" X 15'-7" AREA, AND A 7'-8" X 53'-11" AREA WITHIN THE WESTERN PUBLIC RIGHT-OF WAY FOR S 6TH STREET AS SHOWN AND DIMENSIONED ON SHEET A1.2 OF THE PROJECT'S APPROVED LANDSCAPING PLAN

Irrigation

AS SHOWN ON THE PROJECT'S APPROVED IRRIGATION PLAN PAGE A1.3 AND LOCATED WITHIN THE WESTERN RIGHT-OF-WAY FOR S. 6TH STREET

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, TAMRA ALLEN, AS COMMUNITY DEVELOPMENT DIRECTOR, DOES HEREBY ISSUE:

to the above-named Petitioners a Revocable Permit for the purposes of landscaping, and irrigation improvements within the limits of the public right-of-way described; provided, however, that this Permit is conditioned upon the following:

3. 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.

4. 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.

5. 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.

6. 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.

7. This Revocable Permit for landscaping, and 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 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.

8. 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 authorized pursuant to this Permit. The Petitioners shall not install any trees, vegetation or other improvements that create sight distance problems.

9. This Revocable Permit and the following Agreement shall be recorded in the office of the Mesa County Clerk and Recorder.

Dated this 6th day of January, 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

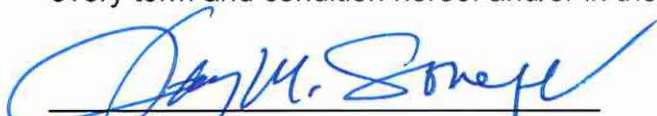
Chase Place Residences, Ltd, for themselves and for their successors and assigns, do hereby agree to abide by each and every term and condition contained in the foregoing Revocable Permit for landscaping, and irrigation improvements within the right-of-way of S. 6th Street, at the corner of Colorado 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 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 6th day of January, 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)

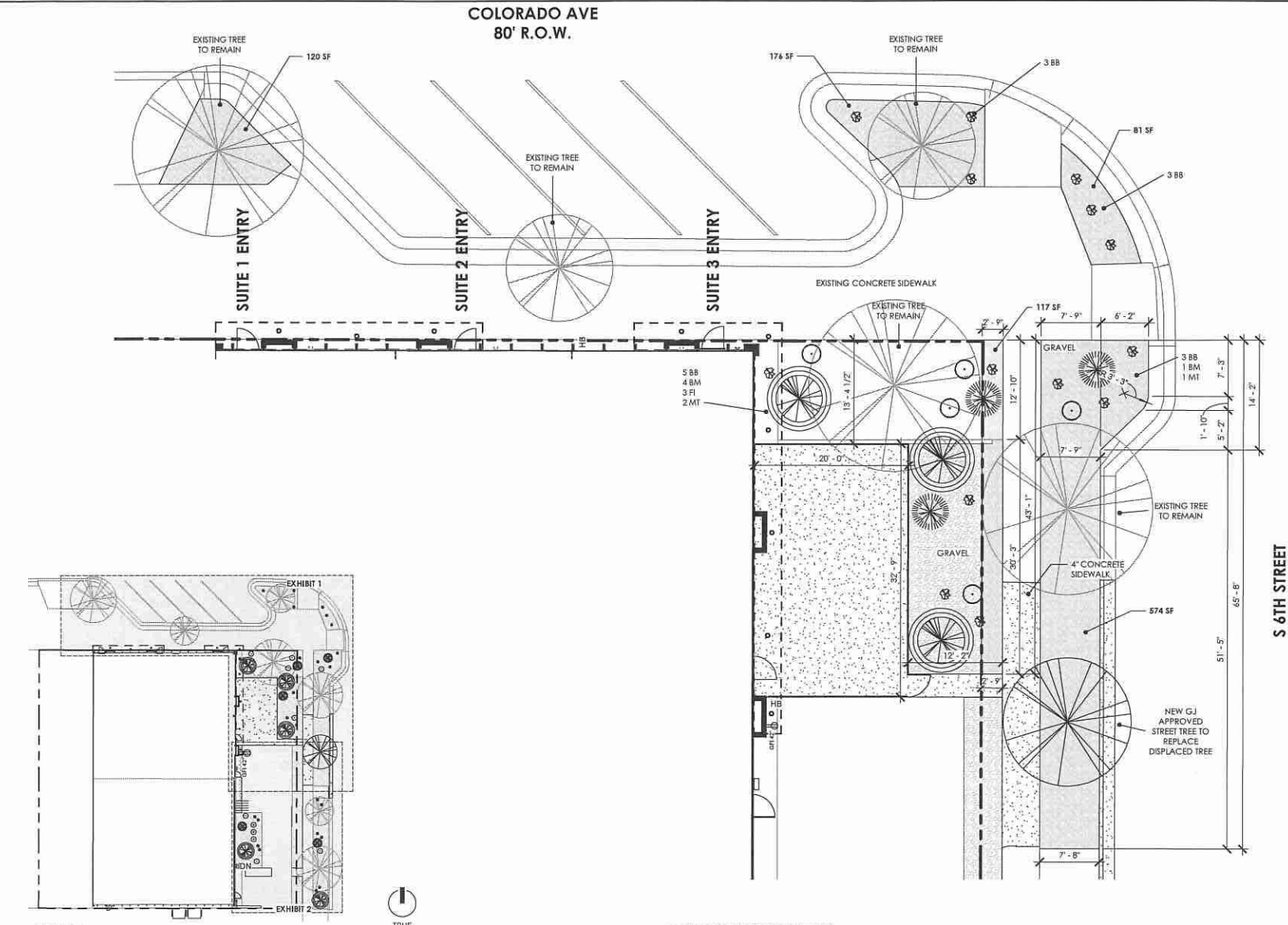
The foregoing Agreement was acknowledged before me this 6th day of January, 2025,
by Jay M. Soneff.

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



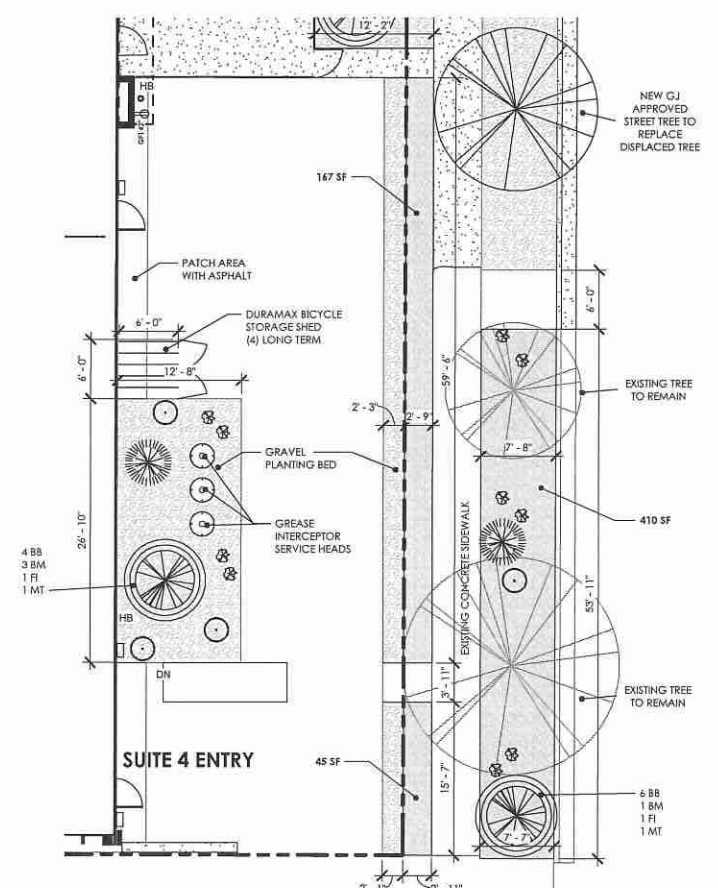
Notary Public

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



③ KEY MAP
1" = 30'-0"

① REVOCABLE PERMIT EXHIBIT 1
1/8" = 1'-0"



② REVOCABLE PERMIT EXHIBIT 2
1/8" = 1'-0"

REVOCABLE LANDSCAPE PERMIT NOTE: A 2'-9" X 43'-1" AREA AND A 7'-9" X 45'-6" AREA WITH AN ADDITIONAL 6'-2" X 14'-2" AREA WITHIN THE WESTERN PUBLIC RIGHT-OF-WAY FOR S 6TH AVENUE AS SHOWN AND DIMENSIONED ON SHEET A1.2 OF THE PROJECT'S APPROVED LANDSCAPING PLAN HERINAFTER DESCRIBED AS EXHIBIT 1.
A 2'-9" X 57'-4" AREA, 2'-11" X 15'-7" AREA, AND A 7'-8" X 53'-11" AREA WITHIN THE WESTERN PUBLIC RIGHT-OF-WAY FOR S 6TH AVENUE AS SHOWN AND DIMENSIONED ON SHEET A1.2 OF THE PROJECT'S APPROVED LANDSCAPING PLAN HERINAFTER DESCRIBED AS EXHIBIT 2.

Planting Schedule														
Phase Created	Symbol	Type Mark	Quantity	Diversity	Common Name	Botanical Name	Plant Type	Status	Included/Not	Mature Height	Mature Width	Planting Size	Native/Native Alternative	Water Use
Grasses and Perennials														
New Construction		BB	9	27%	Big Bluestem	Andropogon gerardii	Grass, Ornamental	-	Not Included	6'-0"	3'-0"	2 GAL	Native	Xeric-Low
New Construction		BM	24	73%	Butterfly Milkweed	Asclepias tuberosa	Perennial	-	Not Included	1'-6"	1'-6"	1 GAL	Native	Low
Shrub														
New Construction		FI	5	50%	Foxtail Indigo Bush	Amorpha fruticosa	Shrub, Deciduous	-	Not Included	10'-0"	10'-0"	5 GAL	Native	Low
New Construction		MT	5	50%	Mormon Tea	Ephedra viridis	Shrub, Evergreen	-	Not Included	3'-0"	6'-0"	5 GAL	Native	Xeric-Low
Tree														
Existing			3	N/A	6"-10" Caliper							N/A		
Existing			4	N/A	12"-16" Caliper							N/A		
New Construction		GJ Approved Street Tree	1	N/A	Metro Gold Hedge Maple	Acer campestre	Tree, Deciduous	-	Not Included	30'-0"	15'-0"	2" Caliper, 6" Tall	N/A	Min

STREET FRONTAGE TREE REQUIREMENT			
LANDSCAPE AREA	STREET FRONTAGE (LF)	TREES REQUIRED	TREES PROVIDED
6TH	126 LF	4	4
COLORADO	71 LF	2	3

PLANTING REQUIREMENTS		
PLANT TYPE	REQUIRED BY CODE	NEW/EXIST PROVIDED
TREES	1 PER 3000 SF OF IMPROVED AREA: 1	7
	ROW ONLY: 120+176+81+117+574+167+410+45=1692 SF	
SHRUBS	1 PER 450 SF OF IMPROVED AREA: 4	4
	ROW ONLY: 120+176+81+117+574+167+410+45=1692 SF	

LANDSCAPE STANDARDS		
PLANT TYPE	REQUIREMENTS PER 21.07.030.C.1	ACTUAL
SHRUBS	>25% NATIVE OR NATIVE ALTERNATIVE	100%
SHRUBS	>90% XERIC, XERIC-LOW, XERIC, MEDIUM OR LOW WATER	100%
DIVERSITY PER 21.07.030.E		
TREE	D-S TREES: NO LIMITATION	N/A
SHRUBS	10-19 SHRUBS: 50% PER GENUS	50%

LANDSCAPE PLAN GENERAL NOTES

- UNDERGROUND PRESSURIZED IRRIGATION SYSTEM AND/OR DRIP SYSTEM IS PROVIDED, (SEE A1.2)
- WIRE BASKETS, BURLAP WRAPPINGS, ROPE, TWINE, OR ANY SIMILAR SHIPPING MATERIALS SHALL BE REMOVED PRIOR TO PLANTING

ACCEPTANCE BLOCK

THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS, ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

REVISIONS

NO.	DESCRIPTION	DATE

SCOTT BRADY
ARC 00404082
LICENSED ARCHITECT
2024.10.02

COMPASS
ARCHITECTURE

SHEET TITLE: REVOCABLE PERMIT EXHIBITS
DATE: 2024.06.21 SCALE: As Indicated PRJCT 202312.2

JCP COLORADO BUILDING RENO - SUITE 1, 2, 3, & 4
 DISTINCTIVE DESIGN BUILD
 201 S 6TH STREET
 GRAND JUNCTION, CO 81501