

REVOCABLE PERMIT
Recitals.

1. *River Canyon School, Inc.* hereinafter referred to as the Petitioners, have requested that the City of Grand Junction issue a Revocable Permit to allow the Petitioners to operate, maintain, repair, and replace if necessary a circular private driveway access, as approved by the City, within the limits of the following described western public right-of-way for 23rd ½ Road near the northwest corner of I-70 Frontage Road and 23 ½ Road, to wit:

Permit Area:

(See Attached Exhibits A & B)

A parcel of land, in the Right-of-Way of 23 1/2 Road, Reception No. 2279499 and Road Book 2, Page 26, in the SE1/4 NW1/4 of Section 32, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

COMMENCING at the Center-North 1/16 Corner for Section 32, whence the Center 1/4 Corner of Section 32 bears, S 00°04'43" W, a distance of 1,321.56 feet, the **BASIS OF BEARINGS**. Thence S 00°04'43" W, along the east line of the SE 1/4 NW 1/4 of Section 32, a distance of 488.68 feet, to the **POINT OF BEGINNING**. Thence the following courses and distances;

1. S 00°04'43" W, continuing along the east line of the SE 1/4 NW 1/4 of Section 32, a distance of 35.11 feet;
2. N 88°50'08" W, leaving said east line, a distance of 6.56 feet;
3. Along a curve to the left with a radius of 20.00 feet, a length of 31.42 feet, a delta angle of 90°00'00", a chord bearing of S 46°09'52" W, and a chord length of 28.28 feet;
4. S 01°09'52" W, a distance of 60.04 feet;
5. Along a curve to the left with a radius of 30.00 feet, a length of 45.77 feet, a delta angle of 87°25'04", a chord bearing of S 42°32'40" E, and a chord length of 41.46 feet to a point on the east line of the SE 1/4 NW 1/4 of Section 32;
6. S 00°04'43" W, along said east line, a distance of 12.02 feet;
7. Leaving said east line of the SE 1/4 NW 1/4 of Section 32, along a curve to the right with a radius of 42.00 feet, a length of 34.34 feet, a delta angle of 46°50'37", a chord bearing of N 63°52'49" W, and a chord length of 33.39 feet to a point on the westerly Right-of-Way of 23 ½ Road;
8. N 00°04'43" E, a distance of 143.03 feet along said Right-of-Way;
9. S 88°54'55" E, leaving the aforementioned Right-of-Way a distance of 30.00 feet; to the **POINT OF BEGINNING**

CONTAINING 1,822 square feet, more or less.

The above description has been prepared by:

James A McKew

PLS 38428

Rolland Consulting Engineers

405 Ridges Blvd.

Grand Junction, CO 81507

(970) 243-8300

2. Based on the authority of the Charter and § 21.02.050(I) 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 operation, maintenance, repair, and replacement if necessary, a circular private driveway access within the limits of the public right-of-way described; provided, however, that this Permit is conditioned upon the following:

3. The operation, maintenance, repair or replacement of the circular private drive access 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 a circular private drive access 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 6 day of June, 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:


Anita Hirth
Board Vice President of River Canyon School, Inc.

AGREEMENT

River Canyon School, Inc. 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 circular private drive access within the western public right-of-way for 23rd 1/2 Road near the northwest corner of I-70 Frontage Road and 23 1/2 Road. 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 29 day of May, 2025.

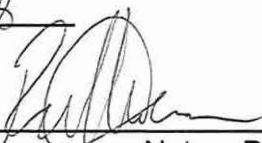
By signing, the Signatories represent that they have full authority to bind the Permittee to each and every term and condition hereof and/or in the Permit.


Anita Hirth
Board Vice President of River canyon School, Inc.

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this 29 day of May, 2025, by Anita Hirth.

My Commission expires: Dec. 19, 2028
Witness my hand and official seal.



Notary Public

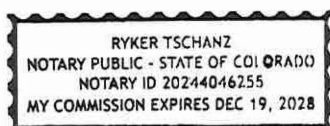


EXHIBIT A

REVOCABLE PERMIT 23 1/2 ROAD

A parcel of land, in the Right-of-Way of 23 1/2 Road, Reception No. 2279499 and Road Book 2, Page 26, in the SE1/4 NW1/4 of Section 32, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

COMMENCING at the Center-North 1/16 Corner for Section 32, whence the Center 1/4 Corner of Section 32 bears, S 00°04'43" W, a distance of 1,321.56 feet, the **BASIS OF BEARINGS**. Thence S 00°04'43" W, along the east line of the SE 1/4 NW 1/4 of Section 32, a distance of 488.68 feet, to the **POINT OF BEGINNING**. Thence the following courses and distances;

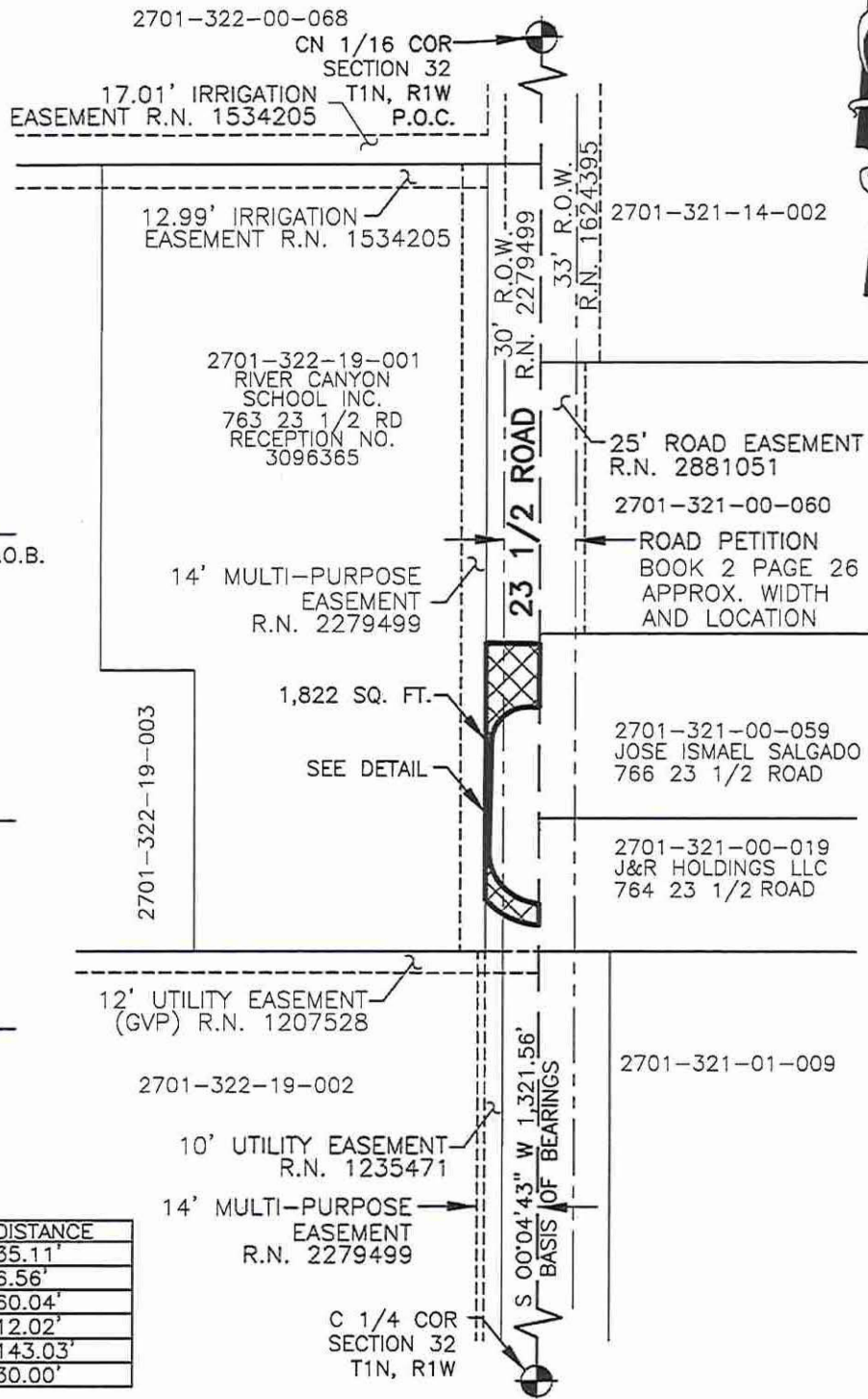
1. S 00°04'43" W, continuing along the east line of the SE 1/4 NW 1/4 of Section 32, a distance of 35.11 feet;
2. N 88°50'08" W, leaving said east line, a distance of 6.56 feet;
3. Along a curve to the left with a radius of 20.00 feet, a length of 31.42 feet, a delta angle of 90°00'00", a chord bearing of S 46°09'52" W, and a chord length of 28.28 feet;
4. S 01°09'52" W, a distance of 60.04 feet;
5. Along a curve to the left with a radius of 30.00 feet, a length of 45.77 feet, a delta angle of 87°25'04", a chord bearing of S 42°32'40" E, and a chord length of 41.46 feet to a point on the east line of the SE 1/4 NW 1/4 of Section 32;
6. S 00°04'43" W, along said east line, a distance of 12.02 feet;
7. Leaving said east line of the SE 1/4 NW 1/4 of Section 32, along a curve to the right with a radius of 42.00 feet, a length of 34.34 feet, a delta angle of 46°50'37", a chord bearing of N 63°52'49" W, and a chord length of 33.39 feet to a point on the westerly Right-of-Way of 23 1/2 Road;
8. N 00°04'43" E, a distance of 143.03 feet along said Right-of-Way;
9. S 88°54'55" E, leaving the aforementioned Right-of-Way a distance of 30.00 feet; to the **POINT OF BEGINNING**

CONTAINING 1,822 square feet, more or less.

Description Written By:
James A. McKew
PLS 38428
Rolland Consulting Engineers
405 Ridges Blvd.
Grand Junction, Colorado 81507
(970) 243-8300



EXHIBIT B



LINE	BEARING	DISTANCE
L1	S 00°04'43" W	35.11'
L2	N 88°50'08" W	6.56'
L3	S 01°09'52" W	60.04'
L4	S 00°04'43" W	12.02'
L5	N 00°04'43" E	143.03'
L6	S 88°54'55" E	30.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	S 46°09'52" W	28.28'
C2	45.77'	30.00'	87°25'04"	S 42°32'40" E	41.46'
C3	34.34'	42.00'	46°50'37"	N 63°52'49" W	33.39'

LEGEND

- R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R.N. RECEPTION NUMBER
SQ. FT. SQUARE FEET

The sketch and description shown hereon has been derived from subdivision plats and deed description as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



		EXHIBIT B SE 1/4 NW 1/4, SEC 32 T.1N., R.1W. UTE MERIDIAN MESA COUNTY, COLORADO	
Drawn	JAM	Designed	CLB
Checked	CLB	Project	C4439
File name:	C:\C4439\C4439-REVOCABLE-PERMIT-DRIVE.dwg		
Date	1/10/25	Sheet	1