

RESOLUTION NO. 37-25

A RESOLUTION CONCERNING THE ISSUANCE OF A REVOCABLE PERMIT TO YOU & ME PROPERTY, LLC

RECITALS.

A. You & Me Property, LLC hereinafter referred to as the Petitioners, are the owners of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

LOT 1 P D C SUB SEC 2 1S 1W EXC W 5FT FOR RD ROW PER B-1415 P-776
MESA CO RECDS

City of Grand Junction, County of Mesa, State of Colorado

Also known by street address as: 2648 Patterson Road

and identified by Mesa County Tax Schedule Number 2945-023-15-001

B. The Petitioners have requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow for the continued encroachment of a pole sign within the following described public right-of-way and parcel under the ownership of the City of Grand Junction:

A tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 2, from whence the West Sixteenth Corner on the South line of Section 2 bears N89°55'23"W a distance of 1315.72 feet for a Basis of Bearings, all bearings herein related thereto; thence N69°21'17"W a distance of 142.32 feet to a point on the Southerly line of the General Common Element for Lucky Me Condominiums of the Mesa County Records, said point being the Point of Beginning; thence S0°28'17"E a distance of 3.33 feet; thence N89°22'29"W a distance of 1.65 feet; thence N0°28'17"W a distance of 3.32 feet to a point on the aforementioned Southerly line; thence S89°55'23"E along said Southerly line a distance of 1.65 feet to the Point of Beginning.

Said tract of land contains 5.5 square feet.

C. Relying on the information supplied by the Petitioner and contained in File No. SUB-2024-608 and RVP-2025-389 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:


1. That the City Manager is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioners for the purpose aforescribed and within the limits of the public right-of-way aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this 16th day of July, 2025.

Attest:


Selestina Sandoval
City Clerk




Cody Kennedy
President of the City Council

REVOCABLE PERMIT

Recitals.

A. You & Me Property, LLC, hereinafter referred to as the Petitioners, represent that they are the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

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MESA CO RECDS

City of Grand Junction, County of Mesa, State of Colorado

Also known by street address as: 2648 Patterson Road

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C. Relying on the information supplied by the Petitioner and contained in File No. SUB-2024-608 and RVP-2025-389 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioners a Revocable Permit for the purpose aforescribed and within the limits of the public right-of-way and City of Grand Junction property aforescribed; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. The Petitioners' use and occupancy of the public right-of-way and City of Grand Junction property as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public improvements and public utilities or any other facilities presently existing or which may in the future exist in said right-of-way and City of Grand Junction property.

2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed public right-of-way and City of Grand Junction property for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any reason.

3. The Petitioners, for themselves and for their successors, assigns and for all persons claiming through the Petitioner, agrees that it shall defend all efforts and claims to hold, or attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way and City of Grand Junction property or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

4. The Petitioners agree that it shall at all times keep the above described public right-of-way and City of Grand Junction property in good condition and repair.

5. This Revocable Permit shall be issued only upon the concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's 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 cost and expense of the Petitioners, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and, at its own expense, remove any encroachment so as to make the aforescribed public right-of-way and City of Grand Junction property available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioners, at the Petitioners' expense, in the office of the Mesa County Clerk and Recorder.

Dated this 16 day of July, 2025.

Attest:

The City of Grand Junction,
a Colorado home rule municipality



Selestina Sandoval
City Clerk



Mike Bennet
City Manager

Acceptance by the Petitioners:

Alex Kompheak Vat
Manager, You & Me Property, LLC



Exhibit A

Legal Description

A tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 2, from whence the West Sixteenth Corner on the South line of Section 2 bears N89°55'23"W a distance of 1315.72 feet for a Basis of Bearings, all bearings herein related thereto; thence N69°21'17"W a distance of 142.32 feet to a point on the Southerly line of the General Common Element for Lucky Me Condominiums of the Mesa County Records, said point being the Point of Beginning; thence S0°28'17"E a distance of 3.33 feet; thence N89°22'29"W a distance of 1.65 feet; thence N0°28'17"W a distance of 3.32 feet to a point on the aforementioned Southerly line; thence S89°55'23"E along said Southerly line a distance of 1.65 feet to the Point of Beginning.

Said tract of land contains 5.5 square feet.

Legal description written by:

Patrick W. Click

Colorado licensed surveyor number 37904

3194 Mesa Ave #B

Grand Junction, CO 81504

Exhibit B
(Legal Sketch)

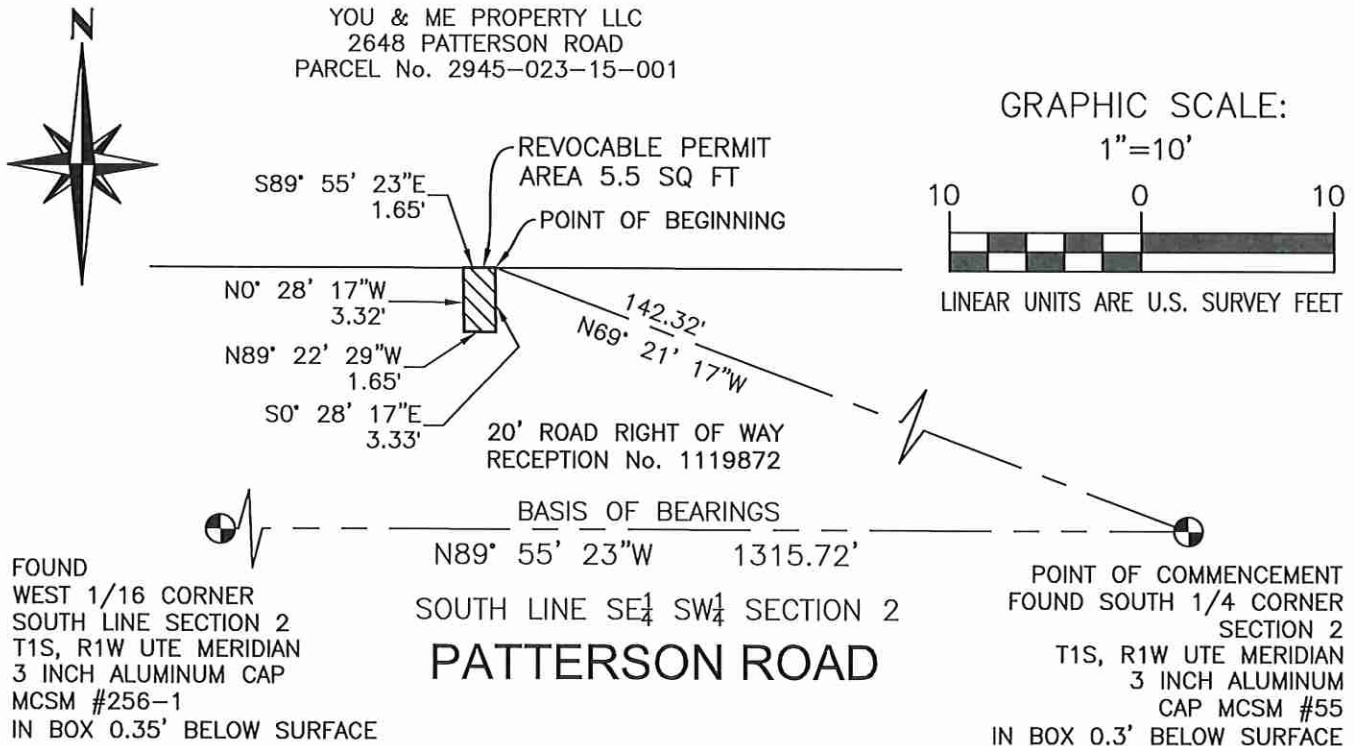


LEGAL SKETCH

ABBREVIATIONS:

N	NORTH
S	SOUTH
E	EAST
W	WEST
T	TOWNSHIP
R	RANGE
MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT OF WAY
SIMS	SURVEY INFORMATION MANAGEMENT SYSTEM
PLS	PROFESSIONAL LAND SURVEYOR
No.	NUMBER
GPS	GLOBAL POSITIONING SYSTEM

ID	IDENTIFICATION
SQ	SQUARE
FT	FEET
AVE.	AVENUE
ST.	STREET
CT.	COURT
LN.	LANE
DR.	DRIVE
U.S.	UNITED STATES
L.C.E.	LIMITED COMMON ELEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
W.C.	WITNESS CORNER



LEGAL DESCRIPTION SKETCH

JOB: 2023-057 DATE: 4/9/2025

REVOCALE PERMIT

YOU & ME PROPERTY LLC
2648 PATTERSON ROAD
GRAND JUNCTION, COLORADO

SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 2
T1S, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

AGREEMENT

You & Me Property, LLC, for themselves and for their successors and assigns, do hereby agree to:

(a) Abide by each and every term and condition contained in the foregoing Revocable Permit;

(b) Indemnify and hold harmless the City of Grand Junction, its officers, employees and agents with respect to all claims and causes of action, as provided for in the approving Resolution and Revocable Permit;

(c) Within thirty (30) days of revocation of said Permit by the City Council, peaceably surrender said public right-of-way to the City of Grand Junction;

(d) At the sole cost and expense of the Petitioner, remove any encroachment so as to make said public right-of-way fully available for use by the City of Grand Junction or the general public.

Dated this _____ day of _____, 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.

By: _____
Alex Kompheak Vat
Manager, You & Me Property, LLC

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this _____ day of _____, 2025, by Alex Kompheak Vat

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

Notary Public