

REVOCABLE PERMIT
Recitals.

1. CIA Landholdings 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 landscape and irrigation improvements, as approved by the City, within the limits of the following described public rights-of-way for B ½ Road and also 30 Road, adjacent to parcel 2943-294-48-002, to wit:

(See attached Exhibits)

ROW Landscaping and Irrigation Permit Area - B ½ Road:

A portion of that forty (40') foot Right-of-Way dedicated to the City of Grand Junction for B 1/2 Road by the Morse Subdivision as recorded with the Mesa County Clerk and Recorder at Reception Number 2776079, situated in the northeast quarter of the southeast quarter of Section 29, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said portion being more particularly described as follows:

Commencing at the center-east sixteenth corner of said Section 29, whence the east quarter corner for said Section 29 bears North 89°51'44" East, with all bearings herein relative thereto; Thence North 89°51'44" East, a distance of 449.43 feet along the north line of said southeast 1/4 of Section 29; Thence South 00°08'16" East, a distance of 14.50 feet to the Point of Beginning;

Thence North 89°51'44" East, a distance of 135.00 feet; Thence South 00°08'16" East, a distance of 25.50 feet to the southerly line of said forty foot Right-Of-Way, and the northerly line of Lot 2 of said Morse Subdivision; Thence South 89°51'44" West, a distance of 135.00 feet along the southerly line of said forty foot Right-Of-Way; Thence North 00°08'16" West, a distance of 25.50 feet to the Point of Beginning.

Said easement containing 3,443 square feet or 0.08 acres more or less.

ROW Landscaping and Irrigation Permit Area – 30 Road:

A portion of that forty (40') foot Right-of-Way dedicated to the City of Grand Junction for 30 Road by the Morse Subdivision as recorded with the Mesa County Clerk and Recorder at Reception Number 2776079, situated in the northeast quarter of the southeast quarter of Section 29, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said portion being more particularly described as follows:

Commencing at the south sixteenth corner on the east line of said Section 29, whence the east quarter corner for said Section 29 bears North 00°03'04" West with all bearings herein relative thereto;

Thence North 10°54'18" West, a distance of 212.32 feet to a 2" aluminum cap on #5 rebar in concrete stamped "PLS 27279 HDS," on the west line of said 30 Road Right-of-Way and the Point of Beginning;

Thence along said 30 Road Right-of-Way North 00°02'54" West, a distance of 803.10 feet to the southeast corner of Lot 1 of said Morse Subdivision, whence a 2" aluminum cap on #5 rebar stamped "PLS 27279 HDS" for a 20.00 foot witness corner bears South 89°50'33" West; Thence South 89°59'23" East, a distance of 30.00 feet; Thence South 00°02'54" East, a distance of 803.08 feet to the south line of said 30 Road Right-of-Way; Thence South

89°58'41" West, a distance of 30.00 feet to said 2" aluminum cap in concrete and the Point of Beginning.

Said portion having an area of 24,092 sq. ft. or 0.6 acres more or less.

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.

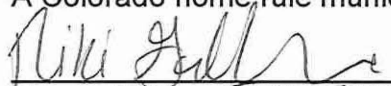
9. This Revocable Permit and the following Agreement shall be recorded in the office of the Mesa County Clerk and Recorder.

Dated this 15 day of October, 2025.

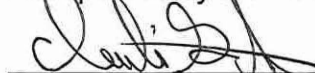
Written by:

The City of Grand Junction,
A Colorado home rule municipality


Jenna Gorney
Senior Planner


Tamra Allen *for Tamra Allen*
Community Development Director

Acceptance by the Petitioners:


Charlie Gechter, Member
CIA Landholdings LLC, a Colorado Limited Liability Company

AGREEMENT

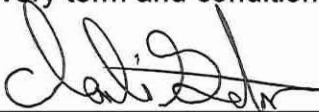
CIA Landholdings LLC, for themselves and for their successors and assigns, do hereby agree to abide by each and every term and condition contained in the foregoing Revocable Permit for landscaping, and irrigation improvements within the rights-of-way of B ½ Road and also 30 Road adjacent to parcel 2943-294-48-002. 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 15th day of September, 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.

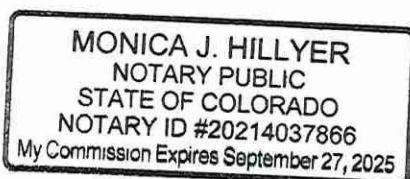


Charlie Gechter, Member
CIA Landholdings LLC, a Colorado Limited Liability Company

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this 15th day of September 2025,
by Charlie Gechter.

My Commission expires: 9/27/2025
Witness my hand and official seal.





Notary Public

EXHIBIT A

A portion of that forty (40') foot Right-of-Way dedicated to the City of Grand Junction for B 1/2 Road by the Morse Subdivision as recorded with the Mesa County Clerk and Recorder at Reception Number 2776079, situated in the northeast quarter of the southeast quarter of Section 29, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said portion being more particularly described as follows:

Commencing at the center-east sixteenth corner of said Section 29, whence the east quarter corner for said Section 29 bears North 89°51'44" East, with all bearings herein relative thereto;

Thence North 89°51'44" East, a distance of 449.43 feet along the north line of said southeast 1/4 of Section 29;

Thence South 00°08'16" East, a distance of 14.50 feet to the Point of Beginning;

Thence North 89°51'44" East, a distance of 135.00 feet;

Thence South 00°08'16" East, a distance of 25.50 feet to the southerly line of said forty foot Right-Of-Way, and the northerly line of Lot 2 of said Morse Subdivision;

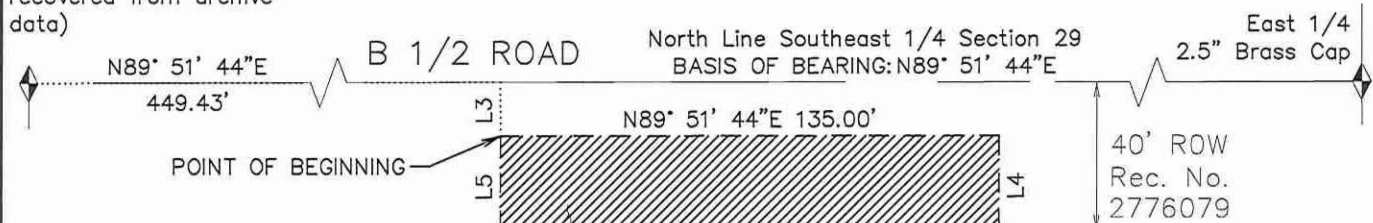
Thence South 89°51'44" West, a distance of 135.00 feet along the southerly line of said forty foot Right-Of-Way;

Thence North 00°08'16" West, a distance of 25.50 feet to the Point of Beginning.

Said easement containing 3,443 square feet or 0.08 acres more or less.

EXHIBIT B

Point of Commencement
Center-East 1/16th
(paved over, position
recovered from archive
data)



3443 SQ FT±
0.08 ACRES±

Lot 2 Morse Subdivision
Reception Number 2776079
Mesa County Parcel Number
2943-294-48-002
CIA LANDHOLDINGS LLC
2981 B 1/2 RD

Northeast Quarter of the
Southeast Quarter of Section 29,
Township 1 South, Range 1 East,
Ute Meridian
City of Grand Junction,
Mesa County, Colorado

Lot 1
Morse Subdivision
Reception
Number
2776079


Mesa County
Parcel Number
2943-294-48-001
TIMOTHY L
MORSE TRUST
DATED OCTOBER
1
2009/CHRISTINA
S MORSE TRUST
DATED OCTOBER
1 2009
2997 B 1/2 RD

Line Table

Line #	Length	Direction
L3	14.50'	N00° 08' 16"W
L4	25.50'	S00° 08' 16"E
L5	25.50'	N00° 08' 16"W

1" = 50'
0 50
U.S. Survey feet



 - Revocable Permit
Rec. No. - Reception Number

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



RIVER CITY
CONSULTANTS

215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rcwest.com

Drawn: TJC Checked: AKT 3/13/25 Job No. 1718-011

S:\PROJECTS\1718 BOA Builders\011 2981 B 1/2 Road Survey\DWG

EXHIBIT A

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Commencing at the south sixteenth corner on the east line of said Section 29, whence the east quarter corner for said Section 29 bears North 00°03'05" West with all bearings herein relative thereto;

Thence North 10°54'19" West, a distance of 212.42 feet to a 2" aluminum cap on #5 rebar in concrete stamped "PLS 27279 HDS," on the west line of said 30 Road Right-of-Way and the Point of Beginning;

Thence along said 30 Road Right-of-Way North 00°03'05" West, a distance of 803.11 feet to the southeast corner of Lot 1 of said Morse Subdivision, whence a 2" aluminum cap on #5 rebar stamped "PLS 27279 HDS" for a 20.00 foot witness corner bears South 89°50'33" West;

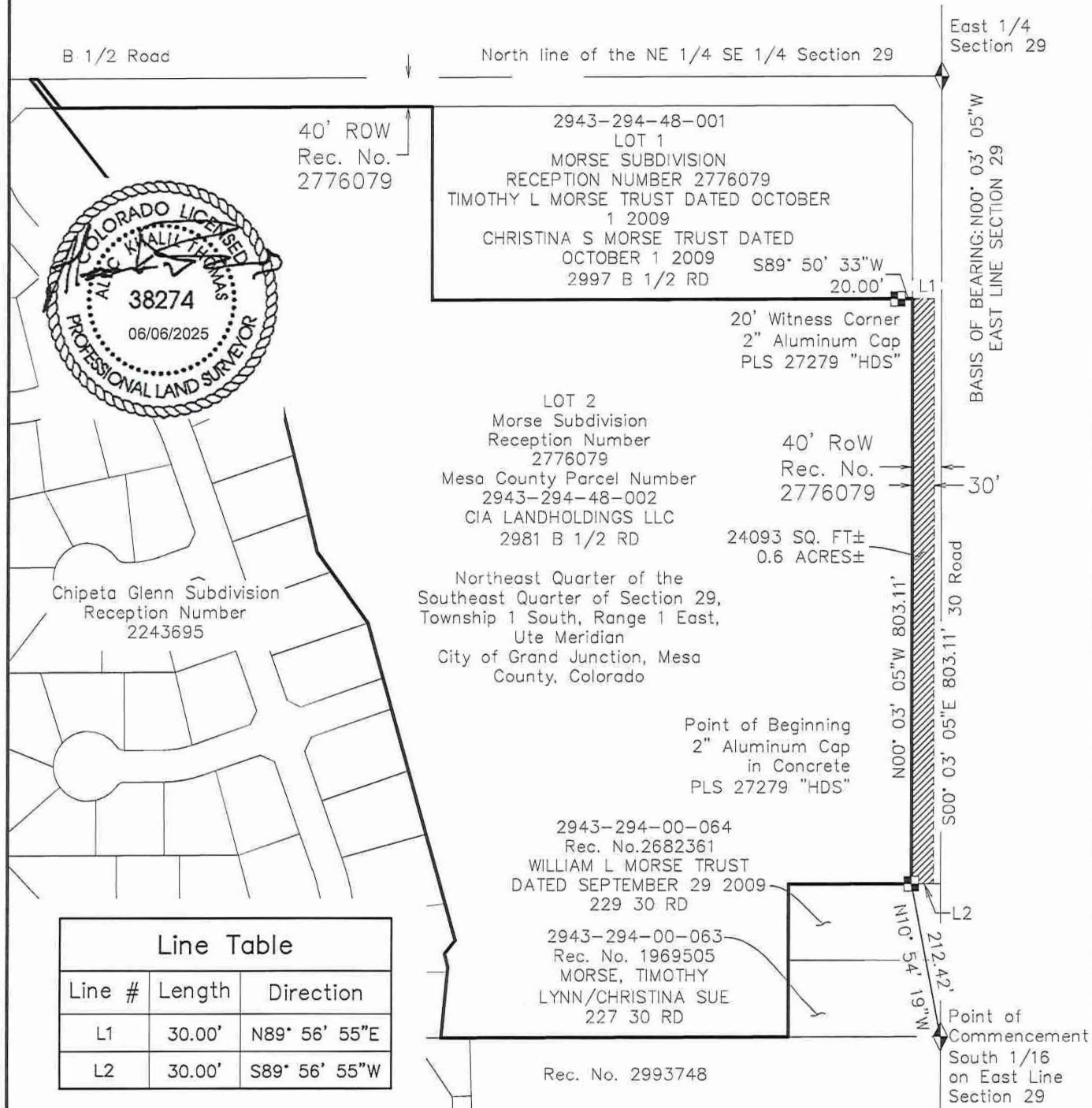
Thence North 89°56'55" East, a distance of 30.00 feet;

Thence South 00°03'05" East, a distance of 803.08 feet to the south line of said 30 Road Right-of-Way;

Thence South 89°56'55" West, a distance of 30.00 feet to said 2" aluminum cap in concrete and the Point of Beginning.

Said portion having an area of 24,093 sq. ft. or 0.6 acres more or less.

EXHIBIT B



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



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S:\PROJECTS\1718 BOA Builders\011 2981 B 1/2 Road\Survey\DWG