

## 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 irrigation improvements in the right-of-way, as approved by the City, within the limits of the following described public rights-of-way, to wit:

(See Attached Exhibits)

REVOCABLE PERMIT AREA: LEISURE STREET (1) BETWEEN LOTS 13 AND 32:

*A strip of land being the south five (5') feet of the Leisure Street Right-of-Way as platted on the Chipeta Hollows Subdivision Filing 1 as recorded at the Mesa County Clerk and Records Office, Situated in the northeast quarter of the southeast quarter of Section 29, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado.*

*Said parcel Containing 220 Square feet, more or less.*

REVOCABLE PERMIT AREA: LEISURE STREET (2) BETWEEN LOTS 9 AND 14:

*A five (5') foot wide strip of land across Leisure Street Right-of-Way of Chipeta Hollows Subdivision Filing 1 as recorded at the Mesa County Clerk and Records Office, Situated in the northeast quarter of the southeast quarter of Section 29, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said strip laying two and one-half (2.5') feet on each side of the following described centerline. Commencing at the East 1/4 corner of said Section 29, whence the South 1/16th corner on the east line of said Section 29 bears South 00°03'05" East with all bearings herein relative thereto.*

*Thence South 65°46'35" West, a distance of 767.34 feet to the east line of said Leisure Street Right-of-Way and the Point of Beginning.*

*Thence North 86°51'04" West, a distance of 44.07 feet to the west line of said Leisure Street Right-of-Way and the Point of Termination.*

*The sidelines of said strip shall be shortened or extended to close and terminate at the intersecting property lines.*

*Said parcel Containing 220 Square feet, more or less.*

REVOCABLE PERMIT AREA: SPIRIT COURT (1) BETWEEN LOTS 5 AND 8:

*A five (5') foot wide strip of land across Spirit Court Right-of-Way of Chipeta Hollows Subdivision Filing 1, Situated in the northeast quarter of the southeast quarter of Section 29, Township 1 South, Range 1 East of the Ute meridian, City of Grand Junction, County of Mesa, State of Colorado, said strip laying two and one-half (2.5') feet on each side of the following described centerline:*

*Commencing at the East 1/4 corner of said Section 29, whence the South 1/16th corner on the east line of said Section 29 bears South 00°03'05" East with all bearings herein relative thereto.*

*Thence South 78°37'34" West, a distance of 816.00 feet to a point on the north line of said Spirit Court Right-of-Way and the Point of Beginning,*

*Thence South 17°17'30" West, a distance of 46.12 feet to the south line of said Spirit Court Right-of-Way and the Point of Termination.*

*The sidelines of said strip shall be shortened or extended to close and terminate at the intersecting property lines.*

*Containing 229 Sq. feet more or less.*



REVOCABLE PERMIT AREA: SPIRIT COURT (2) ACROSS SPIRIT COURT CUL-DE-SAC:

*A five (5') foot wide strip of land across Spirit Court Right-of-Way of Chipeta Hollows Subdivision Filing 1, Situated in the northeast quarter of the southeast quarter of Section 29, Township 1 South, Range 1 East of the Ute meridian, City of Grand Junction, County of Mesa, State of Colorado, said strip laying two and one-half (2.5') feet on each side of the following described centerline:*

*Commencing at the East 1/4 corner of said Section 29, whence the South 1/16th corner on the east line of said Section 29 bears South 00°03'05" East with all bearings herein relative thereto.*

*Thence South 78°53'27" West, a distance of 992.93 feet to a point on the northerly line of said Spirit Court Right-of-Way and Point of Beginning;*

*Thence South 52°17'56" East, a distance of 89.57 feet; Thence South 28°24'49" East, a distance of 2.76 feet to the southerly line of said Spirit Court Right-of-Way and the Point of Termination.*

*The sidelines of said strip shall be shortened or extended to close and terminate at the intersecting property lines.*

*Containing 461 Sq. feet more or less.*

*Bearings hereon are relative to those of said Chipeta Hollows Subdivision Filing 1.*

2. Based on the authority of the Charter and § 21.02.050(l) 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 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 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 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.

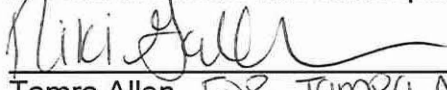
8. The Petitioners, for themselves and for their successors and assigns, agree that they shall be solely responsible for maintaining and repairing the condition of any and all plantings, improvements authorized pursuant to this Permit. The Petitioners shall not install any trees, vegetation or other 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

  
\_\_\_\_\_  
Tamra Allen FOR TAMRA ALLEN  
Community Development Director

  
\_\_\_\_\_  
Jenna Gorney  
Senior Planner

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 irrigation improvements within the public rights-of-way for Spirit Court and Leisure Street. 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 15<sup>th</sup> 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.

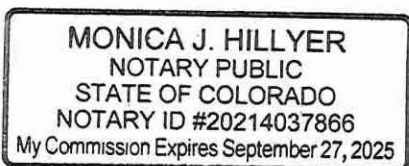


Charlie Gechter, Member  
CIA Landholdings LLC, a Colorado Limited Liability Company

State of Colorado    )  
                                  )ss.  
County of Mesa        )

The foregoing Agreement was acknowledged before me this 15<sup>th</sup> day of September, 2025,  
by Charlie Gechter

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

  
\_\_\_\_\_  
Notary Public



## EXHIBIT A

A strip of land being the south five (5') feet of the Leisure Street Right-of-Way as platted on the Chipeta Hollows Subdivision Filing 1 as recorded at the Mesa County Clerk and Records Office, Situated in the northeast quarter of the southeast quarter of Section 29, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado.

Said parcel Containing 220 Square feet, more or less.

---

This description was prepared by:  
Alec K. Thomas  
Colorado P.L.S. 38274  
215 Pitkin Avenue, Unit 201  
Grand Junction, CO 81506

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NOTICE: Any rewriting or retyping of this  
description must NOT include this  
preparation information. Lack of  
an original seal indicates this  
document is not the original

## EXHIBIT B

CHIPETA HOLLOWS SUBDIVISION  
FILING 1

NE 1/4 SE 1/4  
SECTION 29  
TOWNSHIP 1 SOUTH  
RANGE 1 EAST  
UTE MERIDIAN

GRAND JUNCTION  
MESA COUNTY  
COLORADO

LEISURE STREET

LOT 32

LOT 13

220 SQUARE FEET±

5'

LOT 99

1" = 10'  
0 10  
U.S. Survey feet



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

S:\PROJECTS\1718 BOA Builders\011 2481 B.5 Road Survey\DWG



## EXHIBIT A

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# EXHIBIT B

2943-294-48-001

LOT 1  
MORSE SUBDIVISION  
RECEPTION NUMBER  
2776079

TIMOTHY L MORSE TRUST  
DATED OCTOBER 1 2009

CHRISTINA S MORSE TRUST  
DATED OCTOBER 1 2009

2997 B 1/2 RD EAST 1/4  
SECTION 29  
POINT OF  
COMMENCEMENT

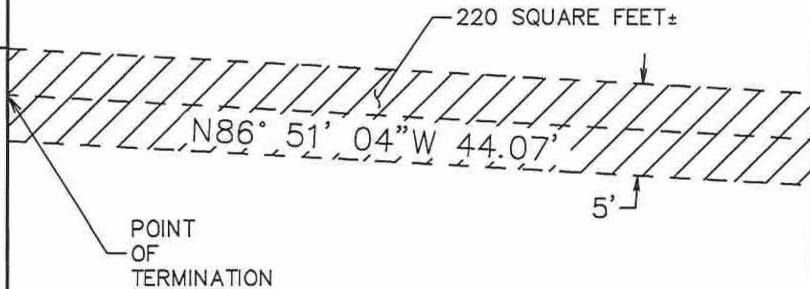
CHIPETA HOLLOWS SUBDIVISION  
FILING 1

NE 1/4 SE 1/4  
SECTION 29  
TOWNSHIP 1 SOUTH  
RANGE 1 EAST  
UTE MERIDIAN

GRAND JUNCTION  
MESA COUNTY  
COLORADO

LOT 7

LOT 9



LEISURE STREET

LOT 14



BASIS OF BEARING: S00° 03' 05" E

SOUTH 1/16TH  
EAST LINE  
SECTION 29

1" = 10'  
0 10  
U.S. Survey feet



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Drawn: T.JC | Checked: AKT | 6/4/25 | Job No. 1718-011

S:\PROJECTS\1718 BOA Builders\011 2981 B.5 Road\Survey\DWG



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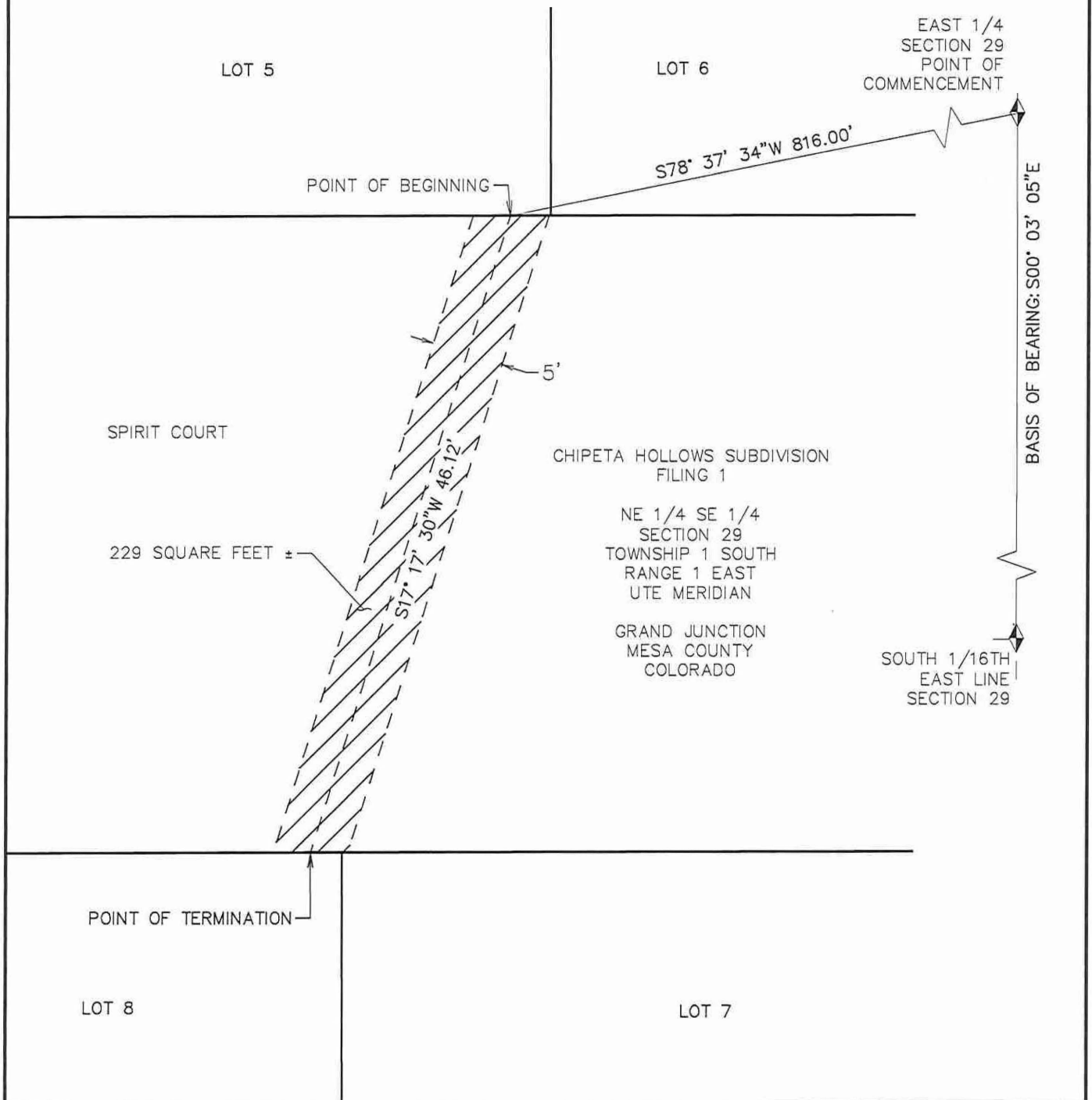
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# EXHIBIT B



1" = 10'  
0 10  
U.S. Survey feet



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# EXHIBIT B



LOT 1

LOT 2

LOT 3

EAST 1/4  
SECTION 29  
POINT OF  
COMMENCEMENT

POINT OF  
BEGINNING

S78° 53' 27"W 992.93'

CHIPETA HOLLOWS SUBDIVISION  
FILING 1

NE 1/4 SE 1/4  
SECTION 29  
TOWNSHIP 1 SOUTH  
RANGE 1 EAST  
UTE MERIDIAN

GRAND JUNCTION  
MESA COUNTY  
COLORADO

SPIRIT COURT

461 SQUARE FEET±

N28° 24' 49"W  
2.76'

POINT OF  
TERMINATION

BASIS OF BEARING: S00° 03' 05"E

SOUTH 1/16TH  
EAST LINE  
SECTION 29

TRACT B

1" = 20'  
0 20  
U.S. Survey feet



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