

## REVOCABLE PERMIT

### Recitals.

1. Anthony Taylor and Shelly Taylor, 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 improvements, as approved by the City, along the (west/east) side of the following described alley public right-of-way which extends north from Carlitos Avenue, to wit:

#### Permit Area:

(See attached Exhibits)

A REVOCABLE PERMIT in the NE1/4 NE1/4 Section 12, Township 1 South, Range 1 West, of the Ute Meridian, being described as follows:

Commencing at the NE corner of Lot 48 of MANTEY HEIGHTS;

thence S89°45'48"E 10.00 feet;

thence N00°00'12"E 7.80 feet to the Point of Beginning;

thence S89°59'48"E 2.00 feet;

thence N00°00'12"E 7.10 feet;

thence N89°59'48"W 2.00 feet;

thence S00°00'12"W 7.10 feet  
to the point of beginning.

all in Mesa County, Colorado.

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 HER LAWFUL AUTHORITY, TAMRA ALLEN, AS DEVELOPMENT SERVICES MANAGER, DOES HEREBY ISSUE:

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

1. The installation, operation, maintenance, repair and replacement of landscape 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.

2. 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.

3. 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.

4. 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.

5. This Revocable Permit for landscaping and irrigation 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.

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

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

Dated this 19<sup>th</sup> day of September, 2025.

Written and Recommended by:

The City of Grand Junction,  
a Colorado home rule municipality

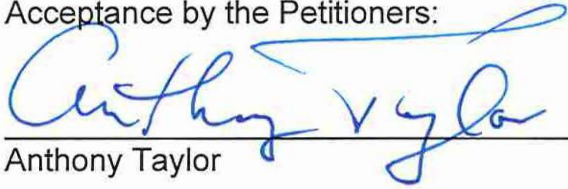


\_\_\_\_\_  
Jessica Johnson  
Zoning Supervisor

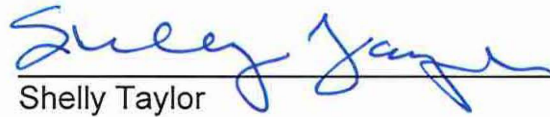


\_\_\_\_\_  
Tamra Allen  
Community Development Director

Acceptance by the Petitioners:



\_\_\_\_\_  
Anthony Taylor



\_\_\_\_\_  
Shelly Taylor

**AGREEMENT**

Anthony Taylor and Shelly Taylor, 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. 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, Permittee shall peaceably surrender said public right-of-way to the City of Grand Junction and, at the Permittee's 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 19<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.

Anthony Taylor  
Anthony Taylor

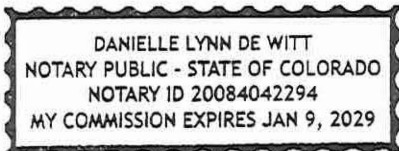
Shelly Taylor  
Shelly Taylor

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing Agreement was acknowledged before me this 19<sup>th</sup> day of September, 2025, by Anthony + Shelly Taylor.

My Commission expires: January 9, 2029  
Witness my hand and official seal.

Danielle DeWitt  
Notary Public



**EXHIBIT "A"**  
**REVOCABLE PERMIT LEGAL DESCRIPTION**

A REVOCABLE PERMIT in the NE1/4 NE1/4 Section 12, Township 1 South, Range 1 West, of the Ute Meridian, being described as follows:

Commencing at the NE corner of Lot 48 of MANTEY HEIGHTS;

thence S89°45'48"E 10.00 feet;

thence N00°00'12"E 7.80 feet to the Point of Beginning;

thence S89°59'48"E 2.00 feet;

thence N00°00'12"E 7.10 feet;

thence N89°59'48"W 2.00 feet;

thence S00°00'12"W 7.10 feet

to the point of beginning.

all in Mesa County, Colorado.

Authored by:

David M. Morris PLS #30111

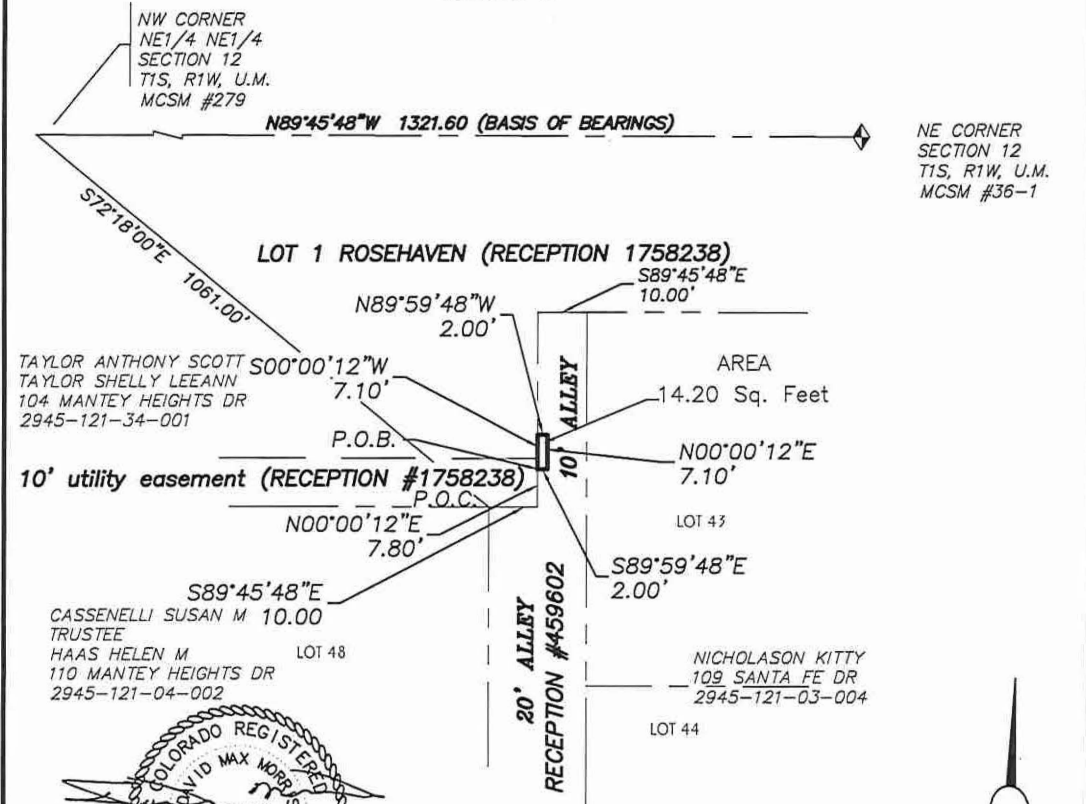
Q.E.D. Surveying Systems Inc.

2718 Sierra Vista Rd.

Grand Junction, Colorado 81503

(970)241-2370

EXHIBIT "B"



LEGEND & NOTES

◆ FOUND MESA COUNTY SURVEY MARKER  
(A 3" Alloy Cap set in Concrete)

- 1.) THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION— IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY
- 2.) P.O.C.= POINT OF COMMENCEMENT
- 3.) P.O.B. = POINT OF BEGINNING

BASIS OF BEARINGS STATEMENT

Bearings are based on grid North of the Mesa County Local Coordinate System, locally determined by GPS observations on the NE corner of Section 12, Township 1 South, Range 1 West, Ute Meridian and the E1/16th corner North Boundary of Section 12, Township 1 South, Range 1 West, Ute Meridian.

The measured bearing of this line is N89°45'48"W



Per Colorado Statute number 38-51-106(1) all Lined Units used on this plat are U.S. Survey feet.



REVOCABLE PERMIT

NE1/4 NE1/4, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

FOR: TAYLOR	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 2718 Sierra Vista GRAND JUNCTION COLORADO 81503 (970) 241-2370 464-7568</p>	SURVEYED BY: MSM
SCALE: 1" = 30'		DRAWN BY: DMM
DATE: 7/25/25		ACAD ID: 104 Mantey-Rosehaven 4
		SHEET NO. 1 OF 1
		FILE: 2020-206