

REVOCABLE PERMIT

Recitals.

1. *Starlieth, 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 right-of-way for Winters Avenue near the corner of Indian Road and Winters Avenue, to wit:

REVOCABLE PERMIT AREA 1: LANDSCAPING/IRRIGATION:

A 121' X 3'-0" AREA WITHIN THE NORTHERN PUBLIC RIGHT-OF-WAY FOR WINTERS AVENUE AS SHOWN AND DIMENSIONED ON SHEET L1.0 OF THE PROJECT'S APPROVED LANDSCAPING PLAN HEREINAFTER DESCRIBED AS EXHIBIT A.

REVOCABLE PERMIT AREA 2: LANDSCAPING/IRRIGATION:

A 39.5' X 3'-0" AREA WITHIN THE NORTHERN PUBLIC RIGHT-OF-WAY FOR WINTERS AVENUE AS SHOWN AND DIMENSIONED ON SHEET L1.0 OF THE PROJECT'S APPROVED LANDSCAPING PLAN HEREINAFTER DESCRIBED AS EXHIBIT A.

IRRIGATION

AS SHOWN ON THE PROJECT'S APPROVED IRRIGATION PLAN PAGE IR.1 AND LOCATED WITHIN THE NORTHERN RIGHT-OF-WAY FOR WINTERS AVENUE.

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.

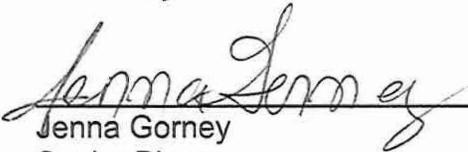
7. This Revocable Permit for landscaping, and irrigation improvements shall be issued only upon concurrent execution by the Petitioners of an agreement that the Petitioners and the Petitioners' successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless 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 4th day of December, 2025.

Written by:



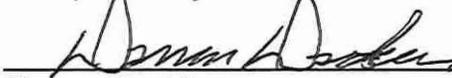
Jenna Gorney
Senior Planner

The City of Grand Junction,
A Colorado home rule municipality



Tamra Allen
Community Development Director

Acceptance by the Petitioners:



Darren Davidson
Manager, Starlieth LLC.

AGREEMENT

Starlieth, 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 western right-of-way for Winters Avenue, near the corner of Winters Avenue and Indian 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 03 day of December, 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.



Darren Davidson
Manager, Starlieth LLC

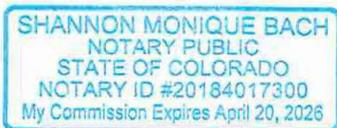
State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this 03 day of December, 2025, by Darren Davidson

My Commission expires: 4-20-26
Witness my hand and official seal.



Notary Public



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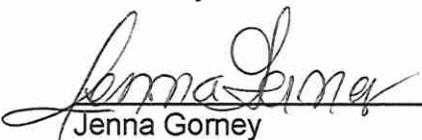
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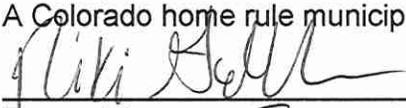
9. This Revocable Permit and the following Agreement shall be recorded in the office of the Mesa County Clerk and Recorder.

Dated this 14th day of October, 2025

Written by:

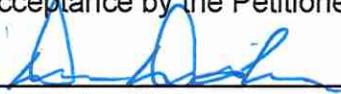


Jenna Gorney
Senior Planner

The City of Grand Junction,
A Colorado home rule municipality


Tamra Allen *FOR TAMRA ALLEN*
Community Development Director

Acceptance by the Petitioners:



Darren Davidson
Manager, Starlieth LLC.

COVER SHEET - LANDSCAPE PLAN
DESIGNED FOR THE PROJECTS WITHIN THE CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DEPARTMENT 878-3410

L-1 LANDSCAPE REQUIREMENTS

LOCATION OF LANDSCAPING ON SITE
PARKING LOT, STREET FRONTAGE PERMETER AND PUBLIC RIGHT-OF-WAY

Right of Way

- At least 15 percent of the unpaved adjacent right-of-way shall be landscaped with turf, low shrubs or ground cover.
- Where detached sidewalks exist, or are proposed, a maximum of 50 percent of the public right-of-way landscaping may be covered below the final finished landscaping. The type of any landscaping between the curb and sidewalk shall contain street trees spaced every 40 feet.
- Where all trees (except single-family uses in single-family, B-3 and farm based zones districts), the owner shall provide and maintain a minimum 14-foot-wide street frontage landscape adjacent to the public right-of-way.
- A minimum of 75 percent of the street frontage landscape shall be covered by plant material at maturity. Landscaping when the street frontage shall include trees and shrubs. If detached sidewalks are not provided with street trees, street trees shall be provided in the street storage landscape, including one tree for every 40 feet of street frontage.

STREET FRONTAGE REQUIREMENTS
WINTERS AVE - 31' TO 43' TREES REQUIRED (10 TREES PROVIDED);
WINTERS AVE - 10% MATURE PLANT COVERAGE REQUIRED.

WINTERS AVE
 A MINIMUM OF 75 PERCENT OF THE STREET FRONTAGE LANDSCAPE SHALL BE COVERED BY PLANT MATERIAL AT MATURITY, INCLUDING TREE CANOPY, SHRUBS AND GROUND COVER. THE MINIMUM AREA FOR PLANTING AN EVERGREEN OR DECIDUOUS 5-INCH IS 15 SQUARE FEET.

STREET FRONTAGE COVERAGE
1415 TO 2357 SQUARE FEET OF STREET FRONTAGE
 2.517 (75%) = 1,548 SQUARE FEET REQUIRED TO BE COVERED BY PLANT MATERIAL.

TREE CANOPY FROM 8 TREES @ 1400FS = 2,400 SQUARE FEET
SHRUB COVERAGE FOR 10 SHRUBS @ 116FS = 1,160 SQUARE FEET
 2,400SF + 1,160SF = 3,560 SQUARE FEET PROVIDED.

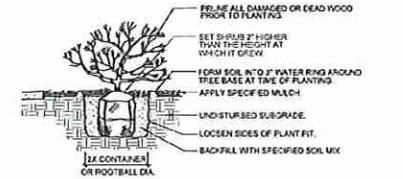
RIGHT OF-WAY COVERAGE
3175 TO 427 SQUARE FEET OF STREET FRONTAGE
 42% (75%) = 302 SQUARE FEET REQUIRED TO BE COVERED BY PLANT MATERIAL.

TREE CANOPY FROM 6 TREES @ 305FS = 300 SQUARE FEET
SHRUB COVERAGE FOR 10 SHRUBS @ 116FS = 1,160 SQUARE FEET
 300SF + 1,160SF = 1,460 SQUARE FEET PROVIDED.

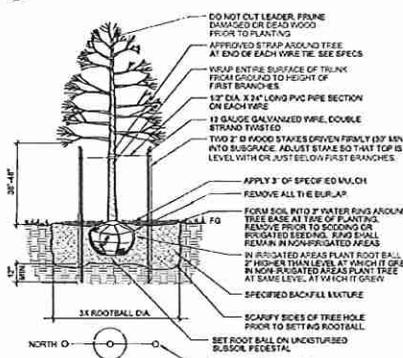
H-1 AND -2 ZONE DISTRICTS, A MINIMUM OF 75 PERCENT OF THE PARKING LOT PERMETER LANDSCAPE SHALL BE COVERED BY PLANT MATERIAL INCLUDING TREE CANOPY, SHRUBS, AND GROUND COVER AT MATURITY.

721 SQUARE FEET OF PLANTABLE PARKING LOT PERMETER
 72% (75%) = 535 SQUARE FEET REQUIRED TO BE COVERED BY PLANT MATERIAL.

TREE CANOPY FOR 2 TREES @ 1400FS = 800 SQUARE FEET
SHRUB COVERAGE FOR 8 SHRUBS @ 116FS = 928 SQUARE FEET
 800SF + 928SF = 1,728 SQUARE FEET PROVIDED.



A Shrub Planting Detail
SCALE: NTS



B Tree Planting Detail
SCALE: NTS

LANDSCAPE PLAN NOTES

- Planting areas are to have three inches of Granite Landscape Rock over landscape fabric. All plant material shall have a planting ring at the base of each plant with 3\"/>

SOIL PREPARATION AND PLANTING SPECIFICATIONS

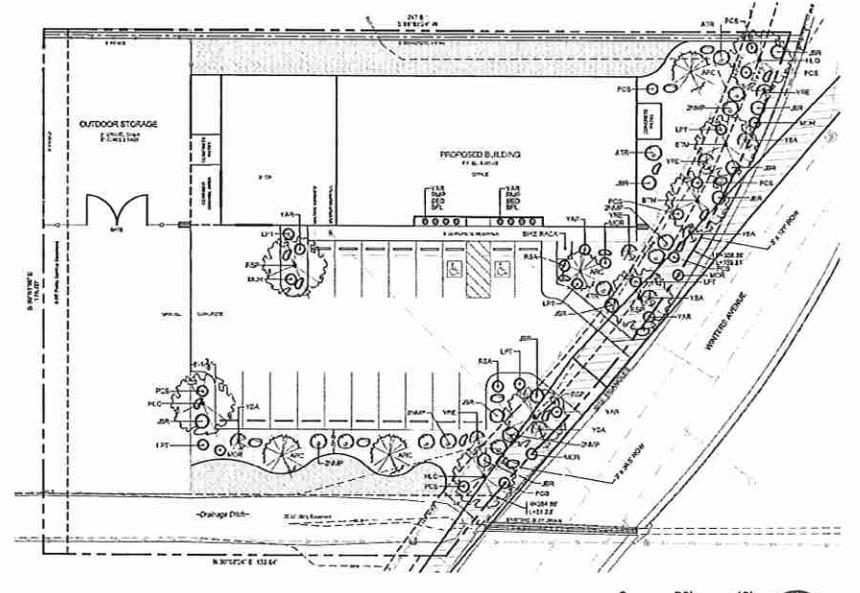
- PREPARATION - GENERAL**
 - Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and insure architect's assistance before start of planting work. Make minor adjustments as may be required.
- PREPARATION OF PLANTING SOIL**
 - The landscape contractor shall collect soil samples and run soil testing for the proposed planting areas. Add soil amendments and fertilizer as recommended in the soil testing report to ensure a good planting medium. Delay mixing any fertilizer planting until soil has been placed in planting soil within a few days.
 - Any imported planting soil shall be tested and be three parts screened topsoil and one part manure.
 - Before mixing, clear topsoil of roots, stumps, stones, clay lumps, and other extraneous materials harmful to toxic to plant growth.
 - For pot and burlap type backfill, mix planting soil prior to backfilling and stoopside at site.
 - For planting backfill type soil either prior to planting or apply an surface of topsoil and mix thoroughly before planting.
- PREPARATION OF PLANTING BEDS**
 - Spread planting soil relative to minimum depth required to meet lines, grades, and elevations shown, after light razing and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of backfill to create a transition layer, then place remainder of the planting soil.
 - Remove 3 inches to 10 inches of soil and replace with prepared planting soil mixture. Backfill for each bed with three parts topsoil and one part manure thoroughly mixed prior to placing.
- EXCAVATION FOR TREES AND SHRUBS**
 - Excavate pits, back, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
 - For balled and burlapped trees, make an excavation at least half again as wide as the ball diameter and equal to the ball depth, plus following allowance for setting of ball on a layer of compacted backfill.
 - Allow for 3 inch thick setting layer of planting soil mixture.
 - For container grown stock, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
 - Deposit of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
 - Fill excavations for trees and shrubs with water and allow water to percolate out prior to planting.
 - Place bottom backfill by planting soil to backfill at the following rate: three parts each tree, one part each shrub.
- PLANTING TREES AND SHRUBS**
 - Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plant and in center of pit or trench, set top of ball at same elevation as adjacent finished landscape grades. Remove burlap from balls. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing third layer of backfill.
 - Set container grown stock, set as specified for balled and burlapped stock, except cut one on 3 sides with an approved cut after an from specified as not to damage root balls.
 - Check top of backfill to allow for settling.
 - Apply soil-decay, using power spray, to provide adequate fire over trunks, branches, stems, legs and foliage.
 - Deciduous trees or shrubs are moved when in full leaf. Spray with soil-decay at nursery before moving and spray again 2 weeks after setting.
 - Remove and replace successively pruned or malformed stock resulting from improper pruning.
 - Wrap the trunk of 1 1/2 inches caliper and larger, six to eight ground cover back to eight feet tall branches and securely attach. Inspect tree trunks for injury. In proper pruning and insect infestation and take corrective measures before watering.
 - Guy and stake trees immediately after planting, as indicated.

PROPOSED PLANT LIST

#	Symbol	Common Name	Botanical Name	Planting Size	Remarks	Mature Size	Plant Pct
Deciduous Shade Trees							
1	BTM	Burford Maple	Acer grandidentatum	2\"/>			

Trees Provided - (12 Native Shrubs = 44%, 54 native, xeric-low, xeric-medium or low water = 51%)
 59 Shrubs Provided - (26 Native Shrubs = 44%, 54 native, xeric-low, xeric-medium or low water = 51%)
***VERIFY ALL PLANT TOTALS WITH THE PLANTS SHOWN ON THE LANDSCAPE PLANS.**

LANDSCAPE LEGEND



1 LANDSCAPE PLAN
SCALE: 1\"/>

RELOCATE PERMITS AREA 1 LANDSCAPING/IRRIGATION
 A 12' X 3' AREA WITHIN THE NORTHERN PUBLIC RIGHT-OF-WAY FOR WINTERS AVENUE AS SHOWN AND DIMENSIONED ON SHEET L1.0 OF THE PROJECT'S APPROVED LANDSCAPING PLAN HEREINAFTER DESCRIBED AS EXHIBIT A.

RELOCATE PERMITS AREA 2 LANDSCAPING/IRRIGATION
 A 3' X 3' AREA WITHIN THE NORTHERN PUBLIC RIGHT-OF-WAY FOR WINTERS AVENUE AS SHOWN AND DIMENSIONED ON SHEET L1.0 OF THE PROJECT'S APPROVED LANDSCAPING PLAN HEREINAFTER DESCRIBED AS EXHIBIT A.

UTILITY NOTIFICATION
 CENTER OF GRAVITY
CALL 811
 LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

Ann Shroyer 2/7/15

MRLA MITCHELL REWOLD ARCHITECTURAL AND LAND PLANNING
 385 24 1/2 Road
 Palisade, Colorado 81256
 (970) 381-4345



Agapito Building
2758 Winters Ave.
Grand Junction, Colorado

ISSUED FOR

No.	Date	Remarks
07/18/25	PL	Review

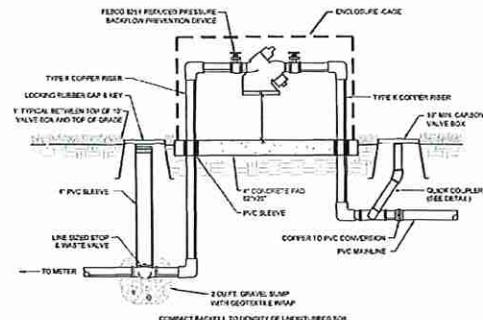
PHASE: PLAN REVIEW

DRAWING TITLE

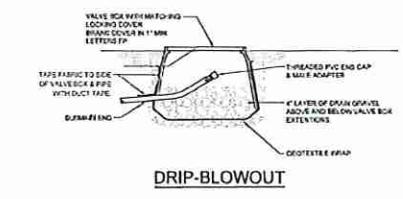
LANDSCAPE PLAN

SHEET NUMBER

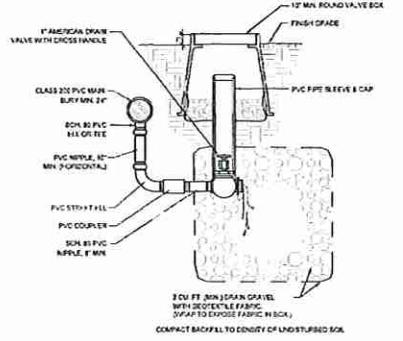
L1.0



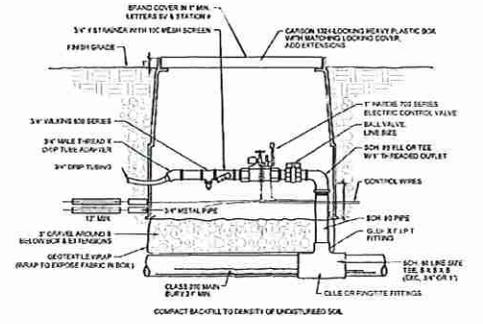
REDUCED PRESSURE BACKFLOW PREVENTER



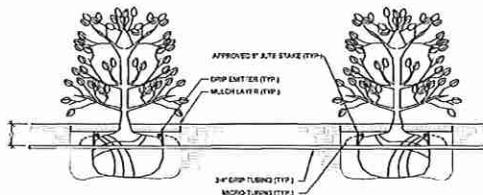
DRIP-BLOWOUT



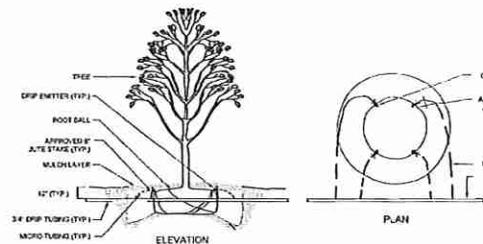
DRAIN VALVE



DRIP VALVE



DRIP-SHRUB

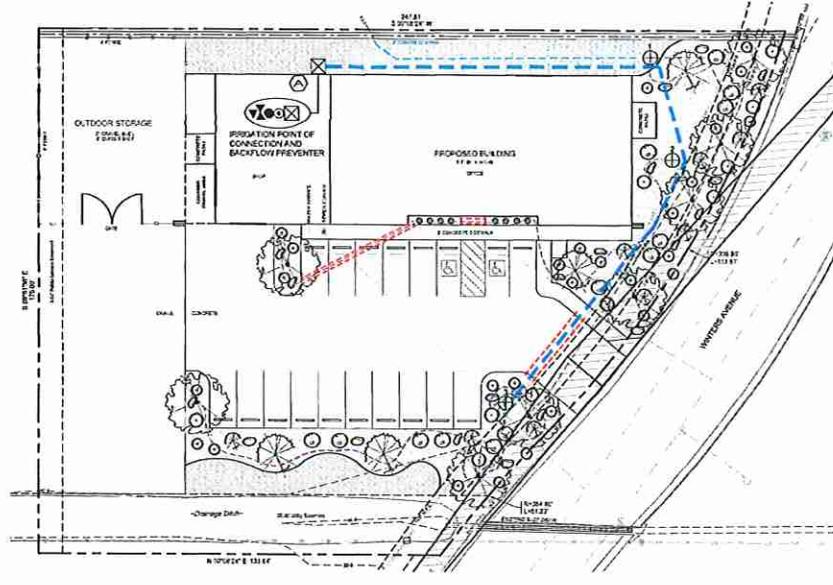


DRIP-TREE

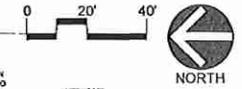
IRRIGATION PLAN LEGEND

- ⊗ BACKFLOW PREVENTER
- ⊙ PRESSURE REDUCING VALVE
- MASTER VALVE
- ⊕ GATE VALVE
- ⊖ DRIP VALVE
- ⊗ QUICK COUPLER
- ⊕ IRRIGATION CONTROLLER - WALL MOUNT
- PVC MANLINE
- - - PVC SLEEVING
- ⋯ DRIP TUBING

1. THIS PLAN IS DIAGNOSTIC AND DOES NOT REFLECT ALL EQUIPMENT, ETC., THAT COULD BE ENCOUNTERED DURING CONSTRUCTION. ALL FIELD LOCATIONS, MAINLINE LOCATIONS AND SLEEVING LOCATIONS ARE APPROXIMATE AND SHALL REQUIRE EXACT LOCATION BY CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURBS AND GUTTER WALLS, EXISTING IRRIGATION OR WALKWAYS AND OTHER EXISTING STRUCTURES THAT IS A RESULT OF HIS/HER WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.
3. THE IRRIGATION INSTALLATION SHALL CONFORM TO ALL CITY STANDARD DRAWINGS AND SPECIFICATIONS.



1 IRRIGATION PLAN
SCALE: 1"=20'-0"



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WAS PROVIDED BY OTHERS. CONTRACTOR
MUST VERIFY LOCATION OF ALL EXISTING
UTILITIES PRIOR TO CONSTRUCTION.

PROFESSIONAL SEAL
MICHIEL L. REIFOLD
378
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT
1/19/25

MRLA MITCHELL REIFOLD ARCHITECT
LANDSCAPE ARCHITECTURE AND
LAND PLANNING
388 34th Road
Pallares, Colorado 81528 (877) 361-4345



Agapito Building
2758 Winters Ave.
Grand Junction, Colorado

ISSUED FOR	No.	Date	Remarks
Plan Review		07/16/25	

PHASE: PLAN REVIEW

DRAWING TITLE

IRRIGATION PLAN

SHEET NUMBER

IR1.0