

**REVOCABLE PERMIT**  
**Recitals.**

1. *Canyon Rock Development, 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 western public right-of-way for N. 23rd Street as well as the northern public right-of-way of North Avenue both situated at the northwest corner of North Avenue and N. 23 Street, to wit:

**REVOCABLE PERMIT AREA (1): LANDSCAPING/IRRIGATION NORTH AVENUE:**

*A 4'-4" x 90'-5" area within the northern public right-of-way for North Avenue and a 3'-0" x 109'-7" area within the northern public right-of-way for North Avenue as shown and dimensioned on sheets L-1.0 and L-2.0 of the project's approved Landscaping and Irrigation Plans and attached herein as an Exhibit.*

**REVOCABLE PERMIT AREA (2): LANDSCAPING/IRRIGATION N. 23<sup>rd</sup> STREET:**

*A 6'-11" x 35'-3" area within the western public right-of-way for N. 23rd Street and a 6'-9" x 116'-6" area within the western public right-of-way for N. 23rd Street as shown and dimensioned on sheets L-1.0 and L-2.0 of the project's approved Landscaping and Irrigation Plan and attached herein as an Exhibit*

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 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 14th day of January, 2026.

Written by:

Jenna Gorney  
Jenna Gorney  
Senior Planner

The City of Grand Junction,  
A Colorado home rule municipality

Tamra Allen  
Tamra Allen  
Community Development Director

Acceptance by the Petitioners:

Jordan Madewell  
Jordan Madewell  
Manager Canyon Rock Development, LLC.

## AGREEMENT

Canyon Rock Development, 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 public right-of-way for N. 23<sup>rd</sup> Street as well as the northern public right-of-way of North Avenue both situated at the northwest corner of North Avenue and N. 23 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 14<sup>th</sup> day of January, 2026.

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.

Jordan Madewell  
Jordan Madewell  
Manager, Canyon Rock Development, LLC

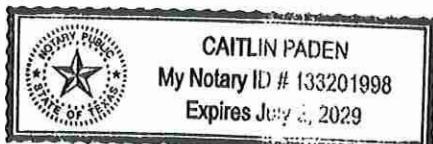
State of Colorado      )  
                            )ss.  
County of Mesa        )

The foregoing Agreement was acknowledged before me this 14<sup>th</sup> day of January, 2026,  
by Jordan Madewell.

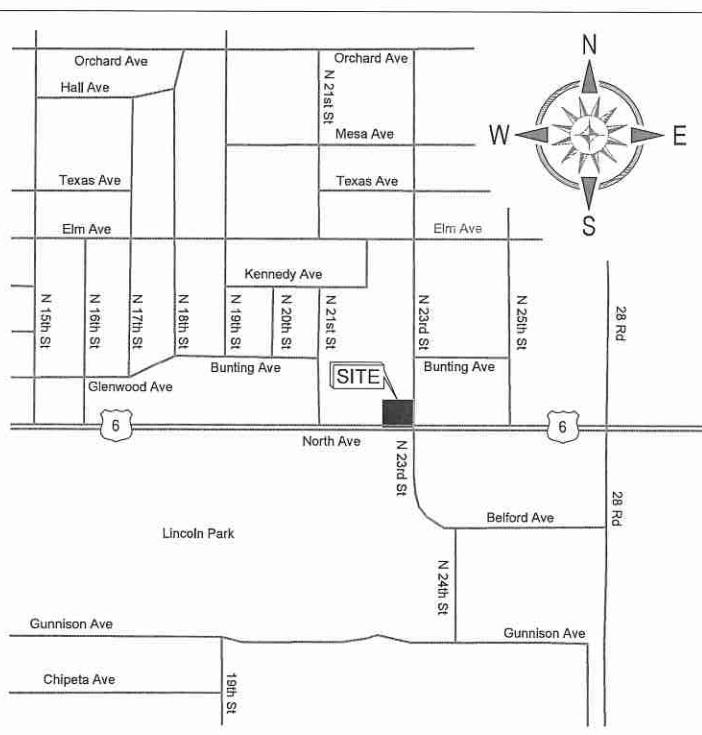
My Commission expires: July 21 2029  
Witness my hand and official seal.

Caitlin Paden

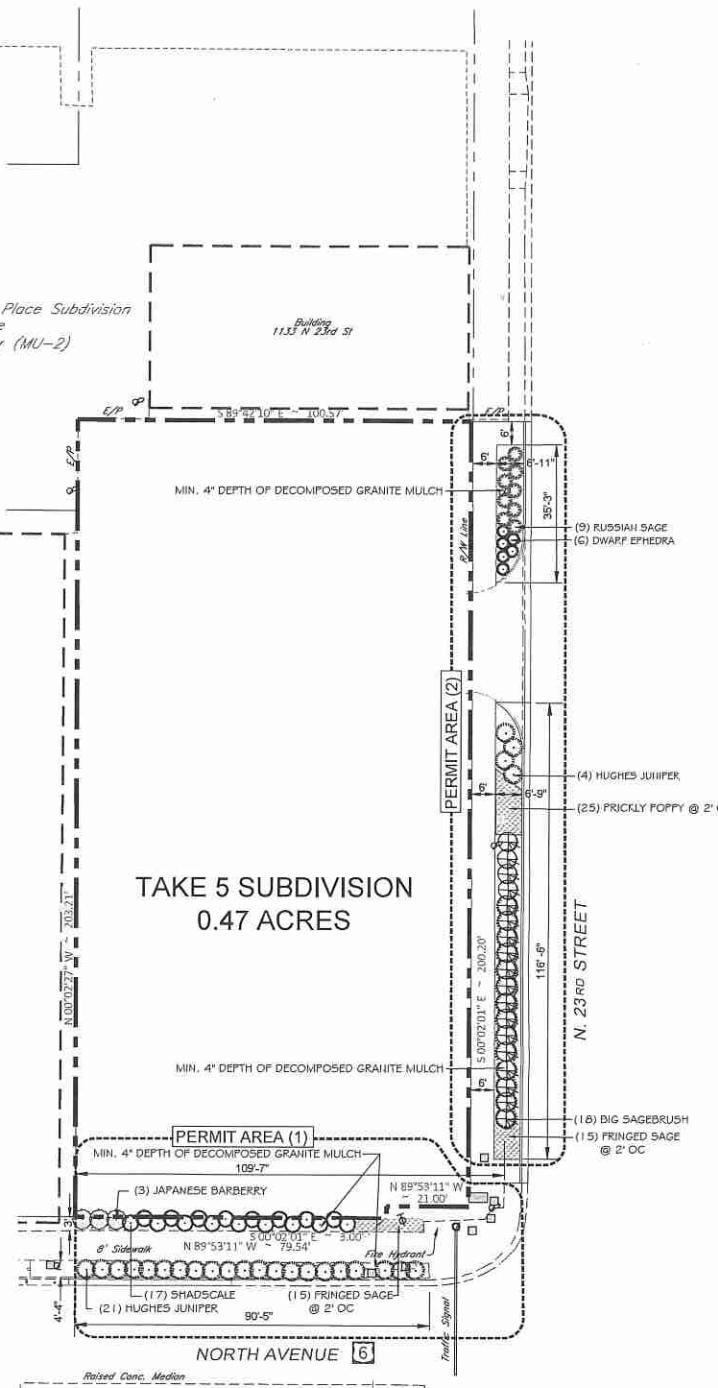
Notary Public



# ROW LANDSCAPE PLAN FOR: TAKE 5 OIL CHANGE



VICINITY MAP  
NOT TO SCALE

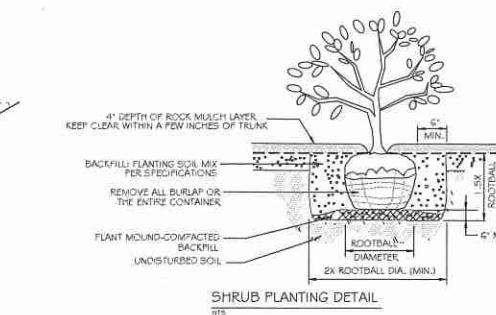
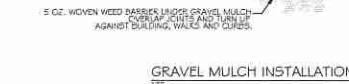
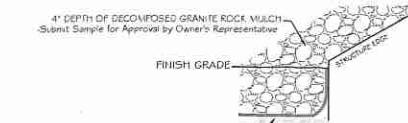


RAISED CONC. MEDIAN

SOUTH LINE SWM SE2 SECTION 12

NOT FOR CONSTRUCTION - FOR REVIEW PURPOSES ONLY

## PLANT INSTALLATION DETAILS



## GENERAL LANDSCAPE REQUIREMENTS

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT CR NEAR Maturity RATHER THAN AT INITIAL PLANTING.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE NUMBER OF PLANT ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. AN UNDERGROUND PRESSURIZED IRRIGATION SYSTEM SHALL BE PROVIDED. LANDSCAPE CONTRACTOR SHALL COORDINATE INSTALLATION SEQUENCE WITH THE IRRIGATION CONTRACTOR.
4. LANDSCAPE PLANTINGS SHALL BE INSTALLED PER THE FINAL APPROVED PLAN IN REGARDS TO QUANTITY, LOCATION AND PLANT TYPE.
5. TREES AND SHRUBS SHALL BE NURSERY GROWN AND BE HEALTHY AND VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD, INJURIES, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT PEST EGGS, BORERS AND ALL FORMS OF INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANTS SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND CONFORM IN GENERAL TO REPRESENTATIVE SPECIES.
6. BALLED AND BURLAPPED OR CONTAINER TREES AND SHRUBS SHOULD BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF ADEQUATE SIZE AS SPECIFIED IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD FOR NURSERY STOCK" WITH THE BALLS SECURELY WRAPPED. REMOVE ALL BURLAP AND CONTAINERS UPON INSTALLATION.
7. ALL SHRUBS OCCURRING IN A CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH.
8. PRIOR TO PLANTING, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. A MINIMUM OF 8" DEPTH OF NEW TOPSOIL SHALL BE PLACED IN ALL RED AREAS BY THE LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS & TREES WITH ONE PART COMPOST TO THREE PARTS TOPSOIL.
9. PLACE MIN. 4" DEPTH OF DECOMPOSED GRANITE MULCH. ALL LAWN DISTURBED AREAS WITHIN THE PROJECT LIMITS AT LOCATIONS AS NOTED ON THE CIVIL DRAWINGS ARE TO BE PLACED TO PAVEMENT EDGES. REFER TO CIVIL DRAWINGS AND VERIFY EXTENT WITH THE PROJECT MANAGER. KEEP MULCH A MIN. OF 2" BELOW ADJACENT PAVED SURFACES.
10. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. PRIOR TO THE END OF THE WARRANTY PERIOD THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR OTHER PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

## PLANT MATERIALS LIST

All plants from: Approved Street Trees for Grand Junction's Rights-of-Way (ROW) and the 2023 Suitable Plants List in the STREET AND SHRUB GUIDE by the City of Grand Junction Colorado Parks & Recreation

QTY.	PLANT NAME	VINIMUM INSTALLED SIZE	WATER USAGE
<b>EVERGREEN SHRUBS</b>			
6	DWARF EPHEDRA - <i>Ephedra monosperma</i>	5 gal. cont.	12' 3" XERIC-LOW
4	HUGHES JUNIPER - <i>Juniperus horizontalis 'Hughes'</i>	5 gal. cont.	12' 0" MEDIUM
<b>DECIDUOUS SHRUBS</b>			
18	BIG SAGEBRUSH - <i>Artemesia tridentata</i> **	5 gal. cont.	4' 4" XERIC-LOW
17	SHADS SCALE - <i>Atriplex canescens</i> **	5 gal. cont.	18' 3" LOW
3	JAPANESE BARBERRY - <i>Berberis thunbergii 'Roseglow'</i>	5 gal. cont.	5' 6" XERIC-MED
9	RUSSIAN SAGE - <i>Petrosavia atriplicifolia</i>	5 gal. cont.	4' 3" LOW-MED
<b>PERENNIALS</b>			
30	FRINGED SAGE - <i>Artemesia frigida</i> **	1 gal. cont.	18' 2" XERIC-LOW
25	PRICKLY POPPY - <i>Argemone polyanthemos</i> **	1 gal. cont.	2' 2" XERIC-LOW

\*\* DENOTES NATIVE PLANT MATERIAL

## LANDSCAPING EXHIBIT:

### Permit Area (1) North Avenue

A 4'-4" x 90'-5" area within the northern public right-of-way for North Avenue and a 3'-0" x 109'-7" area within the northern public right-of-way for North Avenue as shown and dimensioned on sheet L-1.0 of the project's approved Landscaping Plan hereinafter described as Exhibit A.

### Permit Area (2) N. 23rd Street

A 6'-11" x 35'-3" area within the western public right-of-way for N. 23rd Street and a 6'-3" x 116'-6" area within the western public right-of-way for N. 23rd Street as shown and dimensioned on sheet L-1.0 of the project's approved Landscaping Plan hereinafter described as Exhibit A.

Review 5 Civil Plans, 10/31/2025, for accommodations reviewing this document  
please contact City of Grand Junction,  
Community Development Department,  
970-244-1430 or comdev@gjcity.org

LANDSCAPE ARCHITECT:  
YELLOW SPRINGS DESIGN  
PO Box 472 205 PARK MEADOWS DR.  
YELLOW SPRINGS, OHIO 45351  
(937)767-8199 (M) 937-654-6199  
yellowspringsdesign@blizzohtr.com  
LICENSED IN: OH, KY, PA, IN, IL, MS, CO,  
MI, VA, TX, OK, NM, AZ & UT

Design: REB	Proj: 24.136
Draw: REB	Dwg:
Check: RJM	Tab: EXB-1-CP
Scale: 1"=20'	
Date:	02.04.2025
Sheet:	1 OF 1

# ROW IRRIGATION PLAN FOR: **TAKE 5 OIL CHANGE**

Lot 2 - Eleven Thirty Three Park Place Subdivision  
Commercial Garage  
Zoning: Mixed-Use Corridor (MU-2)

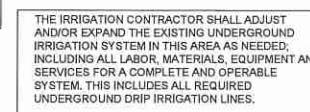
*Building  
1135 N 23rd St*

This site plan illustrates the layout of Lincoln Park, showing the intersection of several streets. Key features include:

- Streets:** Orchard Ave, Hall Ave, Texas Ave, Elm Ave, N 15th St, N 16th St, N 17th St, N 18th St, N 19th St, N 20th St, N 21st St, N 23rd St, N 25th St, Bunting Ave, Kennedy Ave, North Ave, 28 Rd, 6th St, Belford Ave, N 24th St, N 23rd St, Gunnison Ave, and Chipeta Ave.
- Landmarks:** Lincoln Park, SITE (marked with a black square), and a central building marked with a black rectangle.
- Compass Rose:** A compass rose in the top right corner indicates cardinal directions: N (North), S (South), E (East), and W (West).
- Highway Markers:** Highway 6 is marked on the west and east sides of North Ave.
- Block Number:** The number 191 is located at the bottom center of the map.

VICINITY MAP  
NOT TO SCALE

NOT FOR CONSTRUCTION - FOR REVIEW PURPOSES ONLY



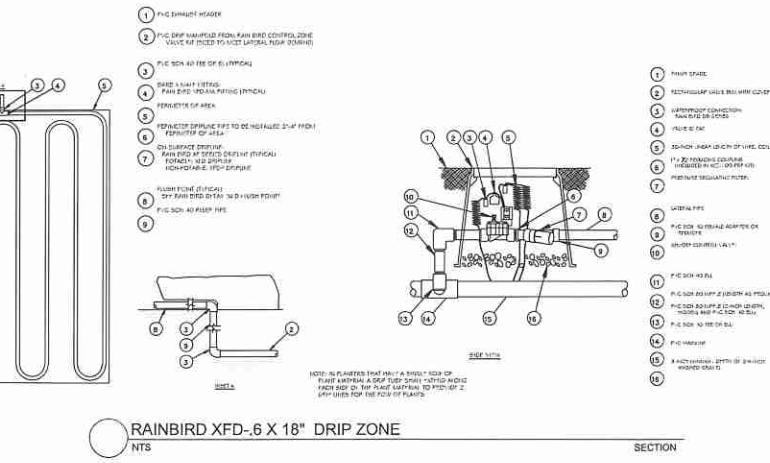
## SITE IRRIGATION PLAN

SCALE: 1 inch = 20 ft.

20      0      10      20

1 inch = 20 ft.

GRAPHIC SCALE



## GENERAL IRRIGATION SPECIFICATIONS

NOTES:  
1. ALL IRRIGATION EQUIPMENT IS TO BE RAINBIRD. NO SUBSTITUTIONS PERMITTED  
WITHOUT DIRECT, WRITTEN APPROVAL FROM THE CITY.

2. NO VALVES WITHIN THE CITY R.O.W. ARE PERMITTED.

1. THIS SYSTEM SHALL BE INSTALLED USING ACCEPTED AND QUALITY INSTALLATION STANDARDS AS USED IN THE INDUSTRY. ALL MANUFACTURERS SPECIFICATIONS WILL BE FOLLOWED.

2. MAINLINE SHALL BE BURIED A MINIMUM OF 12' OF COVER AND A MAXIMUM OF 18' OF COVER. LATERAL LINE PIPING A MINIMUM OF 12' OF COVER. ALL BACKFILL SURROUNDING THE PIPE SHALL BE CLEANED OF MATERIALS LARGER THAN 1" IN SIZE. BACKFILL SHALL BE ADDED IN 6" INCREMENTS AND

3. THERE WILL BE NO SUBSTITUTIONS OR CHANGES TO THE IRRIGATION DESIGN ALLOWED WITHOUT DIRECT WRITTEN APPROVAL FROM THE CITY.

4. SYSTEM DESIGN IS BASED ON PRESSURE AND FLOW INFORMATION PROVIDED BY OTHERS, STATIC PRESSURE WAS GIVEN AS 70 PSI WITH AN OPERATION PRESSURE OF 40 PSI. THE SIZE OF THE P.O.G. IS AS INDICATED ON THE DRAWING. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT DIFFERENCES BETWEEN REQUIREMENTS AND THE ACTUAL READINGS TO THE OWNER'S REPRESENTATIVE. A BOOSTER PUMP MAY BE NECESSARY IF THE REQUIRED PRESSURE IS NOT AVAILABLE. ADDITIONAL COSTS SHALL BE SUBMITTED TO THE OWNER AS A CHANGE ORDER.

5. PIPING SHOWN IN PAVED AREA WITHOUT SLEEVE IS DIAGRAMMATIC AND SHALL BE LOCATED INSIDE OF THE PLANTED AREA OR TURF AREA APPROXIMATELY 1' FROM ANY HARDESCAPE.

6. ALL VALVES SHALL BE PLACED IN VALVE BOXES AS SHOWN IN THE DETAILS AND ALL ELECTRICAL CONNECTIONS SHALL BE SEALED WITH WATERPROOF CONNECTORS. CONTROL WIRE SHALL BE SOLID

7. CONTROLLER, RAIN SENSOR, METER, TAP AND BACKFLOW LOCATIONS ARE AS SHOWN ON THE PLAN OR AS STATED IN THE DETAILS AND LEGEND. ALL INFORMATION IS TO BE VERIFIED PRIOR TO ANY INSTALLATION OF THE PROJECT.

8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN UP ASSOCIATED WITH HIS WORK.
9. IRRIGATION CONTRACTOR SHALL ALL PROVIDE THE FIRST WINTERIZATION, SPRING TURN ON, HEAD ADJUSTMENTS AND CONTROLLERS MAINTENANCE IN PID.

## IRRIGATION EXHIBIT

*Permit Area (1) Non*

A 4'-4" x 90'-5" area within the northern public right-of-way for North Avenue and a 3'-0" x 105' area within the northern public right-of-way for Avenue as shown and dimensioned on sheet L, the project's approved Landscaping Plan herein described as Exhibit A.

*Permit Area (2) N. 23rd St.*

A 6'-11" x 35'-3" area within the western public right-of-way for N. 23rd Street and a 6'-9" x 11' area within the western public right-of-way for N. 23rd Street as shown and dimensioned on sheet L-2 of the project's approved Landscaping Plan herein described as Exhibit A.

Review 5 Civil Plans, 10/31/2025, for accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430 or [comdev@cjcity.org](mailto:comdev@cjcity.org)

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MI, VA, TX, OK, NM, AZ & UT

**BURKHARDT**  
ENGINEERS & SURVEYORS

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CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: REB Proj: \_\_\_\_\_  
Draw: REB Dwg: \_\_\_\_\_  
Check: RJM Tab: \_\_\_\_\_  
Scale: 1"=20'  
Date: 02.04.2023  
Sheet: 1 OF 1