

REVOCABLE PERMIT

Recitals.

1. Clearnetworkx, LLC, hereinafter referred to as the Petitioners, have requested that the City of Grand Junction issue a Revocable Permit to allow the placement of an active network operations cabinet (NOC) and associated concrete pad and power meter, as approved by the City, within the limits of the open space and Multi-purpose easement overlain Tract A (such tract bearing Parcel No. 2701-354-62-010), recorded via reception No. 1946939, as part of the Twelfth Court subdivision. Said open space and Multi-purpose easement is located near the northwest corner of the intersection of 27 Rd and G Road, to wit:

Permit Area:

(See Attached Exhibit)

A 10 foot by 10 foot area situated in Section 35, Township 1 North, Range 1 West, Ute Meridian, County of Mesa, State of Colorado being better described as beginning at a point on the North right of way of G Road, said point being N74°08'02"W 146.33 from the Southeast corner of said Section 35;

Thence along said North right of way N89°59'51"W 10.00 feet;

Thence leaving said right of way N00°00'09"E 10.00 feet;

Thence S89°59'51"E 10.00 feet;

Thence S00°00'09"W 10.00 feet to the Point of Beginning.

Contains 100 Square Feet more or less as described.

County of Mesa, State of Colorado

BASIS OF BEARINGS:

The bearing between the found brass cap in monument box at the E1/16 corner on the South line of Section 35, Township 1 North, Range 1 West, Ute Meridian, County of Mesa, State of Colorado and the found 2 1/2" aluminum cap at the Southeast corner of said Section 35 bears S89°59'51"E (Mesa County Local Coordinate System, Zone, Grand Valley Area)

The above descriptions prepared by:

Fredrick Adam Bollard
Del-Monte Consultants, Inc.
125 Colorado Avenue
Montrose, Colorado 81401

2. Based on the authority of the City Charter, the Community Development Department, 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, TRENTON PRALL, AS ENGINEERING AND TRANSPORTATION DIRECTOR, DOES HEREBY ISSUE:

to the above-named Petitioner a Revocable Permit for the purpose of placement of an active network operations cabinet (NOC) and associated concrete pad and power meter within the limits of the open space and Multi-purpose easement described; provided, however, that this Permit is conditioned upon the following:

3. The installation, operation, maintenance, repair and replacement of the active network operations cabinet (NOC) by the Petitioners within the open space and Multi-purpose easement 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 the adjacent right-of-way or within the existing open space and Multi-purpose easement.

4. The City 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 adjacent public improvements and/or facilities to be installed by the Petitioners within the limits of the open space and Multi-purpose easement (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 open space and Multi-purpose easement 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 open space and Multi-purpose easement and the facilities authorized pursuant to this Permit in good condition and repair.


7. This Revocable Permit for placement of an active network operations cabinet (NOC) and associated concrete pad and power meter 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 open space and Multi-purpose easement and, at their own expense, remove any materials so as to make the described open space and Multi-purpose easement 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 the active network operations cabinet (NOC) and associated concrete pad and power meter authorized pursuant to this Permit. The Petitioners shall not install any additional item that may create sight distance problems.

9. 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.

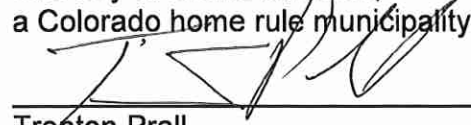
Dated this 18 day of December, 2025.

Written by:



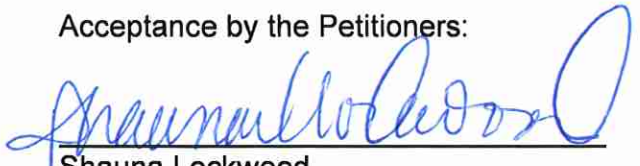
John Gross
Associate Planner

The City of Grand Junction,
a Colorado home rule municipality



Trenton Prall
Engineering and Transportation Director

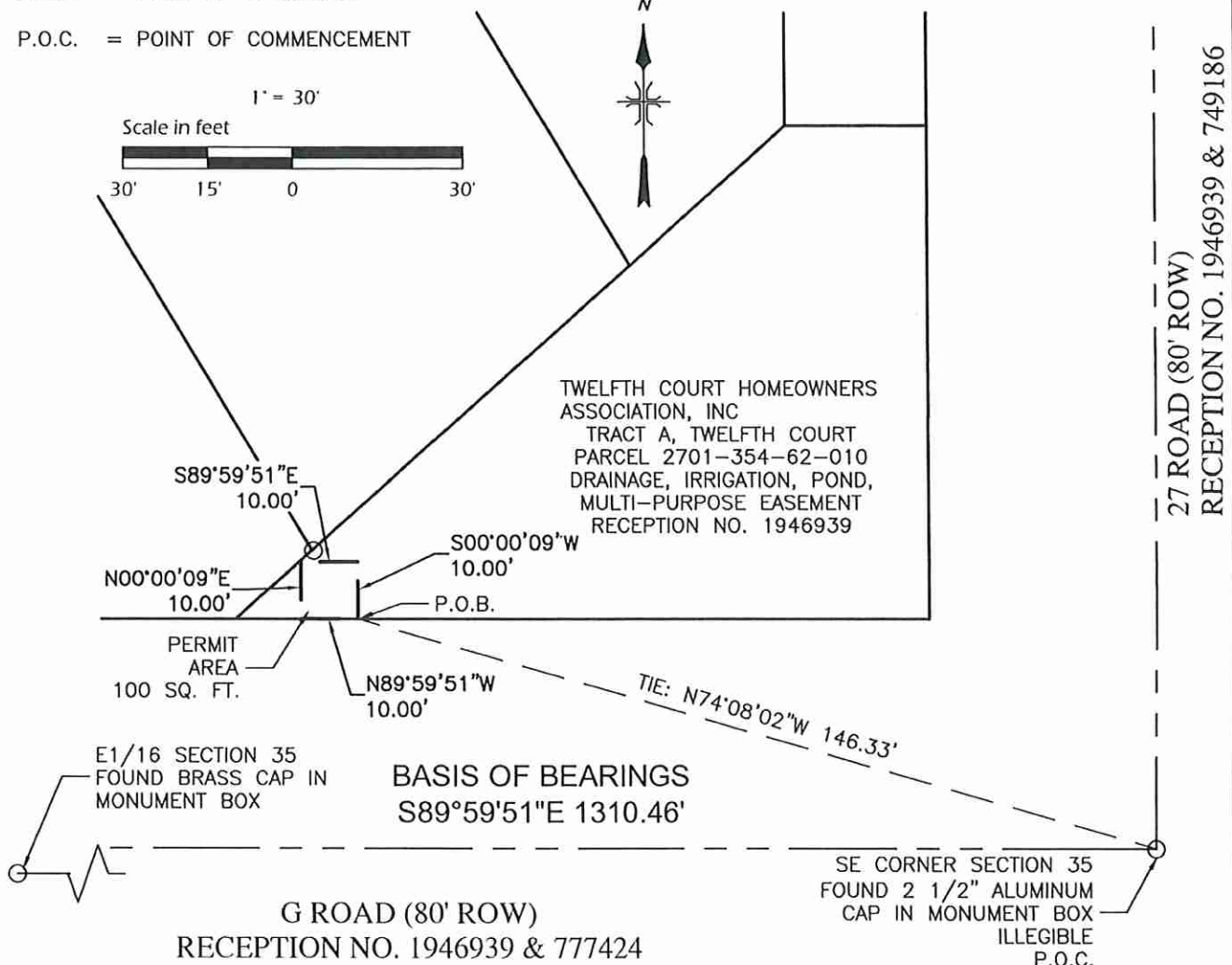
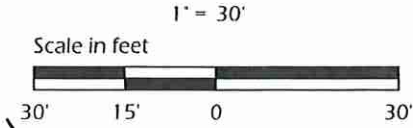
Acceptance by the Petitioners:



Shauna Lockwood
Title: Authorized Agent, Clearnetworx, LLC

LEGEND

- = FOUND MONUMENT AS NOTED
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT



This exhibit is for the purpose of graphically representing a written description. It does not represent a monumented boundary survey.

Frederick Ballard, P.L.S. 37690

DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 249-2251 www.delmont.com • info@delmont.com		PERMIT AREA A5 EXHIBIT		D.M. JOB NO. 24162	
DESIGNED BY:	DCC	SCALE:	AS NOTED	DATE ISSUED	2025-11-20
SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN				SHEET:	1 of 1
CHECKED BY:	FAB	FILE NAME:	24162V_EXHIBIT-A5	GRAND JUNCTION, CO	CLEARNETWORKX/DEEPLY DIGITAL