

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

NE Cor 25 Rd & F ½ Rd, Grand Junction, CO 81505

This Temporary Construction Easement Agreement ("Agreement") is made and entered into this 18 day of June 2025 by and between **Garrett Homeowners Association, Inc., a Colorado nonprofit corporation** hereinafter referred to as "Owner" whose address is P.O. Box 536, Grand Junction, CO 81502, and the **City of Grand Junction, a Colorado home rule municipality**, hereinafter referred to as "City," whose address is 250 N. 5th Street, Grand Junction, CO 81501, hereinafter referred to as "City".

RECITALS:

- A. The City Council of the City has determined that constructing improvements for the F ½ Road Parkway, a principal arterial roadway which includes the installation, replacement, repair and upgrade of roadway improvements including but not limited to the construction and installation of asphalt, concrete curb and gutters, driveways and sidewalks and public utilities including but not limited to, electric power, irrigation, potable water, storm sewer and sanitary sewer (collectively, the "Project") is necessary for the health, safety and welfare of the inhabitants of the City.
- B. Owner is the owner of the parcel of land with an address of NE Cor 25 Rd & F ½ Rd as identified in the document recorded with Reception Number 2945-032-81-000, in the Mesa County Clerk and Recorder's records ("Owner's Property"). The Project shall include the installation of some of the improvements on or adjacent to Owner's Property.
- C. To facilitate prudent and proper completion of the Project improvements, the City needs the Owner's permission to temporarily access and traverse the Owner's Property with workers and equipment in accordance with the terms and conditions of this Agreement and within the limits of the Owner's Property.

NOW, THEREFORE, based on the recitals above and in consideration of their mutual promises and other valuable consideration as herein stated, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

1. The Owner hereby grants and conveys to the City one (1) Temporary Construction Easement within the limits of the Owner's Property as depicted on the attached **Exhibit "A"** which is incorporated herein ("Easement Area"), to allow access for workers and equipment to facilitate installation, repair, and replacement of improvements associated with the Project during the term specified in paragraph 2.
2. The term of the City's use of the Temporary Construction Easement herein granted is nonexclusive, except that the Owner agrees that Owner or its successors, heirs, or assigns, shall not erect or construct any building or other permanent structure within the Easement Area or interfere with City's access, use or operation within the Easement without first obtaining written consent of the City's Manager or City's Public Works Director. The Temporary Construction Easements shall commence with written notice presented at least 48 hours prior to the commencement to Owner at Owner's address above by ordinary US mail (presentation complete upon mailing) or in person and shall expire at midnight 24 months from the date of presentation of the written notice to Owner.
3. This Agreement is temporary in nature and is not intended to affect the title of the Owner's Property. Owner shall be responsible for informing any successor, heir, or assignee of this Agreement.
4. As a condition of accepting this grant of Temporary Construction Easement, the City agrees, at the City's sole cost and expense, to reasonably repair and restore those portions of the Owner's Property affected or damaged by the City's construction activities and to return said affected areas to the Owner in a condition reasonably approximate to that which existed prior to entry by the City, except the City shall have no obligation to repair or replace any improvements, vegetation, trees or surface cover that were acquired by City as consideration for this Easement

and/or other conditions as agreed in that Memorandum of Agreement between Owner and City dated 6/18/25.

- 5. This Agreement otherwise embodies the complete agreement between the parties hereto and cannot be changed or modified except by a written instrument subsequently executed by both parties. This Agreement and the terms and conditions hereof apply to and are binding upon the successors, heirs and authorized assigns of both parties.

Dated the day and year first above written.

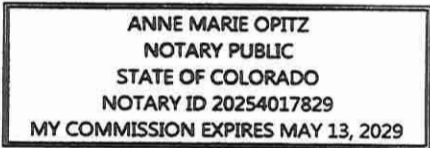
**Garrett Homeowners Association, Inc.,
a Colorado nonprofit corporation**

By: [Signature]
Scott Callas, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18 day of June, 2025 by Scott Callas as Manager of Garrett Homeowners Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.

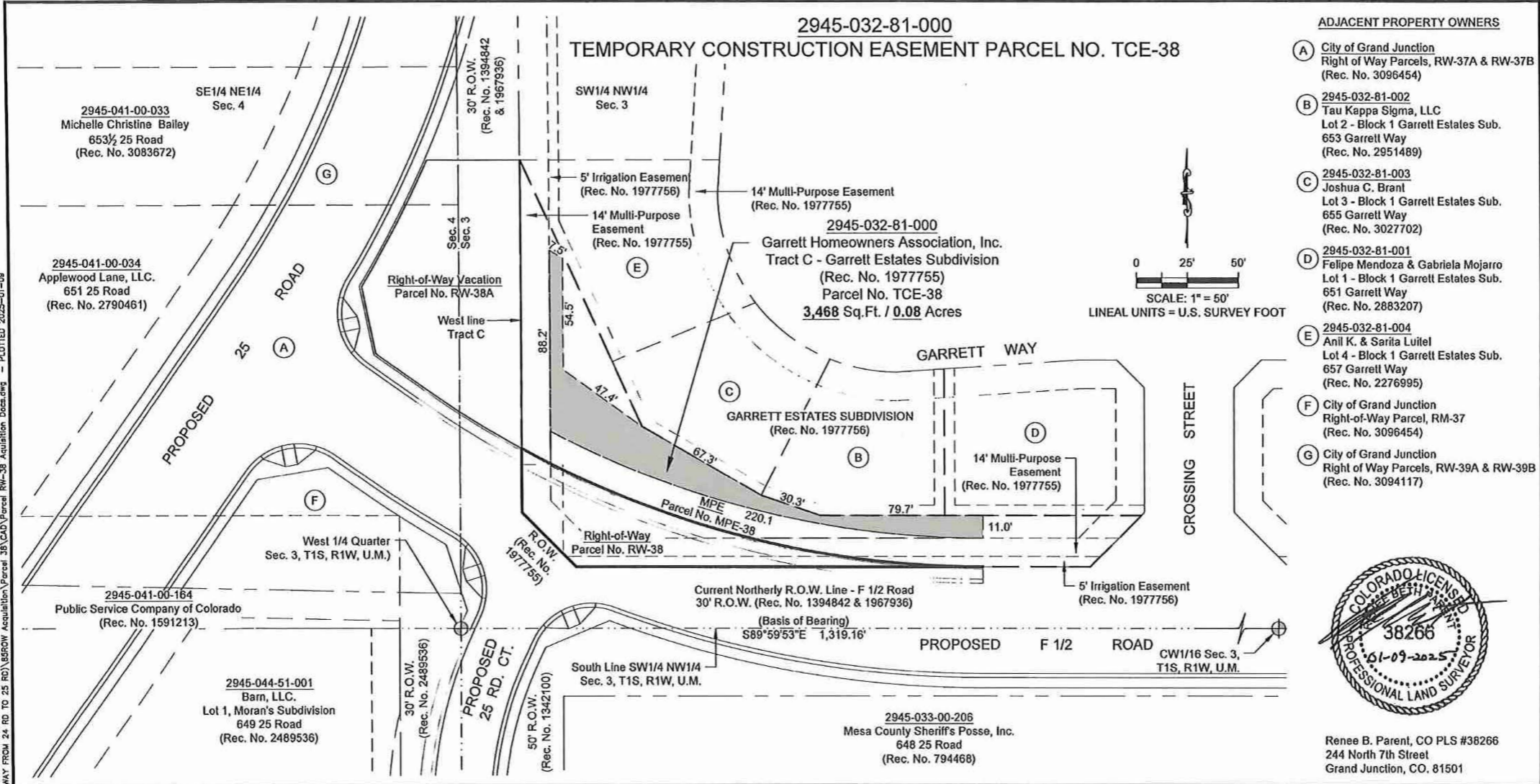


[Signature]
Notary Public

City of Grand Junction,
a Colorado home rule municipality:

[Signature]
Michael P. Bennett, City Manager

EXHIBIT A



- ADJACENT PROPERTY OWNERS**
- (A) City of Grand Junction
Right of Way Parcels, RW-37A & RW-37B
(Rec. No. 3096454)
 - (B) 2945-032-81-002
Tau Kappa Sigma, LLC
Lot 2 - Block 1 Garrett Estates Sub.
653 Garrett Way
(Rec. No. 2951489)
 - (C) 2945-032-81-003
Joshua C. Brant
Lot 3 - Block 1 Garrett Estates Sub.
655 Garrett Way
(Rec. No. 3027702)
 - (D) 2945-032-81-001
Felipe Mendoza & Gabriela Mojarro
Lot 1 - Block 1 Garrett Estates Sub.
651 Garrett Way
(Rec. No. 2883207)
 - (E) 2945-032-81-004
Anil K. & Sarita Luitel
Lot 4 - Block 1 Garrett Estates Sub.
657 Garrett Way
(Rec. No. 2276995)
 - (F) City of Grand Junction
Right-of-Way Parcel, RM-37
(Rec. No. 3096454)
 - (G) City of Grand Junction
Right of Way Parcels, RW-39A & RW-39B
(Rec. No. 3094117)



Renee B. Parent, CO PLS #38266
244 North 7th Street
Grand Junction, CO. 81501

G:\Users\lparent\OneDrive\Documents\24 RD TO 25 RD\BSPROW Acquisitions\Parcel 38\CAD\Parcel RW-38 Acquistion Docs.dwg - PLOTTED 2025-01-09

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
B.O.W.	Back of Sidewalk	F#	Filing Number
PSCO	Public Service Company of Colorado		

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY:	NCW
DATE:	01/09/25
REVIEWED BY:	RBP
APPROVED BY:	BH
SCALE:	1" = 50'

Portion of 2945-032-81-000
Located in a part of the SW1/4 NW1/4
Section 3, T1S, R1W
Ute Meridian, City of Grand Junction
County of Mesa, State of Colorado



**ENGINEERING &
TRANSPORTATION DEPARTMENT**
PROJECT NO. 207-F210306