

REVOCABLE PERMIT

Recitals.

1. M & D Enterprises LLC and Ruby Ranch Home Owners Association, 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 irrigation improvements, as approved by the City, within the limits of the following described public right-of-way for Ruby Ranch Drive, to wit:

Permit Area:

Revocable Permit South Description

That part of Ruby Ranch Drive in the NE1/4SE1/4 of Section 34, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, described as follows: Beginning at the S.W. Corner of Lot 11 in Ruby Ranch Subdivision; thence N89°50'27"W 44.00 feet to the S.E. Corner of Lot 12; thence N00°03'49"E, on the west right-of-way line of Ruby Ranch Drive, 15.00 feet; thence S89°50'27"E 44.00 feet to the east right-of-way line of Ruby Ranch Drive; thence S00°03'49"W 15.00 feet to the beginning. Containing approximately 660 square feet, and as shown on Exhibit A.

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 Public Works and Planning 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, GREG MOBERG, AS PLANNING SUPERVISOR, DOES HEREBY ISSUE:

To the above-named Petitioners a Revocable Permit for the purposes of 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 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 3rd day of July, 2014.


Written and Recommended by:

The City of Grand Junction,
a Colorado home rule municipality


Planner


Planning Manager,
Public Works, Utilities and Planning
Department

Acceptance by the Petitioners:

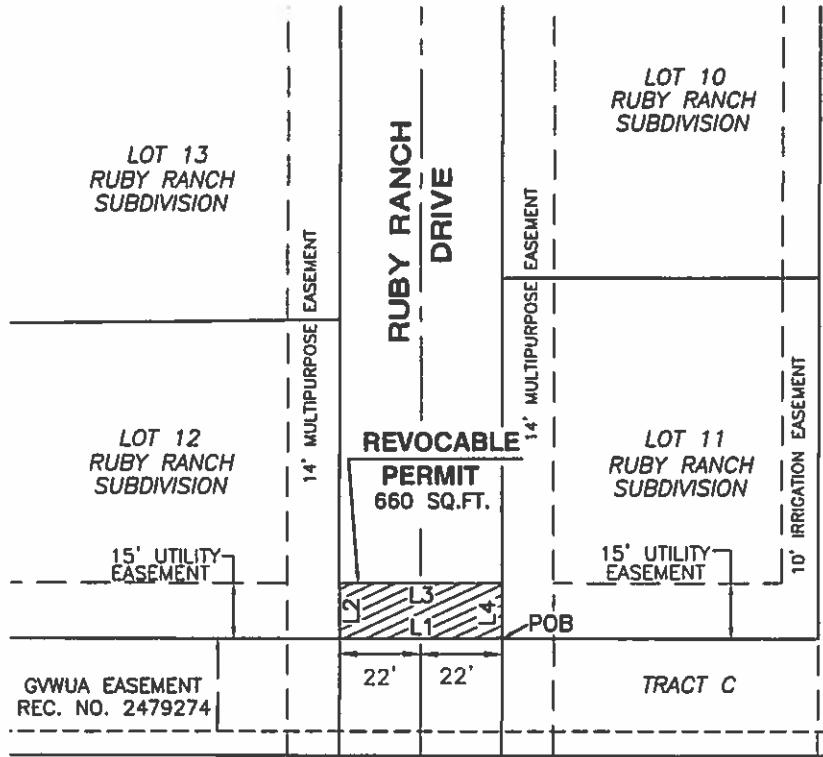


Martin Azcarraga



Donna Azcarraga

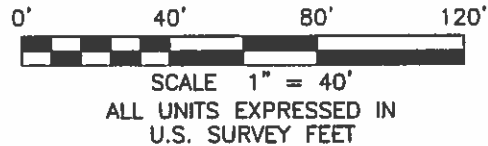
EXHIBIT



LINE	BEARING	DISTANCE
L1	N 89°50'27" W	44.00'
L2	N 00°03'49" E	15.00'
L3	S 89°50'27" E	44.00'
L4	S 00°03'49" W	15.00'

DESCRIPTION: That part of Ruby Ranch Drive in the NE1/4SE1/4 of Section 34, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, described as follows: Beginning at the S.W. Corner of Lot 11 in Ruby Ranch Subdivision; thence N89°50'27"W 44.00 feet to the S.E. Corner of Lot 12; thence N00°03'49"E, on the westerly right-of-way line of Ruby Ranch Drive, 15.00 feet; thence S89°50'27"E 44.00 feet to the easterly right-of-way line of Ruby Ranch Drive; thence S00°03'49"W 15.00 feet to the beginning. Containing approximately 660 square feet.

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



Jodie L. Grein
Registered Professional Land Surveyor
P.L.S. No. 38075

Date _____

		REVOCABLE PERMIT in RUBY RANCH DRIVE in the NE1/4SE1/4 SECTION 34 TOWNSHIP 1 NORTH, RANGE 1 WEST UTE MERIDIAN CITY OF GRAND JUNCTION MESA COUNTY, CO	
405 Ridge Blvd. Suite A Grand Junction, CO 81507 Phone: (970) 243-4300 Fax: (970) 244-1273 www.sacog.org	J.L.G. A3202	Sheet 1 of 1	Date: 8/13/13
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