

**REVOCABLE PERMIT**

**Recitals.**

1. M & D Enterprises LLC and Ruby Ranch Homeowners 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 Lab Court Street, to wit:

Permit Area:

**Revocable Permit North Description**

That part of Lab Court 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 common N.W. Corner of Lot 1 in Ruby Ranch Subdivision; thence S56°19'30"W, on the east right-of-way line of Lab Court, 6.86 feet; thence N71°29'25"W 44.02 feet to the west right-of-way line of Lab Court; thence N16°20'52"W, on said west right-of-way line, 12.19 feet; thence S71°29'25"E 58.75 feet to said east right-of-way line; thence S56°19'30"W 5.80 feet to the beginning. Containing approximately 513 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 3<sup>rd</sup> day of July, 2014.


Written and Recommended by:

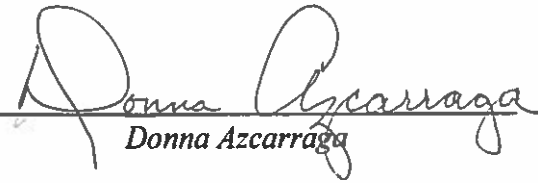
The City of Grand Junction,  
a Colorado home rule municipality

  
Planner

  
Planning Manager,  
Public Works, Utilities and Planning  
Department

Acceptance by the Petitioners:

  
Martin Azcarraga

  
Donna Azcarraga

**AGREEMENT**

M & D Enterprises LLC and Ruby Ranch Home Owners Association, 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 irrigation. 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 1<sup>st</sup> day of July, 2014.

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.

Martin Azcarraga  
Martin Azcarraga

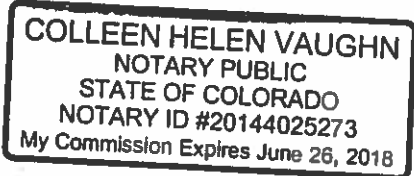
Donna Azcarraga  
Donna Azcarraga

State of Colorado )  
                                  )ss.  
County of Mesa     )

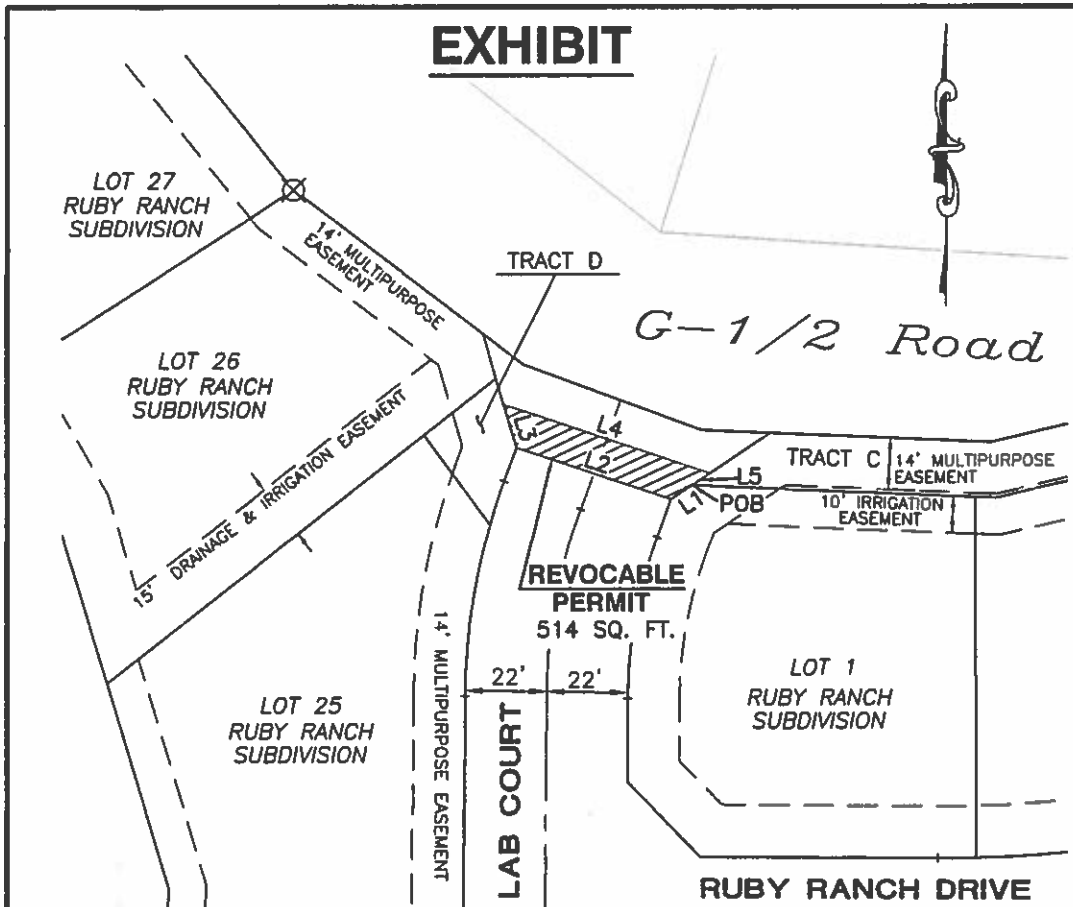
The foregoing Agreement was acknowledged before me this 1<sup>st</sup> day of July, 2014, by Martin Azcarraga and Donna Azcarraga.

My Commission expires: June 26, 2018  
Witness my hand and official seal.

Colleen Helen Vaughn  
Notary Public



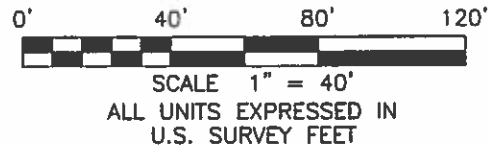
# EXHIBIT



LINE	BEARING	DISTANCE
L1	S 56°19'30" W	6.86'
L2	N 71°29'25" W	44.02'
L3	N 16°20'52" W	12.19'
L4	S 71°29'25" E	58.75'
L5	S 56°19'30" W	5.80'

**DESCRIPTION:** That part of Lab Court 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 Tract C common with the N.W. Corner of Lot 1 in Ruby Ranch Subdivision; thence S56°19'30"W, on the easterly right-of-way line of Lab Court, 6.86 feet; thence N71°29'25"W 44.02 feet to the westerly right-of-way line of Lab Court; thence N16°20'52"W, on said westerly right-of-way line, 12.19 feet; thence S71°29'25"E 58.75 feet to said easterly right-of-way line; thence S56°19'30"W 5.80 feet to the beginning. Containing approximately 514 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 \_\_\_\_\_

		<b>REVOCABLE PERMIT</b> in LAB COURT 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 Voice: (970) 243-4100 Fax: (970) 243-1173 www.ncegl.com	Sheet: JLG Date: A3202	Date: 8/13/13	Page: 1
File Name: C:\PROJECTS\A3202\A3202RevPermits-2013.dwg			