

**PROFILE INFORMATION**

Document Type: Revocable Permit  
Project ID #: SPN-2011-615  
Name: GJ Canyon View Car Wash  
Location: 1110 North 6<sup>th</sup> Street  
Parcel #: 2945-113-25-005

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

1. G. J. Canyon View Car Wash, 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 fencing improvements, as approved by the City, within the limits of the following described public right-of-way for North 6<sup>th</sup> Street and Tiger Way, to wit:

**Permit Area:****DESCRIPTION OF THREE PARCELS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY FOR NORTH 6th STREET AND TIGER WAY.**

The Parcels are located in that portion of the public right-of-way for North 6th Street and Tiger Way along Lot 1 of Baby Boggs Subdivision, City of Grand Junction, County of Mesa, State of Colorado as shown by the plat thereof recorded in Plat Book 18, Page 351 in the records of the office of the Mesa County Clerk and Recorder and being more particularly described as follows:

**DESCRIPTION OF PARCEL No.1**

Beginning at the southwesterly corner of said Lot 1, being on the easterly right-of-way line of North 6th Street;

1. Thence N 00°12'24" W, 233.85 feet;
2. Thence southwesterly 16.73 feet along the arc of a non-tangent circular curve to the left with a radius of 20.11 feet, a delta of 49°08'54", and a chord bearing S 44°58'16" W, 16.73 feet;
3. Thence S 00°15'27" E, 242.75 feet;
4. Thence N 89°53'48" E, 7.06 feet;
5. Thence northeasterly 7.99 feet along the arc of a non-tangent circular curve to the left with a radius of 12.37 feet, a delta of 37°01'42", and a chord bearing N 35°34'50" E, 7.86 feet;
6. Thence N 00°12'24" W, 14.32 feet to the point of beginning.

Parcel No. 1 as described above contains 2,933 square feet more or less.

**DESCRIPTION OF PARCEL No. 2**

Commencing at the northwesterly corner of said Lot 1, being on the southerly right-of-way line of Tiger Way, thence S 62°58'58" E, 4.11 feet to the point of beginning;

1. Thence S 62°58'58" E, 82.03 feet;
2. Thence N 27°01'02" E, 3.22 feet;
3. Thence N 63°11'26" W, 76.41 feet;
4. Thence southwesterly 6.37 feet along the arc of a non-tangent circular curve to the left with a radius of 20.11 feet, a delta of 18°08'27", and a chord bearing S 89°24'06" W, 6.34 feet to the point of beginning.

Parcel No. 2 as described above contains 244 square feet more or less.

DESCRIPTION OF PARCEL No. 3

Beginning at the northeasterly corner of said Lot 1, being on the southerly right-of-way line of Tiger Way;

1. Thence N 70°41'46" W, 29.32 feet;
2. Thence N 62°58'58" W, 5.84 feet;
3. Thence N 27°01'02" E, 3.09 feet;
4. Thence S 64°21'50" E, 34.90 feet to the point of beginning.

Parcel No. 3 as described above contains 65 square feet more or less.

Drawing depicting the above is attached hereto as Exhibit B.

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 HER LAWFUL AUTHORITY, LISA COX, AS PLANNING MANAGER, DOES HEREBY ISSUE:

to the above-named Petitioners a Revocable Permit for the purposes of landscaping, irrigation and fencing 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 landscaping, irrigation and fencing 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 21 day of March, 2011.

Written and Recommended by:

The City of Grand Junction,  
a Colorado home rule municipality

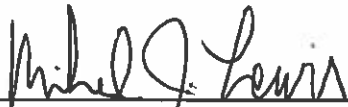


Planner



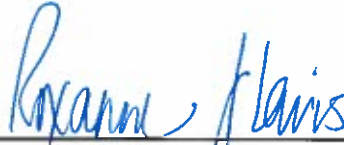
Planning Manager,  
Public Works and Planning Department

Acceptance by the Petitioners:



*mjl* ~~Michael Lewis~~, Member  
G. J. Canyon View Car Wash, LLC

Mikel J. Lewis



Roxanne Lewis, Member  
G. J. Canyon View Car Wash, LLC

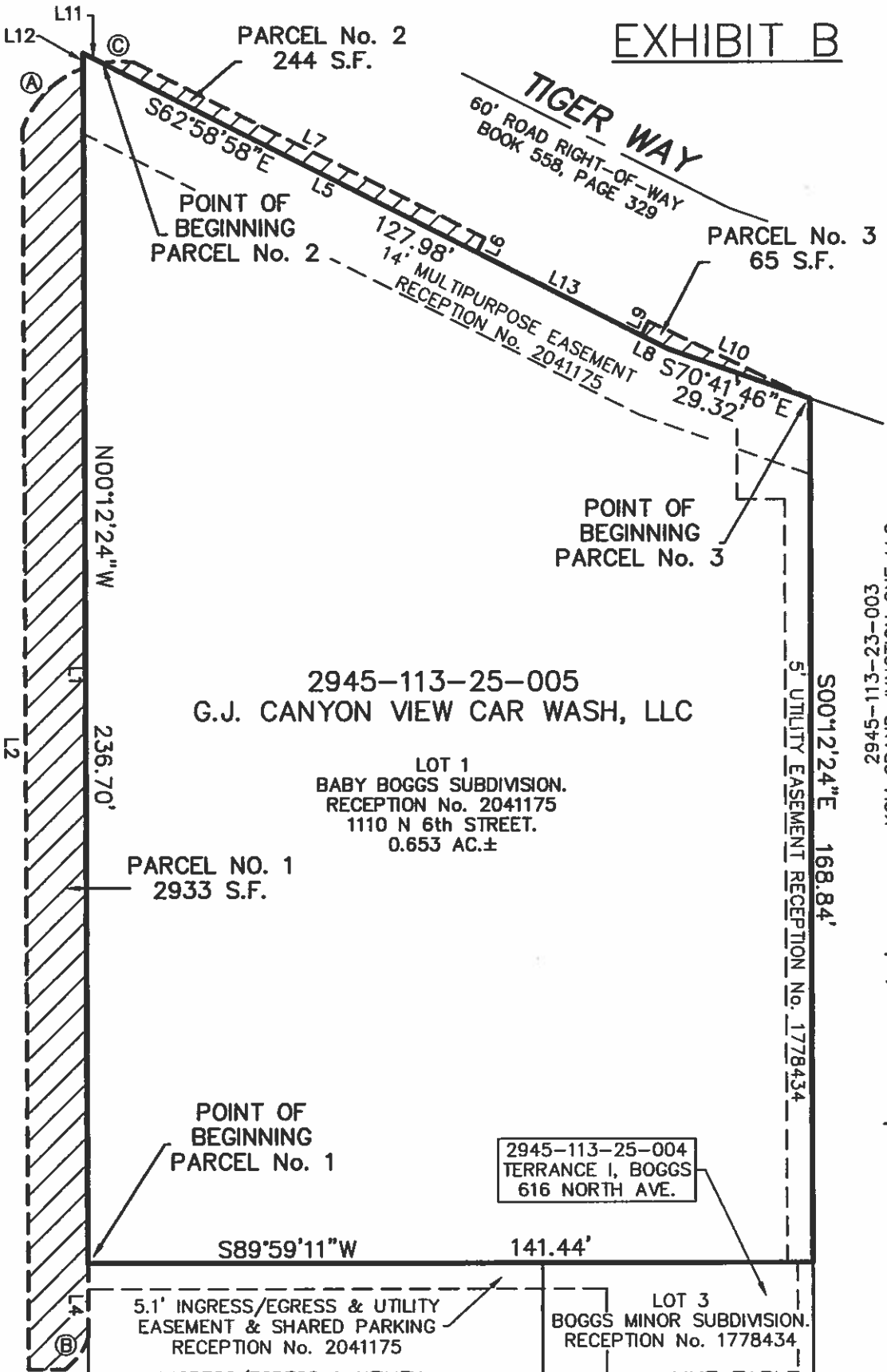


# EXHIBIT B

80' ROAD RIGHT-OF-WAY  
PER PLAT OF NORTH AVENUE ADDITION  
RECEPTION No. 376970  
WEST 5' AND EAST 5' VACATED  
CITY ORDINANCE No. 1050

**NORTH 6th STREET**

60' ROAD RIGHT-OF-WAY



2945-113-25-005  
G.J. CANYON VIEW CAR WASH, LLC

LOT 1  
BABY BOGGS SUBDIVISION.  
RECEPTION No. 2041175  
1110 N 6th STREET.  
0.653 AC.±

PARCEL NO. 1  
2933 S.F.

POINT OF BEGINNING  
PARCEL No. 1

2945-113-25-004  
TERRANCE I, BOGGS  
616 NORTH AVE.

5.1' INGRESS/EGRESS & UTILITY  
EASEMENT & SHARED PARKING  
RECEPTION No. 2041175  
INGRESS/EGRESS & UTILITY  
EASEMENT & SHARED PARKING  
RECEPTION No. 1778434

2945-113-25-006  
TERRANCE I, BOGGS  
604 NORTH AVE.

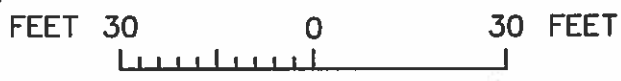
LOT 2  
BABY BOGGS SUBDIVISION.  
RECEPTION No. 2041175

LOT 3  
BOGGS MINOR SUBDIVISION.  
RECEPTION No. 1778434

2945-113-23-003  
KCM GRAND JUNCTION ONE LLC  
664 NORTH AVE.  
RECEPTION No. 2460436



Dean E. Ficklin  
P.L.S., 19597



**GRAPHIC SCALE**  
SCALE: 1 INCH = 30 FEET

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°12'24"W	233.85'
L2	S00°15'27"E	242.75'
L3	N89°53'48"E	7.06'
L4	N00°12'24"W	14.32'
L5	S62°58'58"E	82.03'
L6	N27°01'02"E	3.22'
L7	N63°11'26"W	76.41'
L8	N62°58'58"W	5.84'
L9	N27°01'02"E	3.09'
L10	S64°21'50"E	34.90'
L11	S62°58'58"E	4.11'
L12	S00°12'24"E	2.85'
L13	S62°58'58"E	36.01'

**LEGEND**  
S.F. SQUARE FEET.  
AC. ACRES.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
(A)	49°08'54"	20.11'	17.25'	9.20'	16.73'	S44°58'16"W
(B)	37°01'42"	12.37'	7.99'	4.14'	7.86'	N35°34'50"E
(C)	18°08'27"	20.11'	6.37'	3.21'	6.34'	S89°24'06"W