

## REVOCABLE PERMIT

### Recitals.

A. Redlands Valley Development Inc. hereinafter referred to as the Petitioner, represent it is the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Block 1 Lots 1-7 and Block 2 Lots 1-5 of Redlands Valley Subdivision, Grand Junction, CO as recorded in the Mesa County Clerk & Records Office at Reception Number 2374828.

B. The Petitioner has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to install, maintain and repair a 6' cedar privacy fence within the following described public right-of-way:

A portion of a public right-of-way situate in the SW1/4 of Section 7, T1S, R1W of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows: Beginning at the southeasterly corner of Lot 7 in Redlands Valley Subdivision, recorded in the Office of the Mesa County Clerk and Recorder at Reception Number 2374828; thence N26°46'21"E, on the westerly line of said right-of-way, for a distance of 2.01 feet; thence S68°18'47"E for a distance of 36.14 feet to the easterly line of said right-of-way; thence, continuing on said easterly line, S26°46'21"W for a distance of 2.01 feet to the southerly line of said subdivision; thence N68°18'47"W for a distance of 36.14 feet to the beginning.

containing 72 square feet, more or less, as described.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2007-131 in the office of the City's Public Works and Planning Department, Planning Division, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioner a Revocable Permit for the purpose aforescribed and within the limits of the public right-of-way aforescribed; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. The Petitioner's use and occupancy of 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 to avoid creating hazardous or dangerous situations and to avoid damaging public improvements and public utilities or any other facilities presently existing or which may in the future exist in said right-of-way.

2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed 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 reason.

3. The Petitioner, for itself and for its successors, assigns and for all persons claiming through the Petitioner, agrees that it shall defend all efforts and claims to hold, or attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

4. The Petitioner agrees that it shall at all times keep the above described public right-of-way in good condition and repair.

5. This Revocable Permit shall be issued only upon the concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's 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 Petitioner shall, at the sole cost and expense of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and, at its own expense, remove any encroachment so as to make the aforescribed public right-of-way available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

Dated this 2<sup>nd</sup> day of July, 2007.

Attest:

Stephanie Linn  
City Clerk

The City of Grand Junction,  
a Colorado home rule municipality

Shirley Kadic  
City Manager



Acceptance by the Petitioner:

Robert C. Smith  
Redlands Valley Development Inc.

**AGREEMENT**

Redlands Valley Development Inc., for itself and for its successors and assigns, does hereby agree to:

- (a) Abide by each and every term and condition contained in the foregoing Revocable Permit;
- (b) Indemnify and hold harmless the City of Grand Junction, its officers, employees and agents with respect to all claims and causes of action, as provided for in the approving Resolution and Revocable Permit;
- (c) Within thirty (30) days of revocation of said Permit by the City Council, peaceably surrender said public right-of-way to the City of Grand Junction;
- (d) At the sole cost and expense of the Petitioner, remove any encroachment so as to make said public right-of-way fully available for use by the City of Grand Junction or the general public.

Dated this 28 day of June, 2007.

Redlands Valley Development Inc.

By: [Signature]  
Robert C. Smith, Managing Member

State of Colorado )  
  )ss.  
County of Mesa     )

The foregoing Agreement was acknowledged before me this 28<sup>th</sup> day of June, 2007, by Robert C. Smith, Managing Member of Redlands Valley Development Inc..

My Commission expires: 12/8/2007  
Witness my hand and official seal.

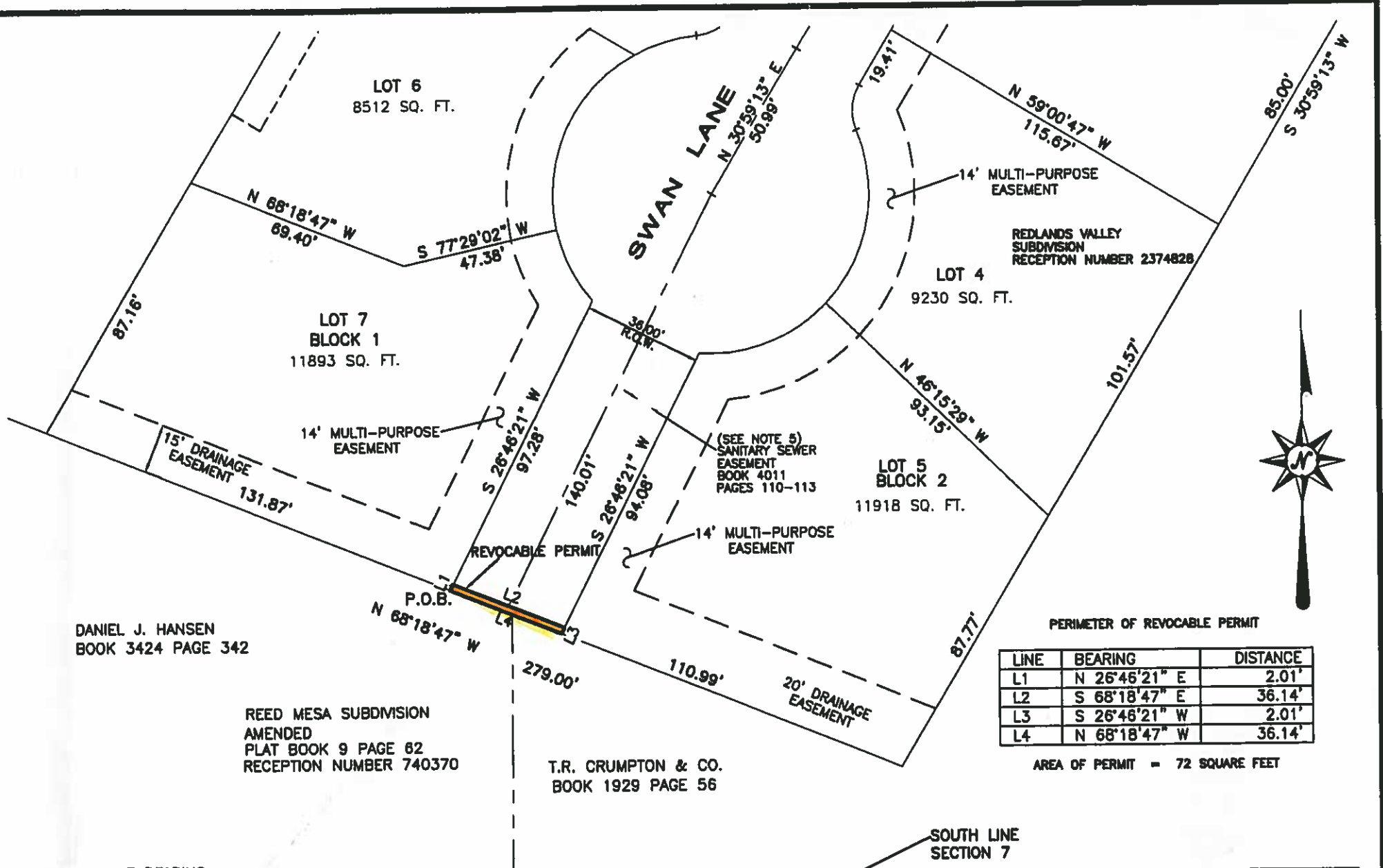


My Commission Expires 12/08/2007

[Signature]  
Notary Public



**LEGEND**  
POB POINT OF BEGINNING



PERIMETER OF REVOCABLE PERMIT

LINE	BEARING	DISTANCE
L1	N 26°46'21" E	2.01'
L2	S 68°18'47" E	36.14'
L3	S 26°46'21" W	2.01'
L4	N 68°18'47" W	36.14'

AREA OF PERMIT = 72 SQUARE FEET

DANIEL J. HANSEN  
BOOK 3424 PAGE 342

REED MESA SUBDMISION  
AMENDED  
PLAT BOOK 9 PAGE 62  
RECEPTION NUMBER 740370

T.R. CRUMPTON & CO.  
BOOK 1929 PAGE 56

BASIS OF BEARING  
N 89°50'31" E 1314.67' **MUDGETT AVENUE (60' R.O.W.)**

**ROLLAND ENGINEERING**  
405 Rolland Blvd  
Grand Jct, CO 81505  
(970) 243-4300

**EXHIBIT**  
**REVOCABLE PERMIT**  
IN A PORTION OF PUBLIC RIGHT-OF-WAY  
CITY OF GRAND JUNCTION, MESA COUNTY, CO  
IN SW1/4 SECTION 7, T1S, R1W, U1M.

Date	4/24/07	Scale	1" = 40'	Sheet	1 of 1
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