

REVOCABLE PERMIT

Recitals.

A. Amber Floral, Inc. 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:

Lot 28 Block 104 City of Grand Junction and identified by Mesa County Tax Schedule Number 2945-143-17-014.

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 2nd story balcony within the following described public right-of-way:

The balcony and canopy extend over the sidewalk on the front of the building as follows:

From the Southwest corner of Lot 28 Block 104, Grand Junction, Colorado, 3 feet east along the south property line to the beginning of the permit area. The easement area then proceeds on an arc with a 12' 6" radius and a mid-point extending 3' 6" out from the property line to a point of intersection with the property, then west along the property line approximately 16' 8" to the point of beginning. The above area is a minimum elevation above the existing sidewalk of 12' and a maximum of 25'. See attached Exhibit A.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2011-706 in the office of the City's Community Development Department, 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.

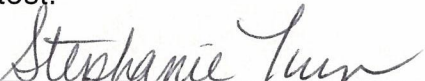
5. This Revocable Permit shall be issued only upon the concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, 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.

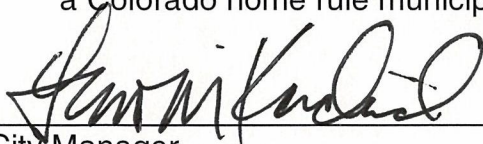
Dated this 20th day of July, 2011.

The City of Grand Junction,
a Colorado home rule municipality

Attest:



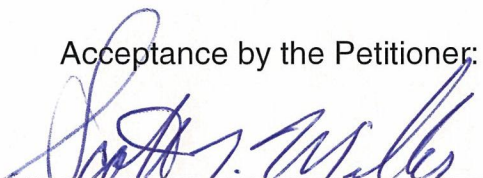
City Clerk



City Manager



Acceptance by the Petitioner:



Amber Floral, Inc. Inc

AGREEMENT

Amber Floral, Inc. 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 July, 2011.

Amber Floral, Inc. Inc

By: [Signature]
Scott Miller, Managing Member

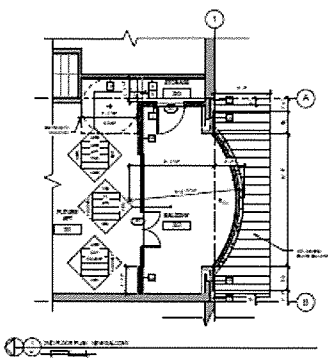
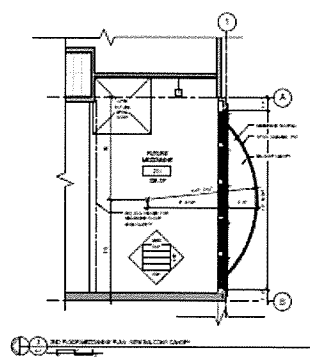
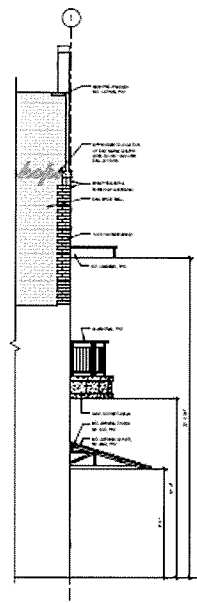
State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this 28th day of July, 2011, by Scott Miller, Managing Member of Amber Floral, Inc.

My Commission expires: 10-10-2013
Witness my hand and official seal.

[Signature]
Notary Public





AMBER FLORAL - FACADE RENOVATION
05/23/11

PLANNING EXHIBIT "A"

CHAMBERLIN
ARCHITECTS