

BPL07RAI

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	REVOCABLE PERMIT
NAME OF PROPERTY OWNER OR GRANTOR:	BEKON PROPERTIES, LLC
PURPOSE:	LANDSCAPE IMPROVEMENTS
ADDRESS:	2250 RAILROAD AVENUE
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION:	NONE
DESTRUCTION:	NONE

## REVOCABLE PERMIT

### Recitals.

1. Bekon Properties, 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 improvements, as approved by the City, within the limits of the following described public right-of-way for Railroad Avenue & Railroad Boulevard , to wit:

#### Permit Area:

A strip of land for landscaping purposes lying within the right-of-way of Railroad Avenue and Railroad Boulevard adjacent to the following parcel described as, All that part of Block Two, Railhead Industrial Park, as amended and recorded in Plat Book 13 at Page 34 & 35, of the Mesa County records, lying easterly of Lot 2, Loggains Subdivision located within the City of Grand Junction, Mesa County, Colorado, described as follows:

All that part of said Railroad Avenue and Railroad Boulevard right-of-ways abutting the south and east lines of the above described parcel, to the north and west edge of an existing 5' concrete v-pan. Where no v-pan exists the permit will extend to the edge of asphalt.

Said strip contains 8,563 square feet more or less.

2. Based on the authority of the Charter and § 2.17B of the Grand Junction Zoning and Development Code applying the same, the City, by and through the Community Development Director, 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, KATHY PORTNER, AS ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR, DOES HEREBY ISSUE:

to the above-named Petitioners a Revocable Permit for the purposes of landscaping and 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 landscaping and 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.

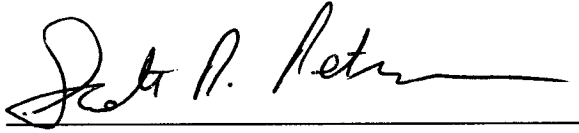
6. The Petitioners, for themselves and for their successors and assigns, agree that they shall be solely responsible for maintaining and repairing the condition of any and all plantings, improvements and/or facilities authorized pursuant to this Permit. The Petitioners shall not install any trees, vegetation 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.

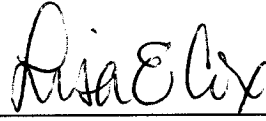
Dated this 5<sup>th</sup> day of March, 2008.  
7

Written and Recommended by:

The City of Grand Junction,  
a Colorado home rule municipality

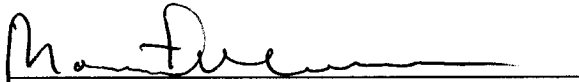


Planner



~~Community Development Director~~  
Public Works & Planning Dept.

Acceptance by the Petitioners:



Bekon Properties, LLC



**AGREEMENT**

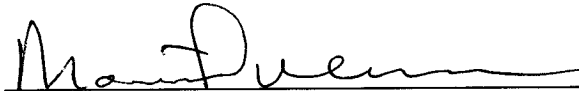
Bekon Properties, LLC, for themselves and for their successors and assigns, do hereby agree to abide by each and every term and condition contained in the foregoing Revocable Permit for landscaping and irrigation. Furthermore, they shall indemnify the City of Grand Junction, its officers, employees and 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 5<sup>th</sup> day of March, 2007.

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.

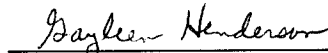
  
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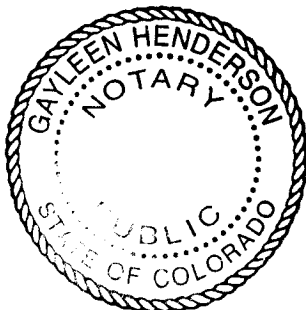
Bekon Properties, LLC

State of Colorado    )  
                                  )ss.  
County of Mesa        )

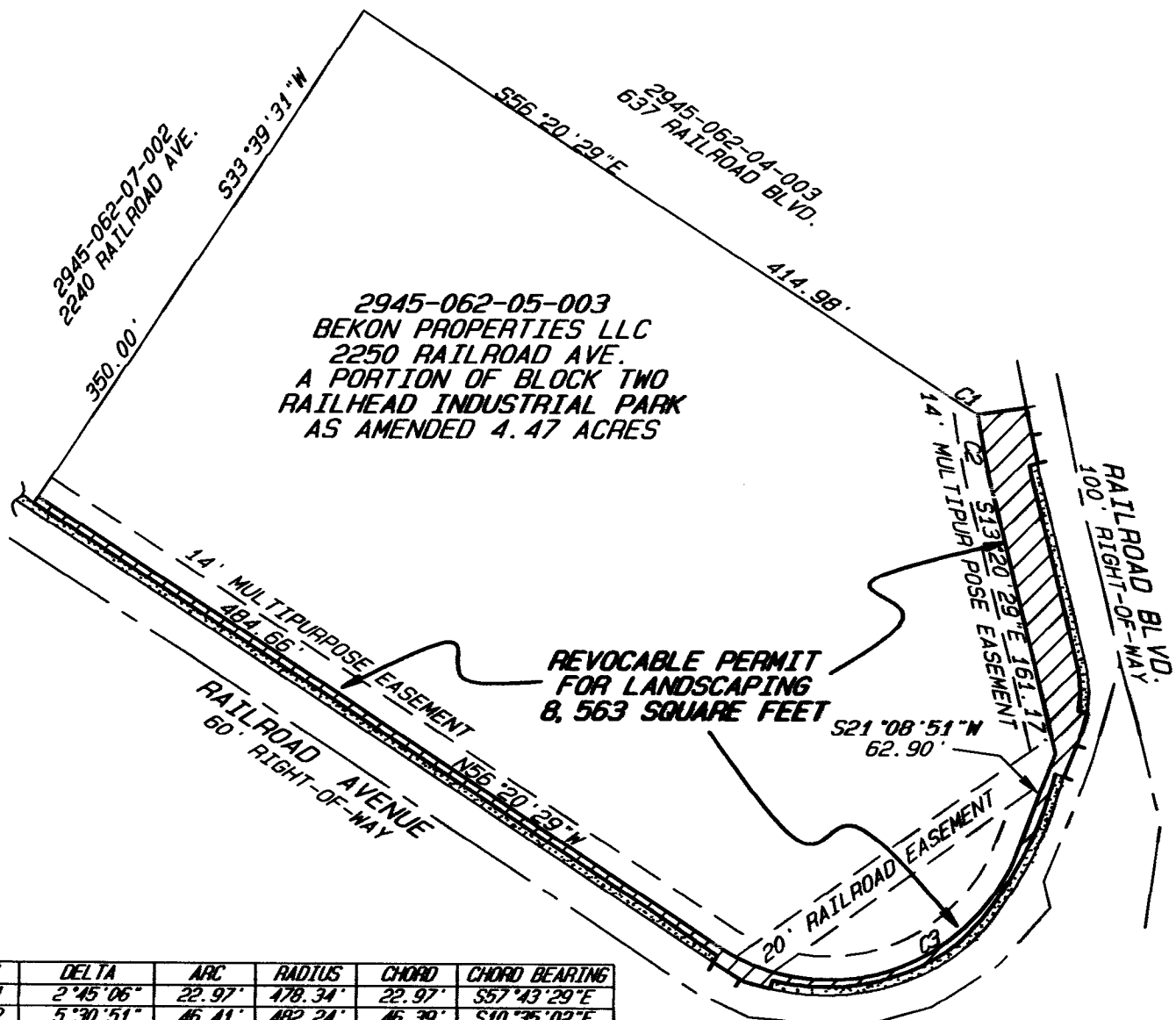
The foregoing Agreement was acknowledged before me this 5<sup>th</sup> day of March, 2007, by Robert V. Turner, Bekon Properties, LLC.

My Commission expires: 10/29/2009  
Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public



# EXHIBIT A



C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	2°45'06"	22.97'	478.34'	22.97'	S57°43'29"E
C2	5°30'51"	46.41'	482.24'	46.39'	S10°35'02"E
C3	102°30'40"	214.70'	120.00'	187.19'	S72°24'11"N

*Michael W. Driscoll*  
 COLORADO REGISTERED  
 PROFESSIONAL LAND SURVEYOR  
 MICHAEL W. DRISCOLL  
 120677  
 7-17-06



SCALE 1" = 100'

D H SURVEYS, INC.  
 970-245-8749  
 JOB #227-05-31