

KIN09CRT

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	REVOCABLE PERMIT
NAME OF PROPERTY OWNER OR GRANTOR:	JERRY D. AND TAMMY M. KING
PURPOSE:	LANDSCAPING
ADDRESS:	4300 27 ½ COURT
PARCEL NO.	2945-011-46-027
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

## REVOCABLE PERMIT

### Recitals.

1. Jerry D. King and Tammy M. King, 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 G Road , to wit:

#### Permit Area:

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, lying entirely within the right of way for G Road, being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 2, common with the Northeast corner of Lot 1, Replat of Lot 9 Ptarmigan Estates, as same is recorded in Plat Book 14, Page 56, Public Records of Mesa County, Colorado and assuming the North line of the NW 1/4 NE 1/4 of said Section 1 bears S 89°55'46" E with all other bearings contained herein relative thereto; thence from said POINT OF BEGINNING, N 00°04'14" E a distance of 25.00 feet; thence S 89°55'46" E a distance of 22.00 feet; thence S 00°04'14" W a distance of 25.00 feet to the Northeast corner of said Lot 2; thence N 89°55'46" W along said North line, a distance of 22.00 feet, more or less, to the Point of Beginning.

CONTAINING 550 Square Feet, more or less, as described and as shown in attached Exhibit "A".

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 Public Works and Planning Director, has determined that such action would not at this time be detrimental to the inhabitants of the City.

NOW, THEREFORE, IN ACCORDANCE WITH LAWFUL AUTHORITY, THE PUBLIC WORKS AND PLANNING 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

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. The Petitioners shall not erect any structures, temporary or permanent in nature, in said area as described above.
7. This Revocable Permit and the following Agreement shall be recorded for the Petitioners, at the City's expense, in the office of the Mesa County Clerk and Recorder.

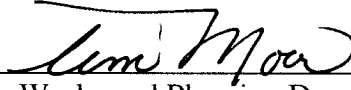
Dated this 14 day of May, 2009.

Written and Recommended by:

The City of Grand Junction,  
a Colorado home rule municipality

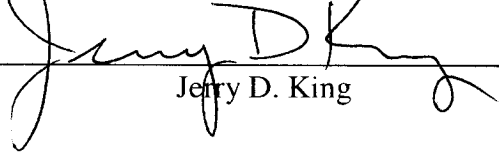


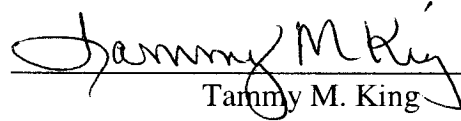
Planner



Public Works and Planning Department Director

Acceptance by the Petitioners:

  
Jerry D. King

  
Tammy M. King

**AGREEMENT**

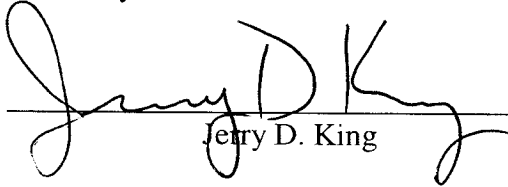
Jerry D. King and Tammy M. King, for themselves and for their successors and assigns, do hereby agree to abide by each and every term and condition contained in the foregoing Revocable Permit for landscaping and irrigation. Furthermore, they shall indemnify the City of Grand Junction, its officers, employees 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 14 day of May, 2009.

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.

  
\_\_\_\_\_  
Jerry D. King

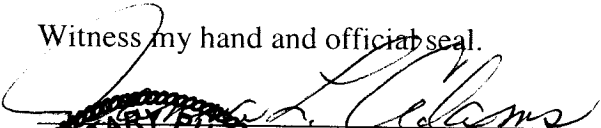
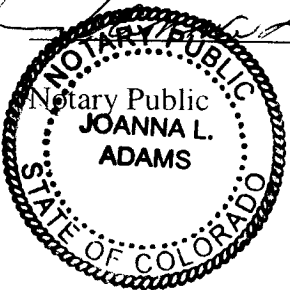
  
\_\_\_\_\_  
Tammy M. King

State of Colorado        )  
                                  )ss.  
County of Mesa            )

The foregoing Agreement was acknowledged before me this 14 day of May, 2009, by Jerry D. King and Tammy M. King.

My Commission expires: 8-8-2010

Witness my hand and official seal.

  
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# EXHIBIT "A"

1  
BLOCK 5

G ROAD

NORTH 1/4 CORNER  
SEC 1, TWP 1S, RGE 1W  
UTE MERIDIAN

NORTH LINE OF THE NW 1/4 NE 1/4 SECTION 1, TWP 1 SOUTH, RGE 1 WEST, UTE MERIDIAN

N00°04'14"E  
25.00'

S89°55'46"E  
22.00'

S00°04'14"W  
25.00'

P.O.B.  
N.W. CORNER  
LOT 2

N89°55'46"W  
22.00'

LOT 1

LOT 8

REPLAT LOT 9  
PTARMIGAN ESTATES  
(PLAT BOOK 14, PAGE 56)

LOT 2

JERRY D. & TAMMY M. KING  
4300 27-1/2 COURT  
2945-011-46-027  
(BK 1909, PG 748)  
PERMIT AREA = 550 SQ. FT.

27 - 1/2 COURT

N00°02'37"E

WEST LINE OF THE NW 1/4 NE 1/4 SECTION 1, TWP 1 SOUTH, RGE 1 WEST, UTE MERIDIAN

10' UTILITY AND IRRIGATION EASEMENT

22' INGRESS, EGRESS, UTILITY  
IRRIGATION & DRAINAGE EASEMENT



**ABBREVIATIONS**

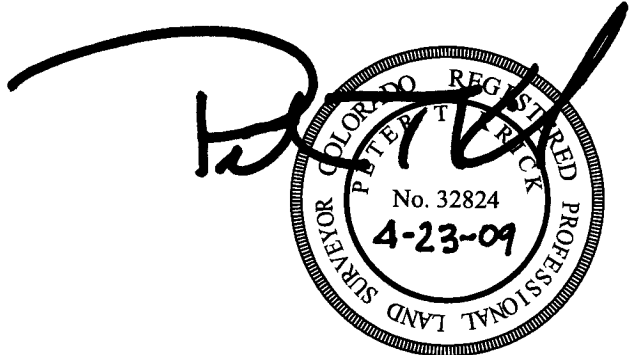
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- SSMH SANITARY SEWER MAN HOLE



1 inch = 50 ft.

LINEAL UNITS = US SURVEY FOOT

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.



THIS IS NOT A SURVEY

DRAWN BY: PTK  
DATE: 4-21-09  
SCALE: 1" = 50'  
APPR. BY: PTK

JERRY D. AND TAMMY M. KING  
4300 27-1/2 COURT  
NW 1/4 NE 1/4 SEC 1  
TWP 1S, RGE 1W, U.M.

CITY OF  
**Grand Junction**  
COLORADO