

LEV07GR1

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: REVOCABLE PERMIT

NAME OF PROPERTY  
OWNER OR GRANTOR: WILLIAM R. OGLE FOR LEVEL III  
DEVELOPMENT, INC.

PURPOSE: IRRIGATION LINE RIGHT-OF-WAY

ADDRESS: GRANITE PARKWAY LOT 4 BLOCK TWO  
CHIPETA HEIGHTS SUBDIVISION  
(PARCEL1)

CITY DEPARTMENT: PUBLIC WORKS AND PLANNING

YEAR: 2007

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

5 PAGE DOCUMENT

## REVOCABLE PERMIT

### Recitals.

1. William R. Ogle, for Level III Development, Inc., 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 irrigation lines, as approved by the City, within the limits of the following described public right-of-way for Granite Parkway, to wit:

#### Permit Area known as Parcel 1: (Exhibit B attached)

A parcel of land crossing a right-of-way for Granite Parkway for an irrigation line located in Chipeta Heights Subdivision, a subdivision located in the Lot 25 and Lot 32 of Grand Junction Orchard Mesa Land Company's Orchard Subdivision as shown on plat recorded in Plat Book 1, Page 26, Mesa County records, in the SE1/4, SE1/4, Section 30, T1S, R1E, Ute Meridian, City of Grand Junction, Mesa County, Colorado and being more particularly described as follows:

BEGINNING at NE of Lot 4, Block Two said Chipeta Heights Subdivision, whence the Southeasterly line of said Lot 4 bears S15°07'30"E, a distance of 80.60' for a basis of bearings, with all bearings shown hereon relative thereto; thence N15°07'30"W, a distance of 60.10', crossing said right-of-way to the North right-of-way line; thence along a non-tangent curve to the left, having a delta angle of 01°30'39", with a radius of 380.00', an arc length of 10.02', with a chord bearing of S71°12'58"W, with a chord length of 10.02', along the North right-of-way line of said Granite Parkway; thence S15°07'30"E, a distance of 60.22', crossing said right-of-way to the South right-of-way line; thence along a non-tangent curve to the right, having a delta angle of 01°47'45", with a radius of 320.00', an arc length of 10.03', with a chord bearing of N70°31'30"E, with a chord length of 10.03' to the POB. Said parcel containing an area of 0.014 acres, as described.

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 HIS LAWFUL AUTHORITY, THE PUBLIC WORKS AND PLANNING DIRECTOR, DOES HEREBY ISSUE:

to the above-named Petitioners a Revocable Permit for the purposes of irrigation lines 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 irrigation lines 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 irrigation lines 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 irrigation lines 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 25 day of JUNE, 2007.

Written and Recommended by:  
municipality

Ronnie Edwards  
Planner

The City of Grand Junction,  
a Colorado home rule

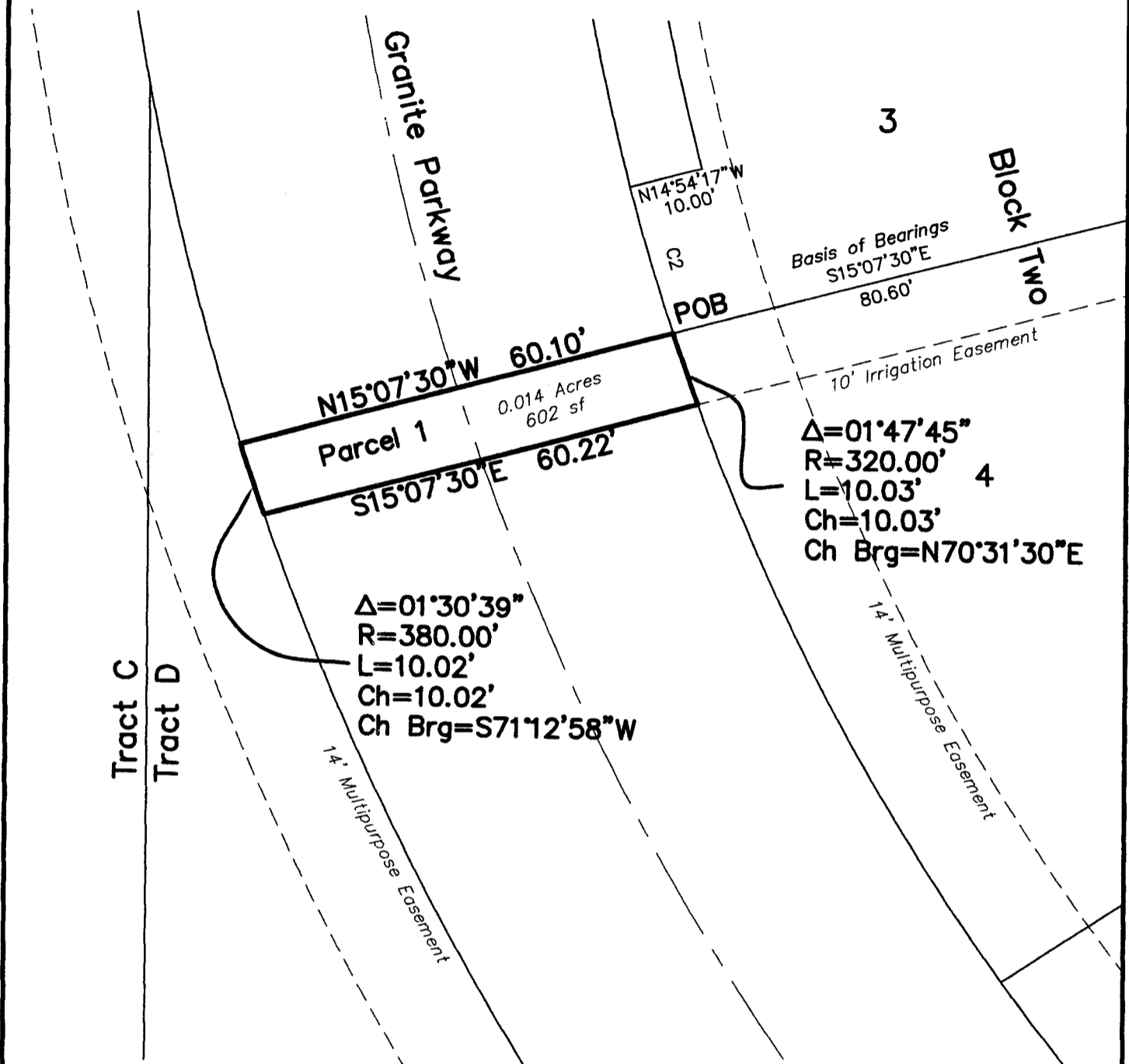
Tom Moor  
Public Works and Planning Director

Acceptance by the Petitioners:

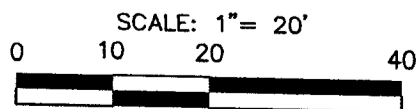
William R. Ogle  
William R. Ogle, for Level III Development, Inc.



# EXHIBIT B PARCEL 1



- LEGEND**
- ◐ ALIQUOT SURVEY MARKER, AS NOTED
  - ◑ FOUND REBAR, AS NOTED
  - △ DELTA ANGLE OF ARC
  - R RADIUS OF ARC
  - L LENGTH OF ARC
  - Ch CHORD DISTANCE OF ARC
  - Brg CHORD BEARING OF ARC
  - PLS No. PROFESSIONAL LAND SURVEYOR NUMBER
  - DEGREES
  - MINUTES OR FEET
  - INCHES OR SECONDS
  - MCSM MESA COUNTY SURVEY MARKER
  - ROW RIGHT-OF-WAY
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCING



**High Desert Surveying, LLC**  
 1673 Highway 50 Unit C  
 Grand Junction, Colorado 81503  
 Tele: 970-254-8649 Fax: 970-240-0451

|                 |       |       |       |    |
|-----------------|-------|-------|-------|----|
| PROJ. NO. 05-75 | Drawn | APP'D | SHEET | OF |
| DATE: May, 2007 | rak   | jcf   | 1     | 1  |