

LLL06NOR

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	REVOCABLE PERMIT
NAME OF PROPERTY OWNER OR GRANTOR:	LINCOLN LEIGH LIMITED
PURPOSE:	LANDSCAPE IMPROVEMENTS
ADDRESS:	2850 NORTH AVENUE
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

REVOCABLE PERMIT

2319321 BK 4165 PG 748-752
05/26/2006 03:35 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$25.00 SurChg \$1.00

Recitals.

1. Lincoln Leigh Limited, hereinafter referred to as the Petitioner, has requested that the City of Grand Junction issue a Revocable Permit to allow the Petitioner 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 North Avenue & 28 1/2 Road, to wit:

Permit Area:

Commencing at the South 1/4 corner of Section 7, Township 1 South, Range 1 East of the Ute Meridian (being a steel rod) and when aligned with the Center-South 1/16 corner of said Section 7 (being a Mesa County Survey Marker) is assumed to bear N00°00'00"W and all bearings contained herein to be relative thereto; thence N00°00'00"W 180.00 feet; thence S89°46'46"E 23.67 feet to the point of beginning and East edge of a concrete sidewalk; thence continuing S89°46'46"E 9.33 feet to the East right of way of 28 1/2 Road; thence along said East right of way S00°00'00"W 125.00 feet; thence S44°53'23"E 7.08 feet to the North right of way of North Avenue; thence along said North right of way S89°46'46"E 94.00 feet; thence leaving said North right of way S00°00'00"E 9.89 feet to the North edge of a concrete sidewalk; thence along said sidewalk N89°43'56"E 89.04 feet; thence N45°17'18"W 27.14 feet to the East edge of said side walk; thence along said East edge N00°00'09"W 121.63 feet to the point of beginning, City of Grand Junction, Mesa County, Colorado. Contains 0.05 acres 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 HER LAWFUL AUTHORITY, KATHY PORTNER, AS ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR, DOES HEREBY ISSUE:

to the above-named Petitioner 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 Petitioner 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 Petitioner, 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 Petitioner within the limits of the public right-of-way (including the removal thereof), or any other property of the Petitioner 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 Petitioner agrees 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 Petitioner shall, at the sole expense and cost of the Petitioner, 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 Petitioner, 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 Petitioner 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 Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

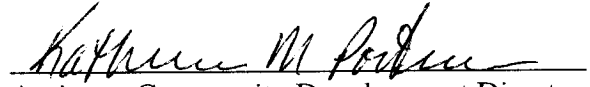
Dated this 26th day of May, 2006

Written and Recommended by:

The City of Grand Junction,
a Colorado home rule municipality



Planner


Assistant Community Development Director

Acceptance by the Petitioner:



Lincoln Leigh Limited
Lincoln Hunt, President

AGREEMENT

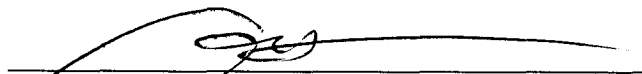
Lincoln Leigh Limited, for themselves and for their successors and assigns, do hereby agree to abide by each and every term and condition contained in the foregoing Revocable Permit for landscaping and irrigation. Furthermore, they shall indemnify the City of Grand Junction, its officers, employees and 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 26th day of May, 2006.

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.



Lincoln Leigh Limited
Lincoln Hunt, President

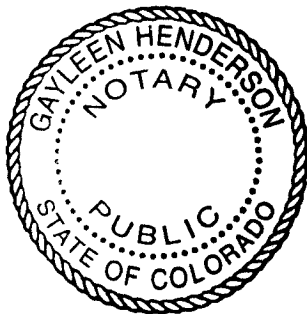
State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this 26th day of May, 2006, by Lincoln Leigh Limited, Lincoln Hunt, President.

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

Gayleen Henderson

Notary Public



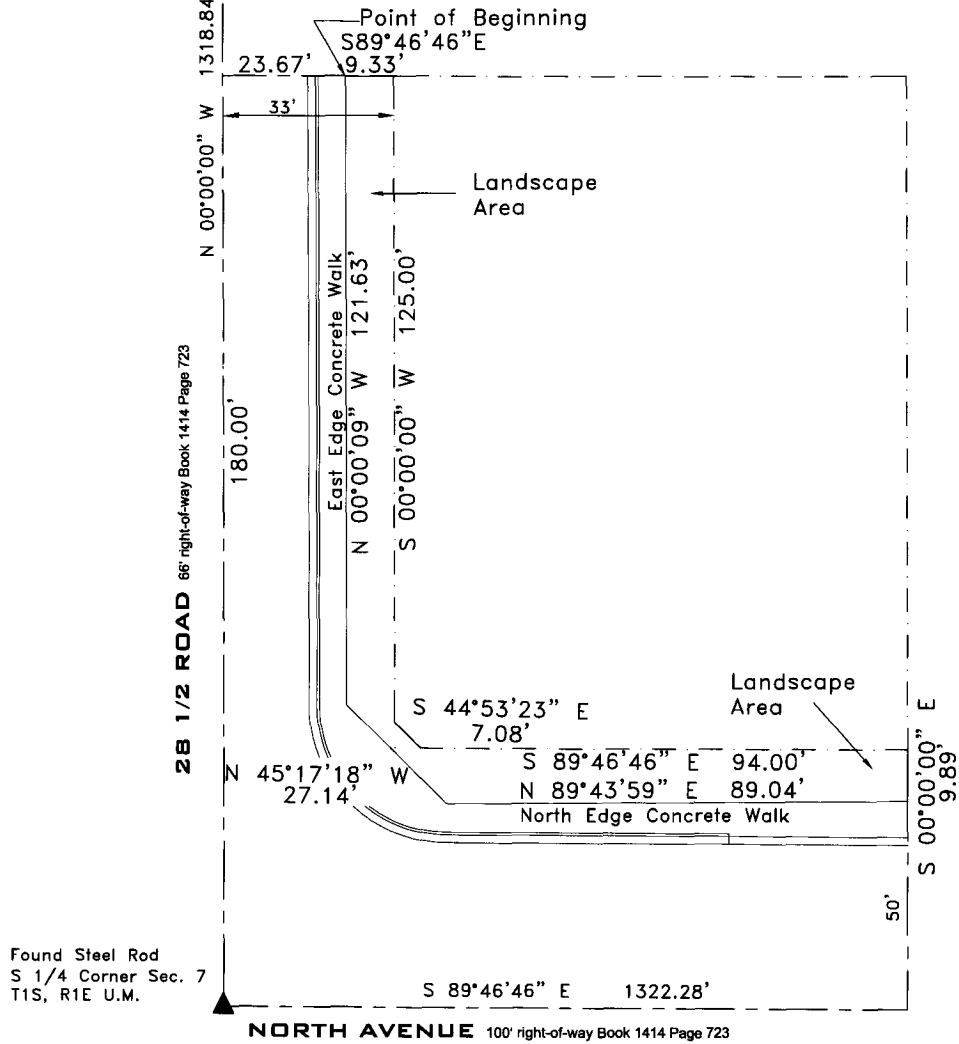
Found MCSM No. 598
C-S 1/16 Corner Sec. 7
T1S, R1E U.M.

EXHIBIT A

Scale 1"=30'



Property Address: 2850 North Avenue
Tax Schedule Number: 2943-074-00-076
Owners: Linclon Leigh Limited
1002 Pitkin Avenue
Grand Junction, Colorado.



	Monument Surveying Co.	
	741 Rood Ave.	
Grand Junction, CO 81501		
245-4189	5/2/06	
Landscape Area		
2850 North Avenue		