

MAL06GRA

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	REVOCABLE PERMIT
NAME OF PROPERTY OWNER OR GRANTOR:	FRANK MALDONADO AND JULIA M. MALDONADO
PURPOSE:	RIGHT-OF-WAY TO ALLOW PETIONER TO INSTALL, OPERATE, MAINTAIN, REPAIR AND REPLACE IRRIGATION IMPROVEMENTS
ADDRESS:	402 W. GRAND AVENUE (EL POSO AREA IMPROVEMENT DISTRICT)
PARCEL NO.:	2945-151-00-081
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

## REVOCABLE PERMIT

2318556 BK 4162 PG 630-633  
 05/23/2006 03:11 PM  
 Janice Ward CLK&REC Mesa County, CO  
 RecFee \$20.00 SurChg \$1.00

**Recitals.**

1. **Frank Maldonado and Julia M. Maldonado**, hereinafter referred to as the Petitioners, have requested that the City of Grand Junction, ("the City"), issue a Revocable Permit to allow the Petitioners to install, operate, maintain, repair and replace irrigation improvements, as approved by the City, within the limits of the following described public right-of-way for **El Poso Area Improvement District**, to wit:

Permit Area:

Two parcels of land for irrigation purposes, located in the Southwest Quarter of the Northeast Quarter(SW1/4NE1/4) of Section 15, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows (see attached Exhibit "A"):

## Parcel No. 1:

The East 10 feet of the North 75 feet of that portion of the Grand Avenue right-of-way, the easterly line thereof formed by extending the west line of Vine Street southerly from the Southeast corner of that parcel of land as described in Book 1101, Page 666 and recorded in the office of the Mesa County, Colorado Clerk and Recorder; TOGETHER WITH

## Parcel No. 2

A parcel of land, 10 feet in width, whose easterly line is described as follows: beginning at a point 85.00 feet west of the Southeast corner of that parcel of land as described in Book 1101, Page 666 and recorded in the office of the Mesa County, Colorado Clerk and Recorder; thence southerly at right angles to the South line of that parcel as described in said Book 1101, Page 666, a distance of 75.00 feet,

2. Based on the authority of the Charter and § 2.17B of the City of Grand Junction Zoning and Development Code applying the same, the City, by and through the acting 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, SHERYL TRENT, AS ACTING COMMUNITY DEVELOPMENT DIRECTOR, DOES HEREBY ISSUE:

to the above-named Petitioners a Revocable Permit for the purposes of 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 irrigation 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 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 shall be issued only upon concurrent execution by the Petitioners of an agreement that the Petitioners and the Petitioners' 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.

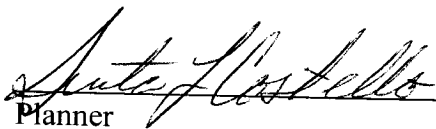
6. The Petitioners, for themselves and for their assigns, agree that they shall be solely responsible for maintaining and repairing the condition of any and all improvements and/or facilities authorized pursuant to this Permit. The Petitioners shall not install any improvements that create sight distance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

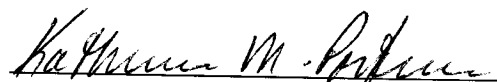
7. This Revocable Permit and the following Agreement shall be recorded by the Petitioners, at the District's expense, in the office of the Mesa County Clerk and Recorder.

Dated this 16 day of MARCH, 2006.

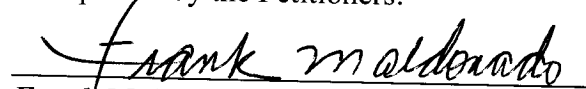
Written and Recommended by:

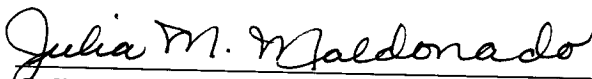
The City of Grand Junction,  
a Colorado home rule municipality

  
Planner

  
Acting Community Development Director  
ass't.

Acceptance by the Petitioners:

  
Frank Maldonado

  
Julia M. Maldonado

# EXHIBIT "A"

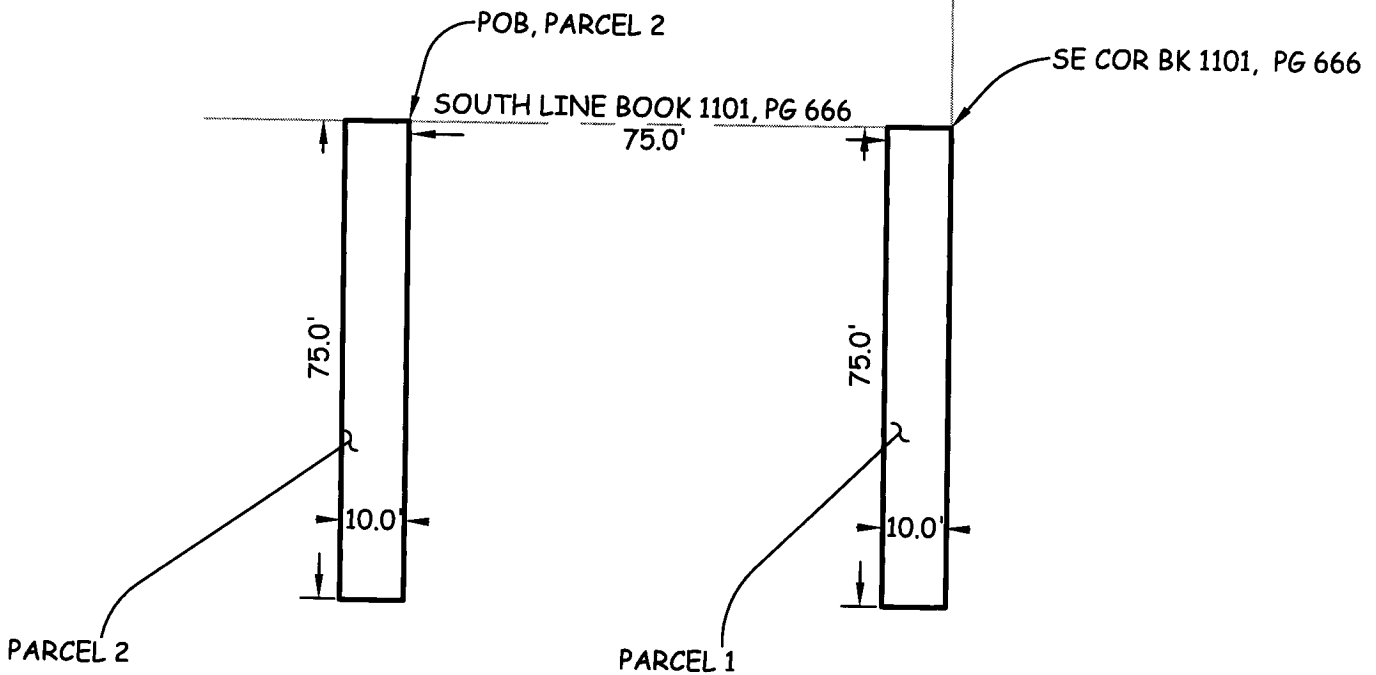


2945-151-00-081  
FRANK & JULIA M. MALDONADO  
402 W. GRAND AVENUE  
GRAND JUNCTION, CO 81501

BOOK 1101, PAGE 666

REVOCABLE PERMIT  
TOTAL AREA = 1,500.00 SQ. FT.

VINE ST (60' ROW)



W. GRAND AVE. (100' ROW)

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.

DRAWN BY: MG  
DATE: 03-07-2006  
SCALE: 1" = 20'  
APPR. BY: PTK

EL POSO STREET IMPROVEMENT DISTRICT  
REVOCABLE PERMIT FOR  
2945-151-00-081

CITY OF  
**Grand Junction**  
COLORADO

**AGREEMENT**

**Frank Maldonado and Julia M. Maldonado**, for themselves and for their assigns, do hereby agree to abide by each and every term and condition contained in the foregoing Revocable Permit for 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 Permittees acknowledge the existence of good and sufficient consideration for this Agreement.

Dated this 16 day of MARCH, 2006.

By signing, the Signatories represent they have full authority to bind the Permittees to each and every term and condition hereof and/or in the Permit.

Frank Maldonado  
Frank Maldonado

Julia M. Maldonado  
Julia M. Maldonado

State of Colorado )  
  )ss.  
County of Mesa        )

The foregoing Agreement was acknowledged before me this 16 day of MARCH, 2006, by **Frank Maldonado and Julia M. Maldonado**.

My Commission expires: 10/9/2007  
Witness my hand and official seal.

My Commission Expires 10/09/2007



My Commission Expires 10/09/2007

Michael Grizenko  
Notary Public