

VIL07BEH

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	REVOCABLE PERMIT
NAME OF PROPERTY OWNER OR GRANTOR: PURPOSE:	VILLAGE HOMES OF COLORADO, INC. LANDSCAPE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY FOR TRACT B
PARCEL NO.:	2945-034-00-067
ADDRESS:	EAST OF DEWEY PLACE
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

**REVOCABLE PERMIT**

**Recitals.**

1. Village Homes of Colorado, Inc, a Colorado corporation, 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 Tract B, to wit:

Permit Area:

A parcel of land being Tract B, Beehive Estates Subdivision, a subdivision plat recorded in Book 3845 at page 25 at reception no. 2241066 of the Mesa County Clerk and Recorder, being located in the SW1/4 of the SE1/4 of Section 3, T1S, R1W of the UM, City of Grand Junction, County of Mesa, Colorado, said parcel being subordinately described as follow:

Beginning at the most northerly corner of said Tract B and considering the south line of said Tract B to bear S80°27'28"W with all bearings contained herein relative thereto; thence along the boundary of said Tract B the following five courses: thence S03°00'20"W, a distance of 28.28 feet; thence S41°59'40"E, a distance of 33.21 feet to the south line of said subdivision; thence S80°27'28"W, along said south line of subdivision, a distance of 151.91 feet to a point on a curve; thence departing said south line of subdivision and along the arc of a non-tangent curve to the left having a central angle of 29°50'50", a radius of 213.36 feet, an arc length of 111.15 feet, and a chord that bears N62°55'45"E; thence N48°00'20"E, a distance of 42.00 feet to the point of beginning; containing a calculated area of 2,770 square feet or 0.064 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 THE LAWFUL AUTHORITY, 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 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.

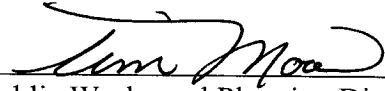
Dated this 24<sup>th</sup> day of May, 2007.

Written and Recommended by:

The City of Grand Junction,  
a Colorado home rule  
municipality

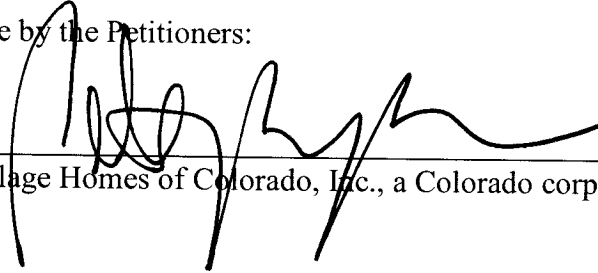


Planner



Public Works and Planning Director

Acceptance by the Petitioners:



Village Homes of Colorado, Inc., a Colorado corporation

**AGREEMENT**

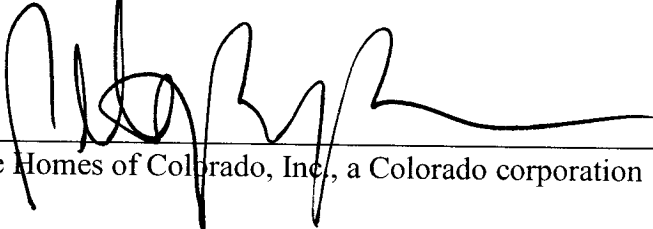
Village Homes of Colorado, Inc, a Colorado corporation, for themselves and for their successors and assigns, do hereby agree to abide by each and every term and condition contained in the foregoing Revocable Permit for landscaping and irrigation. Furthermore, they shall indemnify the City of Grand Junction, 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 24<sup>th</sup> day of May, 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.



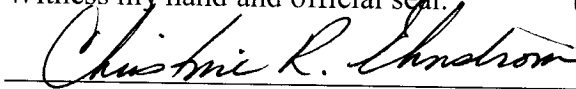
Village Homes of Colorado, Inc., a Colorado corporation

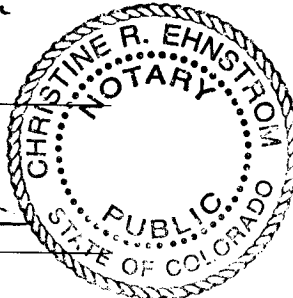
State of Colorado )  
)ss.  
County of Mesa Arapahoe )

The foregoing Agreement was acknowledged before me this 24<sup>th</sup> day of May, 2007, by Village Homes of Colorado, Inc., a Colorado corporation.  
Peter B. Benson

My Commission expires: 7/7/2010

Witness my hand and official seal.





Notary Public