

VIL07BHV

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 A
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 A, to wit:

Permit Area:

A parcel of land being Tract A, 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 follows:

Beginning at the most northerly corner of said Tract A and considering the north line of said Tract A to bear S69°20'01"E with all bearings contained herein relative thereto; thence along the boundary of said Tract A the following six courses: thence S69°20'01"E, a distance of 10.31 feet; thence S34°48'55"W, a distance of 80.36 feet; thence S18°43'44"W, a distance of 85.56 feet to a point on a curve; thence along the arc of a non-tangent curve to the left having a central angle of 12°21'46", a radius of 48.00 feet, an arc length of 10.36 feet, and a chord that bears N56°35'59"W; thence N18°43'44"E, a distance of 84.36 feet; thence N34°48'55"E, a distance of 79.25 feet to the point of beginning, containing a calculated area of 1,646 square feet or 0.038 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 24th day of May, 2007.

Written and Recommended by:

The City of Grand Junction,
a Colorado home rule
municipality

Ronnie Edwards

Planner

Tim Mox

Public Works and Planning Director

Acceptance by the Petitioners:

[Handwritten Signature]

Village Homes of Colorado, Inc., a Colorado corporation

