

## REVOCABLE PERMIT

### Recitals.

1. Mahan Manor Estates, LLC, 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 Thimble Rock Road, to wit:

Permit Area:

(See Exhibit A)

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, LISA COX, AS PLANNING MANAGER, 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 itself and its successors and assigns, agrees that it 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 Petitioner's 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 it 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 Petitioner of an agreement that the Petitioner and the Petitioner's 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 Petitioner's last known address), peaceably surrender said public right-of-way and, at its 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.

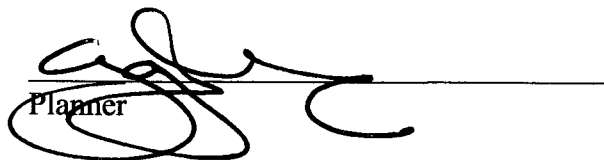
6. The Petitioner, for itself and its successors and assigns, agrees that it shall be solely responsible for maintaining and repairing the condition of any and all plantings, improvements and/or facilities authorized pursuant to this Permit. The Petitioner shall not install any trees, vegetation or other improvements that create sight distance problems.

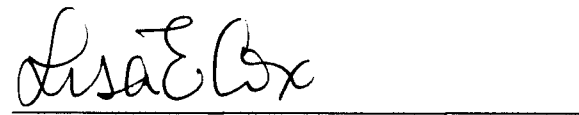
7. This Revocable Permit and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

This 8<sup>th</sup> day of April, 2008.

Written and Recommended by:

The City of Grand Junction,  
a Colorado home rule municipality

  
Planner

  
Public Works and Planning Department

Acceptance by the Petitioner:

  
Mahan Manor Estates, LLC, Manager



## EXHIBIT A

### DESCRIPTION FOR REVOCABLE PERMIT

A strip of land being 10.00' wide located within the right-of-way of Thimble Rock Road as dedicated on the recorded plat of Mahan Manor, City of Grand Junction, Mesa County, Colorado, the westerly and easterly line of which is parallel with and 10.00 feet westerly of the following described line:

Beginning at the southeast corner of Lot 1, Block One of said Mahan Manor;

Thence S00°01'16"E a distance of 44.00 feet to the northeast corner of Lot 1, Block Two of said Mahan Manor and the point of Terminus. The side lines of said 10.00 foot strip of land to be extended or shortened to meet at angle points and to terminate at the said right-of-way of Thimble Rock Road.

This description was prepared by:  
Steven L. Hagedorn  
Colorado P.L.S. 24306  
118 Ouray Ave.  
Grand Junction, CO 81501

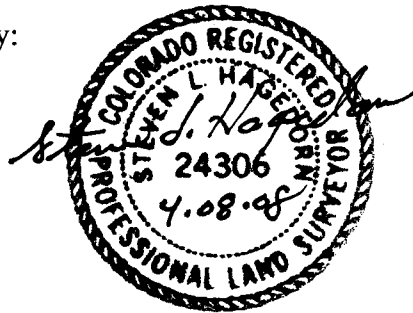


EXHIBIT A

LOT 1  
BLOCK ONE  
MAHAN MANOR

LOT 30  
BLOCK 3  
UNAWEEP HEIGHTS  
FILING 2

Point of  
Beginning

10.00'

44.00'

THIMBLE ROCK  
ROAD

440 SQUARE FEET

500°01'16"E

10.00'

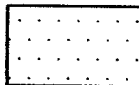
Point of  
Terminus

LOT 1  
BLOCK TWO  
MAHAN MANOR

LOT 9  
BLOCK 1  
UNAWEEP HEIGHTS  
FILING 2



SCALE 1" = 10'



PERMIT AREA



Steven L. Hagedorn  
L.S. 24306

D H SURVEYS INC.

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