

CITY OF GRAND JUNCTION  
POWER OF ATTORNEY FOR STREET IMPROVEMENT

OWNER: Kent Alan Slawson

ADDRESS OF PROPERTY: 306 Pine Street, Grand Junction, CO 81503

TAX PARCEL # 2945-243-00-123

LEGAL DESCRIPTION OF PROPERTY:

Beginning 1160 feet East and 252 feet North of the Southwest Corner of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian,  
thence North 108 feet;  
thence East 161.5 feet;  
thence South 108 feet;  
thence West 161.5 feet to the Point of Beginning,  
County of Mesa, State of Colorado

DESCRIPTION OF STREET:

Curb, gutter, sidewalk, and up to 4' of asphalt.

I, Kent Slawson as owner(s) of the real property described above (Property), located in the City of Grand Junction Colorado, agree that, as a condition of City approval of the subdivision and/or development of the Property, street(s) abutting the Property is (are) required to be improved or reconstructed to City standards and specifications. The required improvement or reconstruction has, with the consent of the City Manager, been deferred to such time, if any, as a street improvement district, or equivalent legal mechanism, is formed for that purpose. The estimated cost to the owners, or their heirs, successors and assigns, in 2022 dollars is \$70/foot. The actual cost which I (we) will pay will be determined in accordance with rates and policies established by the City at the time of formation of the improvement district.

I (We) as owners of the above described real property do hereby agree to participate in an improvement district, if one is formed, for the improvement or reconstruction of said street(s) either as a part of a larger scope of work or otherwise, to the then existing standards and do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney-in-Fact, to execute any and all petitions, documents and instruments to effectuate my (our) intention to participate in said improvement district for such purpose, or to otherwise act in conformity with said general direction. The City Clerk is empowered by me (us) to do and perform any and all acts which the City Clerk shall deem necessary, convenient or expedient to accomplish such improvements or reconstruction as fully as I (we) might do if personally present.

This instrument is irrevocable and shall be recorded. This instrument shall be deemed to be a covenant which runs with the land. This authority and the covenant created thereby shall be binding upon any and all successors in interest to the Property and shall not cease upon my death (the death of either or both of us) or the dissolution of marriage, partnership, corporation or other form of association which may hold title, or claim an interest to the property described herein.

As a further covenant to run with the land, I (we) agree that in the event a counterpetition to any proposed improvements or improvement district is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City.

This power of attorney is not terminable; it shall terminate only upon the formation of an improvement district as herein described.

IN WITNESS WHEREOF, I (WE), have signed, executed and acknowledged this instrument on this 19 day of July 2022.

Kent Slawson

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was subscribed and sworn to before me this 19<sup>th</sup> day of July, 2022.

My commission expires 11/06/2022.

Tracy A. States

Notary Public

