

CITY OF GRAND JUNCTION
POWER OF ATTORNEY FOR STREET IMPROVEMENT

OWNERS: 225 Walnut a Series of Moab Rentals LLC - Megan Arzt
ADDRESS OF PROPERTY: 225 Walnut Avenue, Grand Junction, CO 81501
TAX PARCEL # 2945-112-18-011

LEGAL DESCRIPTION OF PROPERTY: *

THAT PT OF LOT 43 BLK 1 HILLCREST MANOR SEC 11 1S 1W BEG SE COR SD LOT 43 W
103FT N TO N LI E TO NE COR SD LOT 43 S TO BEG

DESCRIPTION OF STREET RIGHT-OF-WAY - UNPAVED:

104.2+/- linear feet of dirt/gravel on north side of property; street is 60 feet wide

I, (WE), Megan ARZT as owner(s) of the real property described above, located in the City of Grand Junction Colorado, agree that, as a condition of City approval of development of the property, the street(s) which adjoin(s) the above described 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 an street improvement district, or equivalent legal mechanism, is formed for that certain street described above. The estimated cost to the owners, or their heirs, successors and assigns, in 2024 dollars is \$100.00 per linear foot of parcel frontage. 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 above described 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 14 day of June 2024

Megan Arzt
Print Name: Megan ARZT

Print Name: _____

STATE OF ~~COLORADO~~ Utah
COUNTY OF MESA Grand

The foregoing instrument was subscribed and sworn to before me this 14 day of June, 2024.

My commission expires 11-16-2026.

Dawn M Corn

Notary Public

* If the legal description is lengthy, attach as Exhibit "A"

