RECEPTION#: 3174644
10/29/2026 3:15:12 PM, 1 of 1
Recording: $43.00,
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

CITY OF GRAND JUNCTION

POWER OF ATTORNEY FOR ALLEY IMPROVEMENT

OWNERS: Casey McDaniel

ADDRESS OF PROPERTY: 538 N. 26th Street, Grand Junction, CO 81501

TAX PARCEL # 2945-131-08-011

LEGAL DESCRIPTION OF PROPERTY:

LOT 4 BLK 10 MESA GARDENS SUB

DESCRIPTION OF ALLEY:

63 linear feet of dirt/gravel on east side of property; alley is 20 feet wide

I, (WE), Casey McDaniel 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 alley(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 alley improvement district, or equivalent legal mechanism, is formed for that certain alley described above. The estimated cost to the owners, or their heirs, successors and assigns, in 2026 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 alley(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 1 day of October 2026.

Print Name: Casey McDaniel

Print Name:

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was subscribed and sworn to before me this 1st day of October, 2026.

My commission expires 09-11-2028.

Notary Public

ADAM THOMAS BACHTELL
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20244034166
MY COMMISSION EXPIRES SEP 11, 2028

POA052003