

JKL98RVR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: JAMES K. LOWE

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 413 ROSEVALE  
ROAD, PARCEL NO. 2945-153-00-040

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Street Address: 413 ROSEVALE RD.  
GD. JCT., COLO., 81503

1829470 01/22/98 0256PM  
MONIKA TODD CLK&REG MESA COUNTY CO  
REC FEE \$15.00 SURCHG \$1.00

Parcel # 2945-153-00-040

**UTILITY CONNECTION AND ANNEXATION AGREEMENT  
AND DECLARATION OF COVENANTS**

This Utility Connection and Annexation Agreement and Declaration of Covenants is made between JAMES R LAWE, of the County of Mesa, State of Colorado, herein called 'declarant' or 'owner,' and the CITY OF GRAND JUNCTION, COLORADO, in Mesa County, State of Colorado, herein called 'City.'

**WITNESSETH:**

1. Owner hereby covenants that (s)he is the Owner in fee of the following described real property located in Mesa County, Colorado: [attach the legal as Exhibit "A"]
2. In consideration for and as a condition precedent to being allowed to connect to the Persigo Regional Sewer System and to receive sewer service for the above described property, said Owner hereby covenants, agrees and declares that the following terms, covenants, conditions, restrictions, and obligations shall be deemed to run with the land described in paragraph 1 above, and shall be binding and accrue to the Declarant, Declarant's heirs, successors and assigns and any person acquiring or holding an interest in said property, their grantees, successors, heirs, executors, administrators or assigns, for the benefit of the City and said property.
  - a. Sewer service from the City of Grand Junction or the Persigo Regional Sewer System shall be subject to all terms and conditions as provided by the ordinances and regulations of the City as such may exist from time to time.
  - b. The owner and applicant agree to annex (and to execute a petition for annexation of the property served) to the City upon request at any time that such property is eligible for annexation. Further, each such owner and/or applicant agrees to forthwith execute and deliver to the City subsequent petition(s) for annexation at any time upon request of the City. This agreement shall be binding upon and shall run with the land for which service is provided.
  - c. As a condition precedent to the supplying of such sewer services, the undersigned consumer who is the owner in fee of the real property so supplied as described above, hereby agrees and covenants to apply for and consent to the annexation of the area described above to the City of Grand Junction at such date as the area described above or any portion thereof becomes eligible for annexation, as determined solely by the City. The undersigned hereby irrevocably appoints the Grand Junction City Clerk as his lawful attorney-in-fact for the purpose of executing a petition for annexation or petition for

ROSEVALE EXTENSION



Legal Description of the territory to be annexed.

PARCEL#:	2945-153-00-040	STREET:	ROSEVALE RD	DIRECTION:	
LOCATION#:	00413 00	UNIT# :		DATE LAST UPDATE:	26-DEC-96
NAME OWNER :	JAMES K LOWE				
CORP OWNER :					
JOINT OWNER:					
MAIL STREET:	413 ROSEVALE RD				
CITY :	GRAND JUNCTION	STATE:	CO	ZIP:	81503-1748
PREVIOUS OWNER:					
ASSESS VAL-LAND:	830	LAND SIZE :		BOOK :	
-IMPR:	5,750	SALE-DATE :	06-FEB-86	PAGE :	
-MILL:	84.8120	-PRICE:	32,500	TAX YR:	97 TAC: 10775
LEGAL DESC:	BEG 251FT N + N 20DEG30MIN E 307FT OF SW COR SE4SW4 SEC 15 1S				