

WIL97NAV

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: WARREN O. WILCOX

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ALLEY  
IMPROVEMENTS AT NORTH AVENUE CAR WASH 241 NORTH AVENUE  
2945-142-02-014 PROJECT# SPR-1997-054

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CITY OF GRAND JUNCTION  
POWER OF ATTORNEY FOR ALLEY IMPROVEMENT

OWNERS Warren O. Wilcox

ADDRESS OF PROPERTY 241 North Ave, Grand Junction, Co 81501

TAX PARCEL # 2945-142-02-014

LEGAL DESCRIPTION OF PROPERTY: \* Lots 9, 10, 11, and 12 in Block 10  
of the City of Grand Junction

DESCRIPTION OF ALLEY: The 20' wide alley between Second Street and Third  
Street in Block 10, City of Grand Junction

BE IT KNOWN THAT:

I, (WE), Warren O. Wilcox 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 1997 dollars is \$22,500. The actual cost which I 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 is empowered by me (us) to do and perform any and all acts which the City deems necessary, convenient or expedient to accomplish such purpose fully as I (we) might do if personally present.

This instrument shall be recorded and shall be with the land. This authority and the covenant create and all successors in interest to the above described my death (the death of either or both of us) or the dissolution or other form of association which may hold property described herein.

As a further covenant to run with the land, I (we) agree that in the event a counter-petition 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.

*Attach to  
Warren Wilcox POA*

IN WITNESS WHEREOF, I, (WE), have signed, executed and acknowledged this instrument on this 2nd day of April, 1997.

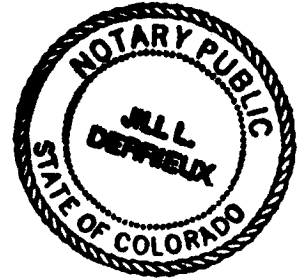
[Signature]  
\_\_\_\_\_

STATE OF COLORADO  
COUNTY OF MESA

The foregoing instrument was subscribed and sworn to before me this 2nd day of April, 1997.

My commission expires 7-31-00. [Signature]  
Notary Public

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



# LETTER OF TRANSMITTAL



TO: Stephanie Nye  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

City of Grand Junction, Colorado  
 250 North 5th Street  
 81501-2668  
 FAX (970) 244-1599

ATTN: \_\_\_\_\_

DATE: April 7, 1997

PROJECT #: SPR-1997-054  
NORTH AVE. CAR WASH

DELIVERY BY:  MAIL  HAND-DELIVERED  OTHER

WE ARE SENDING ATTACHED OR ENCLOSED THE FOLLOWING ITEMS:

- Copy of Letter       Plans (Prints)       Specifications       ORIGINAL ALLEY POA  
 Copy of Report       Plans (Originals)       Shop Drawings       \_\_\_\_\_

# COPIES	DATED	DESCRIPTION

THESE ARE TRANSMITTED:

- For information only       For review and comment       Approved with noted changes  
 For your use       For approval       For distribution  
 As requested       Approved       Revise and resubmit \_\_\_\_\_ copies  
 FOR YOUR RECORDS

REMARKS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COPY TO: \_\_\_\_\_ SIGNED MICHAEL T. DROLLINGER   
 \_\_\_\_\_ TITLE: Senior Planner PHONE: 244-4439