

PETITION FOR ANNEXATION

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described property to the said City:

MINERVA PARK, situated in the County of Mesa, State of Colorado, and being a part of the NW 1/4 of Section 10, Township 1 south, Range 1 west of the Ute Principal Meridian and more particularly described as follows: Beginning at a point 427.50 feet north of the center of said Section 10; thence north 890.91 feet to the NE corner of the SE 1/4 NW 1/4 said Section 10; thence S 89°55'22" west, 1317.43 feet to the NW corner of the SE 1/4 NW 1/4 said Section 10; thence S 0°04'42" east, 891.25 feet; thence N 89°54'25" east, 1316.21 feet to a point on the east line of the SE 1/4 NW 1/4 said Section 10, and the point of beginning. Also right-of-way for 25-1/2 Road on the east and Pinyon Avenue on the south.

As ground therefor, the petitioners respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 3 and 4 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of one hundred per cent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the legal description of the property owned by each signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance.

STATE OF COLORADO)
) SS
COUNTY OF M E S A)

AFFIDAVIT

_____, of lawful
age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the foregoing petition;

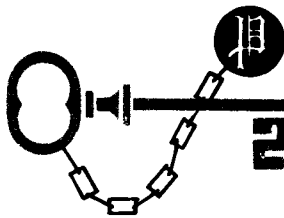
That each signature on the said petition is the
signature of the person whose name it purports to be.

Subscribed and sworn to before me this _____ day of
_____, 19_____.

Witness my hand and official seal.

Notary Public

My Commission expires:



Key to prime investments...

PAYLAKIS & COMPANY

5670 EAST EVANS • DENVER, COLORADO 80222 • PHONE 757-6441
700 FLORIDA AVE. • LONGMONT, COLORADO 80501 • PHONE 772-4886
115 N. 3RD AVE. • GRAND JUNCTION, COLORADO 81501 • PHONE 243-8430

August 28, 1978

PROPOSED ADDITION TO PROTECTIVE COVENANT #1 FOR MINERVA PARK

In addition, plans and specifications for any and all improvements proposed for lots 1, 2, 3, 9, 10 and 11, Block 1 must be reviewed by and approved by the City Planning Department Staff prior to any construction to insure the compatibility of the lots usage with the surrounding area.

→ Del Beaver

RRR

Sept. 1, 1978 Mtg. re Minerva Park

Ron Rish

Harry Mavakis

Del Beaver

Duane Scott

Richard Atkins

Bob Gerlats

Bill Ryden

Tom Logue

John Kenner

1. Notified them of my feelings re street plans not to City Std. & fact I have not been asked to review & approve construction plans & that it "will be interesting when someone asks me to accept street improvements in a commercial subdivision (30' nat w/2' gutters) which are not even acceptable in the City of Grand Junction in a residential subdivision". Also pointed out that as per City ordinance I am to approve construction plans for all street improvements in the City. (Sec. 27-4.3)
2. Gave Feb. 15 Ltr. to Consultants to Mavakis.
3. Lots of discussion by others re who will work out utility problems w/ PSCo & Ma Bell.
4. Harry Mavakis stated there was no discussion with Jensen or Patterson about annexing to the City prior to final plat approval of Minerva Park (10-31-77)
5. Mavakis is like a wall on all issues. They have their "approvals" & are proceeding on that basis.
cc: Beaver
cc: Patterson 9-1-78 RRR

REVIEW SHEET SUMMARY

FILE # 81-78

ITEM ZONING FOR MINERVA PARK ANNEX - C-2

MEETING DATE _____

COMMENTS:

No reviewing agencies comments.

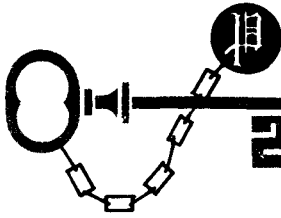
DEVELOPMENT DEPARTMENT RECOMMENDATION

Planning Staff

Recommends PD-B zoning on lots 1,2,3,8,9,10, and 11 in order to insure proper design and buffers for trailer park and Little League ball field. Restrictive covenants may be appropriate.

PLANNING COMMISSION RECOMMENDATION

GOVERNING BODY DECISION



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700 FLORIDA AVE. • LONGMONT, COLORADO 80501 • PHONE 772-4886
~~10500 10th Ave~~ • GRAND JUNCTION, COLORADO 81501 • PHONE 243-8430
28th & Elm

November 14, 1978

Mr. Del Beaver
City Planning Department
250 North 5th
Grand Junction, Colorado 81501

RE: MINERVA PARK

Dear Del:

As requested by the City Planning Department in conjunction with the C-2 zoning of Minerva Park, we agree to provide screening, either fencing or natural vegetation, at our option, along the north boundry of Minerva Park which abuts the Paradise Valley Mobile Home Park.

We also agree to make the City of Grand Junction a party to the Restrictive Covenants of this subdivision as requested. This matter has been discussed with Mr. Gerald Ashby, City Attorney, and the covenants will be amended as per his recommendation and circulated for signature as soon as possible.

Very truly yours,

PAVLAKIS & COMPANY

H. P. Mavrakis

HAND DELIVERED

Requested Zoning for Minerva Park Annex C-2
Subdivision

Date 1 Aug 78

Item # 80-78 81-78

Petitioner PAULAKIS & Co.
NW corner of Pinyon + 25 1/2

Review Agencies Comments

Review Agencies Comments

Multiple horizontal lines for entering review agency comments, separated by a central vertical line.

Action Taken

P.C. 5 Sept 78 - Referred to Sept.
C.C. 9 Nov 78 MTG.

Action Taken

P.C. _____
C.C. _____

Comments

P.C. Recommended approval based on following:
Letter from petitioner indicating screening to Mobile Home Park and the City being made

Comments

ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)