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Da	te	9/18/00 Project Name: Minerva Park Annexation				
P r e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on a ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. The are also documents specific to certain files, not found on the standard list. For this reason, a checklist has be included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as quick guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typin full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.	ere een is a			
X	X					
	╗	Application form				
		Receipts for fees paid for anything				
		*Submittal checklist				
X	X					
	\dashv	Reduced copy of final plans or drawings				
\dashv	-	Reduction of assessor's map				
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1		Reduction of any maps – final copy				
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	_	*Petitioner's response to comments				
		*Staff Reports				
		*Planning Commission staff report and exhibits				
		*City Council staff report and exhibits *Summary sheet of final conditions				
		*Summary sheet of final conditions *Letters and correspondence dated after the date of final approval (pertaining to change in conditions or				
		expiration date)				
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:				
<u></u>		,				
X	X	Follow-Up Form				
X		Review Sheet				
X	X	Letter from H.P. Mavrakis to Del Beaver 11/14/78				
X		Declaration of Protective Covenants of Minerva Park				
X		Letter from Alex Candelaria to Pavlakis & Co. re: not in receipt of power of attorney - 10/15/79				
X	-	Power of Attorney				
X	X	Petition for Annexation				
X	X	Handwritten Notes - Del Beaver				
Λ		Handwitten 17003 - Del Deavel				
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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.

DATE	SIGNATURE	ADDRESS	PROPERTY DESCRIPTION
4/13/78	Andrew Perouli	& Holly Plaza	
		mpany (Mesa County,	Colorado)
		MINERVA PARK, situ	ated in the County of Mesa,
		State of Colorado,	and being a part of the NW 1/4
		of Section 10, Tow	nship l south, Range l west of
		the Ute Principal	Meridian and more particularly
Mariana and Addition to return a region, and		described as follo	ws: Beginning at a point 427.50
***************************************		feet north of the	center of said Section 10;
		thence north 890.9	I feet to the NE corner of the
		SE 1/4 NW 1/4 said	Section 10; thence S 89055'22"
		west, 1317.43 feet	to the NW corner of the SE 1/4
		NW 1/4 said Sectio	n 10; thence S 0 ⁰ 04'42" east,
***************************************		891.25 feet; thenc	e N 89 ⁰ 54'25" east, 1316.21
		feet to a point on	the east line of the SE 1/4 NW 1/4
		said Section 10, a	nd the point of beginning,
		EXCEPT the east 30	feet for road, and EXCEPT road
		as described in Bo	ok 936 at Page 143 as in Mesa
		County Records.	
N. Gold, G.			
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STATE	OF (COL	.01	RAI		cc
COUNTY	0 F	М	Ε	S	A)	SS

AFFIDAVIT

	, of lawful
age, being	g first duly sworn, upon oath, deposes and says:
	That he is the circulator of the foregoing potition
	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 thisday of
	, 19
	Witness my hand and official seal.
· ·	
	Notary Public

My Commission expires:

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.

-> Tel Beaver

Sept.1,1978 Mtg, re Minerva Park
Ron Rish Harry Mowakis

Del Beaver Duane Scott

Richard Atkins Bob Gerlofs

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'mat w/z'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 far all street improvements in the City, (Sec. 27-4.3)

7. Cave Feb. 15 Ltr. to Consultants to Maurakis.

MA

- 3. Lots of discussion by others re who will work out utility problems u/PSCo & Ma Bell.
- 4. Harry Mauraki's stated there was no discussion with Jensen or Patterson about annexing to the City prior to final plat approval of Minerua Park (10-31-77)
- 5. Marvakis is like a wall on all issues. They have their "approvals" & are proceeding on that basis. CC: Beaver CC: Patterson 9-1-78 RPR

REVIEW SHEET SUMMARY -

FILE = 81	- 78				
ITEM ZO	NING FOR M	MINERVA	PARK AI	VNEX -	C-2
MEETING D	DATE				
		make transfer over the column of the			
COMMENTS:					

No reviewing agencies comments.

DEVELOPMENT DEPARTMENT RECOMMENDATION

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

5670 EAST EVANS

• DENVER, COLORADO 80222

• PHONE 757-6441

700 FLORIDA AVE.

• LONGMONT, COLORADO 80501
• PHONE 772-4886

• RAND JUNCTION, COLORADO 81501
• PHONE 243-8430

28th & E1m

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

. Mavrakis

HAND DELIVERED

$\frac{\text{te}}{H_{0}}$	Ninerva Park annex C- em # 81-78 81-78 Co.
titioner Paulakis \$	Co.
NW corner of Per	yor +253
Review Agencies Comments	Review Agencies Comments
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Action Taken	Action Taken
5 Sept 18 - Referred to Sept.	P.C.
:. 9-20-72 MTG.	C.C.
Comments	Comments
A COMMICTICS	Commenes
becommended approval	
based on following: Letter from petitioner Indicating sciencing The City being Ma ITEMS REQUI	IRED FROM DEVELOPER reement Title Investigation

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