

Date Received: _____

Item # 16-74

Request: Consider Wellington Cove Bulk Density

Location: plan involving 1.12 acres with R-1-C
Location: single family residential zoning

NE 1/4 of Section 12, North of Wellington St.
and 550 feet East of 12th St.

Petitioner: Edlarado Construction

Address: _____ Phone: _____

Advertised: _____ Date: 3/27/1974

To Planning Comm: ~~HE-14~~ 3/27/74

Action: _____

Advertised: _____ Date: _____

To City Council: _____

Action: _____

Comments: _____

ELDORADO CONSTRUCTION COMPANY

2520 GUNNISON AVE. - GRAND JUNCTION, COLO. 81501 - (303) 243-0343

BULK DEVELOPMENT

Title of Development - Wellington Cove

Zoning of property - R-1-C

Location of property - 1200 Block of Wellington Avenue
See legal description on Plot Plan.

Proposed locations & dimensions of all structures -
See Wellington Cove Plot Plan.

A circulation plan for vehicles and pedestrians -
See Wellington Cove Plot Plan.

Screening and major landscape plans -
See Wellington Cove Plot Plan.

Proposed construction time schedule -
Commence in early Summer of 1974.
Complete in early Fall of 1974.

Appropriate space for certification -
Provided for on Plot Plan.

Contours, existing and final at 2 feet intervals -
Land is flat.

Adjacent land uses and locations -
North - Residential
South - Residential
West - Residential
East - Residential and Pasture

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WELLINGTON COVE

Includes:

1. Land.
2. Blacktop drive and parking.
3. Gravel surface for camper-boat parking.
4. All landscaping, trees, lawn and shrubs.
5. All sidewalks.
6. Patios and storage buildings.
7. All tap charges.
8. Sprinkler system.
9. Building materials:
 - A. Brick veneer.
 - B. Handsplit cedar shingles.
 - C. Fireplaces.
 - D. Carpeting.
 - E. Range, hood, dishwasher and refrigerator.
 - F. Hot water baseboard heat.
 - G. Air-conditioning.