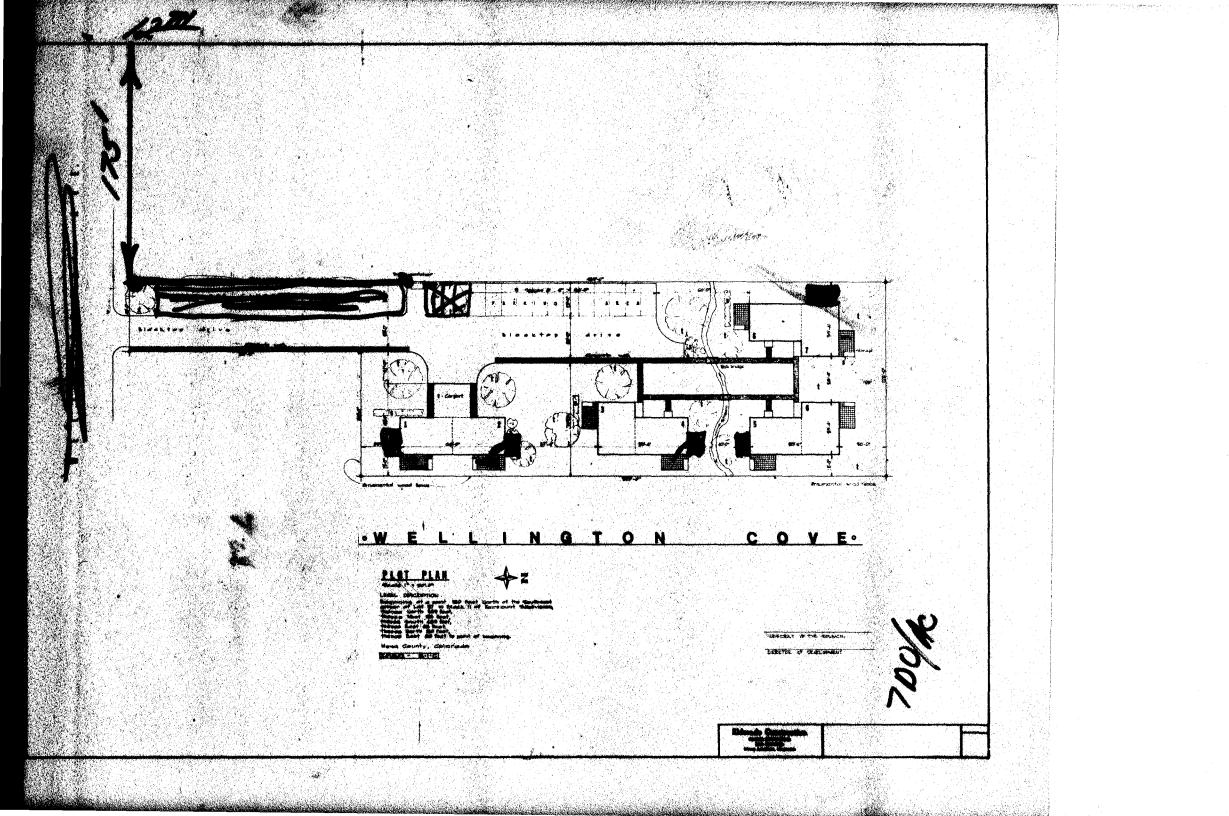
Table of Contents

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File		1974-0016			
Date		1/7/00 Project Name:_Wellington Cove			
P r e s	S c a n	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.			
e n	n e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a			
t	đ	quick guide for the contents of each file.			
	ĺ	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed			
		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.			
X	X				
		Application form			
		Receipts for fees paid for anything			
		*Submittal checklist			
X	X				
		Reduced copy of final plans or drawings			
		Reduction of assessor's map Evidence of title, deeds			
		*Mailing list			
	-	Public notice cards			
		Record of certified mail			
		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		*Final reports for drainage and soils (geotechnical reports)			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		*Consolidated review comments list *Petitioner's response to comments			
		*Staff Reports			
		*Planning Commission staff report and exhibits			
		*City Council staff report and exhibits			
		*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:					
X	X	Status Report			
X		Review Sheets			
X	X	Site Plan			
X		Planning Commission Agenda			
	_				
	-				

Date Receiv	ed:	Item # 16-74
Request:	Consider Wellington Con	e Bulk Menelog.
Location: Location:	Consider Wellington Con plan involving 1. 12 acres single Junily residentia nov 14 of Section 12, Port. and 550 feet East of	h of Wellington St.
Petitioner:	El Alarado Construction	
Address:		Phone:
Advertised:	Date: 3/27	11974
To Planning Action:	Comm: 1===================================	
• •		
	••••••••••••••••••••••••••••••••••••••	
Advertised:	Date:	
To City Cou	ncil:	
Action:		
Comments:		
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ELDORADO CONSTRUCTION COMPANY

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

BULK DEVELOPMENT

Title of Development - Wellinton Cove

Zoning of property - R-1-C

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

Porposed 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.