

Table of Contents

File 1976-0040

Date 1/24/00

Project Name: Wellington Cove

P	S	<p>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.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>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.</p>
r	c	
e	a	
s	n	
e	e	
n	d	
t	d	
X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		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	Follow-Up Form			
X		Review Sheets			
X	X	Letter from Mr. & Mrs. A.J. Kochevar – 5/20/76			
X	X	Letter from Thomas A. Logue to Don Warner - 5/11/76			
X	X	Bulk Development Application			
X	X	Subdivision Summary Form			
X	X	Surrounding Property Owners			
X		Landscaping Plan			
X		Grading Plan			
x		Sanitary Sewer Plan			
X	X	Plan (75% complete)			

subdivision Wellington Cove

Date _____ Item # 31-76

Petitioner ROGER C. HEAD

Preliminary Review Agencies Comments

Final Review Agencies Comments

① Public Service - objects to 5' setback at rear lot lines.

② SANITATION - WANTS different location of trash pick up.

③ Fire Dept - see attached review sheet.

④ Ltr. from citizen - WANTS SCREENING AROUND DEVELOPMENT (FENCING)

⑤ ENGINEERING - NEEDS CASMT for sewer line, comment on location of TRASH container



Action Taken

Action Taken

P.C. Passed 26 May 76

P.C. _____

C.C. Passed 16 Jun 76

C.C. _____

Comments

Comments

Subject to screening on E & W, placement of fire hydrant, and concrete irrigation ditch.

NOTE: TRASH CONTAINER TO BE PLACED BY STREET TO CURB ISLAND



ITEMS REQUIRED FROM DEVELOPER

- O.K. Check
- O.K. Drainage Improvements
- O.K. Utility Agreement
- O.K. Landscaping Guarantee
- N/A Title Investigation
- N/A Covenants
- N/A Annexation
- _____ Other (Specify)

1. 15 copies of this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by N/A.

Name and address of owners and/or developers.

<u>Roger C. Head</u>	_____	_____
name	name	name
<u>686 Crest Ridge Dr.</u>	_____	_____
address	address	address
<u>243-9200</u>	_____	_____
business phone	business phone	business phone
<u>Wellington Cove</u>	_____	_____
Name of development		

The following checklist shall be completed to insure that the map contains the essential information required by the development regulations: (see regulations for detailed information.)

- 5.
 - b. Zoning of property R-1-C (Bulk Development)
 - c. Location of property (legal description) See Accompanying Plat
 - d. Locations and dimensions of structures See Accompanying Plat
 - e. Traffic Circulation Plan See Accompanying Plat
 - f. Screening and landscaping See Accompanying Plat
 - g. Construction time schedule See attached
 - h. Appropriate certification blocks See Plat
 - i. Topography See Plat
 - j. Adjacent Land uses and locations See Plat

6. 1 copy of names and addresses from all adjacent property owners See Accompanying Subdivision Summary Form attached

This application completed by:

Robert P. Gerlofs

name

P. O. Box 2872

address

Thomas A. Logue

Signature

name

address

Signature

Thomas A. Logue

SUBDIVISION SUMMARY FORM

CITY OF GRAND JUNCTION

Date: May 11, 1976

Subdivision Name: Wellington Cove

Filing _____

Location of Subdivision: TOWNSHIP 1S RANGE 1W SEC 12 1/4 NW

Owner(s) NAME Roger C. Head

ADDRESS 686 Crest Ridge Drive, Grand Junction, Co. 81501

Subdivider(s) NAME Above

ADDRESS _____

Type of Subdivision	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	_____	_____	_____
() Apartments	_____	_____	_____
(x) Condominiums	8	1.12	100%
() Mobile Homes	_____	_____	_____
() Commercial	N. A.	_____	_____
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
Street	_____	_____	_____
Walkways	_____	_____	_____
Dedicated School Sites	_____	_____	_____
Reserved School Sites	_____	_____	_____
Dedicated Park Sites	_____	_____	_____
Reserved Park Sites	_____	_____	_____
Private Open Areas	_____	_____	_____
Easements	_____	_____	_____
Other (Specify)	_____	_____	_____

TOTAL

*B/ Maj Measure

1.12

100%

Estimated Water Requirements 3,840 gallons/day.

Proposed Water Source(s) City of Grand Junction,

Estimated Sewage Disposal Requirement 2,560 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

Note. This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

Wellington Cove Surrounding Property Owners

2945-122-00-016	Leo E. Shook	2705 F. Rd.	City
141	Chan Edmonds	105 Lilao Lang	City
142	Frank C. Brodak	2618 N. 12th St.	City
015	Dennis P. Trujillo	2600 N. 12th St.	City
020	Nora C. Peterson	2540 N. 12th St.	City
022	Ed Clements,	2528 N. 12th St	City
033	Joseph D. Able,	1212 Wellington	City
032	Adolph J. Kochevar	1238 Wellington Ave	City
024	H. L. Senter	1308 Wellington Ave	City
144	Francis I. Davis	1239 Wellington Ave.	City
038	W. L. Reeves	1225 Wellington Ave.	City

ROBERT P. GERLOFS

Engineering Consultant

May 11, 1976

Don Warner
Sr. City Planner
City of Grand Junction

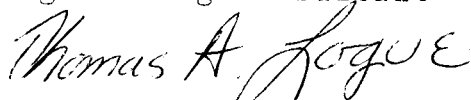
Dear Sir;

Accompanying this letter you will find development material for Wellington Cove; a Bulk Development in a R-1-C Zone.

It is the intension of the developer at this time to market units in Wellington Cove as condominiums for individuals without children. It is also anticipated that construction of the first two unit building will begin approximately 60 days after approval of this development plan, later this year completion of an other two unit building. The completion of the final four units should be sometime in 1977.

Should you have any questions regarding this development feel free to contact our office or the developer.

Sincerely,
Robert P. Gerlofs
Engineering Consultant



Thomas A. Logue

Grand Junction, Colo

May 20th, 1976

Grand Junction Planning Board

Grand Junction, Colo.

Ladies & Gentlemen of the Planning Board:

Mr. Head has recently purchased the property on Wellington Ave. adjoining ours, on the north and west sides. He plans to build duplexes, to be sold as condominiums.

When we originally sold this property to the Eldorado Construction Co. two years ago, the contract stipulated that a fence was to be erected around our property, and any of the other properties this land adjoined, if the other owners desired.

After talking with Mr. Head, we find that he is not in favor of furnishing a fence. We think that since this property was sold originally, with those stipulations, the fact should remain, as originally stated.

With so many dwellings so close, and roadways leading to & from these dwellings, it certainly would be a nuisance, and infringement on our privacy. We ask that Mr. Head be compelled to erect a fence, as originally specified.

We are also concerned as to the height of these planned buildings. With so many two & three story apartment houses being built on Bookcliff, just a few blocks away from here, we are naturally hoping this area is still zoned for lower buildings.

Sincerely,

Mr. & Mrs. A. J. Kochevar

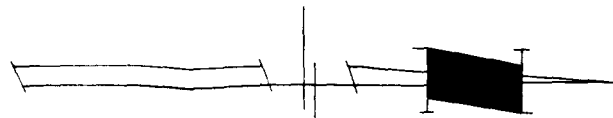
1238 Wellington Ave.

Grand Junction, Colo.

Phone call

Mr & Mrs Clements also want fence. Also interested in the ditch water.

LINGTON COVE



SCALE: 1" = 20'
0 10' 20' 40'

