Table of Contents

File 1979-0038
Date 11/1/00

Project Name: WellingtonTownhomes – Final Plat & Plan

Present	Scanned	
		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. **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.** **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	***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
X		Reduction of assessor's map
		Evidence of title, deeds
X	X	***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
X		Individual review comments from agencies
X	X	***Consolidated review comments list**
X	X	***Petitioner's response to comments**
		***Staff Reports**
		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**
X		***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	Action Sheet	X		Subdivision Summary Form
X	X	Review Summary	X		Letter from Ron Rish to Chris Croker re: sewer, waterline, street improvements – 10/29/82
X	X	Letter from David McKinley to Alex Candelaria re: response to developer – 1/12/82	X	X	Letter from Ron Rish to Roger Foisy re: comments – 11/23/82
X		Development Improvement Agreement	X	X	Letter form Ron Rish to Chris Croker re: sanitary sewer waterline – 4/14/83
X	X	Memo from Karl Metzner to File – 3/8/82	X		Letter form Dennis Edson to City of Grand Junction re: loan verification – 11/20/84
X	X	Development Improvements Agreement	X	X	Articles of Incorporation
X		Letter from Paul Smith to Planning Dept. re: reported traffic problems – 3/16/79	X	X	Declaration of Covenants, Conditions and Restrictions
X		Letter from Chris Croker, Civil Eng., Co. West Eng. to Ron Rish re: review comments – 11/23/81	X		Power of Attorney - **
X		Letter from Tell Tappan, Health Physicist, ARIX re: Radiation Survey-tailings indicated – 10/12/81	X		Final Plat Recording
X	X	Ordinance No. 1835, No. 2021, No. 2032 - **	X		Plat certification
X		Development Application	X	X	Receipt from Wellington Townhomes Partnership – 11/22/82

X		Letter from Cheryl Nash, O. Reed Guthrie and Charles Wiman to Bob Goldin re: follow-up to request to complete rezone-10/30/81			
X		Letter from Paul Smith to Co. Planning Dept. re: intentions and commitment to use the irrigation water connected with property for a common irrigation system – 9/24/81			
X		Public Notice Posting – 11/12/81, 3/17/82, 6/10/82			
X	X	Letter from Chris Croker, CO West Eng. to City Planning re: response to final review comments – 6/17/82			
X	X	Planning Commission Minutes - ** - 1/5/82, 3/30/82, 6/29/82, 11/24/81			
X	X	Guarantee of Improvements as per Improvements Agreement – 6/1/82			
X		Legal Description			
X	X	Subsurface Soils Investigation Report			
X		Certificate of Taxes Due			
X	X	Letter from Tamra Miracle, CO West Eng. to City/Co. Planning re: response to review comments -12/29/81			
X	X	Letter from May Belle Kanavel to Mesa Co. Planning Dept. re: compliment from private citizen – 1/7/82			
X		Letter from Roger Foisy, CO West Eng. to Alex Candelaria re: traffic problems – 12/8/81			
X		Letter from Tamra Miracle to Concerned Neighbors re: follow up of 11/24/81 meeting – 12/9/81			
X		Revised Preliminary Plan			
X	X	Letter from R. Kirk Lyons to Paul Smith re: onsite geology – 10/9/81			
X		Grading, Drainage and Irrigation Plan			
X	X	Gamma Radiation Survey			
X	X	Final Plan			
X		Plat as recorded			
X		Utilities Composite			
X		Drainage Map			
X		Architectural Drawing			
X		Letter from Chris Croker to Ron Rish re: Engineering Review Comments – 11/23/81			
X		Letter from Roger Foisy to Alex Candelaria re: continuance of project – 12/2/81			
X		Letter from Roger Foisy to Alex Candelaria re: further comments after town meeting – 12/8/81			
X	X	Letter from Tamra Miracle to Planning Dept. re: response to review comments – 11/24/81			
X	X	Preliminary Soils Report			
X		Letter from Tamra Miracle to Planning Dept. re: amenities – 3/17/82			

OFF ○○○○○○○ ○○○○○○○○○○○ action sheet

Acres 1.70

Units 29

Density PI-16

File No. #38-79 (2012

Zone

Tax Parcel Number

preliminary plan
Revised

Activity Revised Preliminary Plan for Wellington ~~Condo~~ Townhomes

Phase minimums

Common Location 225' feet E. of 12th St. between Wellington Ave & G.V. Canal

Date Submitted 11/2/81 Date Mailed Out 11/3/81 Date Posted 3/19/82 called 3/16

10 day Review Period Return by 11/13/81 MCC Information Sent

Date Adjacent Property Owners Notified of MCPC/GJPC

Date Adjacent Property Owners Notified of MCC/CIC

review agencies

	A	(B)	C	D	E	F	G	H	I	J	K	~~L~~	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
● Development Dept.	●	●	●		●	●		●	●		●	●		●		●	●	●	●		●		●	●			●	●	●			●	
○ County Road	●		●		●	●		●	●					●			●										●						
○ County Health	●		●		●	●		●	●		●	●		●													●		●	●			
○ County Surveyor	●		●		●	●																					●						
○ County Parks/Recreation	●		●		●	●										●											●						
○ County Engineer	●		●		●	●		●	●			●		●			●										●						
● Transportation Engineer	●		●		●	●											●										●						
● City Engineer	●		●		●	●		●	●			●		●			●										●						
● City Utilities	●		●		●	●								●													●						
● City Parks/Recreation	●		●		●	●										●											●						
○ City Police Dept.	●		●		●	●																					●						
○ County Sheriff	●		●		●	●																					●						
○ Floodplain Administration	●		●		●	●						●															●						
○ Comprehensive Planning	●		●		●	●																					●						
○ G.J. Dept. of Energy	●		●		●	●																					●						
● Fire City	●		●		●	●													●								●		●	●			
● Irrigation GV	●		●		●	●								●													●		●	●			
● Drainage GJ	●		●		●	●						●		●													●		●	●			
○ Water (Ute, Clifton)	●		●		●	●													●								●		●	●			
○ Sewer	●		●		●	●													●								●		●	●			
○ G.V. Rural Power	●		●		●	●																					●		●	●			
● Mountain Bell	●		●		●	●																					●		●	●			
● Public Service (2 sets)	●		●		●	●																					●		●	●			
○ Soil Conservation	●		●		●	●			●																		●						
○ State Highway Dept.	●		●		●	●		●	●					●			●										●						
○ State Geological	●		●		●	●		●	●					●													●						
Tam ● State Health Dept.	●		●		●	●		●	●		●																●						
○ Transamerica	●		●		●	●															●			●			●						
○ Water & Power Resources	●		●		●	●																					●						
○ Mack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	●		●		●	●										●	●										●						
○ OTHER:	●		●		●	●																					●						
● 7 PC	●																												●	●			
● 9 CC	●																												●	●			
○																																	
totals																																	

BOARDS / DATE

GJPC 11/24/81 Tabled - due to inadequate time for review of revise plan.

1/5/82 GJPC Denied - Due to neighborhood opposition & impact on unimproved roads.

3/30/82 GJPC

pd pre-app # 1672 (Mesa Cty) (not GJ)

CC 4/21/82 Appd - sub to GJPC recomendation & review comments

STAFF

~~previous file~~ #38-79. (1 of 2) Legal OK

* 11/5/81 Tamra brought in another plan + imp agree. which we distributed to the appropriate agencies. (as per request from Bob G.)

Open Space Dedication (acreage) 5% O. S. Fee Required $ Paid Receipt #

Recording Fee Required $ Paid (Date) Date Recorded

Date Resolution Mailed

City County Development Department ○○○○○○○○○○○○○○○○○○○○○○○○○○○○○

O FF OOOOOOC OOOOOOOOOOO ...tion sheet O

Acres 1.70

Units 28

Density

final plat / Plan

File No. #38-79 (2062)

Zone PR 16

Tax Parcel Number

Activity Wellington Townhomes - Final Plat & Plan

Phase

Common Location 225' East of 12th St. between Wellington & the Grand Valley Canal

Date Submitted 6/1/82 Date Mailed Out 6/2/82 Date Posted 6/18/82 called 6/15

10 day Review Period Return by 6/11/82 MCC Information Sent

Date Adjacent Property Owners Notified of MCPC/GJPC Date Adjacent Property Owners Notitfied of MCC/CIC

review agencies	A	B	C	D	E	F	G	H	~~I~~	J	K	~~L~~	M	N	O	P	Q	R	~~S~~	T	~~U~~	V	W	~~X~~	~~Y~~	Z	AA	~~BB~~	~~CC~~	DD	EE	FF	GG
Development Dept.	●		●	●	●	●	●		●	●		●	●	●	●	●	●	●	●	●	●	●	●	●	●			●	●	●	●	●	●
County Road	●			●	●	●			●	●			●	●	●		●	●															
County Health	●			●	●	●			●			●	●																		●		
County Surveyor	●			●	●	●																											
County Parks/Recreation	●			●	●	●										●				●													
County Engineer	●			●	●	●			●	●		●	●	●	●		●	●															
Transportation Engineer	●			●	●	●									●		●	●															
City Engineer 2 sets	●			●	●	●			●	●		●	●	●	●		●	●															
City Utilities	●			●	●	●				●			●	●	●		●	●															
City Parks/Recreation	●			●	●	●										●				●													
City Police Dept.	●			●	●	●																											
County Sheriff	●			●	●	●																											
Floodplain Administration	●			●	●	●						●																					
Comprehensive Planning	●			●	●	●																											
G.J. Dept. of Energy	●			●	●	●																											
Fire City	●			●	●	●							●		●		●		●												●		
Irrigation GV 2	●			●	●	●							●	●	●					●											●		
Drainage GJ	●			●	●	●							●	●	●					●											●		
Water (Ute, Clifton)	●			●	●	●							●		●				●	●											●		
Sewer	●			●	●	●							●	●	●																●		
G.V. Rural Power	●			●	●	●							●																		●		
Mountain Bell	●			●	●	●							●																		●		
Public Service (2 sets)	●			●	●	●							●																		●		
Soil Conservation	●			●	●	●			●	●				●																			
State Highway Dept.	●			●	●	●			●	●		●	●	●	●		●																
State Geological	●			●	●	●			●	●				●																			
State Health Dept.	●			●	●	●			●			●																					
Transamerica	●			●	●	●															●			●									
Water & Power Resources	●			●	●	●							●																				
Mack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	●			●	●	●																											
OTHER:	●			●	●	●							●																				
GJPC/CC (17)	●				●																								~~●~~	●	●		
totals																																	

BOARDS / **DATE**

GJPC 5-1 — 6/29/82 — App per Staff & PC Comments

CC — 7/21/82 — Appr CA

STAFF

6/22/82 Notified petitioner that any sinage will have to be approved before being erected. Pd in Full at Submittal

refer - #38-79

6/3/82- Pd. $125.00 addtl. lot fee for each lot. - Patti

Open Space Dedication (acreage) ____ 5% O. S. Fee Required $ ____ Paid Receipt # ____

Recording Fee Required $ ____ Paid (Date) ____ Date Recorded ____

Date Resolution Mailed ____

City County Development

REVIEW SHEET SUMMARY

FILE NO. 38-79 (2 of 2) DUE DATE 11/13/81

ACTIVITY Wellington Condominiums

PHASE Revised Preliminary Plan ACRES 1.70

LOCATION 225' E. of 12th St. between Wellington and G.V. Canal

PETITIONER Paul Smith

PETITIONER ADDRESS 2579 H 3/4 Rd., Grand Junction, CO 81501

ENGINEER Colorado West Engineering

OVERALL CONSIDERATIONS

HAS BEEN ADDRESSED	HAS NOT BEEN ADDRESSED	
☐	☐	OVERALL COMPATABILITY
☐	☐	CONSISTENCY
☐	☐	ADJACENT PROPERTY
☐	☐	CHANGE IN THE AREA
☐	☐	TRAFFIC IMPACT

The proposed development is surrounded by milti-family and single family uses, which makes this area a transition area and should be properly addressed. Adequate internal traffic circulation should be addressed as well as the intensity issue.

If this is to be platted subdivision, the 5% open space requirement (Section 5-4-6) will be needed prior to final submittal.

DATE REC.	AGENCY	COMMENTS
11/5/81	City Utilities	Large trash trucks will not be able to service trash tank at location shown. If cars are parked in the adjacent spaces the truck will have to back out. This is too hazardous.
11/12/81	City Parks/Rec.	It would be better to have more diversity than 1 type decidious tree, upright juniper and spreading juniper. By using various plant materials you could give some sense of identity to an otherwise mirror image development. Decidious trees could include Washington Thorn, Russian Olive, Hackberry, Goldenrain Tree, Purpleleaf Plum or Littleleaf Linden. Upright Junipers could include Ames, Blue Point, Moffett, Mountbatten, Robusta Green, Spartan, Blue Haven, Pathfinder, Welch, Canart, Ketebeer, or Dundee Junipers. Spreading Junipers could include Sea Green, Gold tipped Pfitzer, Broadmoor Blue Danube, Buffalo, Compact Pfitzer, or Hughes Juniper.
11/12/81	City Fire	Hydrant placement on 8 inch main as shown on plot plan acceptable for Fire Protection. Hydrants to be installed before construction begins. Wellington Court to be constructed according to city codes. The fire dept. will require a turn around at the south end of Wellington Court capable of allowing fire dept. apparatus to turn around.

DATE REC.	AGENCY	COMMENTS
11/12/81	Staff Comments	Density approved is PR-16, with 28 units on 1.7 acres, the overall density is 16.47 units/acre. 1) What type of amenities are being proposed? 2) What is the percent of total open space? 3) Open area is not indicated on plan. 4) Lighting scheme detailed. 5) Trash pick-up needs to be coordinated with Bill Reeves. 6) Parking stalls need dimensions and parking area be paved and striped. 7) Need height elevation and dimension of structures. 8) Need adjacent land use and zoning shown on plan. 9) Principal structure setbacks need to be indicated on plan. 10) Utility easement in parking area needs to be dimensioned and indicated on plan. Project must obtain Building Permit within 1 year of final approval or be scheduled for a rehearing.
11/13/81	Mountain Bell	Proposed utility easements and open space should be adequate for the telephone lines.
11/13/81	Public Service	Electric: No objections to "Revised Preliminary Plan"; except electric requests a utility easement East & North of Grand Valley Canal. THI 11/10/81 Gas: No objections to revised preliminary plan. HT 11/12/81
11/13/81	Transportation Engineer	The traffic circulation pattern is not acceptable. In fact, there is no provision for traffic circulation. What is shown is a 320' semi-cul-de-sac, with no turn-around at the end, and 90° parking on both sides. Any large vehicle (trash truck, fire truck, moving van, etc.) entering the parking area would be forced to back out onto Wellington Ave.
11/16/81	City Engineer Late	Estimated completion dates not shown on Improvements Agreement. Power-of-attorney for Wellington Street improvements should be recorded with the plat. Typical 60 ft. street section shown is incorrect Wellington is a "local" street in a residential area. A 20 ft. wide easement should be provided on the sanitary sewer. Plans and a 10 ft. wide easement should be provided for the drainage outlet to 12th Street. Detailed construction plans for the sanitary sewer should be submitted to me prior to construction. Traffic circulation is terrible. No provision is made for a turn-around at the south end of the parking lot. Does the trash dumpster have to be so far away from the street?
11/17/81	Additional Staff Comments	1) Extensive screening to the front half of this development should be assured, especially adjacent to the single family residents. 2) Existing vegetation should be saved, wherever possible.
11/25/81	Mountain Bell Late	The easements on this plat are adequate for our use.
11/23/81	Radiation & Hazardous Wastes Control Div.	The Radiation and Hazardous Wastes Control Division has reviewed the material which was submitted to this office pursuant to the radiation hazard evaluation requirements of 30-28-133, C.R.S., 1973 (Senate Bill 35). Based upon the gamma radiation survey results report by Arix, radioactive materials are present on the subdivision. This material should be removed from the site prior to the commencement of any other construction activities. The material should be moved to the Colorado Department of Health tailings repository in Grand Junction.

DATE REC.	AGENCY	COMMENTS
11/24/81		O'DWYER/LITLE PASSED 6-0 A MOTION TO TABLE #38-79, WELLINGTON CONDOMINIUMS - REVISED PRELIMINARY PLAN, UNTIL SUCH TIME AS THE STAFF HAS ALL OF THE INPUT NECESSARY FROM THE DEVELOPER AND HAS HAD TIME TO REVIEW THE REQUEST.

REVIEW SHEET SUMMARY

FILE NO. 38-79 (2 of 2) DUE DATE 12/14/81

ACTIVITY Wellington Condominiums

PHASE Re-Revised Preliminary Plan ACRES

LOCATION 225' E. of 12th St. between Wellington & G.V. Canal

PETITIONER Paul Smith

PETITIONER ADDRESS 2579 H 3/4 Road, Grand Junction, CO 81501

ENGINEER Colorado West Engineering

OVERALL CONSIDERATIONS

☐ ☐ **OVERALL COMPATABILITY**

☐ ☐ **CONSISTENCY**

☐ ☐ **ADJACENT PROPERTY**

☐ ☐ **CHANGE IN THE AREA**

☐ ☐ **TRAFFIC IMPACT**

HAS BEEN ADDRESSED HAS NOT BEEN ADDRESSED

NOTE ADDITIONAL COMMENTS:

This is a very intense development with little ammendities provided for 28 units. There is single family surrounding this on all sides. The rezone has been granted and the design is what needs to be reviewed. The impact on Wellington will increase as a result of this development.

Staff Comments - Revised Plan
The landscaping at the entrance should be low profile to assure adequate visibility for vehicular movement. Previous staff comments still apply.

This project has attempted to incorporate the concerns of the GJPC, Staff and neighbors. Additional berming and slope has been included on the frontage, 2 units have been deleted, transitional single level to 2 level offset building types and additional open space have been incoporated (for details of this refer to letter of March 8 and March 17 from CWE).

DATE REC.	AGENCY	COMMENTS
12/10/81	Transportation Engineer	No comments.
12/10/81	State Health Dept.	This proposed development will connect to existing utilities. We take no excention with this proposal.
12/11/81	City Fire	Fire hydrants, line size, and access now acceptable with the cul-de-sac for turning fire equipment. Street widths have been changed to 55. The Fire Department removes it's objections and thank you for making the necessary changes.
12/14/81	City Engineer	No comments. A previous comments have been very adequately addressed by the petitioners engineer in his letter to me of November 23, 1981. (cc in files).
12/14/81	City Utilities	Water pressure was checked at the meters of the existing houses connected to the 8 inch water main in Wellington Avenue. All of the pressures were in the 50 to 60 psi range. 40 psi is considered adequate domestic water pressure.
12/14/81	Public Service	Gas & Electric: Will request 10' easement between 4' curb sidewalk and front of building. We will be unable to utilize rear lot easement a/c fencing of each lot in rear. Request developer contact P.S.Co. concerning meter locations and loads. HT 12/3/81 THI 12/7/81

DATE REC.	AGENCY	COMMENTS
12/15/81	Staff Comments	Need 5% appraisal (sec. 5-4-6) for open space. No real ammendities for townhomes shown (i.e. recreation room, pool, etc.). Any bike racks to be provided? Will parking be designated for specific units? Any overflow? (i.e. visitor parking) Neighborhood imput since last public hearing? Actual density still unclear - approved at PR16, but PR16 47 is shown. Will this be platted for townhomes?

Date Review Sheets
Mo. Bell

12/21/81 - Petitioner & engineer copy.

1/20/82 COMMISSIONER BILL O'DWYER: "I MOVE WE APPROVE THE REVISED PRELIMINARY PLAN OF THE WELLINGTON TOWNHOMES."

Minutes of 1/5/82 COMMISSIONER ROSS TRANSMEIER: "MADAM CHAIRMAN, OF FILE #38-79, THE WELLINGTON TOWNHOMES, I MAKE A RECOMMENDATION WE SEND THIS TO CITY COUNCIL WITH RECOMMENDATION FOR DENIAL."

4/12/82 MINUTES OF 3/30/82

MOTION: (COMMISSIONER DICK LITLE): "MADAM CHAIRMAN, IN THE CASE OF ILE #38-79, WELLINGTON TOWN HOMES-- RE-REVISED PRELIMINARY PLAN, I RECOMMEND WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL, PER REVIEW AGENCY COMMENTS".

THE MOTION WAS SECONDED BY COMMISSIONER MILAND DUNIVENT.

CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.

REVIEW SHEET SUMMARY

FILE NO. 38-79 2/2 TITLE HEADING Wellington Townhomes DUE DATE 6/11/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Paul Smith. Location: 225 feet east of 12th Street between Wellington Avenue and the Grand Valley Canal. A request for a final plat and plan of 26 units on approximately 1.70 acres in a planned residential zone at 16 units per acre. Consideration of final plat. Consideration of final plan.

PETITIONER ADDRESS 2579 H 3/4 Road

ENGINEER Colorado West Engineering

DATE REC.	AGENCY	COMMENTS
6/9/82	Mountian Bell	Easements are adequate as shown.
6/4/82	G.J. Drainage	Out of District.
6/8/82	City Utilities	None
6/9/82	Planning Staff Comments	1. All previous review comments need to be resolved. 2. POA may need to be revised/may require escrow account instead. 3. Low profile (30" max.) at entryway as to not create a sight distance problem for pedestrians and vehicular traffic. 4. Detailed signage needed. 5. All parking striped, designated and should provide curb blocks to prevent overhang on to sidewalk.
6/9/82	Public Service	Gas & Electric: Open space next to Wellington Avenue should be designated as open space and utility easement.
6/11/82	Trans. Engr.	No comments.
6/11/82	City Parks	We will accept money in lieu of land.
6/11/82	City Fire	This office has no objections to this final plan. Fire protection as submitted meets our approval.
6/14/82	City Engineer	No comments. Request should be made by petitioner to me following council action for review and approval of detailed construction plans for sanitary sewer, waterline, and storm outfall system prior to construction.

Summary Mailed 6/14/82

7/9/82 GJPC MINUTES OF 6/29/82

MOTION: (COMMISSIONER LITLE) "MADAM CHAIRMAN, IN CASE OF FILE #38-79, WELLINGTON TOWNHOMES FINAL PLAT, I MOVE THAT WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."

COMMISSIONER O'DWYER SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION PASSED BY A VOTE OF 5-1 (COMMISSIONER TRANSMEIER AGAINST).

MOTION: (COMMISSIONER LITLE) "MADAM CHAIRMAN, IN CASE OF FILE #38-79, WELLINGTON TOWNHOMES, FINAL PLAN, I MOVE THAT WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."

COMMISSIONER O'DWYER SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION PASSED BY A VOTE OF 5-1 (COMMISSIONER TRANSMEIER AGAINST).

W. L. Reeves
1225 Wellington Avenue
Grand Junction, CO 81501
#38-79 (2of2)

May Kanavel
1313 Wellington Avenue
Grand Junction, CO 81501
#38-79 (2of2)

Kay Hayashi
1280 Cannell Avenue
Grand Junction, CO 81501
#38-79 (2of2)

Charles Emmons
701 Elm Avenue
Grand Junction, CO 81501
#38-79 (2of2)

Florence Shirk
1314 Wellington Avenue
Grand Junction, CO 81501
#38-79(2of2)

David McKinley
1308 Wellington Avenue
Grand Junction, CO 81501
#38-79 (2of2)

Adolph Kochevar
1238 Wellington Avenue
Grand Junction, CO 81501
#38-79
(2of2)

* Paul Smith
2579 H 3/4 Road
Grand Jct., CO 81501
#38-79
(2of2)

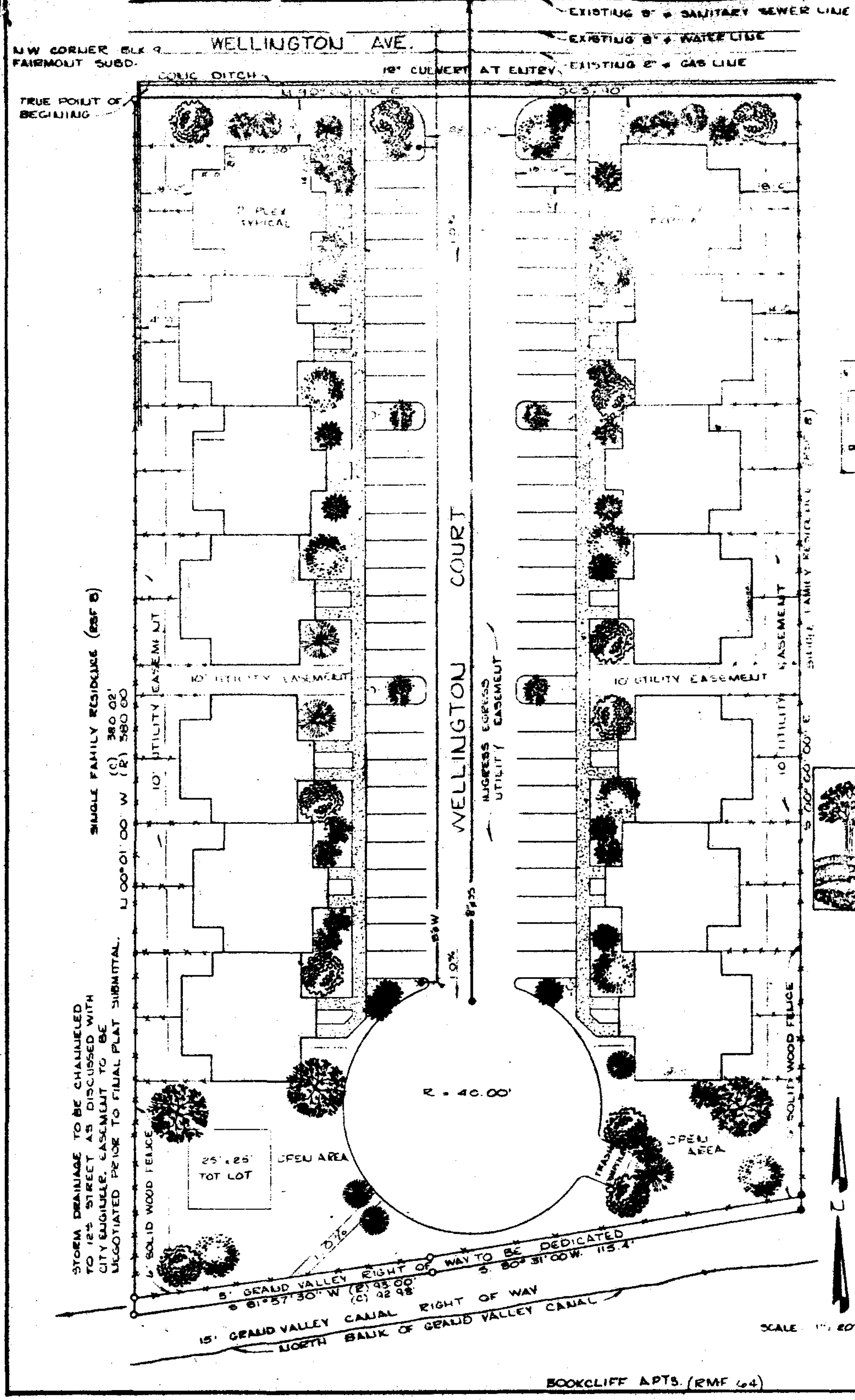
* Colorado West Engineering
835 Colorado Ave.
Grand Jct., Co 81501
#38-79
(2of2)

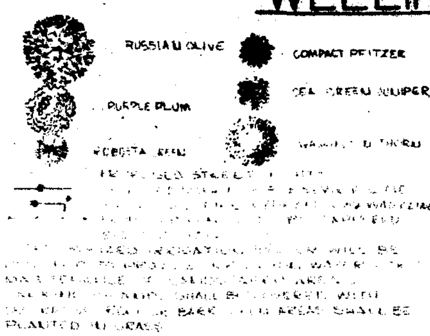
O. Reed Guthrie
242 Arroya Drive
Grand Jct., CO 81501
#38-79
(2of2)

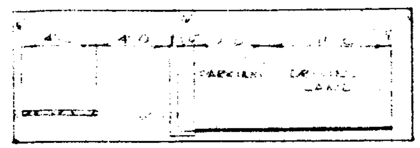
Charles Wiman
3304 Music Lane
Grand Jct., CO 81501
#38-79
(2of2)

Cheryl Nash
879 Rapid Creek Rd.
Palisade, CO 81526
#38-79
(2of2)

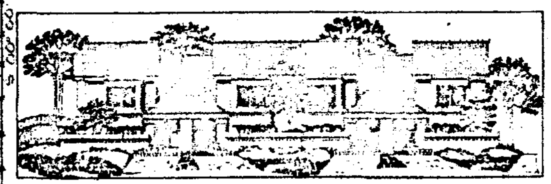
WELLINGTON TOWNHOMES



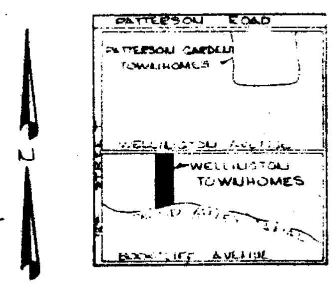




TYPICAL 60' ROW SECTION
N.T.S.



PROPOSED FRONT ELEVATION
BY DESIGNCO
*MAXIMUM HEIGHT NOT TO EXCEED 26'



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

A tract or parcel of land situated in Block 9 of Fairmont Subdivision, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the NW corner of said Block 9 whose North line bear's N 90°00'00" E and all bearing's contained here in to be relative there to; thence N [illegible] to the true point of beginning; thence continue N [illegible] 95.40'; thence S 00°01'00" E [illegible]; thence S 80°[illegible] W 115.40'; thence [illegible]

[illegible] thence N 00°01'00" W [illegible] to the true point of beginning.

SURVEYORS CERTIFICATE

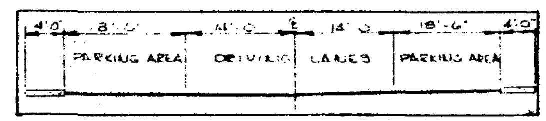
This is to certify that this plat was prepared under my direct supervision and boundary information was obtained from a boundary survey prepared by us, and to the best of my belief and knowledge, it is a true and accurate representation thereof.

William G. Ryden, Colorado Registered Land Surveyor No. [illegible]

ENGINEERS CERTIFICATE

I, Roger Allen Foley, being duly licensed to practice as a Civil Engineer in the State of Colorado, do hereby certify that the utilities and improvements shown hereon were laid out and prepared under my supervision.

Roger Allen Foley, Colorado Registered Professional Engineer No. [illegible]



TYPICAL PARKING AREA SECTION
N.T.S.

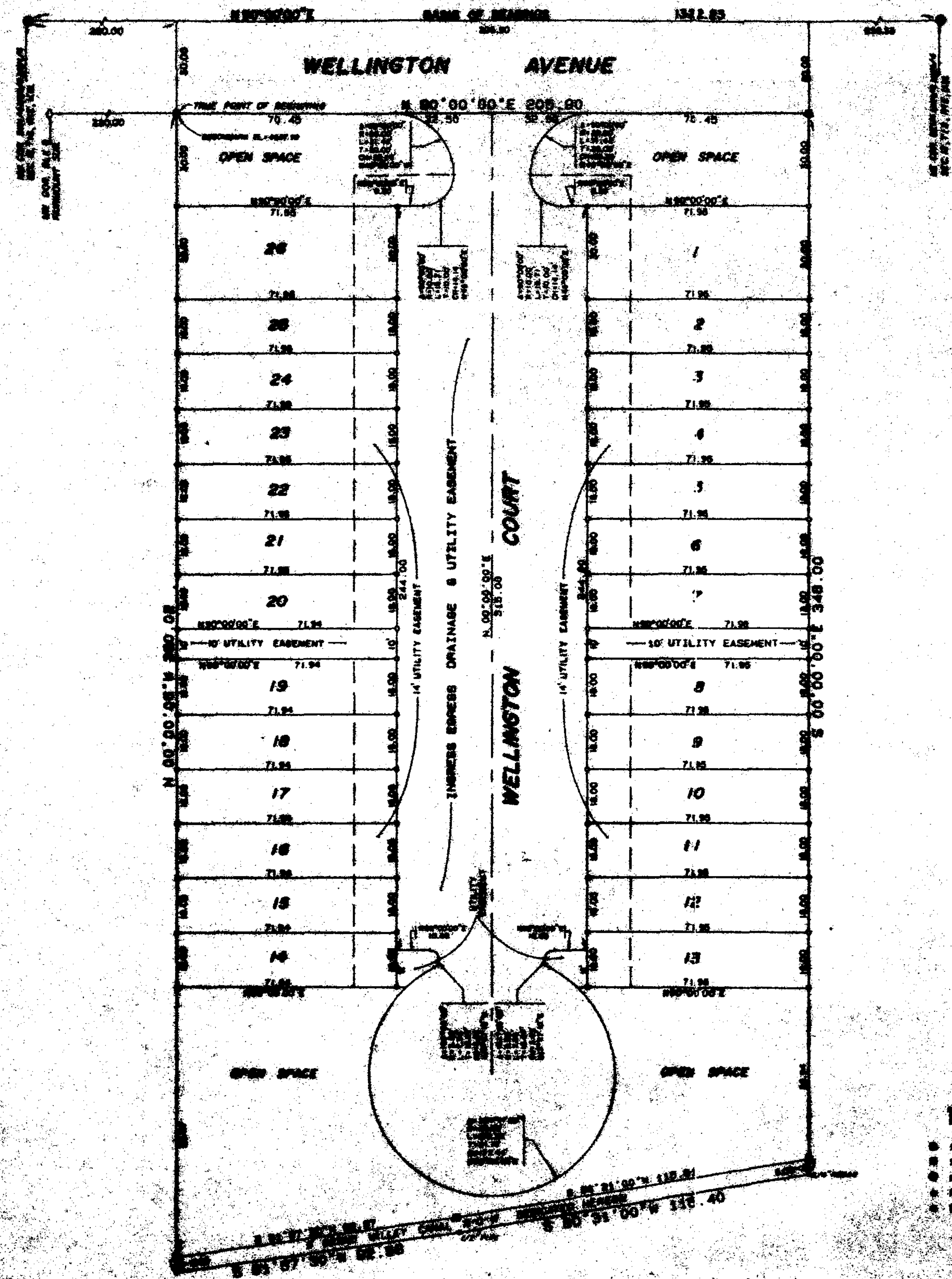
HYDROLOGY CALCULATIONS

TOTAL AREA = 1.70 ACRES
MAX. TIME OF CONCETRATION = 19.5 MIN
2 YEAR RAINFALL INTENSITY = 1.2 IN /HR.
AVERAGE RUN-OFF COEFICIENT = 0.75%
DISCHARGE AT POINT OF COLLECTION = 1.57 C.F.S.

GRAND JUNCTION FIRE DEPARTMENT
TYPE OF CONSTRUCTION = STANDARD FRAME
AVERAGE SQ FT / UNIT = 1200 1400 SQ FT.
REQUIRED FIRE FLOW = 2,000 g.p.m.

TOTAL ACRES 1.70
TOTAL UNITS 28
TOTAL PARKING SPACES 56
ZONING PR-16

DESIGNED BY: T.M.	DATE 11/81	STATION STA. - TO STA. -	WELLINGTON TOWNH
DRAWN BY: B.C./ED	DATE 11/81	SCALE VERT. - HORIZ. 1" = 20'	REVISED PRELIMINARY PLAN
COLORADO WEST ENGINEERING — CONSULTING CIVIL ENGINEERS, COLORADO AVE. GRAND JUNCTION, COLO. (303) 245-[illegible]			CLIENT: PAUL SMITH



WELLINGTON TOWNHOMES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned O. Reed Guthrie, Partner, Charles D. Wiman, Partner, and Cheryl Nash, Partner, dba Wellington Condo Partnership, are the owners of that real property situated in Block 9 of Fairmount Subdivision, County of Mesa, State of Colorado as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the Northwest corner of said Block 9, whose North line bears N 90° 00' 00" E and all bearings contained herein to be relative thereto, thence N 90° 00' 00" E 220.00 feet to the true point of beginning, thence continuing N 90° 00' 00" E 206.50 feet, thence S 00° 00' 00" E 342.98 feet to the Northerly right-of-way of the Grand Valley Canal, thence along said right-of-way S 80° 31' 00" W 115.81 feet, thence S 81° 57' 30" W 92.57 feet, thence leaving said right-of-way N 00° 00' 06" W 374.97 feet to the true point of beginning.

Said tract or parcel contains 1.70 acres more or less.

That said owners have caused the real property to be laid out and surveyed as WELLINGTON TOWNHOMES, a planned development of a part of Mesa, County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this ________ day of ________________ A.D., 19 ________.

O. Reed Guthrie, Partner ____ Charles D. Wiman, Partner ____ Cheryl Nash, Partner ____

STATE OF COLORADO }
} ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this ________ day of ________________ A.D., 19 ________, by O. Reed Guthrie, Charles D. Wiman, Cheryl Nash, partners, owners.

Witness my hand and official seal. My commission expires: ____________________.

Notary Public ____ Address ____

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
} ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at ________ o'clock ____.M., this ________ day of ________________ A.D., 19 ________, and is duly recorded in Plat Book No. ________, at Page ________, Reception No. ________.

Clerk and Recorder ____ Deputy ____ Fees ____

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this ________ day of ________________ A.D., 19 ________.
County Planning Commission of the County of Mesa, Colorado.

Chairman ____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this ________ day of ________________ A.D., 19 ________.
Board of County Commissioners of the County of Mesa, Colorado.

Chairman ____

SURVEYORS CERTIFICATE

I, William G. Ryden, do hereby certify that the accompanying plat of WELLINGTON TOWNHOMES, a planned development of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

William G. Ryden, Colorado Registered Land Surveyor No. 5937

SCALE: 1"=50'

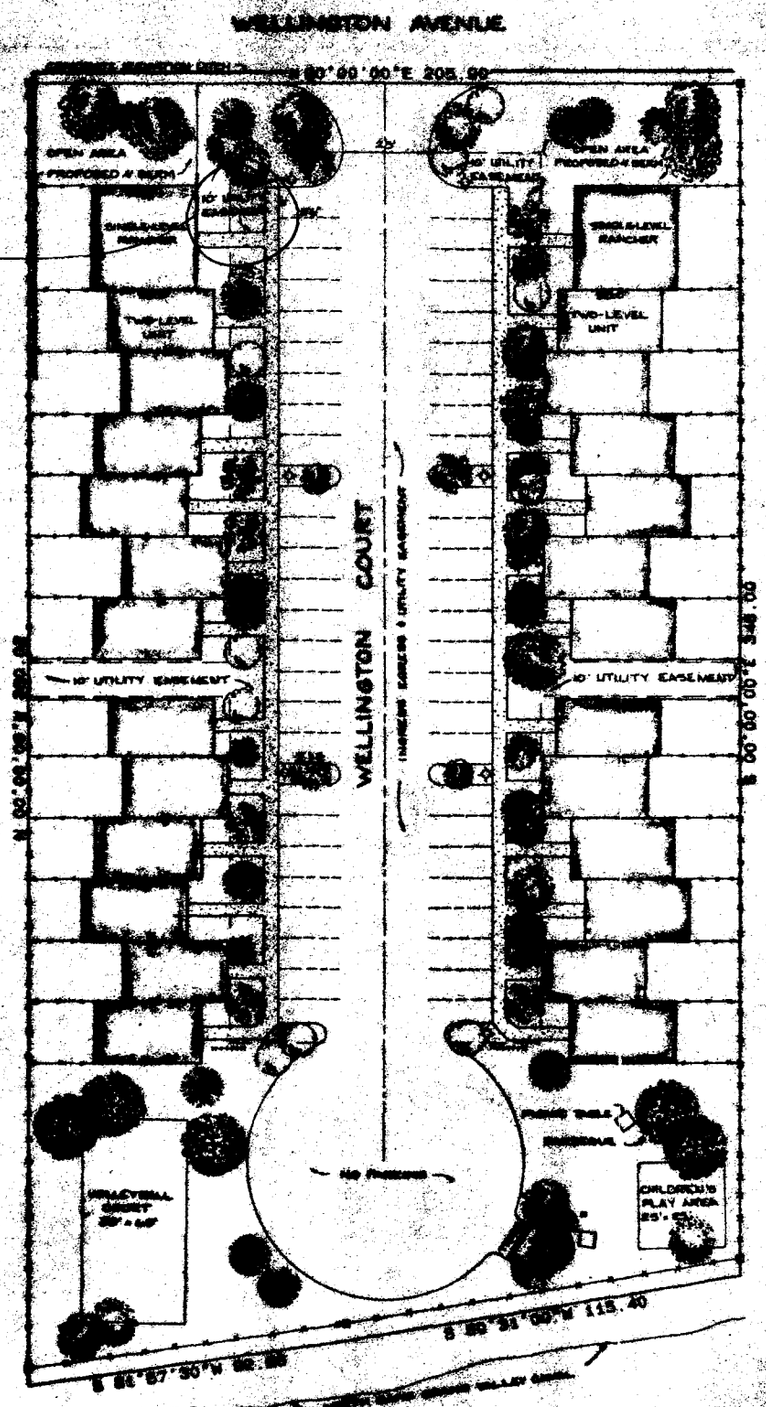
OFFICE COPY

#38-79
(2082)

PLAT - AS RECORDED

WELLINGTON TOWNHOMES

WELLINGTON TOWNHOMES



Doesn't agree w/ plat

LEGEND

- 6' SOLID WOOD FENCE
- STREET LIGHT
- BIKE RACK
- ROSETTA GREEN
- SEA GREEN JUNIPER
- COMPACT PFITZER
- WASHINGTON THORN
- PURPLE PLUM
- RUSSIAN OLIVE

NOTE: OPEN AREAS WILL BE PLANTED WITH GRASS

N

OFFICE COPY

#38-79
(282)

			WELLINGTON TOWNHOMES
Owner			FINAL PLAN

PRELIMINARY SOILS REPORT

WELLINGTON CONDOMINIUMS

GENERAL

The "S. C. S. Soils Survey" indicates one soil type will be encountered in this area.

1. (Bc) Billings silty clay loam, 0 to 2 percent slopes.

SOIL CHARACTERISTICS

Texture: Silty clay loam.

Septic tank absorption fields: A central sewage collection system will be used.

Roads and Streets: The soils have low strength characteristics and due to frost action of soil, sub-base and base courses shall be properly designed.

Building Foundations: Soil has moderate shrink/swell potential and low strength characteristics. Properly designed building foundations are recommended.

Billings silty clay loam, 0 to 2 percent slopes (Bc).—This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It covers nearly one-fifth of the Grand Junction Area. The areas occur on the broad flood plains and very gently sloping coalescing alluvial fans along streams. Many large areas are north of the Colorado River.

The soil is derived from deep alluvial deposits that came mainly from Mancos shale but in a few places from fine-grained sandstone materials. The deposits ordinarily range from 4 to 40 feet deep but in places exceed 40 feet. The deposits have been built up from thin sediments brought in by the streams that have formed the coalescing alluvial fans or have been dropped by the broad washes that have no drainage channel. The thickest deposit, near Grand Junction, was built up by Indian Wash.

The color and texture of the soil profile vary from place to place. The 8- to 10-inch surface soil normally consists of gray, light-gray, light olive-gray, or light brownish-gray silty clay loam. This layer grades into material of similar color and texture that extends to depths of 3 or 4 feet. Below this depth the successive depositional layers show more variation. Although the dominant texture is silty clay loam, the profile may have a loam, clay loam, fine sandy loam, or a very fine sandy loam texture.

Where there are fairly uniform beds of Mancos shale and where the soil is not influenced by materials deposited by adjoining drainage courses, the profile varies only slightly within the upper 3 or 4 feet. In areas bordering drainage courses, however, the soil varies more in texture and color from the surface downward.

One small area about 1½ miles southeast of Loma consists of light grayish-brown or pale-brown heavy silty clay loam that shows only slight variation in texture to depths of 4 to 6 feet. The underlying soil material is more variable. Below depths of 6 to 10 feet the layers generally are somewhat thicker and have a higher percentage of coarse soil material.

Also included with this soil are several small areas totaling about 3 square miles that are dominantly pale yellow. These are located 2½ to 3½ miles northeast of Fruita, 5 miles north of Fruita, 2½ miles northeast of Loma, 3 to 5 miles north of Loma, 1½ miles northwest of Loma, and 4 miles northwest of Mack. In these areas the 8- or 10-inch surface soil is pale-yellow silty clay loam, and the subsoil is a relatively uniform pale-yellow silty clay loam to depths of 4 to 8 feet. The accumulated alluvial layers are difficult to distinguish, but in a few places transitional to Fruita soils there are small areas having a pale-brown to light-yellowish brown color. These transitional areas are included with Billings silty clay loam because they have a finer textured subsoil than is characteristic of the Ravola soils.

Although moderately fine textured, this Billings soil permits successful growth of deep-rooted crops such as alfalfa and tree fruits. Its permeability is normally not so favorable as that of the Mesa, Fruita, and Ravola soils. Its tilth and workability are fair, but it puddles so quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Runoff is slow and internal drainage is very slow.

Like all other soils in the area, this one has a low organic-matter content. Under natural conditions it contains a moderate concen-

tration of salts derived from the parent rock (Mancos shale). In places, however, it contains so much salt that good yields cannot be obtained. Some large areas are so strongly saline they cannot be used for crops. Generally, this soil is without visible lime, but it is calcareous. In many places small white flecks or indistinct light-colored streaks or seams indicate that lime, gypsum, or salts are present.

Use and management.—About 80 percent of this soil is cultivated. The chief irrigated crops are alfalfa, corn, dry beans, sugar beets, small grains, and tomatoes and other truck crops. Where the soil is located so as to avoid frost damage, tree fruits are grown.

Most of the field crops are grown in the central and western parts of the valley, or from Grand Junction westward. The entire acreage in tree fruits—approximately 3 square miles—lies between Grand Junction and Palisade. Because the climate is more favorable near Palisade, the acreage in orchard fruits is greater there. A few small orchards are located northeast of Grand Junction in the direction of Clifton. The main fruit acreage is between Clifton and Palisade. Peach orchards predominate, but a considerable acreage is in pears, especially near Clifton. Yields depend on the age of the trees and other factors, including management, but the estimated potential yield is somewhat less on this soil than on Mesa soils. This takes into account the slower internal drainage of this soil and its susceptibility to salinity if overirrigated. Yields of other crops vary according to the length of time the land has been irrigated, internal drainage or subdrainage, salt content of the soil, management practices, and local climate.

The uncultivated areas of this soil are mostly inaccessible places adjoining the larger washes, which occur mainly in the western part of the area, and those places that cannot be cropped profitably because they have inadequate drainage and a harmful concentration of salts. The uncultivated land supports a sparse growth of greasewood, saltbush, shadscale, rabbitbrush, ryegrass, peppergrass, and saltgrass. From 70 to 90 acres are required to pasture one animal during a season.

A number of places shown on the map by small marsh symbols are low and seepy. They could be ditched, but their acreage is likely too small to justify the expense. Left as they are, their salt content makes them worthless for any use except pasture.

Sizeable acreages of this soil apparently were overirrigated in the past. Irrigation water applied at higher levels to the north seeps upward in this soil where it occurs in low areas toward the river. Even now, new saline areas are appearing, and existing areas are getting larger. The total acreage affected by salts has remained more or less the same for the last two decades, but affected areas will continue to change in size and shape because of seepage.

Most fields are ditched where necessary. Some uncultivated areas require both leveling and ditching. In places subdrainage is inadequate because irregularities in the underlying shale tend to create pockets and prevent underground water from flowing into the drainage ditches. Also, in some areas where the alluvial mantle is 30 to 40 feet thick, the ditches are not always deep enough to drain the soil. Some areas are seepy because there are no ditches running in an east-west direction to intercept lateral flow of ground water from the overirrigated, permeable, medium-textured, stratified soils on the upper parts of the fan to the north. After being leveled, uncultivated areas would have to be cropped for 3 years before their salt content would be reduced enough to permit good yields.

Farmers can increase the organic-matter content of this soil by applying manure liberally and by growing alfalfa or clovers at least part of the time. A combination field crop and livestock type of farming favors improvement of this soil. Many of the small imperfectly drained areas may be kept in pasture. Strawberry clover and sweetclover are well suited, and mixtures of pasture grasses grow well.

Lincoln DeVore

1441 Motor
Grand Junction, Colo 81501
(303) 242-8968

May 5, 1982

Smithco
2579 H 3/4 Road
Grand Junction, Colorado 81501

Attention: Paul Smith

RE: SUBSURFACE SOILS INVESTIGATION

PROPOSED WELLINGTON TOWNHOMES

GRAND JUNCTION, COLORADO

Gentlemen:

Transmitted herein are the results of a Subsurface Soils Investigation and Foundation Recommendations for the proposed Wellington Townhomes in Grand Junction, Colorado.

Respectfully submitted,

LINCOLN-DeVORE TESTING LABORATORY

GARY M. KRZISNIK REGISTERED 17182 PROFESSIONAL ENGINEER STATE OF COLORADO

By: Gary M. Krzisnik
Gary M. Krzisnik, P. E.
Grand Junction Office

Reviewed by: Walter E. Vandegrift

GMK/cr

LDTL Job No. 43520 J

ABSTRACT:

The contents of this report are a subsurface soils investigation and foundation recommendations or the proposed Wellington Townhomes on Wellington Avenue east of 12th Street, Grand Junction, Colorado.

Topographically, the site is nearly level, located on an alluvial plain of the Colorado River. Both surface and subsurface drainage are fair to poor.

The foundation soils encountered during drilling were noted to consist of low density sands, silts and clays. A shallow foundation system would be most appropriate for use on this site. Shallow foundations designed on the basis of a maximum bearing capacity of 2000 psf would be appropriate. A minimum pressure of 750 psf will be required. Looser conditions in some areas may require use of a controlled structural fill to distribute the applied stress over a larger area of soft soils. Such fill, if used, must be compacted to at least 90%, but not over 95%, of the maximum Proctor dry density, ASTM D-1557. The extent of any such fill must be determined in the field by qualified personnel based on observation of soil conditions exposed in excavations.

All foundations must be well balanced and heavily reinforced to minimize differential movement.

All floor slabs on grade must be constructed to act independently of other structural portions of the buildings.

Adequate drainage must be provided at all times. Water must never be allowed to pond above the foundation soils.

Surface and subsurface drainage must be carefully designed and controlled. A perimeter drain would be recommended around the building exterior.

A Type II Cement would be recommended in all concrete in contact with the soil on this site.

More detailed recommendations can be found within the body of this report. All recommendations will be subject to the limitations set forth herein.

Lincoln-DeVore has been informed that the soils information developed in this report is to be used for foundation design and construction of several 2-story residential buildings. The information may or may not be valid for other purposes. If the proposed use is changed or types of construction proposed other than noted herein, the laboratory must be contacted to determine if the information in this report can be used for the new construction without further investigation being required.

GENERAL:

The purpose of this investigation was to determine the general suitability of the site for construction of the Wellington Townhomes in Grand Junction, Colorado. Characteristics of the individual soils found within the test borings were examined for use in designing foundations on this site. We understand that the proposed development will include several 2-story, multiple family residential buildings (townhouse style) of wood frame construction. No basement construction is planned, although the main floor level may be located 1 to 2 feet below existing grade in order to help minimize the elevation of roof ridge lines in the development. Buildings of the type planned are normally light to moderate in weight, with wall loads in the 1 to 2 kips per lineal foot range.

The topography of the site is nearly level. It is located on the alluvial plain of the Colorado River. The site has a general slope to the southwest, so that surface runoff will eventually reach the river. The exact direction of drainage will be controlled by local streets and ditches around the area of the structure, but in general, will be toward the southwest. Both surface and subsurface drainage range from fair to poor.

The foundation soils encountered on this site consisted predominantly of alluvial deposits. The deposits are placed by past flooding action from the Colorado River. Some of the soils are believed to be the result of slope wash activity and are derived from the finer-grained bedrock that

composes the Bookcliffs to the north of the site. These soils were deposited over bedrock of the Mancos Shale Formation.

The Mancos Shale can broadly be described as a thin-bedded, drab, light to dark gray marine shale, with thinly interbedded fine grain sandstone and limestone layers. Some portions of the Mancos Shale are bentonitic, and therefore, are highly expansive. The majority of the shale, however, has only a moderate expansion potential. Formational shale was encountered in Test Boring No. 1 and 4 at a depth of 24 to 26 feet. It is anticipated that this formational shale will not directly affect the construction and the performance of the foundations on the site.

BORINGS, LABORATORY TESTS AND RESULTS:

Nine test borings were drilled across the development site and are located approximately as shown on the attached Test Boring Location Diagram. The test borings were placed in such a manner as to obtain a reasonably good profile of the subsurface soils. All test borings were drilled with a power-driven, continuous auger drill. Samples were taken with a standard split-spoon sampler, thin-walled (Shelby) tube samplers, and by bulk methods.

The precise gradational and plasticity characteristics associated with the soils encountered during drilling can be found on the attached summary sheets. The representative number for each soil group is indicated in a small circle immediately below the sampling point on the Drilling Logs. The following discussion of the soil groups will be general in nature.

The soils profile found on this site can be broadly described as a three layer system. The upper 1 foot of the profile was found to be either road gravel or topsoil at most of the borings. Beneath this surface layer, the soils were found to consist of moderate to low density clays and silts, and some sands, to depths of at least 24 to 26 feet. Formational shale was found below the alluvial and slope wash soil deposits.

Soil Type No. 1 classified as a clayey silt and fine sand (ML) of fine grain size. Soil Type No. 1 is of low plasticity, moderate to high moisture content and of moderate to low density. These soils have a mild

tendency to expand upon the addition of moisture with swell pressures on the order of 935 psf being considered typical. While this magnitude of expansion should not be sufficient to affect the heavy structural members of the building, it can cause some movement beneath light structural members and floor slabs on grade. These soils will have a distinct tendency to long-term consolidation under applied foundation pressures. However, if the allowable bearing values given are not exceeded, we feel that differential movement would be tolerable. This soil group was found to have an allowable bearing value on the order of 2000 psf maximum. In order to resist the possible swell of this soil if it becomes saturated after construction, a minimum pressure of 600 psf will be required. These pressures are applicable in the 1 to 4 foot depth zone, below which much lower allowable pressures would be applicable.

Soil Type No. 2 classified as a sandy silty clay (CL-ML) of fine grain size. Occurring as layers of varying depth interbedded with the Type No. 1 soils described above, Soil Type No. 2 is also of low plasticity, moderate to high moisture content and moderate to low density. These soils have a moderate tendency to expand upon the addition of moisture with swell pressures on the order of 1590 psf being considered typical. While this magnitude of expansion should not be sufficient to affect the heavy structural members of the building, it can cause some movement beneath light structural members and floor slabs on grade. These soils will have a distinct tendency to long-term consolidation under applied foundation pressures. However, if the allowable bearing values given

are not exceeded, we feel that differential movement would be tolerable. This soil group was found to have an allowable bearing value on the order of 2000 psf maximum. A minimum contact pressure of 750 psf will be required to resist the possible swell of this soil in its native, moist, low density condition. Again, lower allowable pressures would apply to foundations located below the 4 foot depth level.

Soil Type No. 3 classified as silty clay (CL) of fine grain size. Soil Type No. 3 is typical of the formational shale which underlies the site and serves as bedrock in the area. Soil Type No. 3 is plastic, of very low permeability and of high to very high density. The shales are expansive in nature with swell pressures in the 1500 to 3000 psf range usually observed in this area. Should drilled piers be used for the building, the expansive nature of the fine grained bedrock must be given consideration. Owing to its initial high density condition, these soils would have virtually no tendency to long-term consolidate. At a penetration of 5 feet into the shale layer, tip bearing capacities on the order of 20,000 psf could be achieved. Soil Type No. 3 was found to contain sulfates in detrimental quantities.

Soil Type No. 4 classified as clayey silt and fine sand, similar to Soil Type No. 1 previously described. However, the technical classification of Soil Type No. 4, which had a higher clay content, was ML-CL rather than the Type No. 1 soil's ML. The expansion and settlement characteristics of this soil group will be nearly identical to those previously

described for Soil Type No. 1. The measured swell pressure was 1015 psf. Allowable bearing values on the order of 2000 psf maximum and 700 psf minimum, at and above the 4 foot depth level, would be associated with this soil group.

No true free water surface was encountered in any of the test borings to the depths drilled. However, very wet conditions were encountered in all test borings, and these conditions are believed to be the result of seepage from irrigation ditches and from irrigation practices in the vicinity. Due to the high moisture conditions encountered, it is recommended that basement or half basement foundations not be used on this site, and that all floor slabs be constructed over a capillary break and vapor barrier.

The nature of the foundation soils in the area is such that the formation of areas of perched water is quite possible. If these wet areas are encountered during foundation excavation, some pumping is possible. This is a temporary, quick condition caused by vibration of the equipment on the site. If this should occur, it can be stopped by removal of the equipment and greater care taken in the excavation process. If this does not stop the pumping, properly placed coarse rock should be worked into the soil or properly designed geotechnical fabric could be applied to the earth face. The foundations could also be redesigned based upon lower bearing values if large amounts of seepage are encountered. It is emphasized that minor pumping is a temporary, quick condition and should not affect the structure after it is completed.

CONCLUSIONS AND RECOMMENDATIONS:

Since the exact magnitude and nature of the foundation loads are not precisely known at the present time, the following recommendations must be somewhat general in nature. Any special loads or unusual design conditions should be reported to Lincoln-DeVore so that changes in these recommendations may be made, if necessary. However, based upon our analysis of the soil conditions and project characteristics previously outlined, the following recommendations are made.

It is recommended that a shallow foundation system consisting of continuous footings beneath all bearing walls and isolated spread footings beneath columns and other points of concentrated load, be used to transfer the weight of the proposed structure. Such a shallow foundation system may be designed on the basis of a maximum allowable bearing capacity of 2000 psf as an overall site average. Based on the discussion in the preceding section of this report, a minimum pressure of 750 psf will be required.

It should be noted that the term "footings" as used above includes the wall on grade or "no footing" type of foundation system. On this particular site, the use of a more conventional footing, the use of a "no footing", or the use of voids will depend entirely upon the foundation loads exerted by the structure. We would anticipate the use of a combination of conventional foundations with "no footing" types at lightly loaded walls on this site.

It is recommended that the above described shallow foundation system(s) be located to bear on the

native fine-grained soils within a depth range of 2 to 4 feet below the existing ground surface at this site. A lower maximum bearing pressure must be used for footings located below this depth. The exact allowable pressures for deeper footings must be determined on a site specific basis during construction. In general, however, a maximum pressure of 1000 psf would be recommended for footings in the 4 to 7 foot depth zone. A minimum bearing pressure of 400 psf will be required within this depth range. Foundations located below about 7 feet will generally require the use of controlled fill to develop adequate, stable support, as will shallower footings in some isolated areas.

Where overly loose or soft soils occur at relatively shallow depths, such as at Test Hole No. 5, we would recommend overexcavating to remove the low density (or any highly expansive) soils and constructing the foundations on the controlled backfill in such excavations. The extent of such overexcavation and filling must be determined during the course of construction based on the soil conditions exposed in foundation excavations. As a general guideline, the foundation area could be overexcavated in trenches extending at least 1½ times the footing width below the proposed footing line, with a similar dimension being maintained around the perimeter of all foundation components (both strip and pad footings). After the overexcavation has been completed, then coarse granular backfill could be replaced in the trenches in lifts not to exceed 6 inches after compaction. A minimum of 90% of the soil's maximum Proctor dry density, ASTM D-1557, should be maintained during the filling process. The fill compaction should not exceed 95%

of this maximum density. The designed foundations could then be constructed on the controlled fill.

If all long-term movement is to be eliminated, then a drilled pier (or driven pile) foundation system must be recommended. The piers would have to extend to and into the bedrock, with shaft lengths on the order of 30 to 35 feet probably being necessary. It is recognized that this foundation alternative would be quite expensive and probably not necessary since a light-weight building is anticipated. Additional design and construction recommendations will not be provided in this report, but can easily be provided at a later date upon request.

Where a shallow foundation system is used, we would recommend that the contact stresses be balanced beneath the foundation components. Most buildings are invariably more heavily loaded on some walls and columns than on others. The amount of this variation may tend to be quite high. We would recommend that the size of the foundation component be varied in direct relationship to the actual load being carried, thus maintaining approximately the same pressure on the soil at all points. Using the criterion of dead load plus one-half the estimated live load, we would recommend that the contact stresses beneath the load bearing walls be balanced to within $\pm$ 300 psf at all points beneath the foundation wall. Isolated interior column pads should be designed for pressures of about 150 psf more than the average of the pressures beneath the load bearing walls.

To help ensure that the structure moves more or less as a single unit rather than in a differential manner, we would recommend that all stem walls be supported by a grade beam capable of spanning at least 12 feet. This grade beam would apply to both interior and exterior load bearing walls. Such a grade beam should be horizontally reinforced continuously around the structure with no gaps or breaks in reinforcing steel unless they are specially designed. Beams should be reinforced at both the top and the bottom with the major reinforcement being equally distributed between the top and bottom of the section. All interior bearing walls should rest on a grade beam and foundation system of their own and should not be allowed to rest on a thickened slab section or "shovel" footing.

The bottom of all foundation components should rest a minimum of 2 feet below finished grade or as required by the local building codes. Foundation components must not be placed on frozen soils.

All floor slabs on grade must be constructed to act independently of the other structural portions of the building. These floor slabs should contain deep construction or contraction joints to facilitate even breakage and to help minimize any unsightly cracking which could result from differential movement. Floor slabs on grade should be placed in sections no greater than 25 feet on a side. Prior to constructing slabs on grade, all existing topsoil and organics must be removed from the building interior. Likewise, all foundations must penetrate the topsoil layer.

Where floor slabs are used, they may be placed directly on grade or over a compacted gravel blanket of 4 to 6 inches in thickness. Under no circumstances should this gravel pad be allowed to act as a water trap beneath the floor slab. A vapor barrier is recommended beneath any and all floor slabs on grade which will lie below the finished exterior ground surface. All fill placed beneath the interior floor slabs must be compacted to at least 88% of its maximum Proctor dry density, ASTM D-1557.

Any interior, non-load bearing partitions which will be constructed to rest on the floor slab should be constructed with a minimum space of 1½ inches at either the top or bottom of the wall. The bottom of the wall would be the preferred location for this space. This space will allow for any future potential expansion of the subgrade soils and will prevent damage to the wall and/or roof section above which could be caused by this movement.

Adequate drainage must be provided in the foundation area both during and after construction to prevent the ponding of water. The ground surface around the building should be graded so that surface water will be carried quickly away from the structure. The minimum gradient within 10 feet of the building will depend upon surface landscaping. Bare or paved areas should maintain a minimum gradient of 2%, while landscaped areas should maintain a minimum gradient of 5%. Roof drains must be carried across all backfilled areas and discharged well away from the structure.

The existing drainage in the area must either be maintained or improved. Water should be drained away from the structures as rapidly as possible and should not be allowed to stand or pond in the area of the buildings. The surface drainage across the entire property must be carefully controlled to prevent infiltration and saturation of the foundation soils. All backfill around the buildings should be compacted to a minimum of 88% of its maximum Proctor dry density, ASTM D-1557. Roof drains must be carried across all backfilled regions and discharged well away from the structures.

A subsurface peripheral drain, including an adequate gravel collector, sand filter and perforated drain pipe, should be constructed around the outside of the building at foundation level. Dry wells should not be used anywhere on this site. The discharge pipe should be given a free gravity outlet to the ground surface. If "daylight" is not available, a sealed sump and pump should be used.

The amount of structural fill transported to the site during construction, either for purposes of site grading or to raise the interior floor slabs to their desired design elevation, should be kept to a minimum. The surcharge applied by the structural fill could consolidate the soft, fine grained soils previously described. Obviously, if the underlying soils consolidate as a result of this applied surcharge, some structural movement would follow.

Due to the soft, wet condition of the soil materials encountered, construction of basements may be difficult and dewatering techniques may be necessary during

construction. Additionally, problems with basement foundations may be encountered during periods of strong seepage due to uplift against the foundation and the possibility of seepage into the basement. While we would not entirely recommend against the construction of basements on this site, it is strongly recommended that basement or half basement foundations be well sealed and that they be provided with the peripheral drains and underslab drainage layers described in this report. It is extremely important that the subsurface drains be properly installed and in good working order.

Samples of the surficial native soils at this property that may be required to support pavements have been evaluated using the Hveem-Carmany method to determine their support characteristics. The results of the laboratory testing are as follows:

R = 7.5
Expansion @ 300 psi = 0.00
Displacement @ 300 psi = 4.69

This high displacement indicates that the soil will be unstable when wet unless it is well confined. A subbase fill or geotechnical fabric may be necessary below pavements on such soils. We would recommend that all subgrade fill, subbase and aggregate base course materials be compacted to at least 90% of the maximum modified Proctor (ASTM D-1557) dry density specific to each material used. When sufficient information becomes available that will permit reasonable assumptions of the traffic volume and mix that are likely at this site, we would be pleased to further assist with the development of this project by preparing detailed pavement design recommendations, if you so desire.

No major difficulties are anticipated in the course of excavating into the surficial site soils that consist of fine grained soils of low to moderate density. Because such soils tend to cave from high, vertical faces, it is possible that some safety provisions such as the sloping or bracing of the sides of excavations over 5 feet deep could be necessary. Any such safety provisions should conform to reasonable industry safety practices and applicable OSHA regulations.

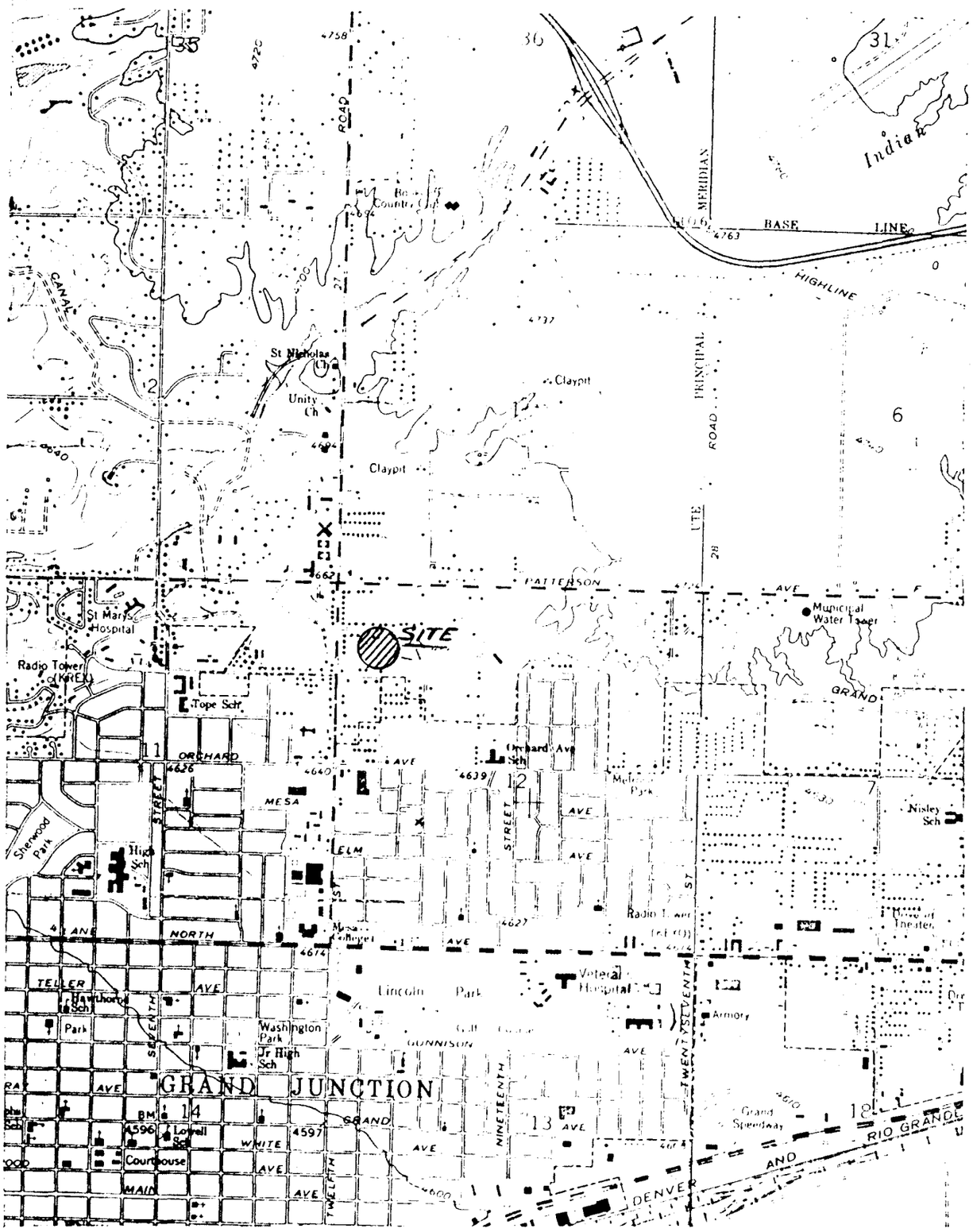
The soils on this site were found to contain sulfates in detrimental quantities. Therefore, a Type II Cement would be recommended in all concrete in contact with the soil. Under no circumstances should calcium chloride ever be added to a Type II Cement. In the event that Type II Cement is difficult to obtain, a Type I Cement may be used, but only if it is protected from the soils by an impermeable membrane.

The open foundation excavation must be inspected prior to the placing of forms and pouring of concrete to establish that adequate design bearing materials have been reached and that no debris, soft spots or areas of unusually low density are located within the foundation region. All fill placed below the foundations must be fully controlled and tested to ensure that adequate densification has occurred.

It is extremely important due to the nature of data obtained by the random sampling of such a heterogeneous material as soil that we be informed of any changes in the subsurface conditions observed during construction from those outlined in the body of this report. Construction personnel should

be made familiar with the contents of this report and instructed to relate any differences immediately if encountered.

It is believed that all pertinent points concerning the subsurface soils on this site have been covered in this report. If questions arise or further information is required, please feel free to contact Lincoln-DeVore at any time.

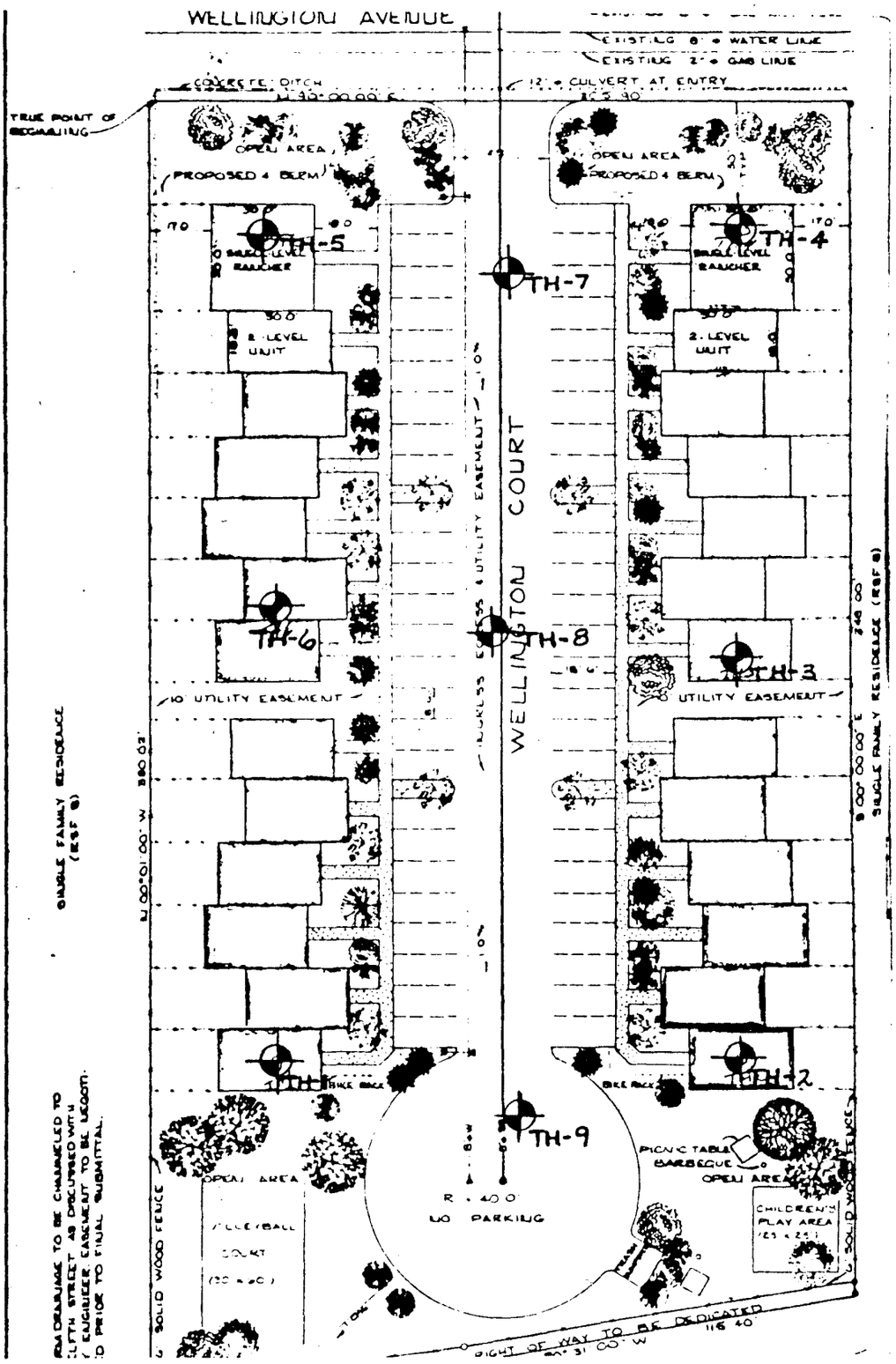


SCALE: 1"=2000'
LDTL No. 43520J
DATE: 4-30-82

GENERAL SITE LOCATION - WELLINGTON TOWNHOMES - GRAND JUNCTION, COLO.

LINCOLN DeVORE ENGINEERS · GEOLOGISTS

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE, WYOMING: ROCK SPRINGS



SCALE: NONE
LDTL No. 43520J
DATE: 4-30-82

Soil Boring Locations - Wellington

LINCOLN DeVORE

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE

SOILS DESCRIPTIONS:

SYMBOL	USCS	DESCRIPTION
		Topsoil
		Man-made Fill
	GW	Well-graded Gravel
	GP	Poorly-graded Gravel
	GM	Silty Gravel
	GC	Clayey Gravel
	SW	Well-graded Sand
	SP	Poorly-graded Sand
	SM	Silty Sand
	SC	Clayey Sand
	ML	Low-plasticity Silt
	CL	Low-plasticity Clay
	OL	Low-plasticity Organic Silt and Clay
	MH	High-plasticity Silt
	CH	High-plasticity Clay
	OH	High-plasticity Organic Clay
	Pt	Peat
	GW/GM	Well-graded Gravel, Silty
	GW/GC	Well-graded Gravel, Clayey
	GP/GM	Poorly-graded Gravel, Silty
	GP/GC	Poorly-graded Gravel, Clayey
	GM/GC	Silty Gravel, Clayey
	GC/GM	Clayey Gravel, Silty
	SW/SM	Well-graded Sand, Silty
	SW/SC	Well-graded Sand, Clayey
	SP/SM	Poorly-graded Sand, Silty
	SP/SC	Poorly-graded Sand, Clayey
	SM/SC	Silty Sand, Clayey
	SC/SM	Clayey Sand, Silty
	CL/ML	Silty Clay

ROCK DESCRIPTIONS:

SYMBOL	DESCRIPTION
SEDIMENTARY ROCKS	
	CONGLOMERATE
	SANDSTONE
	SILTSTONE
	SHALE
x x x x x x	CLAYSTONE
	COAL
	LIMESTONE
	DOLOMITE
	MARLSTONE
	GYPSUM
	Other Sedimentary Rocks
IGNEOUS ROCKS	
	GRANITIC ROCKS
	DIORITIC ROCKS
	GABBRO
	RHYOLITE
	ANDESITE
	BASALT
	TUFF & ASH FLOWS
	BRECCIA & Other Volcanics
	Other Igneous Rocks
METAMORPHIC ROCKS	
	GNEISS
	SCHIST
	PHYLLITE
	SLATE
	METAQUARTZITE
	MARBLE
	HORNFELS
	SERPENTINE
	Other Metamorphic Rocks

SYMBOLS & NOTES:

SYMBOL	DESCRIPTION
	9/12 Standard penetration drive Numbers indicate 9 blows to drive the spoon 12" into ground.
	ST 2-1/2" Shelby thin wall sample
	W_o Natural Moisture Content
	W_x Weathered Material
Free water	Free water table
	γ^o Natural dry density
	T.B. – Disturbed Bulk Sample
	② Soil type related to samples in report
15' W_x / Form.	Top of formation
	Test Boring Location
	Test Pit Location
	Seismic or Resistivity Station. Lineation indicates approx. length & orientation of spread (S = Seismic, R = Resistivity)

Standard Penetration Drives are made by driving a standard 1.4" split spoon sampler into the ground by dropping a 140 lb. weight 30". ASTM test des. D-1586.

Samples may be bulk, standard split spoon (both disturbed) or 2-1/2" I.D. thin wall ("undisturbed") Shelby tube samples. See log for type.

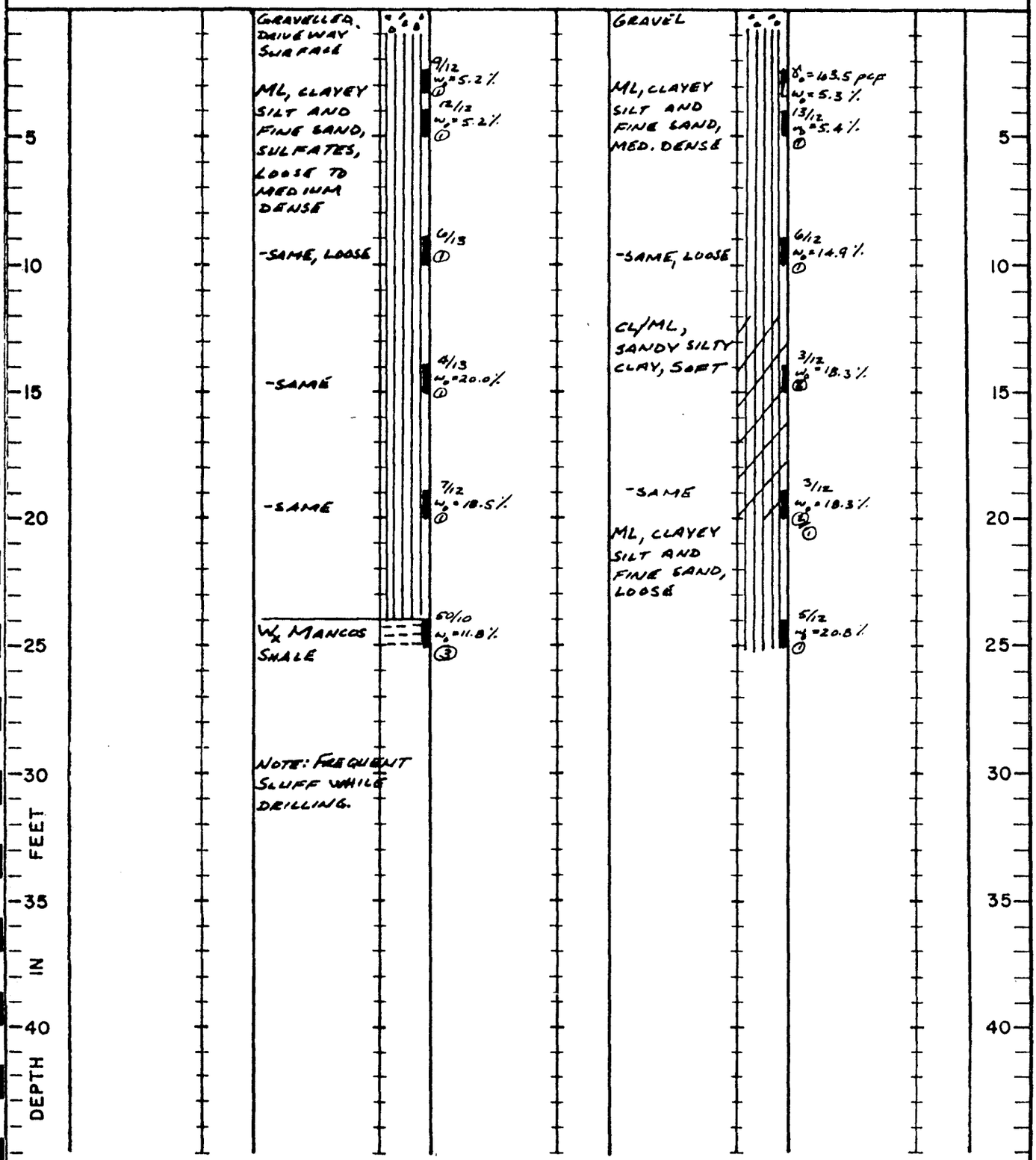
The boring logs show subsurface conditions at the dates and locations shown, and it is not warranted that they are representative of subsurface conditions at other locations and times.

LINCOLN DeVORE TESTING LABORATORY

COLORADO: Colorado Springs, Pueblo, Glenwood Springs, Montrose, Gunnison, Grand Junction. – WYO. – Rock Springs

EXPLANATION OF BOREHOLE LOGS AND LOCATION DIAGRAMS

TEST HOLE No. 1 2
TOP ELEVATION

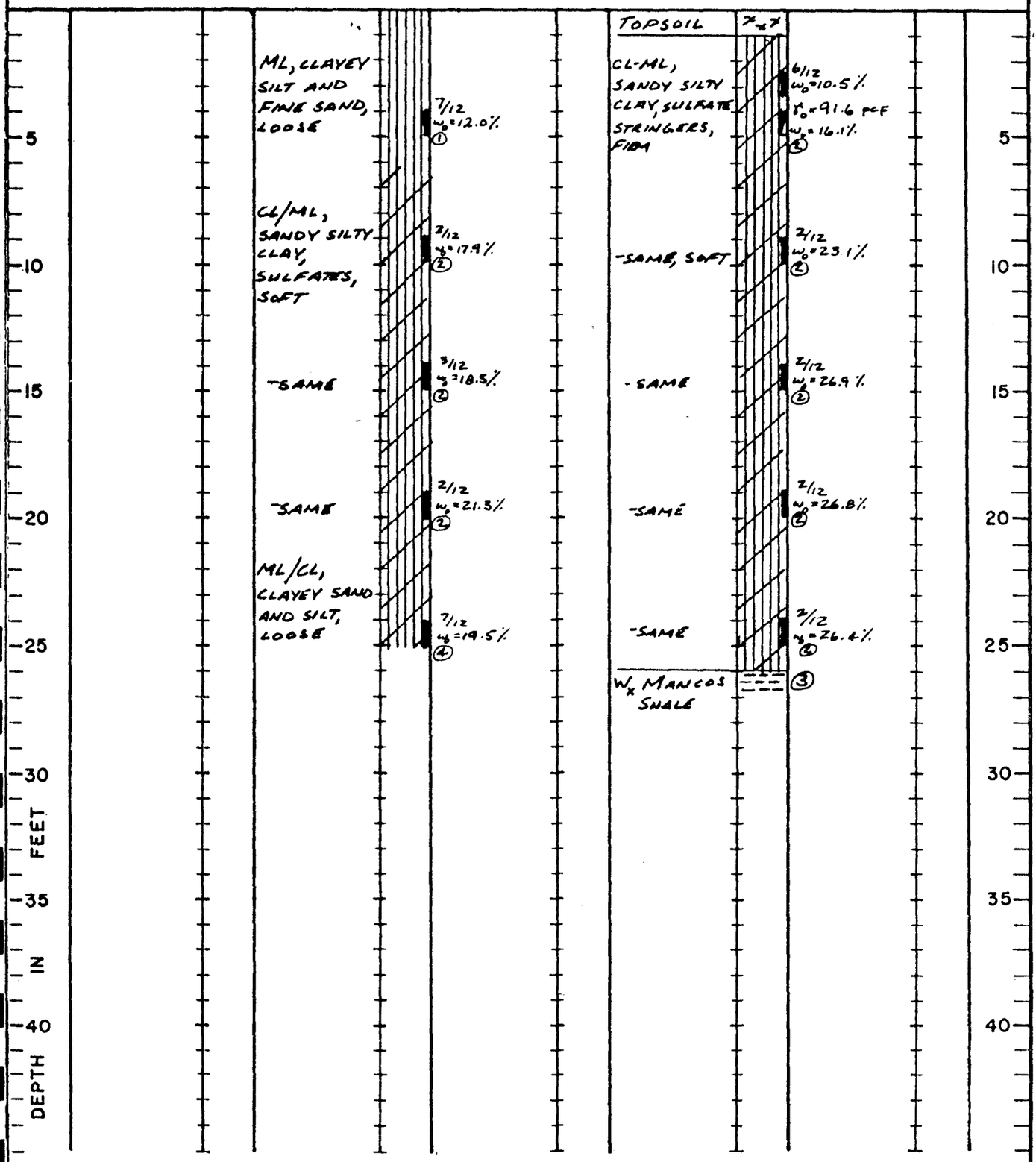


DRILLING LOGS

LINCOLN DeVORE ENGINEERS · GEOLOGISTS

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE,
WYOMING: ROCK SPRINGS

TEST HOLE NO. 3 4
TOP ELEVATION

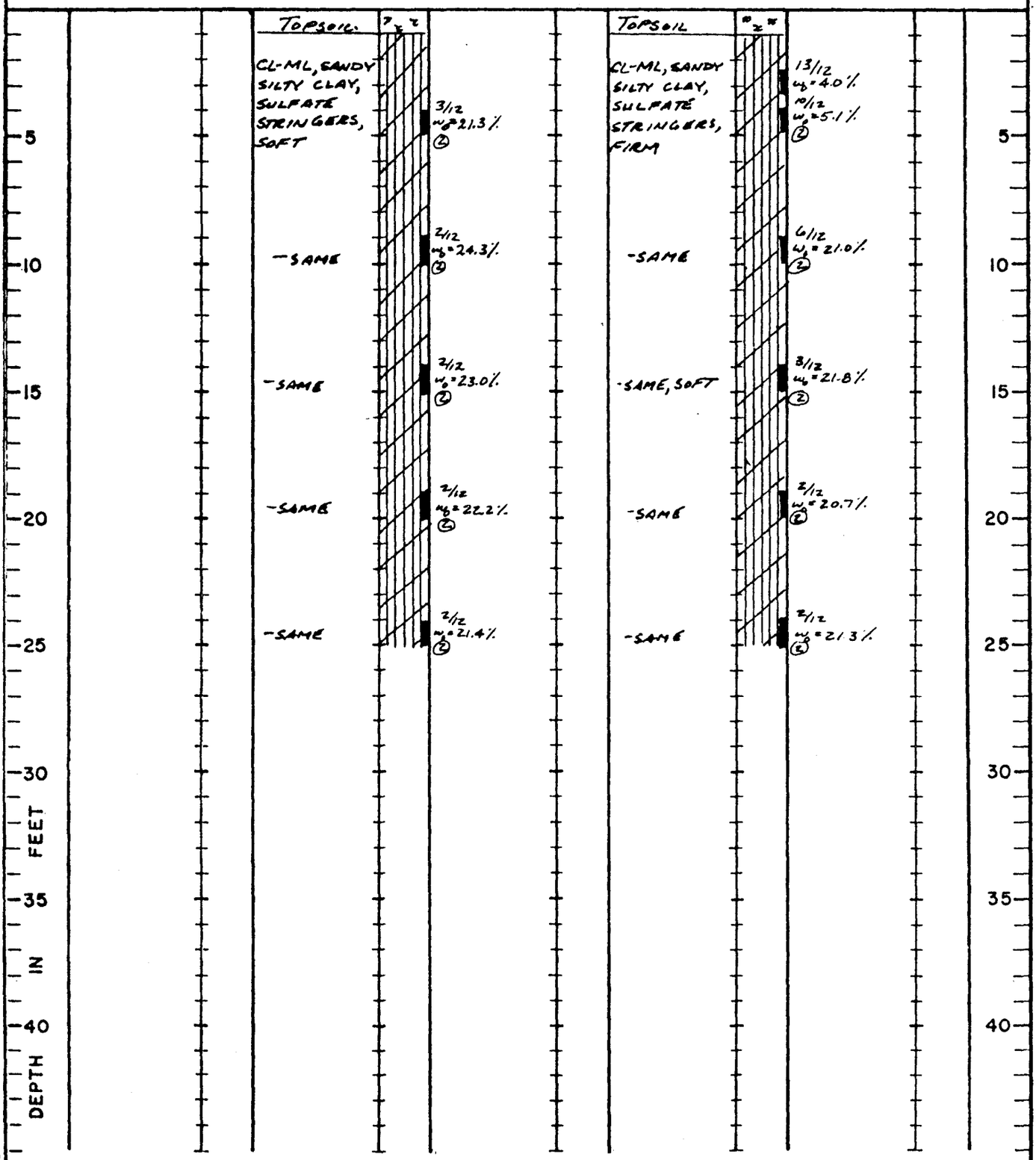


DRILLING LOGS

LINCOLN DeVORE ENGINEERS · GEOLOGISTS

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE, WYOMING: ROCK SPRINGS

TEST HOLE NO. 5 6
TOP ELEVATION

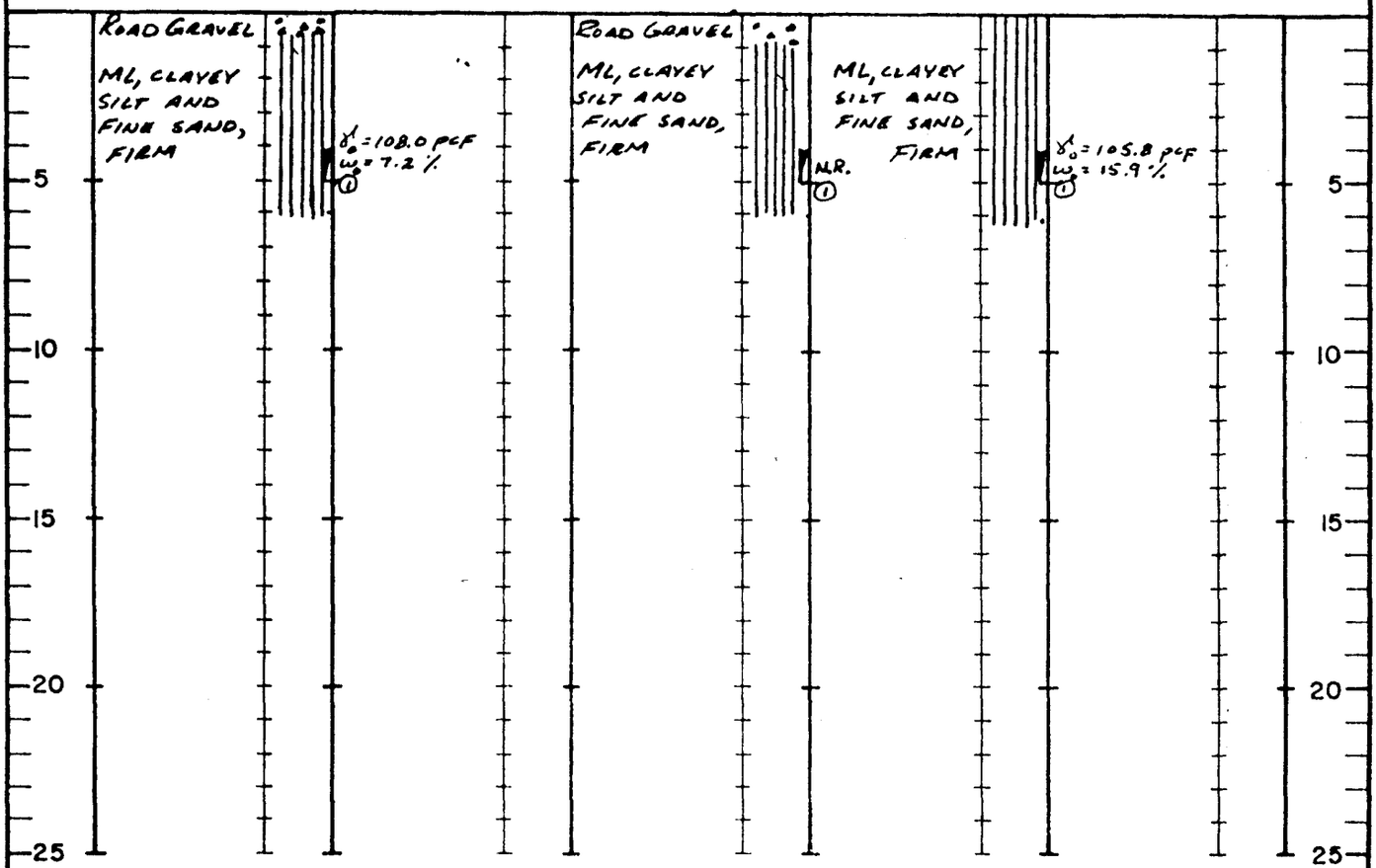


DRILLING LOGS

LINCOLN DeVORE ENGINEERS · GEOLOGISTS

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE,
WYOMING: ROCK SPRINGS

TEST HOLE NO. 7 8 9
TOP ELEVATION



LINCOLN DeVORE ENGINEERS · GEOLOGISTS

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE, WYOMING: ROCK SPRINGS

SUMMARY SHEET

Soil Sample ML - CLAYEY SILT AND FINE SAND Test No. 43520 J

Location WELLINGTON TOWNHOMES - GRAND JCT, COLO. Date 4-28-82

Boring No. 7 Depth 4'

Sample No. 1 Test by DH

Natural Water Content (w) 7.2 %

Specific Gravity (Gs) _____

In Place Density (γ_o) 108.0 pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	98.5
4	98.0
10	97.7
20	96.6
40	95.0
100	78.2
200	60.5

HYDROMETER ANALYSIS:

Grain size (mm)	%
0.02	36.1
0.005	20.9

HVEEM - CARMANY TEST DATA:

R= 7.5

DISPLACEMENT @ 300 PSI = 4.69

EXPANSION PRESSURE @ 300 PSI = 0.00

DISPLACEMENT OVER 4.5 INDICATES SOIL MAY BE UNSTABLE UNLESS CONFINED

Plastic Limit P.L. 16.4 %

Liquid Limit L. L. 19.5 %

Plasticity Index P.I. 3.1 %

Shrinkage Limit _____ %

Flow Index _____

Shrinkage Ratio _____ %

Volumetric Change _____ %

Lineal Shrinkage _____ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content - w_o _____ %

Maximum Dry Density - γ_d _____ pcf

California Bearing Ratio (av) _____ %

Swell: _____ Days _____ %

Swell against 935 psf Wo gain 10.7 %

6.8
109

BEARING:

Housel Penetrometer (av) _____ psf

Unconfined Compression (qu) _____ psf

Plate Bearing: _____ psf

Inches Settlement _____

Consolidation % under psf

PERMEABILITY:

K (at 20°C) _____

Void Ratio _____

Sulfates 2000 ppm.

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

SUMMARY SHEET

Soil Sample CL-ML - SANDY SILTY CLAY Test No. 43520J

Location WELLINGTON TOWNHOMES - GRAND JUNCTION, CO Date 4-27-82

Boring No. _____ Depth _____

Sample No. 2 Test by DM

Natural Water Content (w) _____ %

Specific Gravity (Gs) _____ In Place Density (γ_o) _____ pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	
4	100.0
10	99.9
20	99.3
40	98.5
100	90.2
200	75.9

HYDROMETER ANALYSIS:

Grain size (mm)	%
0.02	47.3
0.005	31.5

Plastic Limit P.L. 14.4 %

Liquid Limit L. L. 20.9 %

Plasticity Index P.I. 6.5 %

Shrinkage Limit _____ %

Flow Index _____

Shrinkage Ratio _____ %

Volumetric Change _____ %

Lineal Shrinkage _____ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content - w_o _____ %

Maximum Dry Density - γ_d _____ pcf

California Bearing Ratio (av) _____ %

Swell: _____ Days _____ %

Swell against 1590 psf Wo gain 75 %

9-6 114

BEARING:

Housel Penetrometer (av) _____ psf

Unconfined Compression (qu) _____ psf

Plate Bearing: _____ psf

Inches Settlement _____

Consolidation % under psf

PERMEABILITY:

K (at 20°C) _____

Void Ratio _____

Sulfates 2000 ppm.

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

SUMMARY SHEET

Soil Sample CL-(SILTY CLAY-TR SAND) SHALE Test No. 43520 J

Location WELLINGTON TOWNHOMES - GRAND JCT., COLO Date 4-28-82

Boring No. _____ Depth _____

Sample No. 3 Test by D.H.

Natural Water Content (w) _____ %

Specific Gravity (Gs) _____ In Place Density (γ_o) _____ pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	
4	100.0
10	98.1
20	95.8
40	94.6
100	92.8
200	90.7

HYDROMETER ANALYSIS:

Grain size (mm)	%
0.02	64.3
0.005	43.5

Plastic Limit P.L. 19.7 %

Liquid Limit L. L. 33.3 %

Plasticity Index P.I. 13.6 %

Shrinkage Limit _____ %

Flow Index _____

Shrinkage Ratio _____ %

Volumetric Change _____ %

Lineal Shrinkage _____ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content - w_o _____ %

Maximum Dry Density - γ_d _____ pcf

California Bearing Ratio (av) _____ %

Swell: _____ Days _____ %

Swell against _____ psf Wo gain _____ %

BEARING:

Housel Penetrometer (av) _____ psf

Unconfined Compression (qu) _____ psf

Plate Bearing: _____ psf

Inches Settlement _____

Consolidation % under psf

PERMEABILITY:

K (at 20°C) _____

Void Ratio _____

Sulfates 2000 ppm.

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

SUMMARY SHEET

Soil Sample ML/CL - CLAYEY SILT AND FINE SAND Test No. 43520 J

Location WELLINGTON TOWNHOMES - GO. JCT., COLO. Date 4-28-82

Boring No. _____ Depth _____

Sample No. 4 Test by DN

Natural Water Content (w) _____ %

Specific Gravity (Gs) _____ In Place Density (γ_o) _____ pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	
4	
10	100.0
20	99.8
40	99.6
100	82.3
200	56.3

HYDROMETER ANALYSIS:

Grain size (mm)	%
0.02	32.8
0.005	27.9

Plastic Limit P.L. 16.0 %

Liquid Limit L. L. 20.1 %

Plasticity Index P.I. 4.1 %

Shrinkage Limit _____ %

Flow Index _____

Shrinkage Ratio _____ %

Volumetric Change _____ %

Lineal Shrinkage _____ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content - w_o _____ %

Maximum Dry Density - γ_d _____ pcf

California Bearing Ratio (av) _____ %

Swell: _____ Days _____ %

Swell against 1015 psf Wo gain 10.1 %

BEARING:

Housel Penetrometer (av) _____ psf

Unconfined Compression (qu) _____ psf

Plate Bearing: _____ psf

Inches Settlement _____

Consolidation % under psf

PERMEABILITY:

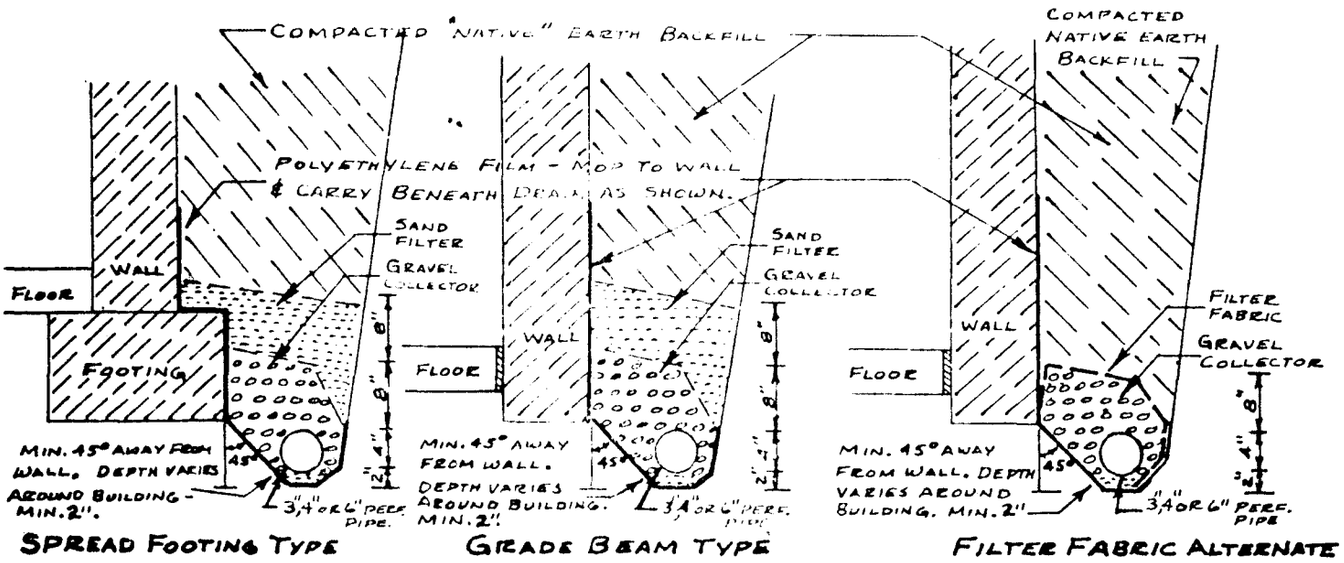
K (at 20°C) _____

Void Ratio _____

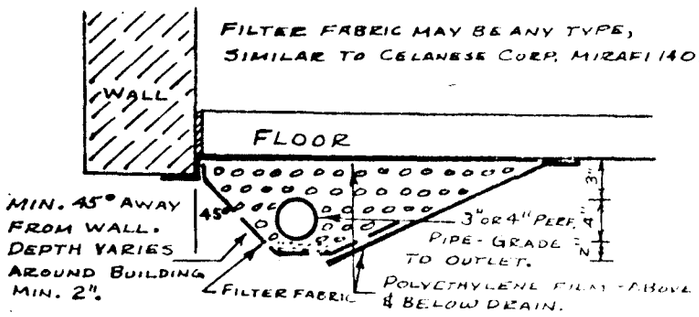
Sulfates 2000 ppm.

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO



SPREAD FOOTING TYPE — GRADE BEAM TYPE — FILTER FABRIC ALTERNATE



UNDER-SLAB, INTERIOR TYPE

NOTES:

.Size of perforated pipe sand filter varies with amount of seepage expected. 4" diameter is most common.

.Gravel size depends on size of pipe perforations: 85% gravel > 2 x diameter of perforation.

.Sand filter must depend on native soil and must follow the Terzaghi-Vicksburg Criteria:

1) $\frac{15\% \text{ filter}}{15\% \text{ base}} = 4+$ 2) $\frac{15\% \text{ filter}}{85\% \text{ base}} < 4$ 3) $\frac{50\% \text{ filter}}{50\% \text{ base}} = 12 \text{ to } 58$

This is required for stability and length of filter life. The sand filter may be replaced with an approved filter fabric.

.All pipe to be perforated VCP, PVC or Orangeburg.

.4" flexible pipe may be used to depth of 4½ feet, but must be carefully graded. 3" flexible pipe may be used to a depth of 7 feet and should be carefully graded.

.Rigid pipe only to be used below a depth of 7 feet below ground surface.

.All pipe to be laid at a minimum grade of 1.4% around building foundations.

.Outfall to be free, gravity outfall if at all possible. Use sump and pump only if no gravity outfall exists.

.Conditions can vary considerably, and each site may be variable as to quality of sand or gravel required. All sites should be inspected to determine the amount and quality of sand filter required, unless a filter fabric installation is used as shown.

TYPICAL SECTIONS PERIMETER DRAIN & FRENCH DRAIN	LINCOLN DeVORE ENGINEERS-GEOLOGISTS	COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE, WYOMING: ROCK SPRINGS

June 1, 1982

To whom it may concern:

As developers of Wellington Townhomes, we anticipate beginning construction of public improvements, units, landscaping and open space in August or September, 1982.

We anticipate completion of this project within 18 months from starting date.

Respectfully,

Robert M. Stutton

Paul Smith

ARTICLES OF INCORPORATION

OF

BOOK 1403 PAGE 908

Wellington Townhomes Home Owners

ASSOCIATION

1309835 11:20 AM
DEC 08,1982 E.SAWYER,CLK&REC MESA CTY,CO

In compliance with the requirements of " The Colorado Non-Profit Corporation Act" 1973 CRS 7-20-101 through 7-29-106 , the undersigned, all of whom are residents of Grand Junction, Colorado and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

(reference to statute under which incorporation is sought)

ARTICLE I

The name of the corporation is Wellington Townhomes Home Owners Association, Inc., hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at 629 26½ Road Grand Junction, CO 81501.

ARTICLE III

Wellington Court Townhomes (WCTH) Partnership, whose address is 629 26½ Road, Grand Junction, CO 81501, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

A tract or parcel of land situated in Block 9 of Fairmont Subdivision, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the NW corner of said Block 9 whose North line bear's N 90°00'00" E and all bearing's contained here in to be relative there to: thence N 90°00'00" E 220.00' to the true point of beginning; thence continue N 90°00'00" E 205.90'; thence S 00°01'00" E 348.00'; thence S 80°31'00" W 115.40': thence S 81°57'30" W 93.00' (calculated to be 92.98'); thence N 00°01'00" W 380.00' (calculated to be 380.02') to the true point of beginning.

Said tract or parcel subject to a 5' right of way for the Grand Valley Canal being more particularly described as follows:

Beginning at the NW corner of said Block 9 whose North line bear's N 90°00'00" E and all bearing's contained there in to be relative there to. Thence N 90°00'00" E 220.00'; thence S 00°01'00" W 374.97' to the true point of beginning; thence N 81°57'30" E 92.21'; thence N 80°31'00" E 116.17': thence S 00°01'00" E 5.07'; thence S 80°31'00" W 115.40'; thence S 81°57'30" W 92.98'; thence N 00°01'00" W 5.05' to the true point of beginning.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of Clerk and Recorder, Mesa County and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Colorado by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) on August 1, 1984.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of nine (9) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

NAME	ADDRESS
John S. Wood	629 26½ Road GJ, CO81501
Rosemary A. Wood	629 26½ Road GJ, CO81501
Larry Stevenson	2705 Del Mar Drive GJ, CO81501
Linnea Stevenson	2705 Del Mar Drive GJ, CO 81501
Robert M. Stubbs	3321 Northridge Drive GJ, CO81501
Kim R Stubbs	3321 Northridge Drive GJ, CO 81501
Paul R. Smith	2579 H3/4 Road GJ, CO 81501
Patricia J. Smith	2579 H3/4 Road GJ, CO 81501
John T. Combs	1785 Broadway GJ, CO 81501

At the first annual meeting the members shall elect three directors for a term of one year, three directors for a term of two years and three directors for a term of three years; and at each annual meeting thereafter the members shall elect three directors for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

ARTICLE XI

FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Colorado, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 1st day of June, 19 82.

Signed before me this 1st day of June, 1982

Witness my hand and seal

Notary Public

Deborah J. Newton
3216 Rood Avenue
Clifton, CO 81520

My commission expires: 3-31-84

(Add appropriate acknowledgment)

DECLARATION

OF COVENANTS, CONDITIONS AND RESTRICTIONS

1309834 11:20 AM
DEC 08,1982 E.SAWYER,CLK&REC MESA CTY,CO
BOOK 1403 PAGE 900

THIS DECLARATION, made on the date hereinafter set forth by Wellington Court Townhomes (WCTH) Partnership, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Grand Junction, , County of Mesa, State of Colorado, which is more particularly described as:

(Insert legal description)

A tract or parcel of land situated in Block 9 of Fairmont Subdivision, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the NW Corner of said Block 9 whose North line bear's N 90°00'00" E and all bearing's contained here in to be relative there to; thence N 90°00'00" E 220.00' to the true point of beginning ; thence continue N 90°00'00" E 205.90; thence S 00°01'00" E 348.00'; thence S 80°31'00" W 115.40'; thence S 81°57'30" W 93.00' (calculated to be 92.98'); thence N 00°01'00" W 380.00' (calculated to be 380.02') to the true point of beginning.

Said tract or parcel subject to a 5' right of way for the Grand Valley Canal being more particularly described as follows:

Beginning at the NW corner of said Block 9 whose North line bear's N 90°00'00" E and all bearing's contained there in to be relative there to. Thence N 90°00'00" E 220.00'; thence S 00°01'00" W 374.97' to the true point of beginning; thence N 81°57'30" E 92.21'; thence N 80°31'00" E 116.17'; thence S 00°01'00" E 5.07'; thence S 80°31'00" W 115.40'; thence S 81°57'30" W 92.98'; thence N 00°01'00" W 5.05' to the true point of beginning.

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to Wellington Townhomes Home Owners Assocation, its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot is described as follows: A tract or parcel of land situated in Blk 9 of Fairmont subdivision, County of Mesa, State of Colorado and being more particuarly described as follows:

Beginning at the NW corner of said Lot 9 whose north line bears N90° 00'00"E and all bearings contained herein to be relative thereto the N90° 00'00"E along said north line 220.00 feet to the true point of beginning, then continuing N90° 00'00"E 205.90 feet then S00°00'00"E 30.00 feet then S90° 00'00"W 71.95 feet then S00°00'00"E 256.00 feet then N90°00'00"E 71.95 feet, then S00°00'00"E 56.94 feet to the northerly Right of Way of the Grand Valley Canal then along said northerly Right of Way S80° 31'00"W 115.81 feet then S81° 57'30"W 92.57 feet then N00°00'06"W 88.97 feet then N90°00'00"E 71.94 feet then N00°00'00"E 256.00 feet then S90°00'00"W 71.95 feet then N00°00'06"W 30.00 feet to the true point of beginning.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 6. "Declarant" shall mean and refer to Wellington Court Townhomes Partnership, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

ARTICLE II

PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations;

(c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members.

(d) the right of individaul owners to the exclusive use of parking as described in this article.

No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transger signed by 2/3rds of each class of members has been recorded.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

Section 3. Parking Rights. Ownership of each lot shall entitle the owner or owners there of to the use of not more than two automobile parking spaces, which shall be as near and convenient to said lot as reasonably possible, together with the right of ingress and egress in and upon said parking area. The association shall permanently assign two vehicle parking spaces for each dwelling.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B members shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(b) on August 1, 1984.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby convenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided.

The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area and of the homes situated upon the properties.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be six hundred dollars ($600.00) per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (½) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 6 percent per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in

lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V

ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

ARTICLE VI

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during

the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be recorded.

Section 4. Annexation. Additional residential property and Common Area may be annexed to the Properties with the consent of two-thirds (2/3) of each class of members.

Section 5. FHA/VA Approval. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: Annexation of additional properties, dedication of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions.

ARTICLE ___

PARTY WALLS

Section 1. General Rules of Law to Apply. Each wall which is built as a part of the original construction of the homes upon the Properties and placed on the dividing line between the Lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

Section 3. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

Section 4. Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 5. Right to Contribution Runs With Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 6. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority of all the arbitrators.

ARTICLE VIII

EXTERIOR MAINTENANCE

In the event an owner of any Lot in the Properties shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, and the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain, and restore the Lot and exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 1st day of June, 1982

Notary Public
Deborah J. Newton
3216 Road Avenue
Clifton, CO 81520

My Commission expires:
March 30, 1984

Wellington Court Townhomes Partnership
Declarant

By: Paul R Smith

WE THE UNDERSIGNED ARE HOME OWNERS ON WELLINGTON AVE FROM 12th TO 15th STREET AND ARE OPPOSED TO THE DEVELOPMENT OF #38-79 WELLINGTON CONDOMINIUMS FOR REASONS OF THE SAFTY AND WELFARE OF THOSE ALREADY LIVING IN THIS CROWDED AREA.

2.	Claudia Tekzak McKinley	1308 Wellington	11-16-81
	David F. McKinley	" "	" " "
	Florence Shrick	1314 Wellington	" "
	Velma Ashurst	1350 Wellington	" "
	Ginger Sagills	1324 Wellington	" "
	Fay Carpenter	1346 Wellington	11-16-81
	John S. Kyle	1404 Wellington	11-16-81
	Miriam M. Kyle		
	Edna M. Williams	1418 Wellington	11-16-81
	Florence E. Collins	1321 Wellington	11-16-81
	Mary Belle Tanard	1313 Wellington	11-16-81
	William L. Reeves	1225 Wellington	11-16-81
	Leona M. Kochevar	1238 Wellington	11-16-81
	A. J. Kochevar	"	11-16-81
	Wilda S. Abell	1212 Wellington Ave	11-16-81
12.	Joseph D. Abell	1212 Wellington Ave	11-16-81

COLORADO
WEST
ENGINEERING

CONSULTING CIVIL ENGINEERS
835 COLORADO AVE., GRAND JUNCTION, COLORADO 81501
303/245-5112

December 29, 1981

City-County Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501

RE: Response to Review Comments
for Wellington Townhomes
Re-Revised Preliminary Plan

City Planning Staff,

Transportation Engineer - No comments.

State Health Department - No problems.

City Fire - Changes were made as requested and Fire Department has withdrawn its objections.

City Engineer - No additional comments as previous comments were adequately addressed.

City Utilities - Water pressure is more than adequate.

Public Service - Additional easement provided as requested. Developer has also contacted them concerning meter locations and loads.

Mountain Bell - Easements are adequate as shown.

Staff Comments - 1) 5% payment for open space will be paid.

2) Developer has shown a playground and open, landscaped area at the south end of the property. The developers experience shows that this type of ammenity is more desirable to prospective buyers than a recreation room, pool, etc. that requires a lot of homeowner maintenance and policing.

3) Bikeracks are shown on the plan in front of the two south units but were inadvertantly left off the legend.

4) Parking will be designated for specific units. We were unable to provide visitor parking with the 40' radius cul-de-sac. Additional parking would be available on Wellington Avenue.

5) We met with the neighbors who attended the last public hearing and wrote a letter to Alex Candelaria dated December 2, 1981 outlining their concerns. Since that time we also put together an informational packet and hand delivered a copy to each of those neighbors, a copy of which should also be in the file. We have not received any additional input from adjacent property owners.

6) We recently became aware of the source of the problem concerning the density. The rezone request was submitted for 28 units on 1.8 acres for a density of 15.5 units per acre. The actual acreage figure is 1.7 for a density of 16.47. We discussed the problem with Planning Staff and as per an agreement with the City Attorney, a correction resolution is being drawn up to change the density to 16.5 units per acre on 1.7 acres.

7) This will be platted for townhomes.

Please contact our office if you have any questions.

Sincerely,
COLORADO WEST ENGINEERING

by Tamra Miracle
Tamra Miracle
Project Coordinator

TM/rjs

File:
Wellington
Townhomes

1313 Wellington
Grand Junction, Colorado
January 7, 1982

Mesa County Planning Department
559 White
Grand Junction, Colorado 81501

NO this is not a complaint!

I wish to thank the Commission for its decision in regard to the Wellington Townhomes. Evidentally, considerable time and thought was given to this project.

I am not opposed to a low-density, well-planned, and attractive development on the land involved.

May Belle Kanavel

May Belle Kanavel

12 January 1982

Alex Candelaria
City-Count Development Department
559 White Avenue, Room 60
Grand Junction CO. 81501

Re: Wellington Townhouses

Dear Alex

You asked me to respond to the developers' synopsis of the meeting held on 24 November, 1981 between homeowners on Wellington and the developers, which meeting concerned the above noted project. That is the purpose of this letter.

A major concern was density . Whether the city traffic engineer wishes to acknowledge it or not, we do indeed have rush hour access problems from Wellington to 12th Street. With 28 proposed units, the traffic alone generated by the project would pose safety and health hazards which the planned unit development ordinance is (was) supposed to alleviate.

Although casually alluded to in the previously presented synopsis, the height of the proposed development was another major concern of those homeowners present at the meeting(nine of the twelve homeowners in the affected area were so present). The area contains only single family dwellings of one story, and it was felt that the two stories proposed was a major intrusion to the architectural character of the neighborhood. We saw no reason why a the development could not be made much more harmonious with its surroundings.

We also had objections to the general design of the project. The open space called for by the ordinance was essentially pavement. The planned development regulations call for a preservation of existing trees etc. There are four or five large trees on this property which are probably 60 or 70 years old. We thought it was appropriate and important that these be retained, and that any

development on the property not be merely an "asphalt jungle". Community aesthetics can and should be a valid goal in the planning and zoning process.

Finally, I think it is important that the sense not be gained that the homeowners on Wellington are a group of "naysayers" and are opposed to all development. We felt that a project of about half of that proposed and of a single story would be suitable for the area concerned. The developers responded that that would not suit the moneymaking goals they had for the project. We felt we were reasonble in our concerns for the area and the project; perhaps a project with a more reasonalbe profit expectation would assuage some of the animosity that seems to have been generated toward us. We did not feel that our collective exercise in democracy should be a cause for such feelings.

Thanks for giving us a chance to be heard in this matter.

Very truly yours,

David McKinley

David McKinley
1308 Wellington
Grand Junction

March 8, 1982

City Planning Staff
City Planning Commission
City Council

Dear Staff/Commission/Council Member;

This letter is an explanation of what has taken place concerning the revision of the Wellington Townhomes preliminary plat which was presented to the City Planning Commission and recommended for denial, January 6, 1982.

We met with Bob Golden, of Planning Staff, on several occasions to attempt to determine what changes might be made to the project to make it acceptable to the Planning Commission as well as to satisfy the concerns of the neighborhood residents.

Several variations of the plan were discussed and seriously considered. However, due to input from the Fire Department and the City Traffic Engineer, it has been decided to maintain the previously proposed entry-parking-turnaround configuration. Included herewith is a copy of the review sheet summary indicating that the original layout had completely satisfied all utilities as well as reviewing agencies.

In a renewed effort to reduce the visual and density impacts on the neighborhood we have taken steps to satisfy the desires of the concerned neighbors.

The number of units in the project has been decreased from 28 to 26 in order to decrease "project intensity" and increase available open space.

In order to reduce visual impacts, the two front buildings will be reduced to single story, and set back 30 feet from the front property line. In addition, extensive landscaping will be done in the front, on and

around an earth berm, which will effectively "hide" the units from view. The two story units will be reduced two to three feet in height in an effort to make them less obvious from adjoining properties.

The units themselves will be offset with private, individual courtyard entrances to maximize aesthetic appeal and further reduce the visual impact.

New building elevations have been drawn to show what will actually be built.

The Planning Staff and Commission also expressed some concern previously for "amenities". The changes outlined above leave more room for open, play areas as well as for landscaping. Providing extensive amenities such as swimming pools, tennis courts, club houses, etc. are not only an increased expense to be passed on to the homeowner, but also introduce tremendous liability, operation and maintenance problems for a homeowner's association.

The project is located within easy walking distance to shopping, business and medical services, Mesa College and City Parks. This revision of the original plan provides approximately 49% common/open space.

We have done extensive professional work through Colorado West Engineering and Designco to get the best, most efficient use of this land while meeting all the legal, development regulations as well as requests from all utilities and reviewing agencies and concerned neighborhood residents.

We have gone to every effort to maintain and complement the "flavor" of this changing neighborhood; at the same time, making an effort to provide realistically priced, multi-family townhouses which will be within reach of the average home buyer in Grand Junction and Mesa County.

Respectfully,

Paul Smith
Larry Stevenson
Mike Stubbs
John Wood

March 16, 1982

Grand Junction Planning Dept.

Regarding: Reported traffic problems at the intersection of 12th Street and Wellington Avenue.

Dear Sirs:

At a recent City Planning Commission Meeting, concern was voiced about congestive traffic problems at the intersection of 12th and Wellington Avenue. This was in regard to the proposed plan of a 26 unit complex to be built on Wellington Avenue.

SmithCo Inc. has done a traffic count survey on this intersection and we have the following information to submit to the board:

DATE	TIME	COUNT (In and Out)
Mon. Jan 18, 1982	7:30-9:00am	29 Vehicles
Wed. Jan 20, 1982	10:00-11:00am	17
Thurs Jan 21, 1982	1:00-2:00pm	15
Fri. Jan 22, 1982	5:00-6:00pm	26
Tues. Jan 26, 1982	4:00-5:00pm	21

We feel that according to this survey, the matter of traffic concern is not justified. We submit this report in order to show that this is not a traffic density area. We hope that the time and effort given in order to file this report will be considered as actual information on this matter.

Thank You

Sincerely,

Paul Smith

Paul Smith, Pres. SmithCo Inc.

SMITHCO
GENERAL CONTRACTOR

Paul Smith 2579 H¾ Road Grand Junction, CO 245-8161

COLORADO
WEST
ENGINEERING

CONSULTING CIVIL
835 COLORADO AVE., GRAND JUN
303/245-51

REVISED
FOR
GJPC
MARCH P.H.

March 17, 1982

City-County Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501

RE: Wellington Townhomes
Amenities (#346.3)

To Whom It May Concern;

The developer of Wellington Townhomes will provide the following amenities in the open space areas upon the sale of approximately 13 of the 26 units.

1. A 30' x 60' volleyball court complete with poles, net and volleyball, will be located West of the cul-de-sac. The entire surface area will be lawn.

2. A childrens play area with a slide, swing and jungle gym will be constructed in a 25' x 25' area bordered by concrete and filled with sand. (See example picture attached.)

3. Two 3' x 6' concrete picnic tables with benches will be placed in shaded areas East of the cul-de-sac, along with two barbeque pits on metal poles set in the ground.

The above items are shown on the attached plan. We feel these amenities provide additional recreation in this area, for varying age groups.

Please contact our office if you have any questions or concerns.

Sincerely,
COLORADO WEST ENGINEERING

by Tamra Miracle
Tamra Miracle
Project Coordinator

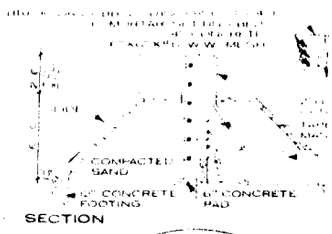
TM/rjs
Enclosure

INTEGRATED PLAY AREAS

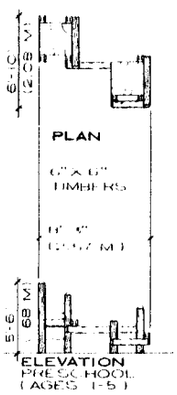
Integrated play areas may be comprised of several types and sizes of elements. The goal of integrating equipment is to establish connections between activities and activity zones so that a continuous flow is maintained. The child may create his or her own sequence of events within a wide variety of options.

Structures that combine several activities stimulate and challenge the user by allowing imagination and interplay with others to determine how the piece of equipment is used. Combining materials on a structure creates further variety and interest.

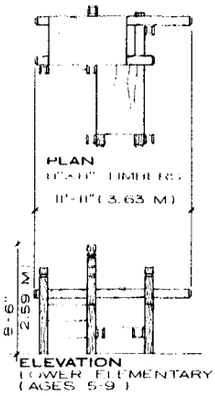
Play areas should be treated as three-dimensional systems allowing movement of various kinds (swinging, climbing, sliding, etc.) vertically, horizontally, and diagonally at varying levels. They should be flexible and adaptable to the changes in individual growth.



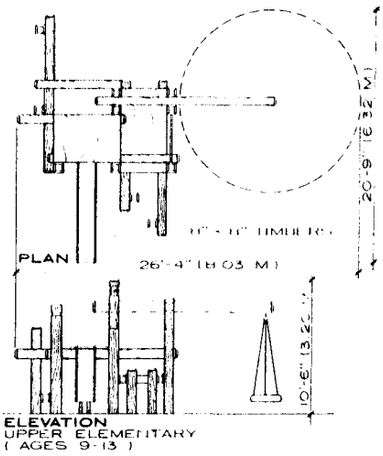
SECTION



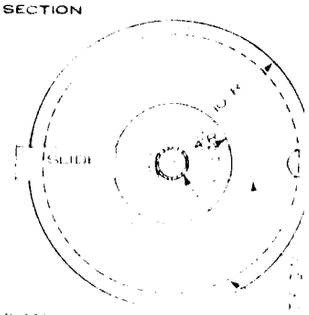
ELEVATION
PRESCHOOL
(AGES 1-5)



ELEVATION
LOWER ELEMENTARY
(AGES 5-9)



ELEVATION
UPPER ELEMENTARY
(AGES 9-13)



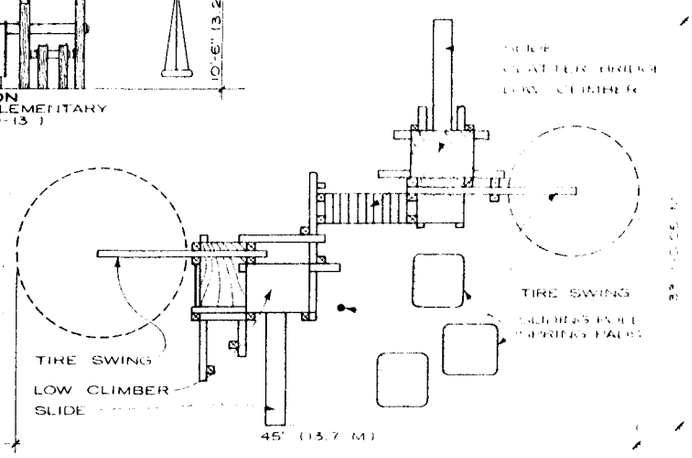
PLAN

BRICK MOUND

NOTES

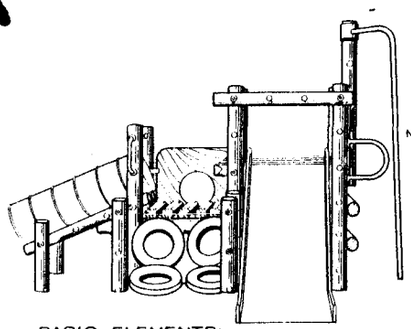
Two methods of expanding the capabilities of an integrated playground are linking and juxtapositioning.

1. LINKING OF EQUIPMENT: Connecting activity centers with links that are in themselves play structures, thus multiplying the possible uses of all of the structures involved.
2. JUXTAPOSITIONING EQUIPMENT: Placing units close enough together to generate interaction from one to the other; also increases the play potential and interest of the area.

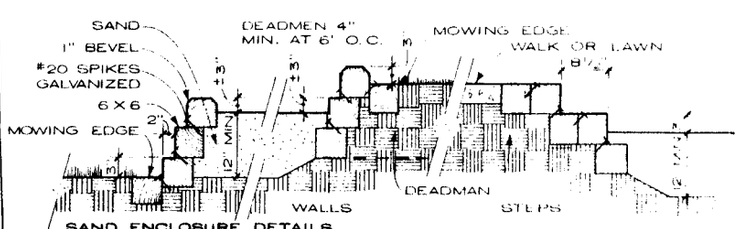


INTEGRATED PLAY AREA

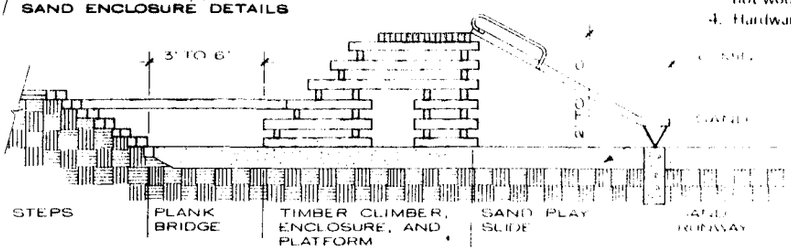
Example


BASIC ELEMENTS:
TIMBER POSTS, LADDERS, PLATFORMS, PIPE LADDERS, LOOPS, SLIDING POLE, TIRES, SLIDE

LAND AREA REQUIRED:
± 26X30 FT (8X9 M)
TOP PLATFORM: 4FT (1 M)
OVERALL HT.: ± 9FT (2.8 M)



SAND ENCLOSURE DETAILS



LINKING OF EQUIPMENT

NOTES

1. Timbers shoul treated pine or badly, redwood
2. Color, when ne stain, not paint
3. Play surface n allow digging with shreaded bark may be not wood chips
4. Hardware shoul

Bruce A. Rankin; Beckett, Raeder, Rankin, Inc.; Ann Arbor, Michigan

FRANK NISLEY JR. AND ASSOCIATES, INC.
Real Estate Appraisers
519 Grand Avenue
Post Office Box 446
Grand Junction, Colorado 81502-0446
Telephone (303) 242-8063

May 27, 1982

American First Mortgage
2829 North Avenue
Grand Junction, Colorado 81501
c/o Larry Stevenson

Re: Wellington Avenue Land

Dear Larry:

Pursuant to your request, I have inspected the subject property located on the south side of the 1200 block of Wellington Avenue. This property is also known as the 1239-1251 Wellington Avenue, Grand Junction, Colorado.

According to the Mesa County Assessor's office, the subject property consists of two adjoining parcels and according to my calculations, the total area of the subject property consists of approximately 1.72 acres, more or less. This is a vacant parcel of land, zoned by the City of Grand Junction as PR-16.5, allowing for 16.5 single family residences per acre. The property had an older single family residence, which has been removed. However, there remains part of an old concrete foundation and what appears to be a gas line. The subject property is located just east of 12th Street, fronting on the south side of Wellington Avenue with the Grand Valley Canal on its south property line.

The purpose of this appraisal report is to estimate the Present Market Value of the subject property, as of May 25, 1982. The property rights being appraised as the unencumbered fee simple rights of ownership.

The function of this appraisal report is for the City's open space fee.

The definition of highest and best use relates specifically to the land. Therefore, as a vacant parcel of land, it is our opinion that the highest and best use for the subject property, under its current zoning and as proposed, would be for use as a single family residential development.

As of September 8, 1981, the property has been under a sales contract at $150,000.00. The parties are Guthrie, Wyman and Nash to Paul R. Smith, etal. The sales contract is contingent upon the purchasers obtaining final subdivision approval from the City of Grand Junction, along with the purchaser obtaining development and construction financing for the proposed development. The development as proposed will consist of 26 townhomes with a cul-de-sac and park area at the south end of the site.

The property at 416 Independent Avenue sold August 21, 1981 at $150,000.00. This is a 1.085 acre parcel with a reported density of 30 units or around 1,600 square feet per unit. This property is zoned RMF-60. The sales price would indicate a value at $3.17 per square foot and on a per unit basis at $5,000.00. Adjusting this sale at +7% for the time of sale, and -40% for its density and location, would indicate an adjusted value for the subject property on a per square foot basis at $2.12 and a value on a per unit basis of just under $5,400.00.

The property on the northeast corner of 28-1/2 and F Road sold January 21, 1981 at $412,000.00. This is an 8.75 acre parcel, zoned PR-18, with an estimated density of around 80 units. This would indicate a land area of 4,464 square feet per unit. The sales price indicates a value on a per square foot basis at $1.08 and on a per unit basis at around $2,600.00. Adjusting this sale at +16% for its time of sale, and +50% for its density would indicate an adjusted value for the subject property on a per square foot basis at $1.79, and on a per unit basis at $4,300.00.

The indicated range in the price per square foot for the subject is from $1.79 to $2.12, with two sales at $1.96 and two sales just over $2.00 per square foot. Therefore, in my opinion, the indicated value for the subject property on a per square foot basis appears to be at $2.00 per square foot, which would indicate a value for the subject at around $150,000.00.

The value range on a per unit basis is from $4,100.00 to $5,400.00. When compared to the sales used, the subject property's proposed development is a lower density and therefore, using the upper value range indicated on a per unit basis at $5,400.00, would indicate a value for the subject property at around $140,000.00.

Based on the sales data presented, with the value on a per square foot basis supporting the subject's current sales contract, in our opinion, the indicated Present Market Value for the subject property would be:

ONE HUNDRED AND FIFTY THOUSAND DOLLARS
($150,000.00)

I trust that this is the information that you need at this time. If I can be of any further assistance, please do not hesitate to contact me.

Respectfully submitted,

Gary F. Garren

Gary F. Garren

The contract of sale on the subject property indicates a value on a per square foot basis of just under $2.00. Based on the contract of sale and the proposed development, the indicated value on a per unit basis would be around $5,800.00, rounded. Based on the subject's land area and its proposed development, would indicate a density of around 2,887 square feet of land area per unit.

We have researched the following sales in the Grand Junction area of multi-family parcels, which have indicated the following:

The property at 2910 Bunting Avenue sold April 15, 1982 at $84,600.00. This is a 1.34 acre parcel, zoned R-4, with a proposed development of 24 units. This would indicate a density of around 2,400 square feet per unit. The sales price indicates a value on a per square foot basis at $1.45 and on a per unit basis at just over $3,500.00. Adjusting this sale at +1% for the time of sale, and +25% for its size and density, would indicate an adjusted value for the subject property on a per square foot basis at $1.83. Adjusting on a per unit basis at +25% for its size would indicate an adjusted value for the subject property at around $4,400.00.

Boll sold to Penner and Franz and Company a 5.16 acre parcel of land southeast of Horizon Drive on 12th Street on January 5, 1982 for $595,000.00. This parcel is zoned PR-34.9, indicating a density reportedly at around 180 units, which would indicate a density of around 1,250 square feet of land area per unit. The sales price indicates a value on a per square foot basis at $2.65 and on a per unit basis at around $3,300.00. Adjusting this sale at +4% for the time of sale and -30% for its density, would indicate an adjusted value for the subject property on a per square foot basis at $1.96. Adjusting this sale on a per unit basis at +40%, due to density, would indicate an adjusted value for the subject property at $4,600.00 per unit.

Located in the area of the southwest corner of Elm Avenue and 28-1/4 Road, a 1.08 acre parcel of land sold October 2, 1981 at $120,000.00. This parcel has been subdivided into 19 lots, allowing for 44 units. This parcel is zoned PR-41 with the density at this property at 1,070 square feet of land area per unit. The sales price indicates a value on a per square foot basis at $2.55 and on a per unit basis of a little over $2,700.00. Adjusting this sale at +7% for its time of sale and -30% for its density, would indicate an adjusted value for the subject property on a per square foot basis at $1.96. Adjusting this sale on a per unit basis, for its density, at +50% would indicate an adjusted value for the subject property on a per unit basis around $4,100.00.

The property on the northwest corner of 28-1/2 Road and Kennedy Avenue sold September 2, 1981 at $100,000.00. This is a 1.4 acre parcel, zoned PR-20 for a density of around 28 units or around 2,200 square feet of land area per unit. The sales price would indicate a value on a per square foot basis at $1.64 and on a per unit basis at just under $3,600.00. Adjusting this sale at +6% for its time of sale, and +20% for its size would indicate an adjusted value for the subject property at $2.07 per square foot. Adjusting this sale on a per unit basis at +25% for its density would indicate an adjusted value for the subject property at around $4,500.00 per unit.

City of Grand Junction
559 White Avenue, Room 60
Grand Junction, Colorado 81501

June 1, 1982

Guarantee of Improvements as per Improvements Agreement as required for Wellington Townhomes. The undersigned hereby guarantee not to request building permits within Wellington Townhomes until such time as improvements are complete and a release from Improvements Agreement and Improvements Guarantee has been obtained or until such time as a bank guarantee is provided to guarantee improvements.

Paul Smith

COLORADO
WEST
ENGINEERING

CONSULTING CIVIL ENGINEERS
835 COLORADO AVE., GRAND JUNCTION, COLORADO 81501
303/245-5112

June 17, 1982

City-County Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501

RE: Wellington Townhomes,
Response to Final Review
Comments. (Your file
number 38-79 2/2)

Planning Staff Comments,

1. For resolving of previous comments, please see our letters dated December 29, 1981 and March 17, 1982.

2. Escrow account will be provided if necessary.

3. A low-profile entryway will be stipulated.

4. Signage to be provided as needed.

5. Curb blocks and pavement striping will be provided.

Public Service Company: The specified easement will be designated.

City Engineer: Construction drawings will be submitted as requested.

Please contact our office if you have any questions or concerns.

Sincerely,
COLORADO WEST ENGINEERING

by Chris Croker
Chris Croker
Civil Engineer

CC/rjs

City of Grand Junction

244-1566

November 23, 1982

Roger Foisy
Colorado West Engineering
835 Colorado Avenue
Grand Junction, CO 81501

RE: Wellington Townhomes

As requested, I have reviewed your submittal of "construction drawings" for the above as submitted October 29, 1982, and have the following comments.

1. Several of the sheets submitted are not construction drawings. My interest and comments will be limited to the sanitary sewer, waterline, storm sewer and any street improvements to Wellington Avenue.

2. On the sheet labeled "Wellington Court" which shows plan-profile for sanitary sewer and plan view for waterline add location dimensions to the plan view for the waterline and the sanitary sewer.

3. On the aforementioned sheet labeled "Wellington Court" add the following notes: "All construction shall be in accordance with City of Grand Junction Standard Sanitary Sewer Details Drawing SS-1, and Standard Waterline Details Drawing W-1 and shall conform to City of Grand Junction 'Standard Specifications for Construction of Waterlines, Sanitary Sewers, Storm Drainage and Irrigation Systems, 1981', and City of Grand Junction General Contract Conditions for Public Works and Utilities Construction GC-37, GC-50 and GC-65".

   "The contractor shall contact the City Utilities Superintendent, Mr. Ralph Sterry (244-1568) prior to any disturbance of existing sanitary sewers or waterlines including tie-ins and/or taps. Existing sanitary sewer flows shall be maintained at all times".

4. The 30 ft. half right-of-way street section shown is not acceptable. This is a local residential street and should be developed in accordance with the applicable standard. Your 20'-6" and 3'-0" dimensions are in error.

5. The driveway entrance should be in accordance with Standard Drawing ST-1 and not as shown on your plan sheet for Wellington Avenue.

6. Add the following note to the plan sheet for "Wellington Avenue": "All construction shall be in accordance with City of Grand Junction Standard Pavement Details Drawing ST-1 and shall conform to City of Grand Junction "Standard Specifications for Street Construction, 1981' and City of Grand Junction General Contract Conditions for Public Works and Utilities Construction GC-37, GC-50 and GC-65".

7. It is not clear to me how the roadside drainage along the south side of Wellington Avenue will be routed into and out of the short length of curb and gutter you have proposed,but I assume you have investigated this and will insure this is possible and that whatever localized ditch grading is necessary will be included in the contractor's work.

8. I take no exception to the "Drainage Swale" plans as shown. I assume you will obtain approval from Grand Valley Irrigation Company since the swale is proposed to be on their right-of-way. Who will accept responsibility for maintaining this swale? Since it provides a drainage outlet for only one property (in lieu of regrading the site and/or providing drainage to Wellington Avenue) it does not seem reasonable to treat this ditch as a public drain which the City would have to maintain. I consider this drain to be a matter between your client and Grand Valley Irrigation Company.

When the above comments have been addressed, submit revised drawings for Wellington Court and Wellington Avenue for approval prior to construction. I would also appreciate a copy of Grand Valley Irrigation Company's approval correspondence.

Very truly yours,

Ronald P. Rish

Ronald P. Rish, P.E.
City Engineer

RPR/rs

cc: Bob Henderson - Grand Valley Irrigation Co.
Bob Goldin
John Kenney
Jim Patterson
Ralph Sterry
File

City of Grand Junction
250 S 4th St
244-1566

November 29, 1982

Chris Croker
Colorado West Engineering
835 Colorado Avenue
Grand Junction, CO 81501

Dear Chris:

RE: Wellington Townhomes - Sanitary Sewer, Waterline, Street Improvements for Wellington Avenue and Storm Drainage Outlet.

As requested, I have reviewed the revised detailed construction plans for the above as submitted November 26, 1982, and have the following comments:

1. All comments in my November 23, 1982, letter have been addressed.
2. The street vacation alluded to on the plans must be petitioned by property owner and approved by the City Council. Your client should contact Bob Goldin if he wants to pursue this.
3. I request copies of forthcoming correspondence with Grand Valley Irrigation Company concerning the storm drainage outlet system.

Consider the plans submitted November 26, 1982, approved by this office for construction.

Upon completion of construction, please notify this office to arrange for a final inspection of the completed facilities prior to their being put into service. As is standard policy, City-acceptance of any facilities depends on:

a. Design in accordance with our requirements.
b. Construction in accordance with City-approved design.
c. Submission of documented construction test results.
d. Submission of mylar-type as-built drawings for the public records.
e. Final inspection of completed improvements. (You are expected to inspect during construction and to secure test results)

Thanks for your continued cooperation.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

cc: Bob Henderson - Grand Valley Irrigation Company
Bob Goldin
John Kenney
Jim Patterson
Harley Seybold
Ralph Sterry

P.E. No problem w/ 60' Rd. 56' Row.

#38-79
2 of 2

File

City of Grand Junction, Colorado 81501
250 North Fifth St.,

April 14, 1983

Chris Croker
Colorado West Engineering
1006 Main Street
Grand Junction, CO 81501

Dear Chris:

Re: Wellington Townhomes - Sanitary Sewer and Waterline

We received the Engineer's as-built drawings on March 3, 1983, for the above-referenced project indicating the sanitary sewer and waterline have been constructed according to the approved plans and specifications and that sewer infiltration will not exceed 200 gallons per inch diameter per mile of length per day. Your letter of March 14, 1983, states the water pressure test was satisfactorily performed. The sanitary sewer was inspected by City personnel on March 1, 1983, and reinspection on April 12, 1983, showed that apparently all deficiencies noted have been corrected.

This sanitary sewer and waterline are therefore accepted by the City. This does not relieve the contractor from any contractural obligations for the quality and integrity of the systems.

The developer remains responsible for removal of any material which is allowed into the systems during roadway construction and for any failure of the systems, including trench settlement and any related damages, for a period of one year following the date of acceptance.

FOR THE CITY OF GRAND JUNCTIO

Ronald P. Rish

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Bob Goldin
Dick Hollinger
Jim Patterson
Harley Seybold
Ralph Sterry
File

To: File 38-79
From: KarlM
Re:Revision Proposed by Bob Dorssey
12/13/88

1. Structure size is increased by more than 10%.
2.Proposal changes character of plan. No setback variations, Garage access will confict with on street parking.
3.R.V. parking area is not functional. Isles are to narrow to access spaces. Need to accommodate drain outlet to canal.
4.Landscaping will have to be revised. New structures may conflict with existing irrigation system. Note use of nontreated water is required for landscaping.
5.Note conflicts with CCRs.
a) association owns common area and changes must be approved by vote.
b)all structures must be approved by board or ACC.
6.It was a requirement of previous approval that all parking must be paved and striped. This would also apply to R.V. area.
7.Based on the above factors this proposal will not qualify as a minor change. A revised final plan would have to be processed through Planning Commission as per the code.

Preapp. Revised final
set for Mon - 1:30