

Table of Contents

File 1979-0038
Date 11/1/00

Project Name: Wellington Condominiums (1 of 2)

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	<p>*Summary Sheet – Table of Contents</p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p>*Submittal checklist</p> <p>*General project report</p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p>*Mailing list</p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps -- final copy</p> <p>*Final reports for drainage and soils (geotechnical reports)</p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p>*Consolidated review comments list</p> <p>*Petitioner's response to comments</p> <p>*Staff Reports</p> <p>*Planning Commission staff report and exhibits</p> <p>*City Council staff report and exhibits</p> <p>*Summary sheet of final conditions</p> <p>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</p>

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet		
X	X	Review Summary		
X		Letter from Bob Goldin to Chuck Wiman re: public hearing letter-8/7/81		
X	X	Memo from Ron Rish to Karl Metzner re: review comments about storm drainage – 8/10/79		
X		Letter from Lori Hill to O. Reed Guthrie re: tabled item – 6/27/79		
X		Preliminary Plan Application		
X		Letter from Chet Nash to City of Grand Junction – 4/30/79		
X	X	Petition and Application for Rezoning		
X	X	Signed Petition for in favor of item		
X		Site Plan (more plans in 2 of 2 to be scanned)		
X	X	Planning Commission Minutes - ** - 7/31/79 and 8/25/81		
X		Planning Commission Public Hearing Agenda – 7/31/79		

Acres 1.8
Units 28
Density 16/a

ACTION SHEET

File # 58-79
Zone
Tax Area Code

Activity Wellington Condominiums
Rezone RIC to ~~PR~~ ~~PR~~ for

Phase Preliminary Date Neighbors Notified

Date Submitted 5-1-79 Date CIC/MCC Legal Ad

Date Mailed Out ~~5-4-79~~ 6-12-79 PC Hearing Date June 26, 1979

Review Agencies 10 Review Period - Return By June 27, 1979

Send

- COUNTY ROAD DEPARTMENT
- COUNTY HEALTH DEPARTMENT
- COUNTY SURVEYOR
- COMTRONICS
- GRAND VALLEY RURAL POWER
- MOUNTAIN BELL
- PUBLIC SERVICE
- SOIL CONSERVATION SERVICE
- SCHOOL DISTRICT 51
- STATE HIGHWAY
- STATE GEOLOGICAL
- STATE HEALTH - RADIOLOGICAL
- TRANSAMERICA TITLE

Send

- FIRE City
- IRRIGATION G.U.
- DRAINAGE G.J.
- WATER (UTE, CLIFTON)
- SEWER
- CITY ENGINEER/UTILITIES Rish
- MACK, LOMA, MESA, COLLBRAN
- FRUITA, PALISADE
- City Utilities
- P.D. Ed VanderTook
- Parks & Rec.

Board	Date	Comments
GJPC	6-26-79	TABLED TIL PETITIONER PRESENT
GJPC	7-31-79	REC APP SUB to Staff comments, esp. in re: parking and upgrading landscape plan.
CC	8-15-79	Approved subject to p.c. conditions.

Common Location 225' East of 12th St, Between Wellington Ave + Grand Valley Canal

Staff Comments

Original Documents

Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;

Imp. Guarantee Receipt # _____ Check # _____

Covenants _____ Open Space Dedication

Power of Attorney

Dev. Schedule

REVIEW SHEET SUMMARY

FILE # 38-79

DATE SENT TO REVIEW AGENCIES 6-12-79

TYPE: REZONE RIC to PD-B & WELLINGTON CONDOMINIUMS CASE NO. 6-22-79

PRELIMINARY
PC MEETING DATE _____

CC/OC MEETING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6-18-79	CITY FIRE	Okay to rezone but water for fire flow requirements must be met at time of construction.
6-18-79	CITY PARKS & REC.	No comment.
6-18-79	PD.-VANDERTOOK	Okay
6-18-79	CITY UTILITIES	Please relocate trash containers away from parked recreational vehicles. Too much of a liability potential!
6-19-79	GV IRRIGATION	No objections to this rezone as long as GVIC ROW is respected - from this plat nothing is show as to this disposition.
6-20-79	GJ DRAINAGE	N/A
6-26-79	CITY ENGINEER (RISH)	Power of attorney for full street improvements on Wellington should be granted. Hard surfacing 1.7 acres will increase storm runoff to the "existing ditch" on the south. The existing ditch fades into the yard of 2404 N. 12th Street. The developer should determine and provide what off-site improvements will be necessary to provide drainage outlet into the east gutter of 12th Street. Easements may also be necessary. To dump the increased runoff on an adjacent property is not responsible and will create a serious physical impact.
	DESIGN & DEVELOPMENT PLANNER	Recommend rezone to PDB. When drainage problems mentioned per review sheet comments are mitigated, recommend approval of preliminary plan subject to the following considerations: * Proposed parking spaces for 52 should be reduced to the required 39. * The additional space from this reduction in parking should be used for <u>landscaped islands</u> or open space to break up the proposed <u>linear parking</u> , possibly every 10 stalls. This would reduce some of the increased runoff anticipated by blacktopping most of the site. * Bicycle racks should be brought <u>inside</u> the sight, possibly to these proposed open areas, rather than the entry area. * Last parking space in southeast corner of lot should be eliminated because of inadequate back-out space.
6-27-79	PUBLIC SERVICE	Gas: no objections - gas service probably from front. Electric: No objection to rezoning. May require electric transformer located in a parking space to serve development. Will obtain any necessary easements at time of construction.

Comp Planner

Normally a spot zone significantly increasing density should be granted only if justified by the amenities and/or open space created by the development, in other words, only if it meets the spirit of the PD regs. Without building footprints or renderings, it's impossible to tell amenities are proposed which warrant the upzone.

DATE REC.	AGENCY	COMMENTS
6-27-79	MOUNTAIN BELL	<p>The information provided on this item is inadequate to recommend any utility easements.</p> <p>We have an overhead line along the south side of Wellington Avenue and another overhead line that runs along the north side of the canal, either on Canal ROW or on this property. The line along the canal can be vacated and no easement maintained as much as I can tell at this time.</p> <p>Please have the developer contact us with more detailed plans in order that we may recommend easements.</p>

GJPC 7-31-79

RIDER/PICKENS/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL OF THE REZONE & PREL. PLAN SUBJECT TO STAFF COMMENTS INCLUDING THE REDUCTION OF THE PARKING TO THE NECESSARY 39 SPACES AND WITH SPECIAL EMPHASIS ON UPGRADING THE LANDSCAPING.

TO WHOM IT MAY CONCERN

OFFICE COPY

We the undersigned property owners in the 1200 & 1300 Block of Wellington Avenue have seen the preliminary layout for condominium homes at approximately 1251 Wellington Avenue and have no objections to the construction of the homes, subject to the rules and conditions as may be dictated by the City of Grand Junction.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Florence Shirk	1314 Wellington	242-7707
William J. Brown	1225 Wellington	242-6181
Joyce K. White	1212 Wellington	242-5165
Jack L. Bray	2707 Patterson	242-7206
David McKenna	1308 Wellington	242-2636
Genoff Paulnd	2500 N 12	243-9859
Ronald B. Caruso	2424 N 12th	243-0890
	R.P.C. 2412 N 12th	" "
	R.P.C. 2432 N 12th	" "
May Belle Kenevel	1313 Wellington	243-1246
Cheryl L. Nash	1304 Wellington	243-5141

OK Roger Heed as/ phone call 4/23/79
at 5:35 pm BY: [signature]

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

August 10, 1979

To: (From:) Karl Metzner From: (To:) Ron Rish *RRR*

Subject: Wellington Apartments

Reed Guthrie called me yesterday concerning my review comments about storm drainage on the above. He informed me the drainage outlet is to the east along the canal.

I checked the file and found their plan stated specifically that drainage was to the west to 12th Street. I field checked the site this morning and found the ditch along the canal drains to the east and outlets into a pipe about two properties east of the above site.

Discussion with City personnel revealed that apparently the Grand Junction Drainage District has a pipe in the area which does drain to the east and is known as Logan Drain. If the pipe I saw in the field is that drain I take no exception to their proposed drainage outlet plan if Grand Junction Drainage District approves since they are responsible for the maintenance of Logan Drain.

Please explain my review comments in light of the above.

cc - Jim Patterson

WGM

Commercial & Residential Construction and Management

INVESTMENTS

1005 N. 12th Street, Grand Junction, Colorado 81501

Ph. (303) 245-0227

Chuck Wiman
O. Reed Guthrie
Jack Morgan

April 30, 1979

City of Grand Junction
251 North 5th St.
Grand Junction, Colorado 81501

Attn: City Planning

Subject: PDB/PUD Wellington Condominiums
1251 Wellington, Grd. Jct., Colo.
Sch# 2945-122-00-143 & 144

Dear Sir:

The petitioner for this project is Chet H. Nash & will be represented by O. Reed Guthrie, 1005 North 12th St., Grand Junction, acting as spokesman and builder for the petitioner.

The proposed project is best described as follows:

- 1) Wellington Condominiums, 1251 Wellington, Grd Jct., Colo.
- 2) Approximately 28 units consisting of approximately 23 - 2 bedroom units & 5 - 3 bedroom units. The 2-bedroom units have approximately 1,150 sq. ft. & the 3-bedroom units have approximately 1,450 sq. ft. All units are two story with flat roofs to maintain a low profile for the neighborhood & blend with existing single family houses in the area.
- 3) Consideration for parking of recreation vehicles, cars, & bicycles has been given.
- 4) Each unit has a private enclosed patio for maximum privacy.

Enclosed is the list of approval signatures of property owners approximately one block on either side of the subject property, except Mr. & Mrs. Kochivar and Mrs. Collins. The omission of these signatures is not to be judged as a disapproval but rather more of a "wait & see" situation.

Sincerely,

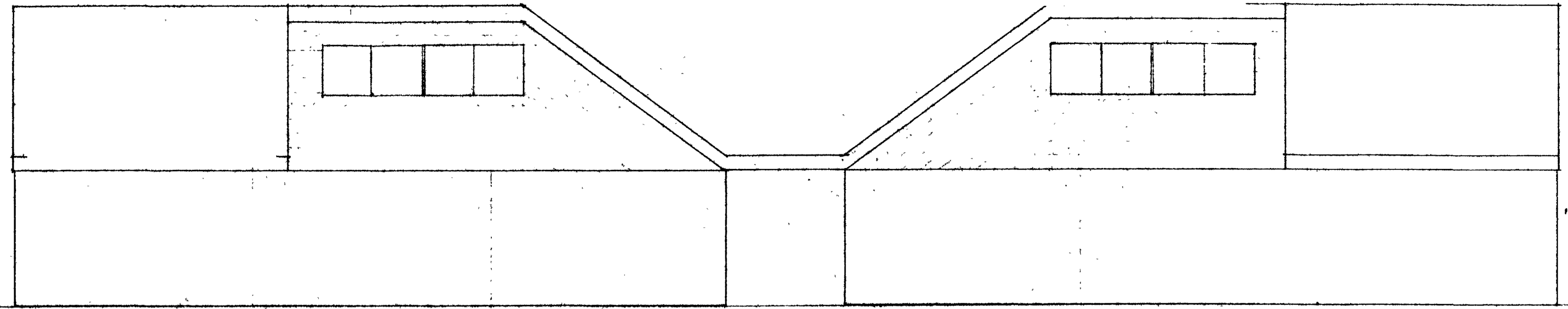


Chet H. Nash &
O. Reed Guthrie

OFFICE COPY

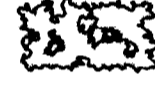



WELLINGTON CONDOMINIUMS

LEGAL DESCRIPTION: 1251 WELLINGTON AVENUE; BEGINNING AT A POINT 312 FEET EAST OF THE NW CORNER OF BLOCK 9, FAIRMOUNT SUBDIVISION, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO; THENCE EAST 143.9 FEET, THENCE S 00° 01' E 348 FEET TO THE NORTH BANK OF THE GRAND VALLEY CANAL, THENCE ALONG SAID BANK S 80° 31' W 175.4 FEET, THENCE S 81° 57' 30" W 93 FEET, THENCE N 00° 01' W 200 FEET, THENCE EAST 92 FEET, THENCE NORTH 00° 01' W 180 FEET TO THE POINT OF BEGINNING.



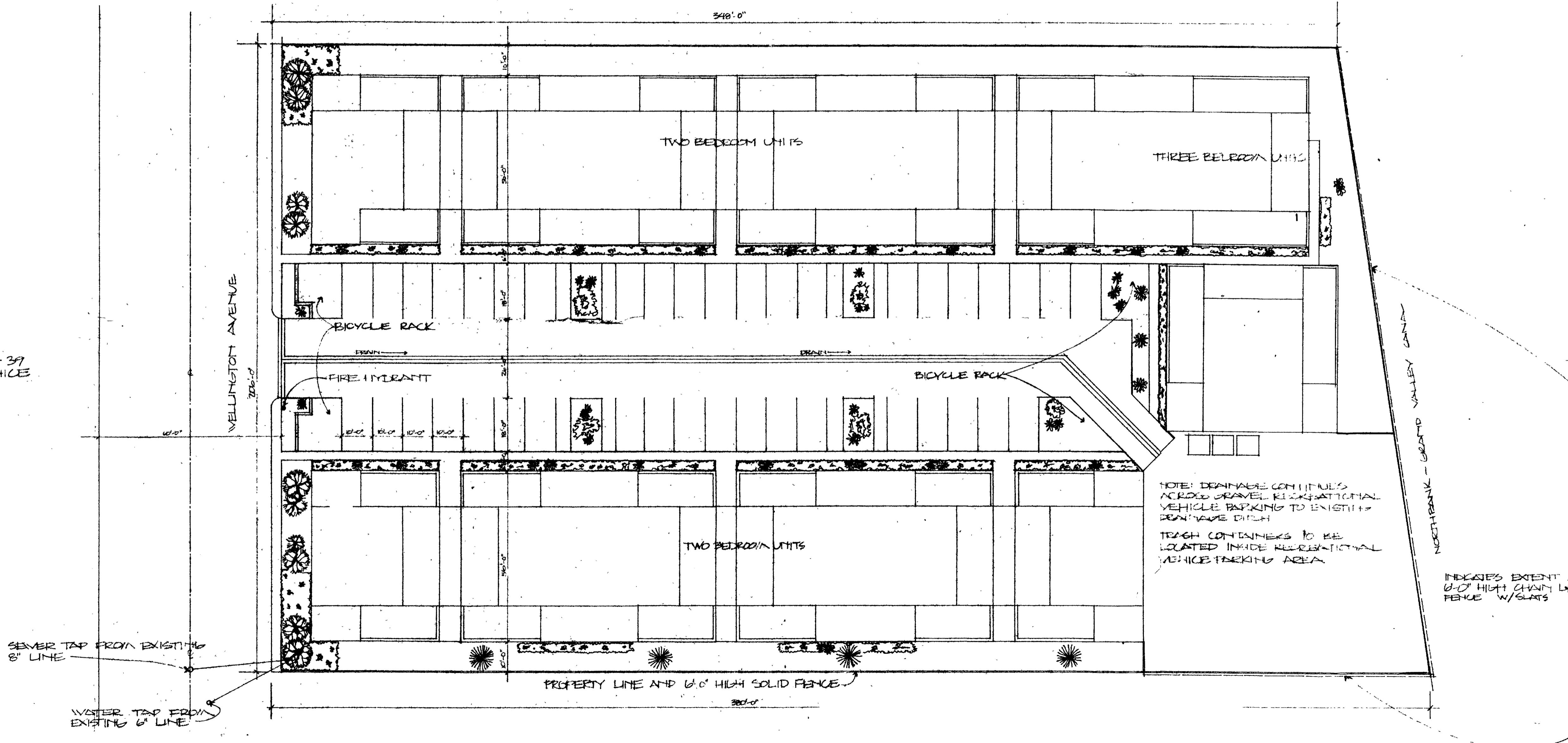
TYPICAL FRONT ELEVATION OF 4 UNIT BUILDING
SCALE 3/16"=1'-0"

MAYBELLE KANAVEL
1313 WELLINGTON AVE.

-  JUNIPER, TAMARIX
-  JUNIPER, GREENSPIRE
-  PINE, AUSTRIAN
-  AGN, MARSHALLS

REQUIRED NUMBER OF PARKING SPACES - 39
AVAILABLE - 40 PLUS RECREATIONAL VEHICLE PARKING

NORTH
SCALE 1"=20'-0"



NOTE: DRAINAGE CONTAINERS ACROSS GRAVEL RECREATIONAL VEHICLE PARKING TO EXISTING DRAINAGE DITCH
TRASH CONTAINERS TO BE LOCATED INSIDE RECREATIONAL VEHICLE PARKING AREA

INDICATES EXTENT OF 6'-0" HIGH CHAIN LINK FENCE W/SLATS

WILLIAM L. REEVES
1225 WELLINGTON AVE.