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File 1989-0031

Name: Final Plan Amend. - Wellington Townhomes - 1305 Wellington Court

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IMPACT STATEMENT/PROJECT NARRATIVE-WELLINGTON TOWNHOMES

THIS APPLICATION CONSISTS OF TWO PARTS:

A REQUEST TO VACATE A PORTION OF THE ~~SET BACK~~ ^{easement} AND
THE AMENDED DEVELOPMENT PLAN.

1. VACATION OF INNERMOST 4 FEET OF 14 FOOT UTILITY EASEMENT FOR LOTS 8 THRU 26. NO UTILITY SERVICES EXIST IN THE AREA PROPOSED FOR VACATION.

AMENDED PLAN IS NEEDED TO ALLOW REDUCTION OF ORIGINAL 15 FOOT SET BACK TO 14 FOOT SETBACK.

REVISED PLAN IS ALSO NEEDED IN ORDER TO CHANGE STRUCTURE FROM MULTI LEVEL TO SINGLE LEVEL AND TO DECREASE THE DENSITY OF THE PROJECT FROM 19 REMAINING UNITS TO 10 REMAINING UNITS WITH GARAGES.

CHANGE COMMON AREA IN THE REAR OF THE PROJECT TO 15 ADDITIONAL PAVED AND STRIPED PARKING SPACES FOR EITHER AUTOMOBILES OR RECREATIONAL VEHICLES.

2. PROJECT IS LOCATED AT 1305 WELLINGTON COURT, GRAND JUNCTION, CO. (APPROXIMATELY 1 BLOCK EAST OF 12TH STREET AND 1 BLOCK SOUTH OF PATTERSON ROAD ON WELLINGTON AVENUE.)

3. CONSTRUCTION WILL COMMENCE ON MARCH 15, 1989 PENDING APPROVAL OF THE PROPOSED CHANGES. PLANS ARE TO CONSTRUCT FOUR UNITS ON LOTS 20 THRU 26, FIRST PHASE; THEN 3 UNITS ON LOTS 14 THRU 19, SECOND PHASE; 3 UNITS ON LOTS 8 THRU 13 AS THIRD AND FINAL PHASE.

4. THE AREA IMPACTED BY THE PROPOSAL IS THE SAME AS THE AREA APPROVED FOR THE ORIGINAL WELLINGTON COURT TOWNHOME PROJECT, HOWEVER WITH A 50% REDUCTION IN DENSITY.

5. THE COMPLETION OF THE PROJECT WILL BE COMPATIBLE TO THE EXISTING TOWNHOMES, #101 THRU #107 WHICH WERE CONSTRUCTED IN 1983. THE SINGLE STORY UNITS WITH GARAGES WILL ENHANCE THE APPEARANCE OF THE ENTIRE COURT AND WILL INCREASE THE DEMAND FOR THIS AREA. THE SURROUNDING PROPERTIES ARE MOSTLY SINGLE FAMILY HOMES WITH THE EXCEPTION OF 4 CONDOS LOCATED ON THE CORNER OF 12TH STREET AND BOOKCLIFF AVENUE WHICH ARE OCCUPIED AS PROFESSIONAL OFFICES.

6. NO PUBLIC SERVICES, WITH THE EXCEPTION OF NORMAL UTILITIES, TELEPHONE ETC., WILL BE OFFERED WITHIN THE PROJECT. PRIVATE SERVICES WILL INCLUDE IRRIGATION WATER FOR LANDSCAPING USE WITHIN THE PROJECT.

7. THE REQUESTED CHANGE TO ALLOW EXTRA PARKING RATHER THAN PLAY AREA IS CONNECTED TO THE MARKETING PROGRAM FOR APPROACHING THE RETIRED SECTOR AS THE MOSTLY LIKELY PURCHASERS FOR THE TOWNHOMES. THE ACCESS TO SHOPPING, HOSPITALS, DOCTORS, AIRPORT, ETC. MAKE THIS PROJECT MOST DESIRABLE TO RETIREES.

8. THE PROPOSAL MEETS THE CRITERIA FOR WHICH IT WAS ORIGINALLY INTENDED WITH NO CHANGES BEING REQUESTED FOR REZONES, SPECIAL USES, CONDITIONAL USES, ETC.

Original
NOT Remove
From Office*

#09 89

IMPACT STATEMENT/PROJECT NARRATIVE--WELLINGTON TOWNHOMES

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From Office

#09 89

AMENDMENT TO:

IMPACT STATEMENT/PROJECT NARRATIVE-WELLINGTON TOWNHOMES

RE: REQUEST FOR AMENDEDMENT TO ORIGINAL STATEMENT ITEM (1)

ORIGINAL REQUEST:

VACATION OF INNERMOST 4 FEET OF 14 FOOT UTILITY EASEMENT FOR LOTS 8 THRU 26. NO UTILITY SERVICES EXIST IN THE AREA PROPOSED FOR VACATION. (THIS APPLIED TO FRONT YARD EASEMENT)

AMENDED PLAN IS NEEDED TO ALLOW REDUCTION OF ORIGINAL 15 FOOT SET BACK TO 14 FOOT SETBACK (THIS APPLIED TO REAR YARD SETBACK)

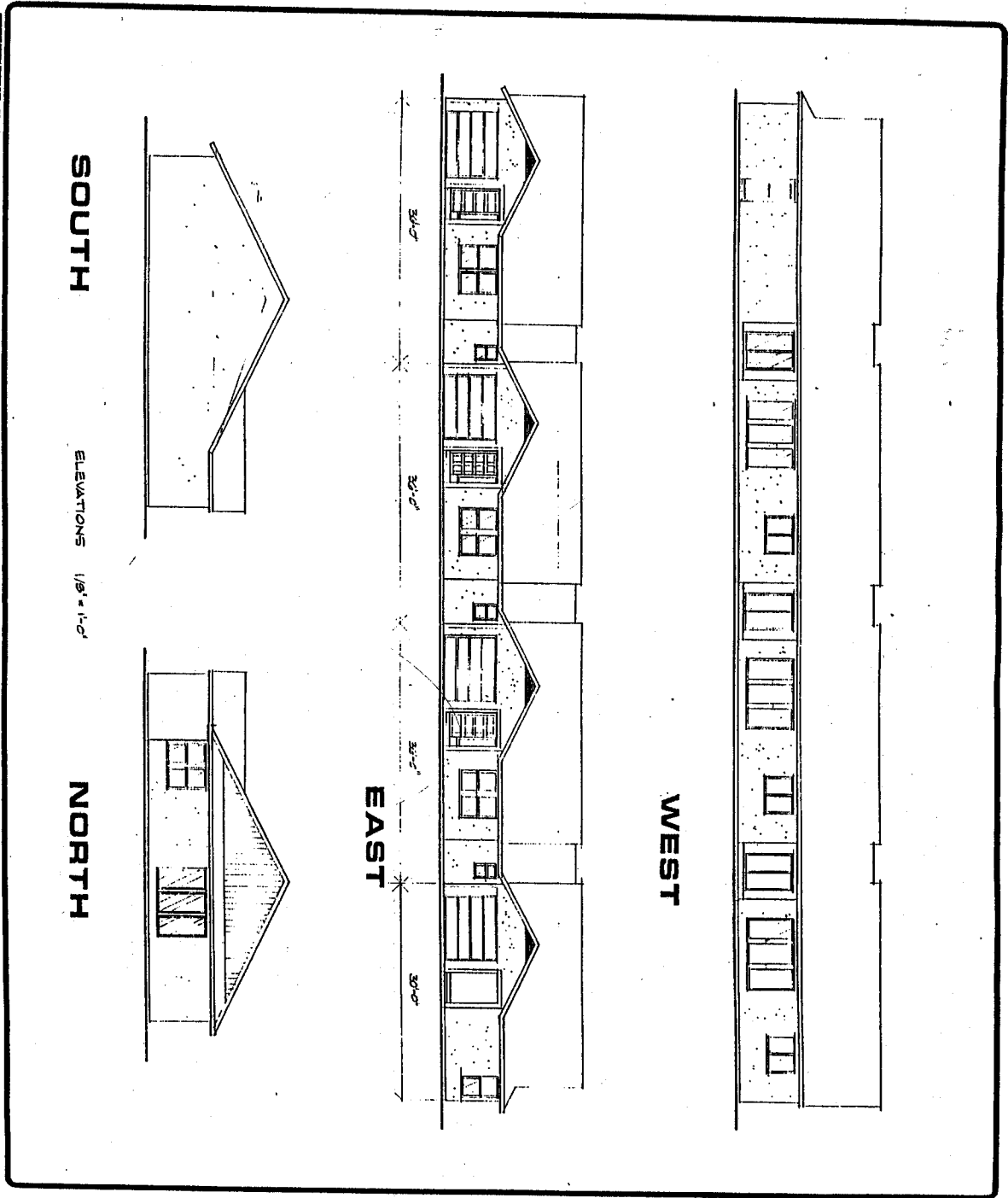
AMENDED REQUEST:

VACATION OF INNERMOST 2 FEET OF 14 FOOT UTILITY EASEMENT FOR LOTS 8 THRU 26 OF THE FRONT YARD EASEMENT.

REDUCTION OF 15 FOOT REAR YARD SETBACK TO 12 FOOT REAR YARD SET BACK.

THIS AMENDED REQUEST IS DUE TO THE FACT THAT PUBLIC SERVICE COMPANY FELT THAT THE EXISTING UTILITIES WOULD BE TOO CLOSE TO THE PROPOSED STRUCTURE. TO ACCOMMODATE THEIR COMMENTS IN THE ORIGINAL REQUEST AND AFTER AN ON SITE MEETING WITH THEIR OFFICIALS THEY FELT THAT THE 2 FOOT VACATION INLIEU OF 4 FOOT VACATION OF THE FRONT YARD EASEMENT COULD BE APPROVED BY THEM.

WE ASK THAT EACH REVIEW AGENCY RETURN THEIR COMMENTS TO CITY PLANNING AS SOON AS POSSIBLE SO AS TO PRESENT THE PACKAGE AT THE MARCH 7, 1989 HEARING.



DATE	1/11/81
DESIGNED BY	BOB DORSEY
DRAWN BY	BOB DORSEY
CHECKED BY	BOB DORSEY
DATE	1/11/81
JOB NO.	4
PROJECT	WELLINGTON TOWNHOMES II
SCALE	AS SHOWN

WELLINGTON TOWNHOMES II
BRAND JUNCTION, COLORADO
BOB DORSEY - DEVELOPER

DATE	
BY	
BY	
BY	
BY	
BY	

AMENDMENTS TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE WELLINGTON COURT TOWNHOMES

The Declaration of Covenants, Conditions and Restrictions, filed December 8, 1982 in the office of the Clerk and Recorder of Mesa County at Book 1403, pp. 900-907, shall be amended as follows:

Article I, Section 2 shall be amended to read as follows:

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simply title to any Dwelling Unit 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.

Article I, Section 4 and Section 5 shall be amended as follows:

Section 4. "Common Area" shall mean all real property (including the improvements thereon) 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 particularly 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.

Any or all of the Common Area may be converted and maintained for parking of recreational vehicles belonging to the owners, subject to the terms of Article II, Section 3, and subject to the approval of the Grand Junction Planning Commission. Recreational vehicles shall be defined as boats, campers, travel trailers and motor homes.

Section 5. "Dwelling Unit" shall mean and refer to any residential structure shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Article II, Section 3 shall be amended to read as follows:

Section 3. Parking Rights.

(a) Ownership of each Dwelling Unit shall entitle the Owner or Owners thereof to the use of not more than two automobile parking spaces, which shall be as near and convenient to said Dwelling Unit 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 Unit.

(b) Ownership of each Dwelling Unit shall entitle the Owner or Owners thereof to the use of not more than one recreational vehicle parking space located in the Common Area described hereinabove. Use of said RV parking spaces is limited to Owner-residents of the Wellington Townhome complex. Said RV spaces may not be used by any person or persons who occupy a Dwelling Unit pursuant to a rent, lease or other arrangement with the Owner. Use of said recreational vehicle parking spaces shall be on a first come, first serve basis for Owners. Owners shall be entitled to continued use of the space that they occupy so long as they continue to be an Owner and pay the fee set forth in Section (c) below.

(c) Owners using a recreational vehicle parking space shall pay a monthly fee of \$10.00 to the Homeowners Association for each month or part thereof that they use said parking space. Said payment shall be in addition to any other assessment set forth herein. An Owner shall be entitled to use an RV space for so long as they continue to pay the monthly fee thereon.

Article II shall be amended to add Section 4, which shall read as follows:

Section 4. Debris. No Owner shall place any debris, personal property, or other items beyond the fence on the south side of the Common Area.

Article IV, Section 2 shall be amended to read as follows:

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. Said maintenance and improvement shall include, but in no way be limited to, payment of utilities for the parking and Common Area, payment of water fees for Grand Valley Irrigation and payment for water usage of the Common Area.

Dated: March 22, 1989.

Michael Pocius
Owner

Co-Owner (if any)

Lillian Pocius
1305 Wellington #101
Address of Unit Owned

Ron E. Williams
Owner

Co-Owner (if any)

1305 Wellington #106
Address of Unit Owned

Ryan Johnson
Owner

Co-Owner (if any)

1305 Wellington #105
Grand Tet, CO 81501
Address of Unit Owned

Richard M. Hart
Owner

Co-Owner (if any)

1305 Wellington #107
Grand Tet. Co. 81501
Address of Unit Owned

Signature hereon indicates:

Approval X

Disapproval

of the Amendments to Declaration of Covenants, Conditions and Restrictions of the Wellington Court Townhomes, dated March 22, 1989.

Robert E Landes

Owner

Diana Landes

Co-Owner (if any)

Unit 4 - 1305 Wellington
Address of Unit Owned

Signature hereon indicates:

Approval _____

Disapproval _____

of the Amendments to Declaration of Covenants, Conditions and Restrictions of the Wellington Court Townhomes, dated March 22, 1989.

Robert L. Dorsey

Owner

Rebecca H. Dorsey

Co-Owner (if any)

TO BE CONSTRUCTED

8,9,10,11,12,13,14,15,16,17

1305 WELLINGTON COURT

Address of Unit Owned

2945-122-00-021
DILLON REAL ESTATE CO. INC.
P.O. BOX 729
GRAND JUNCTION, CO 81502

2945-122-00-041
MAY B. KANAVEL
1313 WELLINGTON
GRAND JUNCTION, CO 81501

2945-122-17-001
MICHAEL & LILLIAN F. POCUIS
1305 WELLINGTON, #101
GRAND JUNCTION, CO 81501

2945-122-00-024
DAVID MCKINLEY
1308 WELLINGTON
GRAND JUNCTION, CO 81501

2945-122-00-042
FLORENCE E. COLLINS
1321 WELLINGTON
GRAND JUNCTION, CO 81501

o 2945-122-17-002
OSCAR W. & GLENNYTH W. HOLTZ
1305 WELLINGTON #102
GRAND JUNCTION, CO 81501

2945-122-00-025
FLORENCE SHIRK
1314 WELLINGTON
GRAND JUNCTION, CO 81501

2945-122-00-044
CONSTANCE S. JOUFLAS
319 BELAIRE DRIVE
GRAND JUNCTION, CO 81501

o 2945-122-17-003
JAMES R. MCLELLAN, JR.
1305 WELLINGTON, #103
GRAND JUNCTION, CO 81501

2945-122-00-032
ADOLPH J. & L. KOICHEVAR
1238 WELLINGTON
GRAND JUNCTION, CO 81501

2945-122-00-047
FRENCH RIDGE DEVELOPMENT CO. INC.
1224 WADSWORTH
LAKEWOOD, CO 80215

o 2945-122-17-004
ROBERT E. & DIANA D. LANDES
1305 WELLINGTON #104
GRAND JUNCTION, CO 81501

2945-122-00-033
JOSEPH D. & WILDA S. ABELL
1212 WELLINGTON
GRAND JUNCTION, CO 81501

2945-122-00-048
KAY HAYASHI
1280 CANNEL AVENUE
GRAND JUNCTION, CO 81501

2945-122-17-005
REAGAN JOHNSON
1305 WELLINGTON, #105
GRAND JUNCTION, CO 81501

2945-122-00-034
W. B. & CAROL L. SWISHER
P.O. BOX 2862
GRAND JUNCTION, CO 81502

2945-122-00-049
T.J. & D.A. MAHONEY
1282 BOOKCLIFF
GRAND JUNCTION, CO 81501

2945-122-17-006
DAN E. WILLIAMS
1305 WELLINGTON #106
GRAND JUNCTION, CO 81501

2945-122-00-035
DONALD R. & A.M. CARNS
2424 NORTH 12TH STREET
GRAND JUNCTION, CO 81501

2945-122-00-133
GINGER R. SAGRILLO
1324 WELLINGTON
GRAND JUNCTION, CO 81501

2945-122-17-007
RICHARD M. & DARLIN A. HART
1305 WELLINGTON, #107
GRAND JUNCTION, CO 81501

2945-122-00-036
DONALD R. & A.M. CARNS
2424 NORTH 12TH STREET
GRAND JUNCTION, CO 81501

2945-122-00-135
DILLON REAL ESTATE CO. INC.
P.O. BOX 729
GRAND JUNCTION, CO 81502

2945-122-20-001
WGH GROUP
C/O RICHARD HUFFAKER
1966 CHAPARRELL ROAD
GRAND JUNCTION, CO 81503

2945-122-00-037
DONALD R. & ALICE N. CARNS
2412 NORTH 12TH STREET
GRAND JUNCTION, CO 81501

2945-122-00-166
BRUCE A. & ROSE T. WARD
736 TULIP DRIVE
GRAND JUNCTION, CO 81506

2945-122-20-002
WGH GROUP
C/O RICHARD HUFFAKER
1964 CHAPARRELL ROAD
GRAND JUNCTION, CO 81503

2945-122-00-038
W.L. & M.C. REEVES
1225 WELLINGTON
GRAND JUNCTION, CO 81501

2945-122-00-167
LAIRD T. MILBURN
P.O. BOX 2188
GRAND JUNCTION, CO 81502

2945-122-20-003
WGH GROUP
C/O RICHARD HUFFAKER
1964 CHAPARRELL ROAD
GRAND JUNCTION, CO 81503

2945-122-20-004
WGH GROUP
C/O RICHARD HUFFAKER
1964 CHAPARRELL ROAD
GRAND JUNCTION, CO 81503

Oscar W. & Glennyth Holtz
c/o Florence Woods
4754 Dunnroben Avenue
Lakewood, CA 90713

James R. McLellan, Jr.
9110 Mockingbird Trail
Jupiter, FL 33478

Robert & Diana Landes
245 W. 1012 Place
Northglen, CO 80233

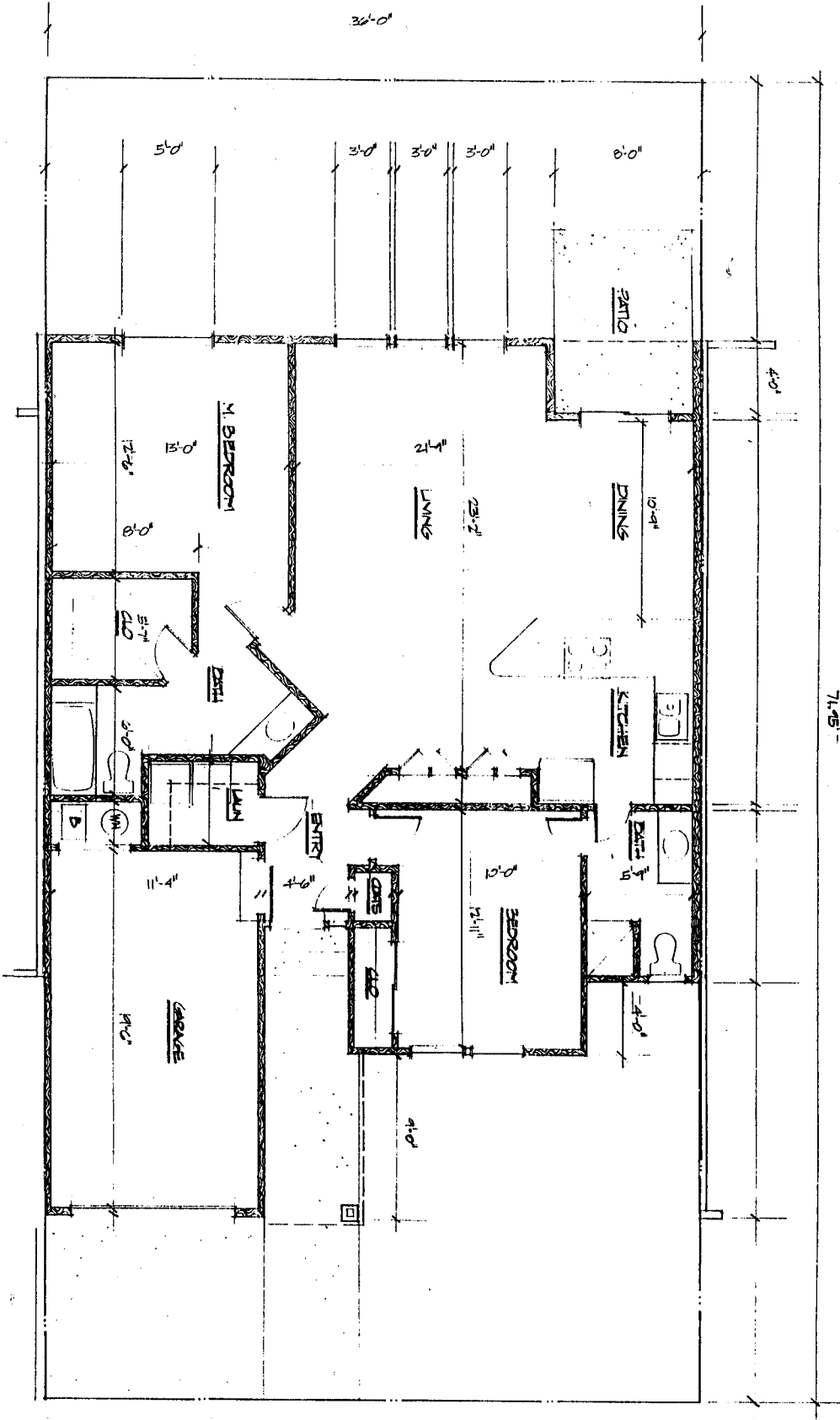
*Oscar W & Glennyth Holtz
c/o Florence Woods
4754 Dunnroben Ave.
Lakewood, CA 90713*

*James R. McLellan, Jr.
9110 Mockingbird Trail
Jupiter, Florida 33478*

*Robert & Diana Landes
245 E. 1012 Pl.
Northglen, CO 80233*

Do NOT Remove
From Office

#09 89



1/4" = 1'-0"

FLOOR PLAN A

DRAWING	CV
CHECKED	CV
DATE	12/1/08
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	2
OF 4 SHEETS	

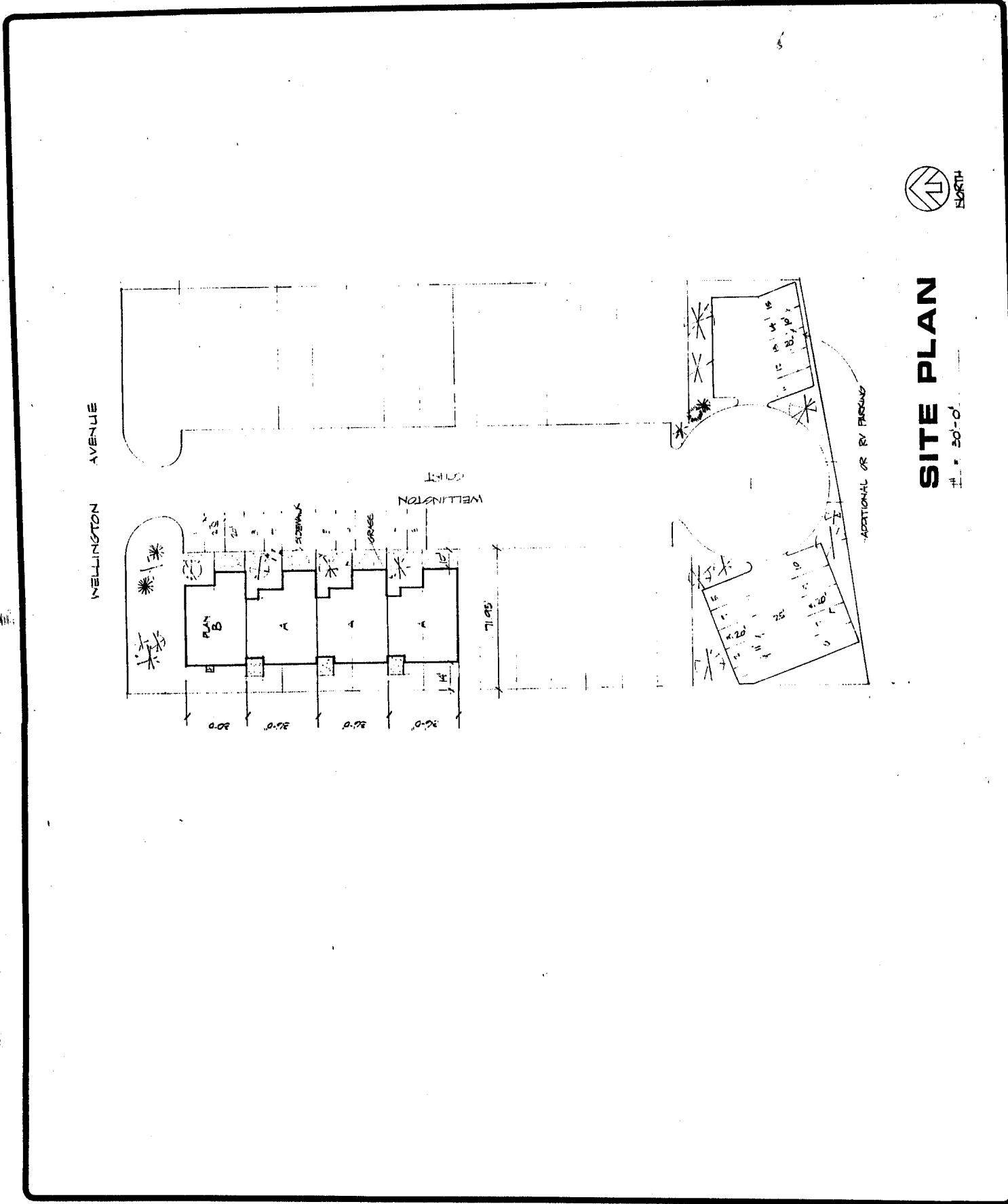
WELLINGTON TOWNHOMES II
 GRAND JUNCTION, COLORADO
 BOB DORSEY-DEVELOPER

REVISION	BY
1/15/09	CV

REVISIONS	BY	DATE
	CV	12/15/09

WELLINGTON TOWNHOMES I
 GRAND JUNCTION, COLORADO
 BOB DORSEY - DEVELOPER

DRAWN BY	CV
CHECKED	
DATE	12/15/09
SCALE	
JOB NO.	
SHEET	1
OF	4
SHEETS	



SITE PLAN

1/4" = 30'-0"

ADDITIONAL OR BY PARKING

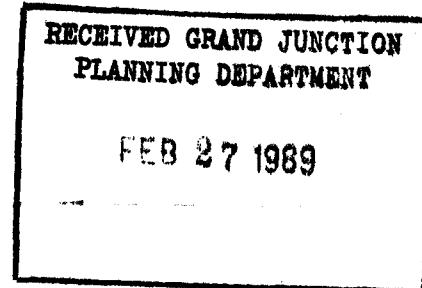
James R. McLellan
9110 Mockingbird Trail
Jupiter, Florida 33478

February 21, 1989

Monument Realty, Inc.
759 Horizon Drive, Suite A
Grand Junction, Colorado 81506

Attention: Betty Willhite

RE: 1305 Wellington Court
Grand Junction, Colorado



Dear Ms. Willhite:

I have reviewed the information that you sent to me on the plans for an amended completion of the Wellington Court project. Upon completion of my review of your information together with the covenant covering the initial project I am unable to distinguish any advantage to me by the changes you have proposed. To the contrary, I think that the changes would do more to reduce the value of my property and cost me extra money that I have no desire to spend at this time.

The plan to turn the common area which had been set aside for a park and play area available to all property owners into a parking lot for the benefit of the few who happen to own recreation vehicles could prove to be detrimental to the future sale of my property. The proposal to reduce the utility easement from 14 feet to ten feet actually is not needed as there is 14 feet from the back of the proposed buildings to the lot line which could be reduced to 10 feet thus allowing the garages to clear the utility easement as originally platted.

When I was in Colorado last year I checked out the irrigation system that had been installed in front of the existing buildings. It appeared that the system was probably activated for testing, but due to the fact that there was no homeowners association to operate and maintain the system it probably suffered significant damage from freezing. Therefore to form the homeowners association at this late date to operate a system that is probably defunct seems to be of value to only those who will be constructing new facilities or those who pay to repair or replace the existing system.

I also find it interesting that you have determined the cost of the homeowners association expenses by dividing by the total number of units. This method is in direct conflict with the covenant which says the assessments would be made per lot. Therefore since the proposed new units would cover two lots instead of one then they should be assessed twice as much as the existing single lot units. This would be a fair and reasonable method of assessment as we are talking about irrigation which is in relation to land area and not units.

In light of the above reasons I cannot sign your petition in support of the changes. I will send a copy of this letter to the City of Grand Junction to ensure that they are aware that I do not support these changes.

Respectfully,



James R. McLellan

cc: City of Grand Junction
Robin McLellan

REVIEW SHEET SUMMARY

FILE NO. #9-89 TITLE/HEADING Wellington Townhomes-Rev. Final Plan DUE DATE 2/17/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Robert and Rebecca Dorsey

Location: 1305 Carol Court Acres: 1.67

PETITIONER ADDRESS 135 Carol Court Grand Junction, CO 81501

ENGINEER n/a

DATE REC.	AGENCY	COMMENTS
-----------	--------	----------

 NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
 A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

02/17/89	Planning	<p>The following comments reflect review of the revised plan to vacate only two feet and a rear setback of 12 feet. The building footprints in Phase III scale at approximately 53' in depth, while the Phase I and II plan scales at approximately 47'. No setback details are shown for Phase II or III units. Please submit an updated and accurate site plan with all details relative to the revisions and building footprints. Per the Zoning and Development Code (section 5-6-6), a detailed landscape plan is needed. Please provide details as specified in section 5-6-6 as well as how the plantings will be irrigated and maintained. See attached Code excerpt. Additional plan(s) should be submitted ASAP, but not later than 3/3/89. Where is the trash dumpster (if any) to be located? Will it be enclosed or screened? Location and screening should be coordinated with service provider and should be shown on revised site plan. Some existing landscaping is in poor condition, i.e. sodded areas, entry frontage, and the island in the east parking row and will require new sod, plantings, etc. as part of the next phase. It is recommended that another island or two be placed somewhere near the middle of the long parking row(s) to break up the visual effect of the parking. Due to the large nature of most R.V.'s, the parking spaces nearest the sideyard setbacks (#15 and #1) should be deleted or revised to allow more setback area. Rows of evergreen trees to help screen the vehicle storage area would be desirable along the east and west as well as along the canal right-of-way. There appears to be no problem with allowing the vacation of the utility easement (as long as utility provider concerns are resolved) nor with the reduction of the rear yard setbacks.</p>
02/16/89	Public Works	No comments on revisions.
02/09/89	Public Service	<p>gas: Existing gas will be within 6' of buildings if 14 foot setback is allowed. Why if a 14 foot setback, is it necessary to vacate easement? Joint trench with gas, electric, phone, cable t.v.</p> <p>electric: Same as gas above, plus question regarding meter locations on building and having to extend secondary distribution back in easement to serve single family residence versus original design. If buildings are built as per plat (10' from edge of parking to building), then all utilities would be within two feet of building. Fourteen foot easement will need to be maintained.</p>
02/17/89	City Engineer	Sanitary sewer and water line for this development were constructed and accepted by the City in 1983. The parking lot, concrete drainage swale, etc. should be constructed in accordance with construction drawings which were approved in 1982. No objections to requested changes.
02/10/89	Building Dept.	No comments. Building Code requirements will be addressed at the time of permit process.
02/10/89	GV Irrigation	The proposed plat shows no encroachment with existing canal right-of-ways at south edge already established with a wooden fence bor-

dering property. We request some covenants in Homeowners Association or buyer contracts stating no stockpiling of debris or personal property outside fencing on property. Original irrigation and drainage plat of 1982, Colorado West Engineers, shows pumphouse on northeast corner of property. It appears that a pumping facility has been established on southwest corner of property, out of Grand Valley Irrigation Company headgate #ML 242A, with no known record of water ordered out to this property. The petitioner needs to make necessary arrangements for pumping water and purchasing or renting adequate shares for this property and determine whether this will be handled in an individual or Homeowners Association-type basis.

02/08/89 Fire Dept.

A minimum width of 20' for access is required by us (clear access-- this doesn't include parking for residents) for fire protection. The marking of each apartment/townhome shall be readily visible for emergency purposes.

02/14/89 Mtn. Bell

No objection.

RESPONSE NECESSARY

by 3/2/89

Hand-Obtained on 2/23/89

#9-89

RESPONSE - REVIEW SUMMARY FILE #9-89

MARCH 3, 1989

(1) PLANNING:

REVISED SITE PLAN SHOWS 12 FOOT REAR YARD SETBACK AND VACATING 2 FEET OF FRONT YARD UTILITY EASEMENT LEAVING A 12 FOOT UTILITY EASEMENT.

LANDSCAPING PLAN IS SHOWN ON REVISED SITE PLAN

(A) WE PLAN TO REQUEST TO ABANDON THE ORIGINAL PUMPING IRRIGATION SYSTEM AND SUBSTITUTE A PLAN TO USE CITY WATER FOR EXTERIOR IRRIGATION WITH AUTO SPRINKLER & TIMER SYSTEMS INSTALLED FOR EACH PROPOSED DWELLING UNIT AS PER REVISED SITE PLAN. SEE 2/28/89 LETTER OF REQUEST AND APPROVAL FROM GREGG TRAINOR, UTILITIES MANAGER, AND REPLY FROM RICHARD CASE APPROVING USE OF CITY WATER WITH BACK FLOW PRECAUTIONS.

NO TRASH DUMPSTER-REQUESTING CITY PICKUP PER DWELLING UNIT IS PLANNED.

WEST ENTRY FRONTAGE WILL BE LANDSCAPED AS PER SITE PLAN.

2 ADDITIONAL ISLANDS WILL BE INSTALLED AS PER SITE PLAN.

ADDITIONAL AND RV PARKING CHANGED FROM 15 TO 13 SPACES AS PER RECOMMENDATION AND SHOWN ON REVISED SITE PLAN.

DUE TO DIFFICULTY IN SUPPLYING IRRIGATION WATER TO RV & PARKING AREA WE PREFER THAT A SCREEN FENCE BE INSTALLED IN LIEU OF PLANTINGS.

(2) PUBLIC SERVICE:

SEE AMENDED REQUEST

(WE BELIEVE THIS COMMENT WAS INCLUDED IN THEIR REPLY BECAUSE THE FRONT YARD AND REAR YARD WERE NOT CORRECTLY ADDRESSED AND SPELLED OUT IN ORIGINAL NARRATIVE)

(3) CITY ENGINEER: N/A

(4) BUILDING DEPARTMENT: N/A

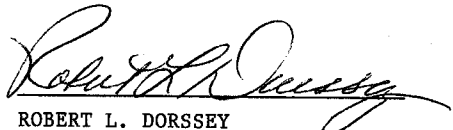
(5) GRAND VALLEY IRRIGATION:

COVENANTS WILL BE AMENDED REQUESTING THAT NO STOCKPILING OF DEBRIS OR OTHER PERSONAL PROPERTY SHALL BE ALLOWED OUTSIDE FENCE.

REGARDING THE IRRIGATION WATER: WE ARE REQUESTING ABANDONMENT OF THE ORIGINAL IRRIGATION PLAN. IRRIGATION WATER WHICH IS ADJUDICATED TO THIS PROPERTY COMES FROM THE GRAND VALLEY WATER USERS ASSOCIATION (SEE ATTACHED LETTER)

(6) FIRE DEPARTMENT:

THE 26 FOOT ACCESS AS PER THE SITE PLAN MEETS THE 20 FEET REQUIRED FOR ACCESS.



ROBERT L. DORSSEY

MARCH 3, 1989

Mrs Betty Willhite
Monument Realty
759 Horizon Drive, Suite A
Grand Junction, CO. 81506

RE: 1305 Wellington Court
Grand Junction, CO.

Dear Mrs Willhite:

I have just finished reviewing the plans sent to me and see no problems with supplying the complex with the needed water. However, there are certain precautions that must be followed. A backflow prevention devise must be installed on the service line just down stream of the meter.

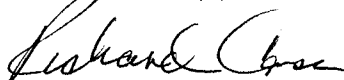
The plans do not show the size of service line needed or as to whether one or more services are required. If the service is 1 1/4" or larger a double check backflow devise can be installed just back of the meter. If the service is 3/4" or 1" in size and used only for irrigation purposes then a backflow devise can be added to the back side of the meter yoke. If a 3/4" or 1" service is used for the domestic supply as well as the irrigation the point at which the irrigation separates from the domestic supply can be no closer than five (5) feet back of the meter pit.

Following is a water tap cost according to size:

5/8" x 3/4"	\$ 1,000.00
1"	\$ 1,250.00
1 1/2"	\$ 2,950.00
2"	\$ 4,150.00

If I can be of any more help please feel free to call me at 244-1572.

Sincerely,



Richard Case
Water Department
City of Grand Junction

cc: Mike Sutherland
file

development summary



File # 9-89 Name Wellington Townhomes Date 3/9/89

PROJECT LOCATION: Wellington Townhomes Subdivision, south of Wellington Avenue, east of 12th Street and west of 15th Street

PROJECT DESCRIPTION:

- 1) Request for the vacation of 2 feet of a 14-foot utility easement on both sides of Wellington Court.
- 2) Amended Final Development Plan to: a) reduce rearyard setback from 15 feet to 12 feet, b) reduce density from 19 structures down to 10 structures, and from two story to single story townhomes, and c) replace originally approved open space with RV parking on east and west side of cul-de-sac.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO*		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED*	
	YES	NO		SATISFIED	NOT SATISFIED
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer	X	
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	X	
			Landscaping/Screening	X	
			Other: _____		

* See explanation below

STATUS & RECOMMENDATIONS: The utility providers in the easement suggested a 2-foot rather than a 4-foot vacation, which was acceptable to the petitioner. Staff and Planning Commission had some concern that deleting the majority of common open space could be detrimental to the project and neighborhood. Planning Commission suggested, then required, that only the west side become RV parking. Most neighbors were pleased with the reduced density and the reduction from two story to single story buildings.

Planning Commission Action Hearing on March 7, 1989: Approval of Amended Plan, subject to review comments; the fence on the west property line constructed prior to issuance of building permit; east side of cul-de-sac open space to be landscaped, with the option that, in the future, if more RV space is needed, a request could be submitted through the minor change provision; landscaping on east side completed concurrently with Phase III.

Recommendation to City Council for approval of the easement vacation.

Notice of Correction of Address Change

September 7, 1989

Wellington Townhomes Properties

Inadvertently, I referred to the unit number as the actual address off Wellington Court. The addresses for the townhomes on Wellington Court be as follows:

1. 1305 Wellington Avenue, Unit 111 for 2945-122-17-026, Lot 26.
2. 1305 Wellington Avenue, Unit 112, 2945-122-17-024 & 025, Lots 24 & 25.
3. 1305 Wellington Avenue, Unit 113, 2945-122-27-022 & 023, Lots 22 & 23.
4. 1305 Wellington Avenue, Unit 114, 2945-122-17-020 & 021, Lots 20 & 21.
5. 1305 Wellington Avenue, Unit 115, 2945-122-17-018 & 019, Lots 18 & 19.
6. 1305 Wellington Avenue, Unit 116, 2945-122-17-016 & 017, Lots 16 & 17.
7. 1305 Wellington Avenue, Unit 117, 2945-122-17-014 & 015, Lots 14 & 15.
8. 1305 Wellington Avenue, Unit 108, 2945-122-17-008 & 009, Lots 8 & 9.
9. 1305 Wellington Avenue, Unit 109, 2945-122-17-010 & 011, Lots 10 & 11.
10. 1305 Wellington Avenue, Unit 110, 2945-12-17-012 & 013, Lots 12 & 13.