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File 1994-0163

Name: Wellington at 15th Street – Preliminary Plan

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, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Ordinance No. 1555 - **		
X		Commitment for Title Ins. – First American Title Ins. Co.- 8 /22/94		
X		Contract to Buy and Sell – signed by Ron Abeloe - 8/12/94		
X		Planning Commission – Notice of Public Hearing mail-out- sent 10/21/94		
X		Utility Plan		
X		Street ID 1984		
X		Preliminary Plan		
X	X	Major Subdivision Plan - ** - GIS Historical Maps		
X		Posting of Public Notice Signs application – 10/18/94		
X		E-mails		
X	X	Note from Department of Agriculture – Soil Conservation identifies this soil as billings silty clay loam		
X	X	Planning Commission Minutes – 12/13/94 - **		



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

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Receipt # 1635
 Date 10/14
 Rec'd By BSA
 File No. 163 94

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> Resub	4.8 Acres	SE Corner 15th & Wellington City of Grand Junction	PR8	Residential
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input checked="" type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
Estate of Mabel Heberling % Marjorie L Reeves, Pers Rep	Chaparral West, Inc. % Ronald A. Abeloe, Pres.	Thomas L. Coit % Prudential Keeler & Company Realtors
Name	Name	Name
4490 Elm Ct.	626 32 Rd	1199 Patterson
Address	Address	Address
Denver, Co. 80211	Clifton, Co. 81520	Grand Jct. Co. 81501
City/State/Zip	City/State/Zip	City/State/Zip
	303-434-2160	303-242-2855
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Ronald Abeloe Signature of Person Completing Application
 Date 10/3/94

See Attached real estate contract dated 8-12-94 between Chaparral West Inc and Estate of Mabel Heberling, dec.
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

PRE-APPLICATION CONFERENCE

Date: 2 Aug 1999
Conference Attendance: Tom Dixon, Tom Coit, Ron Abeloe, Dick Keebler
Proposal: 34 lot subdivision
Location: SE corner of Wellington and 15th

Tax Parcel Number:
Review Fee: \$630
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? TCP
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? \$225 Estimated Amount:
Recording fees required? yes Estimated Amount:
Half street improvement fees required? probably Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s) Signature(s) of Representative(s)

Original
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L A BRODAK
2741 F RD
GRAND JUNCTION, CO 81506

JAMES ROBERT HOWARD
724 FULTON ST
AURORA, CO 80010-3914

163 94

ANNA M FORNEY
CHARLES L FORNEY ESTATE
1631 WELLINGTON AVE
GRAND JUNCTION, CO 81501

LOIS K PRICHARD
2301 N 17TH CIR
GRAND JUNCTION, CO 81501

JAMES W MURRIE
KRISTIN K
1434 WELLINGTON AVE
GRAND JUNCTION, CO 81501

DOROTHY GRACE ST LOUIS
2311 N 17TH CIR
GRAND JUNCTION, CO 81501

ROBERT SCHROEDER
3151 SNOWBERRY CT
GRAND JUNCTION, CO 81506

MELECIO E MARTINEZ
JOSEPHINE
2321 N 17TH CIR
GRAND JUNCTION, CO 81501

STEVE STAR
LOLA D STAR
2824 ORCHARD AVE
GRAND JUNCTION, CO 81501

LUCY M COSSLETT
2235 N 15RH ST UNIT A
GRAND JUNCTION, CO 81501

HILLTOP SPECIAL SERVICES DIV
1100 PATTERSON RD
GRAND JUNCTION, CO 81506

JOHN H MCARTHUR
PO BOX 1419
GRAND JUNCTION, CO 81502

RICHARD E FULTON
1556 WELLINGTON AVE
GRAND JUNCTION, CO 81501

ROLLO B HALL
ROSE M
2235 N 15TH ST # C
GRAND JUNCTION, CO 81501

WILLIAM L SHUMAN
FREDA
3320 CRESTVIEW WAY
GRAND JUNCTION, CO 81506

HAZEL M WILLIS
DONNA J ALLEN
2235 N 15TH ST UNIT D
GRAND JUNCTION, CO 81501

ROGER MALAN
1529 BOOKCLIFF CT APT C
GRAND JUNCTION, CO 81501

FRANK M WILSON
1250 NE LOOP 410 STE 300
SAN ANTONIO, TX 78209

ROGER C MALAN
1502 BOOKCLIFF CT
GRAND JUNCTION, CO 81501

LEONARD RONAY
TONI
RR 1 BOX 334
WEST PLAINS, MO 65775

2945-122-00-003
L A BRODAK
2741 F RD
GRAND JUNCTION, CO 81506-4001

FREDA & William Sherman
3320 CRESTVIEW WAY
GRAND JUNCTION, CO 81506-4071

2945-122-00-008
ANNA M FORNEY
CHARLES L FORNEY ESTATE
1631 WELLINGTON AVE
GRAND JUNCTION, CO 81501-8234

2945-122-12-013
ROGER MALAN
1529 BOOKCLIFF CT APT C
GRAND JUNCTION, CO 81501-4279

2945-122-00-020
~~NORA C PETERSON
2540 N 12TH ST
GRAND JUNCTION, CO 81501-8203~~

2945-122-12-014
~~ROGER C MALAN
1502 BOOKCLIFF CT
GRAND JUNCTION, CO 81501-4219~~

2945-122-00-030
JAMES W MURRIE
KRISTIN K
1434 WELLINGTON AVE
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2945-122-13-015
JAMES ROBERT HOWARD
724 FULTON ST
AURORA, CO 80010-3914

2945-122-00-031
ROBERT SCHROEDER
3151 SNOWBERRY CT
GRAND JUNCTION, CO 81506-4149

2945-122-13-016
LOIS K PRICHARD
2301 N 17TH CIR
GRAND JUNCTION, CO 81501-4230

2945-122-00-165
STEVE STAR
LOLA D STAR
2824 ORCHARD AVE
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2945-122-13-017
DOROTHY GRACE ST LOUIS
2311 N 17TH CIR
GRAND JUNCTION, CO 81501-4230

2945-122-00-170
HILLTOP SPECIAL SERVICES DIVIS
1100 PATTERSON RD
GRAND JUNCTION, CO 81506-8219

2945-122-13-018
MELECIO E MARTINEZ
JOSEPHINE
2321 N 17TH CIR
GRAND JUNCTION, CO 81501-4230

2945-122-16-001
RICHARD E FULTON
1556 WELLINGTON AVE
GRAND JUNCTION, CO 81501-8233

2945-122-15-001
LUCY M COSSLETT
2235 N 15TH ST UNIT A
GRAND JUNCTION, CO 81501-4281

2945-122-16-002
RICHARD E FULTON
1556 WELLINGTON AVE
GRAND JUNCTION, CO 81501-8233

2945-122-15-002
JOHN H MCARTHUR
PO BOX 1419
GRAND JUNCTION, CO 81502-1419

2945-122-19-007
LEONARD RONAY
TONI
RR 1 BOX 334
WEST PLAINS, MO 65775-9720

2945-122-19-005
FRANK M WILSON
1250 NE LOOP 410 STE 300
SAN ANTONIO, TX 78209-1533

2945-122-19-004
FRANK M WILSON
1250 NE LOOP 410 STE 300
SAN ANTONIO, TX 78209-1533

2945-122-15-004
HAZEL M WILLIS
DONNA J ALLEN
2235 N 15TH ST UNIT D
GRAND JUNCTION, CO 81501-4281

2945-122-15-003
ROLLO B HALL
ROSE M
2235 N 15TH ST # C
GRAND JUNCTION, CO 81501-4281

#163-94

Ron ~~Abeloe~~ Abeloe
Chaparral West
626 32 Rd
Clifton

QED & Nichols
1018
Tom Cort
251 Highway
81506

1. Provide a revised narrative that corrects the number of proposed units (35 instead of 36) and clarifies whether the lots are to be individual (as shown on the plan) or footprints with common open space around them (as indicated in the narrative). Also correct the plan if the latter is the proposed option.
2. If to be separate lots, the detention pond cannot be split by a lot line. The pond should be set aside as a separate tract dedicated to the homeowners association.
3. Show proposed phases on plan.
4. Setbacks along 15th Street should be similar to that required for a front yard in an RSF-8 zone (50 feet from centerline, approximately 20 feet from property line) in order to provide a buffer from this collector street. A 15-foot rear yard setback is acceptable on all other lots as it is comparable to that required in the RSF-8 zone.
5. Although the narrative suggests a 17-foot front yard setback, the plan typically shows 25-30 feet. A minimum of 20-foot setback is required to provide for parking a vehicle on the driveway without the bumper extending into the sidewalk. Revise the narrative to reflect this.
6. Suggest consistent design for perimeter fencing along east and north sides of development for screening from vehicular traffic.
7. Right-of-way dedication required on both 15th Street and Wellington Avenue. Improvements required on Wellington Avenue.
8. Verify that the property owner has or does not have ownership interest in the bank of the Grand Valley Canal. City's intentions are to provide pedestrian access along the canal. An easement will be required along the southern boundary of this property (regardless of location of property line) for this purpose. An pedestrian easement connecting canal easement to the internal street of the proposed development is also required (e.g. between lots 12 & 13 on the south end of Wellington Circle as proposed).
9. Building envelopes shown on lots 15 & 16 (SE corner-no block) appear very close-- must have the minimum building separation required by the Building Department.
10. For information purposes, the following, among other items, will be required at the Final Plat/Plan phase: 1) Detailed landscape plan of common open areas; and 2) creation of covenants and formation of a homeowners association to maintain the common open space, including the detention basin.
11. What does dashed line parallel with south property line denote?

1. Maximum length for looped private access is 300 feet with a width of 22 feet. Since fire department requires 20 feet of unobstructed access, no parking will be allowed along the loop. It must be signed as a fire lane and no parking.
2. Guest parking must be addressed since there cannot be any on-street parking on the private access drives. For any private access that has more than 4 units on it, a minimum of 4 guest spaces is required. Thus, 8 off-street guest spaces are required for this design.
3. Amount of open space shown on latest plan must be retained. Therefore, with the requirements to incorporate guest parking, pull-outs for trash and mail, and the reduction of the loop drive length, the number of units must be reduced by 2 to 4 units in order for the site to function.
4. Public pedestrian access is required along the canal (within the 25-foot easement already shown).
5. Public pedestrian access is required to connect the south end of the cul-de-sac to the canal and to 15th Street.
6. The covenants for the homeowners association formed for the project must specify maintenance mechanisms (e.g. dues) for the common areas, including the private access drives.
7. A Power of Attorney from the current property owner may be required to enable the City to assess fees/taxes to improve the private drives if needed/desired by the future property owners.

FILED
11/15/94

REVIEW COMMENTS

Page 1 of 3

FILE #163-94

TITLE HEADING: Preliminary Plan -
Wellington @ 15th

LOCATION: SE corner of 15th & Wellington

PETITIONER: Ron Abeloe

PETITIONER'S ADDRESS/TELEPHONE: 626 32 Road
Clifton, CO 81520
434-2160

PETITIONER'S REPRESENTATIVE: QED & Nichols Associates

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE, AND REVISED DRAWINGS, ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., NOVEMBER 30, 1994.

CITY UTILITY ENGINEER
Bill Cheney

11/15/94
244-1590

1. Petitioner has failed to comply with the provisions of Section IX-26-16,17 of the City's Submittal Standards for Improvements and Development. No proposed utilities are shown on "Preliminary Plan".
2. There is probably not adequate water on Wellington as shown. Check with Fire Department for required flows. A 6" water line does not meet the requirements for this type of construction and density.
3. Alignment of sewer from end of cul-de-sac to 15th Street is questionable.

PUBLIC SERVICE COMPANY
Dale Clawson

11/17/94
244-2695

Electric & Gas: Require all open space outside of structures "footprints" be dedicated as utility easement.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

11/17/94
244-1414

1. The auto-courts shown are adequate. In order to assure emergency vehicle access, no parking is allowed on the auto-courts. The looped private drive is 20' wide, which meets Fire Department minimum standards. In order to assure emergency vehicle access, no parking is allowed on either side of the private drive.

2. For multi-family dwellings, a fire flow survey is required. Submit building plans to the Fire Department along with a site plan showing all buildings within 50' of proposed buildings.
3. The minimum dead-end fire line size is 10" if it is over 250' in length. Wellington Court and the private drive will require fire lines and hydrants. Hydrants should be placed at intersections and be spaced no more than 300' apart, with no property frontage more than 150' from a hydrant. Submit a complete utility composite to the fire Department showing hydrant locations and line sizes.

GRAND JUNCTION DRAINAGE DISTRICT
John Ballagh

11/21/94
242-4343

Wellington Gardens is outside the Drainage District. Surface flows are planned to be put into the GVIC canal. The drainage solution is the only one acceptable to the Grand Junction Drainage District. There is no way, short of this developer singly upsizing the LOGAN DRAIN tile line, of dumping into the Drainage District's system. Putting the "drainage" onto streets south of the GVIC is not an acceptable option as the streets in that area drain into the Logan Drain. The Logan Drain is at 95% of capacity 100% of the irrigating season. The drain was designed and installed as a seep (ground water) system. The burdens of added surface runoff have overwhelmed the system.

GRAND VALLEY IRRIGATION COMPANY
Phil Bertrand

11/18/94
242-2762

1. Final plat must state "25 feet Grand Valley Irrigation Company canal right-of-way from waters edge".
2. Natural storm flows will be allowed to enter canal system provided it is not a source of pollution.
3. No vertical or horizontal encroachment of the canal right-of-way will be allowed.
4. No source of irrigation water will be allowed from our system for this development.
5. A NO TRESPASS policy is in place for our Company Canal system.

CITY DEVELOPMENT ENGINEER
Jody Kliska

11/25/94
244-1591

1. A pavement design for the autocourts will be required to assure they are designed to accommodate fire trucks and anticipated traffic loads and will not be a maintenance problem to the homeowners. Our typical alley requires a minimum thickness of 6" concrete for residential uses and may be increased with poor subgrade soils. Concrete autocourts should meet or exceed this. The autocourts must be constructed of a different material than the public street to differentiate them as private.
2. Maximum length of the looped court is 300'. Parking on the loop will not be allowed - final plans should include a sign plan.
3. Trash collection and mail delivery points must be designated near the public street. City sanitation trucks will only collect from public streets.
4. Pedestrian connections to the canal and to 15th Street need to be designated.

*up-division
essential
for ped/bike
& other
non-vehicle
JASON*

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

11/28/94
244-1437

1. Maximum length for looped private access is 300 feet with a width of 22 feet. Since fire department requires 20 feet of unobstructed access, no parking will be allowed along the loop. It must be signed as a fire lane and no parking.
2. Guest parking must be addressed since there cannot be any on-street parking on the private access drives. For any private access that has more than 4 units on it, a minimum of 4 guest spaces is required. Thus, 8 off-street guest spaces are required for this design.
3. Amount of open space shown on latest plan must be retained. Therefore, with the requirements to incorporate guest parking, pull-outs for trash and mail, and the reduction of the loop drive length, the number of units must be reduced by 2 to 4 units in order for the site to function.
4. Public pedestrian access is required along the canal (within the 25-foot easement already shown).
5. Public pedestrian access is required to connect the south end of the cul-de-sac to the canal and to 15th Street.
6. The covenants for the homeowners association formed for the project must specify maintenance mechanisms (e.g. dues) for the common areas, including the private access drive.
7. A Power of Attorney from the current property owner may be required to enable the City to assess fees/taxes to improve the private drives if needed/desired by the future property owners.

OCTOBER 24, 1994

APPLICANT RESPONSE TO REVIEW COMMENTS DATED OCT. 18, 1994
WELLINGTON AT 15TH STREET

RESPONSE TO REVIEW COMMENTS BY JODY KLISKA:

ITEMS 1 & 2

WE ARE CHANGING OUR NARRATIVE FROM 36 UNITS TO 35 UNITS TO MAKE IT CONSISTANT WITH THE DRAWING. PLEASE NOTE THE DRAWING HAS BEEN CHANGED TO SHOW SQUARE AND RECTANGULAR BUILDING FOOTPRINTS AND LOT LINES TO MAKE THE DRAWING CONSISTANT WITH THE NARRATIVE.

ITEM 3

WE WILL OBTAIN PERMISSION UPON SUBMITTAL OF A DESIGN TO THE CANAL COMPANY TO DISCHARGE STORM WATER IN THE CANAL.

ITEM 4

WE STILL WOULD LIKE TO REQUEST A VARIANCE FROM THE CITY STREET STANDARDS DUE TO CIRCUMSTANCES AS DESCRIBED IN THE NARRATIVE.

ITEM 5

THE RIGHT OF WAY WIDTHS HAVE BEEN SHOWN ON THE BLUEPRINTS. IN RESPONSE TO THE MINIMUM SEPERATION OF 150 FEET FROM THE INTERSECTION OF 15TH AND WELLINGTON AND THE INTERSECTION OF WELLINGTON AND WELLINGTON CIRCLE, IN DISCUSSION WITH JODY KLISKA, SHE SAID THAT THERE WAS NO CITY STANDARD FOR A 150 FOOT MINIMUM AND SHE BELIEVED THE COUNTY HAD A 150 FOOT MINIMUM STANDARD, BUT IN TALKING TO KEN SIMMS, THEIR MINIMUM STANDARD IS 125 FEET SEPERATION ON INTERSECTIONS EXCEPT AT THE INTERSECTION OF A COLLECTOR .

ITEM 6

IN REGARDS TO THE RADIUSSES REQUIRED ON WELLINGTON CIRCLE, JODY KLISKA SAID SHE WOULD ACCEPT A PARTIAL CULDESAC AT THE CORNERS IN ORDER TO GIVE A WIDER TURNING RADIUS AT THE CORNERS ON WELLINGTON CIRCLE.

ITEM 7

A GEOTECHNICAL REPORT IS CURRENTLY BEING DONE BY A SOILS ENGINEER.

RESPONSE TO STAFF COMMENTS FROM KRISTEN ASHBECK:

PLEASE NOTE THAT WE WILL ONLY RESPOND TO THE COMMENTS THAT HAVE NOT PREVIOUSLY BEEN RESPONDED TO.

IN RESPONSE TO ITEM 3:

OUR PROPOSED PHASES SHALL BE:

PHASE 1: LOTS 1 THRU 8 ON THE WEST SIDE OF THE WESTERLY MOST PORTION OF WELLINGTON CIRCLE, AND LOTS 1 THRU 6 ON THE EAST SIDE OF THE WESTERLY MOST PORTION OF WELLINGTON CIRCLE.

PHASE 2: SHALL BE LOTS 9 AND 10, AT THE DETENTION POND AND LOTS 9 THRU 15 ON THE SOUTH END OF THE PROJECT.

PHASE 3: WILL BE LOTS 7 THRU 12 ON THE WEST SIDE OF THE EASTERLY MOST PORTION OF WELLINGTON AVENUE AND LOTS 16 THRU 21 ON THE EASTERLY SIDE OF THE EASTERN MOST PORTION OF WELLINGTON AVENUE.

IN RESPONSE TO ITEM 5:

REGARDING FRONT YARD SET BACKS. WE WOULD LIKE A 20 FOOT MINIMUM SETBACK TO THE FRONT OF THE GARAGE BUT A 17 FOOT FRONT YARD SETBACK TO THE FRONT OF THE LIVING AREA. AGAIN THIS IS TO ASSIST US IN STAGERING OUR UNITS AND GIVING US FLEXIBILITY FOR OUR BUILDING ENVELOPES.

IN RESPONSE TO ITEM 6:

WE DO NOT HAVE A PROBLEM WITH COMING BACK WITH OUR FENCE DESIGNS TO GET STAFF APPROVAL OF THEM. WE WOULD LIKE TO HAVE THE OPTION TO USE FENCE DETAILS THAT ARE COMPATIBLE WITH EACH OTHER BUT NOT NECESSARILY IDENTICAL, SINCE THE FENCES WILL BE USED TO ACCOMPLISH DIFFERENT PURPOSES, DEPENDING ON WHICH SIDE OF THE PROJECT THEY ARE ON.

IN RESPONSE TO ITEM 8:

WE ARE SOMEWHAT CONFUSED BY THIS SINCE THE CANAL COMPANY STATES THAT UNDER NO CIRCUMSTANCES IS PEDESTRIAN TRAFFIC TO BE ALLOWED NOR GIVEN ACCESS TO THE CANAL. ALSO WE ARE NOT CERTAIN THAT BETWEEN LOTS 12 AND 13 WOULD BE THE PROPER PLACE TO PUT THIS ACCESS IF IT WERE REQUIRED AND LEGAL.

IN RESPONSE TO ITEM 9:

THE BUILDING ENVELOPES WILL BE GIVEN PROPER SEPARATION.

IN RESPONSE TO ITEM 11:

THIS DENOTES THE CANAL EASEMENT.

IN RESPONSE TO COMMENTS BY UTILITY ENGINEER BILL CHENEY
WE HAVE REVISED THE PLANS TO ADDRESS ALL OF HIS CONCERNS.

IN RESPONSE TO GRAND VALLEY IRRIGATION COMPANY

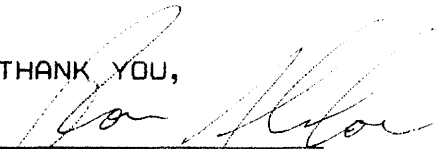
WE WILL BE SUBMITTING ALL PERTINENT INFORMATION FOR THEIR
APPROVAL.

IN RESPONSE TO GRAND VALLEY DRAINAGE DISTRICT

AGAIN THE DETENTION POND WILL DRAIN INTO THE CANAL, SO AS NOT
TO IMPACT THEIR DRAINAGE SYSTEM.

THIS CONCLUDES OUR RESPONSE TO STAFF COMMENTS. IF THESE ARE
INADEQUATE IN ANY WAY OR THERE ARE ANY QUESTIONS, PLEASE DON'T
HESITATE TO CALL ME AT: 434-2160.

THANK YOU,



RON ABELOE, PRESIDENT
CHAPARRAL WEST, INC.

To: tom
From: Bill Cheney
Subject: Wellington Gardens
Date: 10/31/94 Time: 8:35a

My comments pertaining to the above referenced development have been adequately addressed if this is a preliminary submittal. More detailed information will be required at the time the final is submitted.

Bill Cheney

STAFF REVIEW

FILE: 163-94

DATE: November 30, 1994

REQUEST: Wellington at 15th Preliminary Plan - Major Subdivision

LOCATION: Southeast corner of 15th Street and Wellington Avenue

APPLICANT: Chaparral West, Inc.

STAFF: Kristen Ashbeck

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Attached Single Family Residential

SURROUNDING LAND USE:

NORTH: Vacant and Single Family Residential

SOUTH: Grand Valley Canal and Multifamily Residential

EAST: Vacant

WEST: Multifamily Residential

EXISTING ZONING: Planned Residential 8 units per acre (PR-8)

SURROUNDING ZONING:

NORTH: Planned Residential 13.1 units per acre (PR-13.1)

SOUTH: Residential Multifamily 16 units per acre (RMF-16) and
Residential Single Family 8 units per acre (RSF-8)

EAST: PR-8

WEST: RSF-8

STAFF ANALYSIS:

Zoning/Relationship to Comprehensive Plan. The petitioner is proposing to develop 34 attached single family units on a parcel of approximately 4.8 acres. The existing PR-8 zoning was approved when the parcel was annexed to the City in the mid-1970s. There is no approved plan in place for the planned zone. The number of units proposed is within the density allowed for the parcel. There is no comprehensive plan nor any applicable corridor guidelines for this area of the City.

Access/Circulation. The developer is proposing a single access point into the development from Wellington Avenue. This main access is to be a public street, meeting City standards for a residential cul-de-sac. Most of the lots, however, will access onto private drives. Such drives are acceptable to the City if they meet certain criteria set forth by staff. The dead-end drives must:

- 1) have no more than 6 units accessing them;
- 2) be 20 feet wide with 20 feet of parking space in

front of each unit; 3) be designed so the pavement may be differentiated from a public street and can withstand reasonable traffic loads--6" concrete minimum; 4) provide space at the end for trash pick-up as sanitation vehicles will not enter private drives; 5) provide an additional 4 off-street spaces for each drive which has more than 4 units for visitor parking; and 6) have provisions in the covenants for maintenance by a homeowners association or other private entity. The looped private drives must: 1) not exceed 300 feet in length; 2) have a maximum of 12 units accessing them; 3) be a minimum of 20 feet in width; 4) be signed as a fire lane with no parking so as to allow for 20 feet of unobstructed space required by the Fire Department; and 5) meet the pavement design criteria and provide for trash pick-up, off-street visitor parking and maintenance as with the dead-end private drives.

While these criteria have not been adopted by the City, staff is in the process of formalizing them and expect to bring them to Planning Commission and City Council as a proposed addition to the City Street Standards in early 1995. In the meantime, staff has requested that this development be designed to meet these criteria. In addition, the design must incorporate a location(s) for consolidated mailboxes somewhere along the public street.

Drainage/Utilities. More detailed information regarding proposed utility and drainage facilities will be required for the Final Plan/Plat phase. The proposed 6-inch dead-end water line is not adequate for fire protection purposes. Also, the size of the line in Wellington Avenue was not shown on the preliminary plan, but indication is that it is not adequately sized for fire service--it may need to be upgraded. The fire line and hydrant requirements will need to be discussed with the Fire Department to be included in the final plans. Similarly, the alignment of the proposed sewer line out to 15th Street will need to be resolved with the Utility Engineer prior to final plan submittal.

Open Space/Landscaping/Pedestrian Circulation. The landscaped area of approximately 29 percent is acceptable as it exceeds the minimum required in a typical straight multifamily zone. This meets the intent of the planned zone which encourages such amenities within a development. However, staff has stated that this amount of landscaping must be maintained in the plan while meeting the requirements for guest parking, pull-outs for trash and mail, and reducing the length of the private loop drive. Thus, in order to maintain the same amount of open space, the developer will need to reduce the number of units and/or consider creating some two-story footprints which do not require as much building coverage. A more detailed landscape plan for the private open space will be required with the final plan and prior to issuance of any building permits.

*Mention
Multi-modal
plan!*

The City is requiring that the the 25-foot easement along the canal not only be dedicated for canal purposes but also dedicated as a non-exclusive easement for pedestrian, bicycle and other non-motorized vehicular circulation purposes. No improvements within the canal easement will be required (e.g. no requirement for actual trail construction); however, staff is requiring that a pedestrian easement be provided between the end of the cul-de-sac and the canal easement. Construction of an 8-foot concrete trail within this easement will be required at the final phase.

STAFF RECOMMENDATION: Denial unless the applicant agrees to address the following concerns at the Final Plat/Plan phase: 1) redesign the looped private access drive per staff's recommended criteria; 2) provide a minimum of 8 additional off-street parking spaces and pull-

outs or space for common trash and mail pick-up while maintaining a minimum of approximately 30 percent open space; 3) adequately sized water lines and fire hydrants as required; 4) provide pedestrian easement along canal and between end of cul-de-sac and canal; 4) meet all other submittal requirements of the final plan/plat phase.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item 163-94, I move that we approve the Preliminary Plan for the Wellington at 15th Subdivision.

NOTE: Staff is recommending against the motion unless the petitioner agrees to the above issues.

STAFF REVIEW

FILE: 163-94

DATE: December 13, 1994

REQUEST: Wellington at 15th Preliminary Plan - Major Subdivision

LOCATION: Southeast corner of 15th Street and Wellington Avenue

APPLICANT: Chaparral West, Inc.

STAFF: Kristen Ashbeck

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Attached Single Family Residential

SURROUNDING LAND USE:

NORTH: Vacant and Single Family Residential

SOUTH: Grand Valley Canal and Multifamily Residential

EAST: Vacant

WEST: Multifamily Residential

EXISTING ZONING: Planned Residential 8 units per acre (PR-8)

SURROUNDING ZONING:

NORTH: Planned Residential 13.1 units per acre (PR-13.1)

SOUTH: Residential Multifamily 16 units per acre (RMF-16) and
Residential Single Family 8 units per acre (RSF-8)

EAST: PR-8

WEST: RSF-8

STAFF ANALYSIS:

Zoning/Relationship to Comprehensive Plan. The petitioner is proposing to develop 33 attached single family units on a parcel of approximately 4.8 acres. The existing PR-8 zoning was approved when the parcel was annexed to the City in the mid-1970s. There is no approved plan in place for the planned zone. The number of units proposed is within the density allowed for the parcel. There is no comprehensive plan nor any applicable corridor guidelines for this area of the City.

Access/Circulation. The developer is proposing a single access point into the development from Wellington Avenue. This main access is to be a public street, meeting City standards for a residential cul-de-sac. Most of the lots, however, will access onto private drives. Such drives are acceptable to the City if they meet certain criteria set forth by staff. The dead-end drives must: 1) have no more than 6 units accessing them; 2) be 20 feet wide with 20 feet of parking space in

front of each unit; 3) be designed so the pavement may be differentiated from a public street and can withstand reasonable traffic loads--6" concrete minimum; 4) provide space at the end for trash pick-up as sanitation vehicles will not enter private drives; 5) provide an additional 4 off-street spaces for each drive which has more than 4 units for visitor parking; and 6) have provisions in the covenants for maintenance by a homeowners association or other private entity.

While these criteria have not been adopted by the City, staff is in the process of formalizing them and expect to bring them to Planning Commission and City Council as a proposed addition to the City Street Standards in early 1995. In the meantime, staff has requested that this development be designed to meet these criteria. In addition, the design must incorporate a location(s) for consolidated mailboxes somewhere along the public street. The developer has met these criteria except for the access drive in the southeast corner which is showing 7 units accessing the drive.

Drainage/Utilities. More detailed information regarding proposed utility and drainage facilities will be required for the Final Plan/Plat phase. The developer has addressed the concerns regarding line size for fire protection; however, the sewer line alignment from the cul-de-sac to 15th Street must still be finalized so that it does not go under a proposed building footprint. The alignment will need to be resolved with the Utility Engineer prior to final plan submittal.

Open Space/Landscaping/Pedestrian Circulation. The landscaped area of approximately 29 percent is acceptable as it exceeds the minimum required in a typical straight multifamily zone. This meets the intent of the planned zone which encourages such amenities within a development. However, staff has stated that this amount of landscaping must be maintained in the plan while meeting the requirements for guest parking and pull-outs for trash and mail. A more detailed landscape plan for the private open space will be required with the final plan and prior to issuance of any building permits.

The City is requiring that the the 25-foot easement along the canal not only be dedicated for canal purposes but also dedicated as a non-exclusive easement for pedestrian, bicycle and other non-motorized vehicular circulation purposes. This trail is identified in the adopted Multimodal Plan. No improvements within the canal easement will be required (e.g. no requirement for actual trail construction); however, staff is requiring that a pedestrian easement or right-of-way be provided between the end of the cul-de-sac and the canal easement. Construction of an 8-foot concrete trail within this easement will be required at the final phase.

STAFF RECOMMENDATION: Denial unless the applicant agrees to address the following concerns at the Final Plat/Plan phase: 1) redesign the access drive in the southeast corner to have only six rather than 7 units accessing the drive; 2) align sewer line to 15th Street so it is not under proposed units; 3) provide pedestrian easement along canal and between end of cul-de-sac and canal; 4) meet all other submittal requirements of the final plan/plat phase.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item 163-94, I move that we approve the Preliminary Plan for the Wellington at 15th Subdivision.

NOTE: Staff is recommending against the motion unless the petitioner agrees to the above issues.

No 6" requirement

163-94

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163 94

LEGAL DESCRIPTION

Exhibit "A"

A parcel of land situated in the NE1/4 NW1/4 of Section 12, Township 1 South, Range 1 West, of the Ute Meridian, more particularly described as follows:
Beginning at a point 1322 feet East and 664.8 feet South of the Northwest corner of said Section 12;
thence East parallel with the North line of said Section, 429 feet;
thence North 40°29' East 20 feet;
thence South 411.4 feet;
thence South 70°59' West 467.5 feet;
thence North 548.5 feet to Point of Beginning.

MESA COUNTY, COLORADO