



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

Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

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 checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub	.69 acres	NW corner 15th & Wellington	RSF-8	Residential
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input 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
<i>Robert J. Schroder</i>	<i>JUST COMPANIES</i>	<i>Tom Coque, LANDesign, LLC</i>
<i>Ed Linhart</i>	<i>Ed Linhart</i>	
Name	Name	Name
<i>40 Ed Linhart</i>	<i>1716 N. 18th St.</i>	<i>200 N. 6th Street</i>
Address	Address	Address
	<i>Grand Jct. CO 81501</i>	<i>Grand Jct. CO. 81501</i>
City/State/Zip	City/State/Zip	City/State/Zip
	<i>245-9136</i>	<i>245-4099</i>
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.

Thomas A. Coque
 Signature of Person Completing Application
 Date *5-11-95*

GENERAL PROJECT REPORT FOR WELLINGTON ESTATES SUBDIVISION

LOCATION - Wellington Estates Subdivision contains approximately 0.69 acres. The subject property is located northwest of 15th. Street and Wellington Avenue in Grand Junction, Colorado. The property is also located in part of the NW 1/4 of Section 12, Township One South, Range One West, of the Ute Meridian.

EXISTING LAND USE - The site is currently occupied by two existing single family dwellings and out buildings. The balance of the property is landscaped yards or in a fallow state. Topography of the property is considered to be "flat" in nature and slopes towards the south at a average rate of less than one percent. The subject property is presently zoned RSF - 8 by the City of Grand Junction.

SURROUNDING LAND USE -The surrounding land use in the vicinity of the subject property is considered to be of moderate to high intensity. Predominate uses surrounding Wellington Estates Subdivision include single family dwellings on subdivided small tracts intermixed with several multi-family developments. Property to the north, south and west is zoned RSF - 8, property to the east is currently zoned PR 13.1 by the City. The attached Location Map depicts the configuration of various properties in the area surrounding Wellington Estates Subdivision.

PROPOSED LAND USE - The proposal calls for the creation of four single family building sites. The resulting density would be 5.9 dwelling units per acre. The replatted building sites range in size from 5500 square feet to 8450 square feet.

The accompanying Final Plat depicts the relationship of each lot to the property boundary, and roadway access.

ACCESS - Primary access to Wellington Estates Subdivision can be gained from 15th. Street a fully improved local street and Wellington Avenue a paved local

street. Review of the accompanying Location Map reveals that access is also available to Patterson Road, an east/west major arterial roadway and North 12th Street also a major arterial both of which are located within 800 feet east of the site.

UTILITY SERVICE

DOMESTIC WATER - The new lots within Wellington Estates Subdivision will be served by an existing domestic water distribution system located in both North 15th Street and Wellington Avenue. The existing water mains are owned and maintained by the City of Grand Junction. Sufficient flows and pressure exist to provide adequate water supply for fire protection.

SANITARY SEWER - New sanitary sewer service lines will be constructed to serve the new lots within Wellington Estates Subdivision. Sewer service and treatment is provided by the City of Grand Junction.

ELECTRIC, GAS, PHONE & CATV - Electric, gas, and communication lines will be extended to the new lot within the development from existing lines located adjacent to the proposed development.

DRAINAGE - Stormwater generated from the development will be carried on the ground surface to both North 15th Street and Wellington Avenue. Increases to the historic run-off is considered to be minimal as a result of the proposed re-platting.

DEVELOPMENT SCHEDULE - Construction of the first single family dwelling will begin immediately upon the City's acceptance of the proposed re-platting

MS-95-78

Richard Keeler
Joan Keeler, etal
1199 Patterson Rd., Suite B
Grand Junction, CO 81506

Laurence & Vernann Raney
1404 Wellington Ave.
Grand Junction, CO 81501

William & Deborah Trackler
1418 Wellington Ave.
Grand Junction, CO 81501

James & Kristin Murrie
1434 Wellington Ave.
Grand Junction, CO 81501

Peter Tooker
P.O. Box 932
Rainier, WA 98576

Paul & Janet Forbes
1441 Patterson Rd., #701
Grand Junction, CO 81506

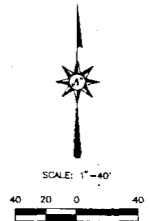
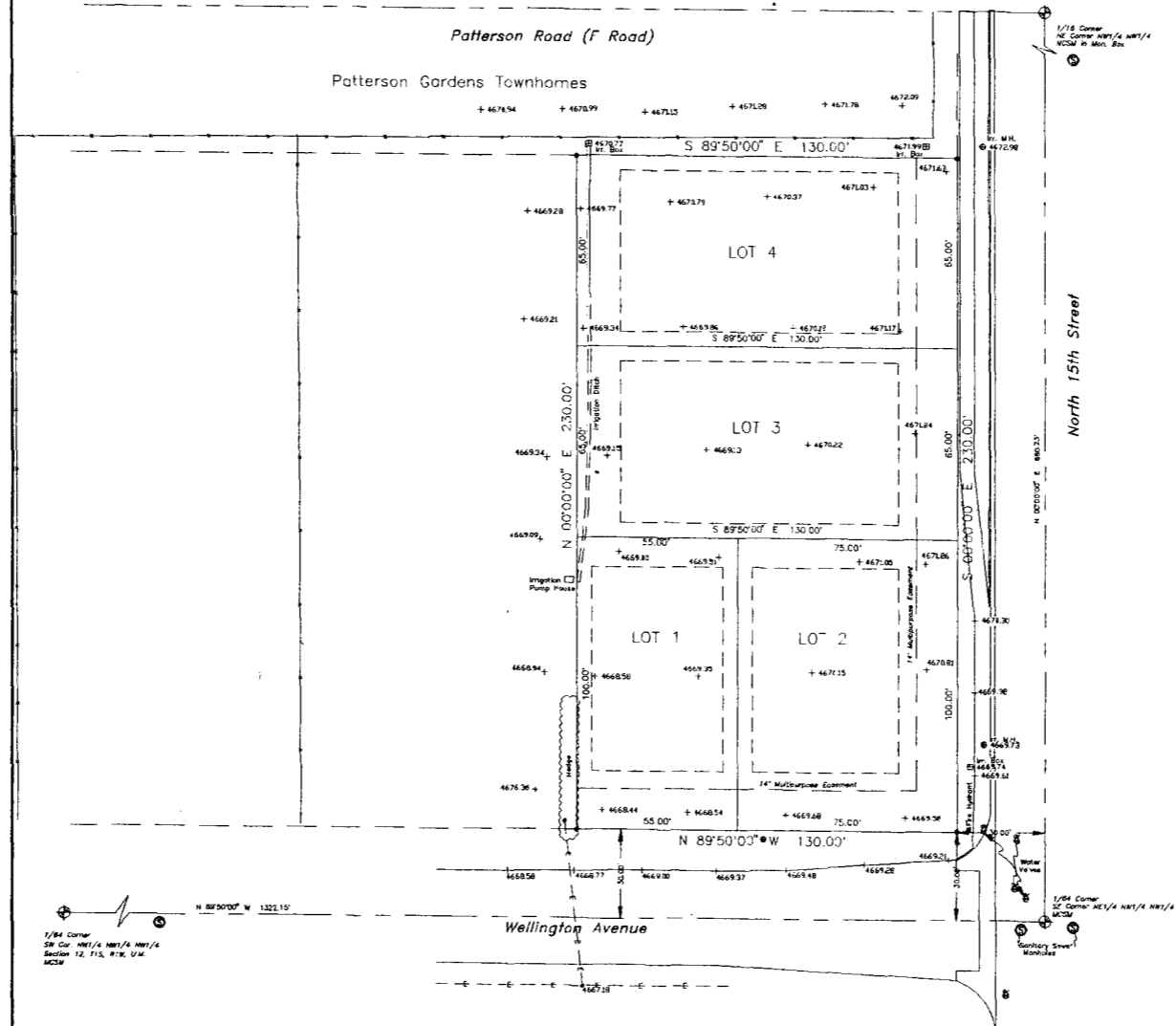
Richard Fulton
1556 Wellington Ave.
Grand Junction, CO 81501

Peterson House Assoc. II Ltd.
Attn: Paul Ogier
1714 Gilsinn Dr.
St. Louis, MO 63026

Ed Linhart
Just Companies
1716 N 18th St.
Grand Junction, CO 81501

Tom Logue
Landesign
200 N 6th St.
Grand Junction, CO 81501

WELLINGTON ESTATES SUBDIVISION SITE PLAN



1/4 Corner
SE Corner NW1/4 NW1/4
Section 12, T15, R1W, U.M.
MCSM

1/4 Corner
SE Corner NE1/4 NW1/4 NW1/4
Section 12, T15, R1W, U.M.
MCSM

Base of bearings assume the East line of the NE1/4 NW1/4 NW1/4 of Section 12, T15, R1W to bear S 07°00'00" E. Original monuments found on this line were both Mesa County Survey Markers.

Note: Property corners located during this survey that were within 0.20± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Abstract Title Company of Mesa County, Policy No. 895894.

- LEGEND**
- ⊕ MESA COUNTY SURVEY MARKER
 - CALCULATED POSITION (NOT SET)
 - SET ALUMINUM CAP ON NO. 5 REBAR, PLS 18835 IN CONCRETE
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED

SURVEYOR'S CERTIFICATION

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF WELLINGTON ESTATES SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A PLAT SUPPORTED BY MEASUREMENTS THAT CONFORM TO THE REQUIREMENTS FOR SUBDIVISION PLATS OF THE STATE OF COLORADO.

Date certified: _____

	WELLINGTON ESTATES SUB	
	A Replat of Part of Lot 44, Blk 12 Fairmount Subdivision GRAND JUNCTION, COLORADO	
DENNIS W. JOHNSON, PLS COLORADO PROFESSIONAL LAND SURVEYOR P.L.S. NO. 8958		
Professional Surveying Services P.O. BOX 4506, Grand Jct., CO 81502 303-241-3841		DRAWN BY: DWJ
SUR. BY: LD/RW		JOB NO. 95062
SHEET 1 OF 1		DRAWN BY: DWJ

REVIEW COMMENTS

Page 1 of 3

FILE #MS-95-78

TITLE HEADING: Wellington Estates Subdivision

LOCATION: NW corner of 15th & Wellington

PETITIONER: Robert Schroder

PETITIONER'S ADDRESS/TELEPHONE: c/o Ed Linhart
Just Companies
1716 N 18th Street
Grand Junction, CO 81501
245-9136

PETITIONER'S REPRESENTATIVE: Tom Logue

STAFF REPRESENTATIVE: Tom Dixon

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., MAY 24, 1995.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

5/4/95
244-1414

The Fire Department has no requirements. The existing hydrant at the corner of Wellington and 15th is adequate.

GRAND JUNCTION DRAINAGE DISTRICT
John Ballagh

5/4/95
242-4343

Although this site is outside the boundary of the Drainage District, surface runoff will enter the Logan Drain (a GJDD system). The Logan Drain runs from near 13th Street to 28 Road. The system is hard pressed to carry irrigation return flows and seep water. Surface runoff from storm events has caused overflows in the past. There is going to be an increase in surface runoff from more land being covered with roof or driveway. There is an impact from each new residence which does not retain all waters in excess of historic runoff. The District has no authority outside our boundaries. The City does have the authority to require drainage facilities based upon competent engineering evaluation.

CITY POLICE DEPARTMENT
Dave Stassen

5/8/95
244-3587

Due to the level and speeds of traffic on North 15th in this area, notwithstanding the posted speed limit, I would recommend that some type of shared access be provided off of Wellington Avenue and there be no access off of North 15th Street.

PARKS & RECREATION DEPARTMENT
Don Hobbs

5/8/95
 244-1545

Open space fees due are based upon 4 units @ \$225.00 each = \$900.00 due.

CITY DEVELOPMENT ENGINEER
Jody Kliska

5/10/95
 244-1591

1. Access to 15th Street is limited to one common access and driveways for the residences must be designed such that backing out into 15th Street does not occur.
2. Drainage Fee = \$2082.37
3. Transportation Capacity Payment applies at time building permit issuance.
4. The plat dedication language includes some statements which do not appear necessary such as Street Dedications, Utility and Irrigation Easements.

CITY ATTORNEY
Dan Wilson

5/12/95
 244-1505

1. See notes on attached plat (dedicatory changes needed) that need correction.
2. Need proof of Homeowners Association formation and mechanism to operate and collect for irrigation system (including forced assessments as lien on property).

CITY PROPERTY AGENT
Steve Pace

5/15/95
 244-1542

1. In the dedication, utility and irrigation easements are addressed but not shown on the plat, and in the last all easements statement, the last sentence contains verbage that may not need to be there.
2. Label section, township & range for the SE COR, NENW, NW and for the NE COR, NWNW
3. Label P.O.B. and Basis of Bearings on plat
4. Change Basis of Bearings S00°00'00"E to N00°00'00"E

PUBLIC SERVICE COMPANY
Dale Clawson

5/15/95
 244-2695

No objections.

MESA COUNTY SCHOOL DISTRICT #51
Lou Grasso

5/15/95
 242-8500

<u>SCHOOL</u>	<u>CURRENT CAPACITY/ENROLLMENT</u>	<u>IMPACT</u>
Orchard Avenue Elementary	455 / 375	1
East Middle School	465 / 435	0
Grand Junction High School	1630 / 1548	1

CITY UTILITY ENGINEER
Trent Prall

5/16/95
244-1507

SEWER: City
1. Please show location of water and sewer taps.

COMMUNITY DEVELOPMENT DEPARTMENT
Tom Dixon

5/17/95
244-1447

See attached comments.

LATE COMMENTS

GRAND VALLEY WATER USERS
Richard Proctor

5/24/95
242-5065

Grand Valley Water Users' Association has no irrigation ditches or structures within this project area.

TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM:

Mesa County Surveyor
Grand Valley Irrigation
U.S. West

RESPONSE TO REVIEW COMMENTS

May 24, 1995

Title: WELLINGTON ESTATES SUBDIVISION

File No: MS-95-78

Location: NW 15th. Street & Wellington Avenue

The following agency comments were informational in nature, or do not require a response:

FIRE DEPARTMENT
PARKS & RECREATION
PUBLIC SERVICE CO.
SCHOOL DIST. NO. 51

RESPONSE TO DRAINAGE DISTRICT:

Future developed storm water flows are considered to be minor increases in relationship to the total area within the drainage basin since the property is only 0.69 acres of a drainage basin containing hundreds of acres. Drainage impact fees will be paid to the City.

RESPONSE TO POLICE DEPARTMENT:

See response to Development Engineer.

RESPONSE TO PUBLIC SERVICE COMPANY:

The requested 14 foot front lot line easement will be shown on the Final Plat.

RESPONSE TO DEVELOPMENT ENGINEER:

1. When specific building plans for Lots 3 and 4 are submitted for the Site Plan review, as part the Building Permit process, access to 15th. Street will be limited to one common driveway and constructed in a manner in which the residents will not have to back into 15th. Street.

2. The Final Plat dedication language has been modified.

RESPONSE TO CITY ATTORNEY:

1. The dedication statement on the Final Plat has been modified.

2. Since there is no irrigation water delivered to the property an association will not be necessary.

RESPONSE TO PROPERTY AGENT:

Requested modifications have been added to the Final Plat.

RESPONSE TO UTILITY ENGINEER:

The location of proposed water and sewer tap locations have been added to the Site Plan which has been transmitted to the Community Development Department.

RESPONSE TO COMMUNITY DEVELOPMENT DEPARTMENT:

1. When specific building plans for Lots 3 and 4 are submitted for the Site Plan review, as part the Building Permit process, access to 15th. Street will be limited to one common driveway and constructed in a manner in which the residents will not have to back into 15th. Street.

2. A note has been added to the Final Plat which states, "no access will be permitted to 15th. Street from Lot 2.

3. When specific building plans for Lot 2 are submitted for the Site Plan review, as part of the Building Permit process, access to Wellington Avenue will be at the westerly property line.

STAFF REVIEW

FILE: #MS-95-78

DATE: May 17, 1995

STAFF: Tom Dixon, AICP

REQUEST: Four (4) lot Minor Subdivision (replat), Wellington Estates

LOCATION: Northwest corner of 15th Street and Wellington Avenue

APPLICANT: Ed Linhart

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single-family Residential

SURROUNDING LAND USE:

NORTH: Multi-family Residential

SOUTH: Multi-family Residential

EAST: Single-family Residential

WEST: Single-family Residential

EXISTING ZONING: RSF-8

SURROUNDING ZONING:

NORTH: RSF-8

SOUTH: RSF-8

EAST: PR-13.1

WEST: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No such plans have been adopted for this area of the City.

STAFF ANALYSIS: The existing undeveloped parcel, containing approximately .69 acre, is proposed to be subdivided into four separate parcels with lot sizes ranging from 5,500 to 8,450 square feet in size. The entire site is zoned RSF-8 which requires a minimum lot size of 4,000 square feet.

The main issue with this proposal is limiting access points onto 15th Street, classified as a minor collector. The intersection of Patterson Road and 15th Street, located some 450 feet from this site, will soon be signalized. Traffic will continue to increase along this street in the future. Based on future traffic expectations (and current traffic speeds), there is justification to limiting access points to 15th Street. Therefore, several City staff comments support the notion of allowing only one combined access onto 15th Street from proposed

Lots 3 and 4. This limitation is stated in Condition 1, below. In addition, proposed Lot 2 will not be allowed to have access onto 15th Street since it will have frontage along Wellington Avenue. This restriction is stated in Condition 2, below.

STAFF RECOMMENDATION: Approval of Wellington Estates Subdivision, a four-lot Minor Subdivision, subject to the following conditions:

- 1) The access for proposed Lots 3 and 4 shall be limited to a single driveway curbcut onto 15th Street. This will require a common driveway for future residences on these two lots.
- 2) Proposed Lot 2 shall have no access onto 15th Street. A notation on the final plat shall state, "Lot 2 shall have no access onto 15th Street".
- 3) The location of a driveway and curbcut on Proposed Lot 2 shall be located on the western property line. This location may necessitate a common driveway arrangement between Lots 1 and 2.
- 4) Parks and Open Space fees are \$225 per lot and are payable prior to the recording of the final plat.
- 5) The concerns of commenting review agencies are sufficiently addressed by the petitioner.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item #MS-95-78, I move that we approve the proposed four lot Minor Subdivision subject to staff recommendation and conditions.

STAFF REVIEW (Final)

FILE: #MS-95-78

DATE: May 25, 1995

STAFF: Tom Dixon, AICP

REQUEST: Four (4) lot Minor Subdivision (replat), Wellington Estates

LOCATION: Northwest corner of 15th Street and Wellington Avenue

APPLICANT: Ed Linhart

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single-family Residential

SURROUNDING LAND USE:

NORTH: Multi-family Residential

SOUTH: Multi-family Residential

EAST: Single-family Residential

WEST: Single-family Residential

EXISTING ZONING: RSF-8

SURROUNDING ZONING:

NORTH: RSF-8

SOUTH: RSF-8

EAST: PR-13.1

WEST: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No such plans have been adopted for this area of the City.

STAFF ANALYSIS: The existing undeveloped parcel, containing approximately .69 acre, is proposed to be subdivided into four separate parcels with lot sizes ranging from 5,500 to 8,450 square feet in size. The entire site is zoned RSF-8 which requires a minimum lot size of 4,000 square feet.

The main issue with this proposal is limiting access points onto 15th Street, classified as a minor collector. The intersection of Patterson Road and 15th Street, located some 450 feet from this site, is now signalized. Traffic will continue to increase along this street in the future. Based on future traffic expectations (and current traffic speeds), there is justification to limiting access points to 15th Street. Therefore, several City staff comments support the notion of allowing only one combined access onto 15th Street from proposed Lots 3 and 4.

This limitation is stated in Condition 1, below. In addition, proposed Lot 2 will not be allowed to have access onto 15th Street since it will have frontage along Wellington Avenue. This restriction is stated in Condition 2, below. The placement of the driveway for Lot 2 should be located as far as possible from the street intersection for safe ingress and egress. A condition requiring such a placement is contained in Condition 3, below.

STAFF RECOMMENDATION: Approval of Wellington Estates Subdivision, a four-lot Minor Subdivision, subject to the following conditions:

- 1) The access for proposed Lots 3 and 4 shall be limited to a single driveway curbcut onto 15th Street. This will require a common driveway for future residences on these two lots.
- 2) Proposed Lot 2 shall have no access onto 15th Street. A notation on the final plat shall state, "Lot 2 shall have no access onto 15th Street".
- 3) The location of a driveway and curbcut on Proposed Lot 2 shall be located on the western property line. This location may necessitate a common driveway arrangement between Lots 1 and 2.
- 4) Parks and Open Space fees are \$225 per lot and are payable prior to the recording of the final plat.
- 5) The concerns of commenting review agencies are sufficiently addressed by the petitioner.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item #MS-95-78, I move that we approve the proposed four lot Minor Subdivision subject to staff recommendation and conditions.

STAFF REVIEW (Final - amended)

FILE: #MS-95-78

DATE: June 2, 1995

STAFF: Tom Dixon, AICP

REQUEST: Four (4) lot Minor Subdivision (replat), Wellington Estates

LOCATION: Northwest corner of 15th Street and Wellington Avenue

APPLICANT: Ed Linhart

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single-family Residential

SURROUNDING LAND USE:

NORTH: Multi-family Residential

SOUTH: Multi-family Residential

EAST: Single-family Residential

WEST: Single-family Residential

EXISTING ZONING: RSF-8

SURROUNDING ZONING:

NORTH: RSF-8

SOUTH: RSF-8

EAST: PR-13.1

WEST: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No such plans have been adopted for this area of the City.

STAFF ANALYSIS: The existing undeveloped parcel, containing approximately .69 acre, is proposed to be subdivided into four separate parcels with lot sizes ranging from 5,500 to 8,450 square feet in size. The entire site is zoned RSF-8 which requires a minimum lot size of 4,000 square feet.

The main issue with this proposal is limiting access points onto 15th Street, classified as a minor collector. The intersection of Patterson Road and 15th Street, located some 450 feet from this site, is now signalized. Traffic will continue to increase along this street in the future. Based on future traffic expectations (and current traffic speeds), there is justification to limiting access points to 15th Street. Therefore, several City staff comments support the notion of allowing only one combined access onto 15th Street from proposed Lots 3 and 4.

This limitation is stated in Condition 1, below. In addition, proposed Lot 2 will not be allowed to have access onto 15th Street since it will have frontage along Wellington Avenue. This restriction is stated in Condition 2, below. The placement of the driveway for Lot 2 should be located as far as possible from the street intersection for safe ingress and egress. A condition requiring such a placement is contained in Condition 3, below.

The inclusion of curb, gutter and sidewalk along Wellington Avenue is not required at this time. A Power of Attorney for a future street improvement district will be required as a condition of approval, as stated in Condition 4, below.

STAFF RECOMMENDATION: Approval of Wellington Estates Subdivision, a four-lot Minor Subdivision, subject to the following conditions:

- 1) The access for proposed Lots 3 and 4 shall be limited to a single driveway curbcut onto 15th Street. This will require a common driveway for future residences on these two lots.
- 2) Proposed Lot 2 shall have no access onto 15th Street. A notation on the final plat shall state, "Lot 2 shall have no access onto 15th Street".
- 3) The location of a driveway and curbcut on Proposed Lot 2 shall be located on the western property line. This location may necessitate a common driveway arrangement between Lots 1 and 2.
- 4) A Power of Attorney (POA) for a future street improvement district shall be signed and recorded prior to the recording of the plat.
- 5) Parks and Open Space fees are \$225 per lot and are payable prior to the recording of the final plat.
- 6) The concerns of commenting review agencies are sufficiently addressed by the petitioner.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item #MS-95-78, I move that we approve the proposed four-lot Minor Subdivision subject to staff recommendation and conditions.

Drainage fee \$2082.37

June 12, 1995

file

Ed Linhart
Just Companies
1716 N. 18th St.
Grand Junction, CO 81501

Dear Ed,

The Planning Commission approved the Wellington Estates minor subdivision last night with the following conditions:

1. The access for proposed Lots 3 and 4 shall be limited to a single driveway curbcut onto 15th street. This will require a common driveway for future residences on these two lots.
2. Proposed Lot 2 shall have no access onto 15th street. A notation on the final plat shall state, "Lot 2 shall have no access onto 12th street.
3. The location of a driveway and curbcut on Proposed Lot 2 shall be located on the western property line. This location may necessitate a common driveway arrangement between Lots 1 and 2.
4. A Power of Attorney for a future street improvement district shall be signed and recorded prior to the recording of the plat.
5. Parks and Open Space fee are \$225 per lot and are payable prior to the recording of the final plat.
6. The concerns of commenting review agencies are sufficiently addressed by the petitioner (see comments from Jody Kliska, Dan Wilson, Steve Pace, and Trent Prall).

Please submit 2 blue line copies of the revised plat for our review. Once approved, the original mylar with the owner's signature can be submitted for City signatures.

Before the amended plat can be recorded, the Power of Attorney for street improvements must be signed, appropriate fees must be paid, and two full size mylar copies and one 11x17 reduced mylar copy of the signed plat must be submitted, along with a computer file of the plat on diskette.

If you have any questions, please give me a call at 244-1447.

Sincerely,

Mike Pelletier
Associate Planner