

Table of Contents

File 1988-0042

Project Name: Ross Transmeier – Text Amending – Section 4-5-4 6

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 in some instances, not all entries designated to be scanned by the department 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 provided.</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	Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet - DENIED
X		Review Summary
X	X	Review Sheet Summary
X		Development Application – 9/26/88
X	X	Planning Commission Minutes - ** - 11/1/88
X	X	Memo from Karl Metzner to Dan Wilson re: mobile homes – 10/5/88
X	X	Letter from Ross Transmeier to City Council re: request RMF zones be deleted from this application and guidelines for special use placement – 11/10/88
X		Memo from Karl Metzner to Dan Wilson re: mobile homes are currently not permitted in commercial zones – Mr. Transmeier informed mobile homes not permitted at this time on Ute Avenue – 11/21/88
X	X	Letter from Ross Transmeier to Planning re: request to move mobile homes on to lots on Ute and Pitkin – 6/10/88
X	X	Memo from Gary Ferguson, DDA to Planning re: DDA Strongly opposes this text amendment and recommends that it be rejected – 10/4/88

All Good Mobile Homes
220 South 13th Street,
Grand Junction, CO 81501

City of Grand Junction
City Hall,
Grand Junction, CO 81501

June 10, 1988

Dear Sir,

The problem I would like to discuss is the old, deteriorating, properties, and vacant lots located in Grand Junction's Commercial, RMF-64, RMF-32, and industrial zones.

Think about Ute and Pitkin Streets as an example of large areas of eyesore residences and vacant lots.

If I could suggest a way that some of these poor properties could become new residences, with new family living in them, paying taxes, and at no government expence, would you be interested?

I would herein like to request to be heard by the City Council on the idea of placing H.U.D. approved manufactured houses in Commercial, RMF-64, RMF-32, and Industrial zones only as residential dwellings for single families, as a transitional use until a commercial use becomes available.

I am at your service anytime. Thank you.

Sincerely,

Ross Transmeier
241-6513
245-2066

Ross Transmeier
RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
1988

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
SEP 23 1988

*John
this is a
copy of my original
letter
I think it should
be kept*

#42 88

Original
Do NOT Remove
From Office

GUIDELINES for a special use placement of
a mobile home as a residence in a C-1, C-2,
I-1, or I-2 zones.

1. Only residential use of the property will be allowed while the residence is in place. No Commercial uses. No Industrial uses. No signs permitted that would not be allowed in a RSF 4 zone.
2. A mobile home permitted must meet the National Manufactured Housing Construction and Safety Standards Act of 1974, 42U.S.C. 5403(d).
3. A 10' set back would be required to any property line.
4. The mobile home be installed according to the Grand Junction building Code for mobile home set-up.
5. Fencing of up to 6' in height would be permitted for security and screening, all around.

Grand Junction
Downtown Development Authority

115 N. 5th Street, Suite 540 P.O. Box 296

Grand Junction, Colorado 81502

Phone (303) 245-2926

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

OCT 07 1988

MEMO

Date: October 4, 1988

To: Planning Commission

From: Gary Ferguson, DDA *GF*

RE: #42-88 Manufactured Housing Special Use

The Downtown Development Authority has reviewed the petition for Manufactured Housing Special Use and recommends the following:

- (1) Existing zoning currently permits manufactured housing in designated locations throughout the community;
- (2) Manufactured housing is not compatible with the character of the Downtown neighborhood which is predominately zoned RMF 32 and 64.
- (3) Manufactured housing is not compatible with commercial or industrial zones.
- (4) Manufactured housing is not compatible with the high density environments found in the downtown residential, commercial and industrial areas.

The DDA strongly opposes this text amendment and recommends that it be rejected by the Planning Commission and City Council.



Grand Junction Planning Department
 250 North Fifth Street
 Grand Junction, Colorado 81501-2668
 (303) 244-1430

8861
 RECEIVED GRAND JUNCTION
 PLANNING DEPARTMENT

MEMORANDUM

TO: Dan Wilson
 FROM: Karl Metzner *KM/tt*
 DATE: October 5, 1988
 RE: Legal Aspects of Ross Transmeier's Proposed Text Amendment

The proposed amendment would permit mobile homes as a special use in RMF-32, RMF-64, and all commercial/industrial zones. Some issues related to this proposal have come to mind that I would appreciate your opinion on. Some of these should, perhaps, be reflected in your review comments.

NO.

YES

- If the HUD mobile homes are permitted as single family dwelling units in C and I zones, can we realistically exclude modular or stick-built dwellings?
- How would this proposal affect the non-conforming use status of existing residential uses in C and I zones? Would it effectively cancel their non-conforming status?
- If we permit mobile homes in RMF-32 and RMF-64, can we realistically exclude them from RMF-16 or the single family zones? What would be the justification? *Yes; I should think you could justify "drawing the line" somewhere...*
- If this amendment is approved, will we also have to amend our adoption of the Uniform Building Code? *Does it prohibit these mobile homes?*
- What is our liability if we permit a residential unit next to, say, a gas bulk plant, chemical company, etc.? *None*
- If we permit mobile homes as residential units in commercial/industrial zones, under what rationale can we exclude them being used for commercial uses as well? *None that I can think of.*
- Transmeier's letter of June 10 explains the rationale for his proposal and suggests the old houses would be replaced with new units. Could the mobile home proposal be limited to new units? If not, how could we prevent an "eyesore" stick-built house from being replaced with an "eyesore" mobile home?

I can't see how we can distinguish if they meet the same standard

KM/tt

REVIEW SHEET SUMMARY

FILE NO. 42-88 TITLE/HEADING Text Amendment Amend 4-5-4 DUE DATE 10/14/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Ross Transmeier

PETITIONER ADDRESS c/o All Good Mobile Homes 220 S. 13th Street Grand Jct., 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.

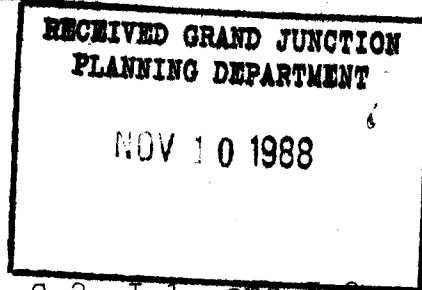
10/05/88	Police Dept.	No problems noted.
10/05/88	City Attorney	Is this consistent with efforts to beautify the city? Can it be made consistent?
10/11/88	Fire Dept.	As long as these manufactured homes are built and installed in accordance with a listed or listing organization like U.L. or F.M. or other agency and our local Building Code (U.B.C.) and Fire Code (U.F.C.), we don't have any problem with this. (Fire protection has to be met in accordance with I.S.O. standards which are--minimum line size of 8" and minimum distance from hydrant of 500'.) These numbers are for residential areas. Industrial areas are 10" and 300' respectfully. If you have any questions, please contact our office.
10/14/88	Planning Dept.	See attached.
10/04/88	D.D.A.	See attached.
10/16/88	Building Dept.	There are existing commercial buildings in some of these zones that do not have adequate fire protection of exterior walls. In most cases an unprotected (relates to fire protection of exterior walls). Residential structures will be placed fairly close to some of these existing structures. Some consideration should be given to this condition when setbacks are determined. A lack of wall fire protection will allow fire to spread from building to building unless there is adequate clearances provided. The permit procedure remains the same as for other residential manufactured homes.
10/19/88	County Planning	The proposed text amendment would not be consistent with Mesa County's Land Development Code which basically allows: <ol style="list-style-type: none">1. Manufactured Housing which meets "look-alike" standards "in districts where similar conventionally-built housing is allowed. (Section 8.1, i.e. Residential Zones). See attached.2. HUD approved mobile homes are allowed in AFT and mobile home subdivisions only.3. Non-HUD approved mobile homes are allowed only in mobile home parks which pre-date 1976 and which do not prohibit them. The Ute-Pitkin/Business Loop I-70 corridor contains many historically significant structures as identified in the Mesa County Historic Resource Inventory and should be targeted as a historic "old town" rehabilitation area, either for commercial or residential uses or both.

LATE

5005
10/19/88

ALL GOOD MOBILE HOMES
ALL GOOD REAL ESTATE
220 South 13th Street
Grand Junction, Colorado 81501
(303) 241-6513

November 9, 1988



City Council Grand Junction
City Hall
Grand Junction, CO

re: Placement of mobile homes in C-1, C-2, I-1, and I-2 zones
as a special use residential.

On November 16th you will hear this item as presented to the
City Planning Commission.

I would ask that the RMF zones be deleted from this application,
because the locations of RMF zones is so varied and are not
in the Area that this request was trying to hit.

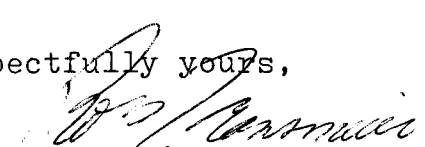
Also the City Attorney had several remarks as to exactly where
in the text and what in the text needs to be changed to
make this happen.

So for these reasons, and in the interest of complete harmony,
I would ask that you hear this item, but then vote to :

"Send this back to the City Planning Commission and
the City's Attorney with the recommendation that they approve
the text changes that would allow mobile homes to be placed
in these zones(C-1, C-2, I-1, and I-2) and to use guidelines
similiar to those attached."

This would give your approval for the attorney and commission
to send some of their time on this item and work out the
details of completion.

Respectfully yours,


Ross Transmeier

development summary



File # 42-88 Name Text Amendment Date 11/3/88

6

PROJECT LOCATION: N/A

PROJECT DESCRIPTION: Text amendment to the Zoning Code to permit H.U.D. certified mobile homes as a residential special use in RMF-32, RMF-64, and all commercial and industrial zones.

REVIEW SUMMARY (Major Concerns)

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

* See explanation below

Residential uses have not been considered appropriate in Commercial and Industrial zones because of the adverse impacts of new uses which are allowed in those zones. The City's adoption of the Uniform Building Code does not allow mobile homes unless they are located in approved mobile home parks or subdivisions. Mobile homes are also not compatible with the residential character of most RMF areas.

STATUS & RECOMMENDATIONS:

Petitioner has appealed the Planning Commission recommendation of denial to the City Council.

Planning Commission Action

Recommend denial.