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File 1993-0025

Name: Transmeier Mobile Home Park Prelim/Rezone-538 Maldonado St.

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<u>DOCUMENT DESCRIPTION:</u>				
X	x	Action Sheet - DENIED - 7/1/06 - Appeal did not pass	X X	Suggested Motions from Dave Thornton - no date
X	X	Site Plan - to be scanned	X	E-mails
X	X	Additional Project Conditions to be presented to CC - 6/3/92	X X	Planning Commission Mtg. Agenda - 6/2/92 - **
X	X	Request for appeal to CC - 6/3/92	X X	Planning Commission Minutes - ** - 6/2/92
X	X	Correspondence	X X	City Council Agenda, Minutes - ** - 7/1/92
X		Ordinance - Not signed	X X	Improvement Agreement
X		Computer Files Indexing Information Sheet	X X	Hydant Location Map
X		Commitment for Title Insurance - 3/31/92	X X	Transmeier Park Final Plat - GIS Historical Maps - **
X		Warranty Deed - not conveyed to City - not recorded	X X	Road and Drainage Plan
X		Notice of Public Hearing mail-out - 6/23/92		
X	X	Subdivision Summary Form - no date		
X		Public Notice of Posting - date sign returned 7/6/92		
X		Handwritten Note to file		
X	X	Development Project Mtg. schedule - 5/7/92		

120 So 13th St

①
Felix Maldonado Sr.
350 W. Grand Ave
Grand Junction, CO 81505

Jennie Trujillo
Margaret Balerio
312 South Ave
Grand Junction, CO 81505

Eugene Cordova
540 28 Road
Grand Junction, CO 81504

Tom Elder, etal.
562 White
Grand Junction, CO 81501

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Omega Realty
1119 N. 1st
Grand Junction, CO 81505

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John & Alma Bera
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Grand Junction, CO 81505

IBX Inc.
640 S. 12th St.
Grand Junction, CO 81501

William Osburn
2318 Hawthorne
Grand Junction, CO 81506

Denver & Rio Grand Railroad

Albino Venegas
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Grand Junction, CO 81502

John Trujillo
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Grand Junction, CO 81505

Richard Agency
G & E Bldg
910 N. 15th St.
Denver, CO 80200

Anthony Joe Moyano
501 Maldonado St.
Grand Junction, CO 81505

Betty Gilsdorf
c/o Betty Whitehorn
2558 Tango Road
North Pole, AK 99705

#25 92

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SUBDIVISION SUMMARY FORM

City of Grand Junction

TYPE OF SUBMISSION

Preliminary Plan
 Final Plat/Plan

Subdivision Name: 6850 WEST FILING Filing # 2

Location of Subdivision: TOWNSHIP 15 RANGE 1W SECTION 15 1/4 NE

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area
() SINGLE FAMILY	_____	_____	_____
() APARTMENTS	_____	_____	_____
() CONDOMINIUMS	_____	_____	_____
<input checked="" type="checkbox"/> MOBILE HOME ^{MANUFACTURED HOMES}	<u>14</u>	<u>2.39</u>	<u>16.45</u>
() COMMERCIAL	<u>N.A.</u>	_____	_____
() INDUSTRIAL	<u>N.A.</u>	_____	_____

Street	<u>.378 ACRES</u>	<u>15.8%</u>
Walkways	<u>N/A</u>	_____
Dedicated School Sites	<u>N/A</u>	_____
Reserved School Sites	<u>N/A</u>	_____
Dedicated Park Sites	<u>N/A</u>	_____
Reserved Park Sites	<u>N/A</u>	_____
Private Open Areas	<u>1.39 ACRES</u>	<u>58.16%</u>
Easements	<u>.58 ACRES</u>	<u>24.26%</u>
Other (specify)	<u>SOME EASEMENT ARE OVER LAPPED IN "PRIVATE OPEN AREA"</u>	_____

Estimated Water Requirements 2940 gallons/day.

Proposed Water Source CITY OF GRAND JT

Estimated Sewage Disposal Requirement 2940 gallons/day.

Proposed Means of Sewage Disposal CITY OF GRAND JT

#25 92
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Boeschenstein

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

January 30, 1992

Grand Junction City Council *Boeschenstein*
250 N. 5th
Grand Junction, Colorado 81501

Dear Councilmen:

In the day to day dealings with your busy council position, you may not get to see what effect your rules have on the businesses in the city.

So here is my story:

I own All Good Mobile Homes and All Good Real Estate. I started this in Grand Junction in 1983. Recently, I needed a storage lot for expanded inventory of 5 to 10 mobile homes. I rented the block between 11th and 12th on Ute. I mistakenly thought that the zone was C-2 which is all up and down Ute and Pitkin and over on 13th and Colorado, where my office is. But upon my request for a sign permit I found the block is B-1. It seemed reasonable to request a C-2 zone change, but here is where your rules and fees stopped this, the cost to bring this before you is over \$1000.00 and to pay the 5% open space fee could be another \$10000.00 and to install landscaping and keep it alive with no water was impossible.

So the net effect of your fees is that I have had to cut back my business, reduce inventory, cut the time of repair contractors on homes and in effect this is a loss of at least one full time job equivalent. And you will not collect any fees. (I could have paid the \$375 if that was the only fee for this change.)

So who do these regulations help?

Sincerely,

Ross Transmeier
Ross Transmeier

5. The Petitioner must demonstrate compliance with all Zoning and Development Code requirements relative to rezone and evidence of title.

PUBLIC SERVICE 05/08/92

Dale Clawson 244-2695

Gas & Electric: Trees should NOT be planted in utility easement as shown on site plan. Utility easements around perimeter of park to be a minimum of ten (10) feet.

BUILDING DEPARTMENT 05/06/92

Bob Lee 244-1656

No comments or objections.

CITY PARKS/RECREATION DEPARTMENT 05/18/92

Don Hobbs 244-1542

Open space fee based upon 14 dwelling units at \$225 per unit = \$3,150.00 due.

US WEST 05/11/92

Leon Peach 244-4964

No comments at this time.

CITY POLICE DEPARTMENT 05/14/92

Marty Currie 244-3563

No problems noted.

GRAND JUNCTION DRAINAGE 05/13/92

John Ballagh 242-4343

While not in a mapped floodplain, the subject site does suffer poor surface drainage. The neighboring area is the site of a proposed City and Drainage District storm sewer project. There should be an evaluation of the site being designed to drain to the south if the proposed El Poso storm sewer is completed. That would suggest completion of Maldonado Street, hence, no vacation of the ROW.

Parking slabs and mobile or modular units might be more suited in the area of soils with high water table where adjustments to the supports could be made to re-level a unit.

Moving a mobile unit onto Lot 14 could be a little difficult, if all of the surrounding lots were occupied.

UTILITIES ENGINEER 05/19/92
Bill Cheney 244-1590

General - No comment.

Sewer - Is sewer private or proposed to be taken over by the City for operation and maintenance?

Water - Show water referenced in narrative. It appears another fire hydrant will be required within the development, or at the very least a hydrant at the intersection of the private drive with Maldonado Street.

"Utility Composite" required on final submittal. Stamp or seal of Engineer required on "Utility Composite."

CITY DEVELOPMENT ENGINEER 05/15/92
Gerald Williams 244-1577

This is adequate for an ODP, but not a preliminary submittal, and is rejected as such by engineering. See attached. (See attachment "B")

CITY ENGINEER 05/19/92
J. Don Newton 244-1559

Maldonado Street Improvements currently end approximately 100 feet north of the south side of the proposed development. The existing street was constructed as part of commercial development to the north. The petitioner is proposing that the right-of-way for Maldonado Street be vacated along his property frontage where there are no street improvements and that a turnaround be installed at the end of the existing street.

The street right-of-way should not be vacated as long as there is a possibility that the area to the south could be redeveloped to a higher residential density or zoned to allow another use.

By code, the petitioner is responsible for half street improvements on Maldonado along the unimproved frontage of his property. However, it does not make sense extend the commercial street south to the existing residential neighborhood at this time. Therefore, I recommend that the petitioner be require to install a paved cul-de-sac at the end of the existing street improvements and escrow the funds for half street improvements to be used for future extension of the street.

The cul-de-sac at the end of Maldonado should be designed to commercial standards to prevent commercial traffic from entering the development. The proposed turn around area is not adequate.

If the private drive is allowed it should be constructed to the proposed "Access Street Standard" so that it could be dedicated as a public street in the future.

No drainage or grading plan was submitted.

TRANSPORTATION ENGINEER **05/19/92**
David Tontoli **244-1567**

1. Stop signs, street name signs, no outlet signs be installed per City Traffic Engineer.
2. Proposed turn-around at the end of Maldonado should be of a cul-de-sac type.
3. Pull in areas for mail pick up should be a minimum of 20 feet, parallel to curb, not to include reverse curbs or radius.

COMMUNITY DEVELOPMENT DEPARTMENT **05/18/92**
Dave Thornton **244-1447**

1. Private roads within the City of Grand Junction are discouraged, but if a private road is approved it must meet City residential street requirements in R.O.W. width and roadway construction.
2. We would like to remind the petitioner that a Neighborhood Plan for South Downtown, Riverside & El Poso Neighborhoods is currently being conducted. Specific land use scenarios have not been proposed yet for this area.
3. Title insurance shows IBX, Inc as owners of property. We need their signature for approval of this proposal.
4. Are there any community facilities being proposed in this planned development, (ie: laundry facilities, playgrounds, common open space, etc.)?
5. No visitor parking is being proposed. Where will visitors park?
6. What kind of mobile homes will be allowed? For example pre-HUD, HUD approved, pre-fab?

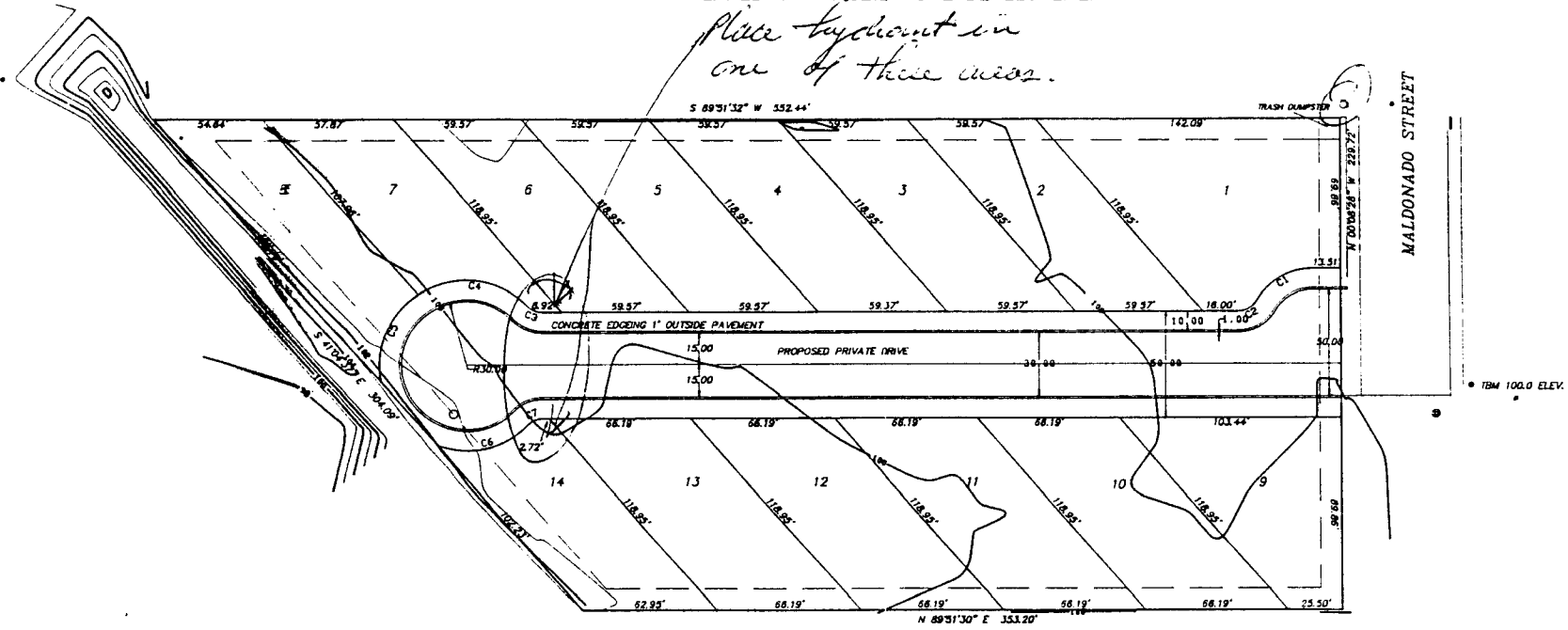
7. What size of mobiles will be allowed? A maximum size (ie: 14' x 70') must be established for the park. The site plan shows the pad size to be 16' x 76'. Does this mean that no mobile will extend beyond the pad area?
8. Will all carports and sheds be the same size? Is there a maximum size? Do all sheds have to be located at the same location on each site?
9. What are the exact setback requirements for the shed, the carport, and mobile home from lot lines and exterior property lines.
10. Will wheels be removed from homes and skirting be required.
11. Will this mobile home park have an onsite manager? Will they be responsible for park maintenance including landscaping?
12. All landscaped areas shall be completed during initial construction and must be maintained regardless if the space is occupied or not.
13. The landscaping plan as proposed shows 5 trees (what species?) and grass. Shrub areas should be provided to enhance the sites. The final landscaping plan which will be required at final submittal shall identify locations, common name, botanical name, existing size or proposed sizes of all plantings.
14. RV's will not be allowed to be hooked up within the park for human occupation.
15. Will the storage area for boats, trailer, RV's be allowed on the landscaped areas behind the mobile home? If so, this should not be allowed. A central storage area may be needed.
16. All review agency summary sheet comments must be addressed. We need a written response from the Petitioner by Friday, May 29th at 5 p.m. We suggest that you respond much sooner than that to allow more time in which to work out additional details that may come up. If review agency summary sheet comments are not satisfactorily addressed by the 29th of May, Staff will recommend either tabling this item to the following month's Planning Commission meeting or recommend denial.
17. The vacation of Maldonado should not occur. The proposed mobile home park is residential and should be encouraged to interconnect with the El Poso neighborhood. It will also help with traffic circulation in the neighborhood.

**MISSING COMMENTS FROM: Grand Valley Irrigation
City Property Agent**

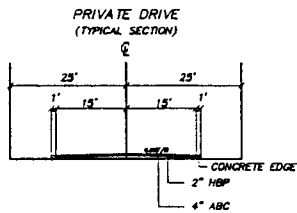
TRANSMEIERS PARK

A PLANNED UNIT MOBIL HOME DEVELOPEMENT

Place hydrant in one of these areas.



Attachment 11911



TRANSMEIERS PARK ROAD AND DRAINAGE PLAN		
FOR: ROSS TRANSMEIERS	<p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 GOLD AVE. GRAND JUNCTION COLORADO 81501 954-7568 241-2370</p>	SURVEYED BY: CHAM M
SCALE: 0 15 30 0 3 6 FEET METERS		DRAWN BY: VAP
DATE: 4/30/92		ACAD ID: TRANDRW
		SHEET NO. 3 OF 3
		FILE: 920941

TRANSMEIER PARK
531 MALDONADO

25-92

PETITIONER RESPONSE

CITY FIRE:

There is currently a fire hydrant 50' North of Lot 14 at the southeast corner of Crosby and West Gunnison. Would that be close enough? All homes are within a 400' radius to a fire hydrant. See map w/radius enclosed.

CITY ATTORNEY:

1. General rules are not a covenant. This is a rental park not a subdivision, rules are to be flexible for managerial efficiency.

2. All homes will meet City Code Standards for a mobile home. All homes built since June 15, 1976 will be H.U.D. coded, all prior will have been built to A.N.S.I. or Colorado State codes for that time. I am using the State of Colorado's definition. A copy is attached from the Manufactures Housing Licensing Board text.

3. Vacation of Maldonado seems very appropriate in it's present configuration, but it's very inappropriate if the City changes the "configuration" and completes the street. The reason I ask for the vacation is to get the City to address whether the street will be completed or not.

4. Yes, for a private drive.

5. Yes, copy of deed is enclosed. Again, I will comply with all City zoning and devepment codes.

PUBLIC SERVICE:

No tree in easement, O.K. Some trees will be in lawn area.

BUILDING DEPARTMENT:

No comment.

CITY PARKS/RECREATION DEPARTMENT:

O.K.

US WEST:

No comment.

POLICE DEPARTMENT:

O.K.

PAGE TWO.

GRAND JUNCTION DRAINAGE:

1. Hiring of an engineer for the drain should be after the preliminary approval. All drain questions will be answered. Maldonado drains north not south, also there is a low drain on Crosby at the southwest corner of this property. This property is as flat as you can well see, so with just a grading it can drain the best way the the City Engineering and my engineer can agree.

2. Yes, true.

3. Yes, true. The last two lots #8 and #14 will be restricted to 14x70 homes or smaller.

UTILITIES ENGINEER:

Sewer. Is to be private, built to City codes.

Water. There is a fire hydrant 90' north of Maldonado and our entry. Existing and another 50' north of lot #14 at the other end of the property.

There is a 6" water line all along the south property line. I would like to tap it twice, once at each end to maintain good service to the residents. A looped system.

Utility detail will be shown at final.

CITY DEVELOPMENT ENGINEER:

Has obvious disdain for Manufactured housing communities, referring to it as a "trailer park".

I can spend thousands more dollars on final detail utility and drainage plans but not until I get some assurances that would be allowed. Drainage and utilities of this site should be simple and engineer's detail plans will be submitted before the final.

B-3a: private road maintenance is by owner as is sewer, water and signs.

B-3 e, h: with engineer submittal

B-8& B-9: with engineer submittal

B-13: it appears that the City does not wish to complete Maldonado. If there is not going to be a street, I don't want to pay \$7000 or \$8000 for nothing. Thus the vacation request.

CITY'S OTHER ENGINEER:

If the city wishes to develop Maldonado I have no problem paying for improvements, the cul-de-sac is another matter. The City already wants a cul-de-sac at the west end of my private road. This subdivision was built in 1984 and if the City had to have street improvements 100' south why didn't they request a commercial cul-de-sac then? Cars and trucks have been turning around on this deadend street for 7 years, why do they need a cul-de-sac now?

It is not fair to have me pay to end the street and pay to continue the street. One or the other but not both.

page three.

"Access Street Standard" I have no problem with leaving extra room for a bigger street in the future, but why does a street that is private drive have to be street standard? Doesn't our code allow for a private drive?

Drainage/grading plan to follow, prior to final.

TRANSPORTATION ENGINEER:

1. Sign to code, O.K.
2. See comments in "other engineer"
3. Don't understand, but sure I can accommodate.

COMMUNITY DEVELOPMENT DEPARTMENT:

1. O.K.
2. How long should I hold this property before I can develop it?
3. I am in title. A copy of signed deed enclosed.
4. This is 14 spaces-no.
5. There is at least two space parking on each site plus carport area, also street parking (days only) will be allowed.
6. Mobile homes that meets all city codes. I am in the new manufactured house business, I hope they will all be new homes, but they might not be.
7. size: each home will not exceed 3000 sq. ft.
8. No, no shed can exceed 12'x12'x9' height. Carport cannot be longer than the house nor wider than 12'. All sheds would be between the rear door and the rear easement on the back side only.
9. There is a 10' set-back on the exterior all around, 5' on side yards, but the house will be sited 15' off the side yard line except for #1 and #9 (all as shown on the map)
10. All homes will be skirted with good quality material matching each home, all wheels will be removed.
11. Manager will be me, and I do not plan to live there, yet. I will be ultimately responsible for all park maintenance.
12. The tenants will do care of their respective sites I will if they fail or on vacant lots. Landscaping will be completed as soon as each house is sited initially and maintained if a space is vacated.
13. The "5 trees" got shot down by Public Service, landscape will be green and pretty. A complete plan will be submitted prior to final.
14. This is not for RV's, campers, motor homes or trailers, I agree. O.K.
15. There are 14 spaces. If there is not adequate space for all of their toys then they will have to rent space off premises. I will not provide a separate storage area. Parking of these kinds of things will only be in the space behind the home.
16. This response submitted on May 28, 1992.
17. Great, let's build the street through now.



May 22, 1992

Mr. Ross Transmeier
220 South 13th Street
Grand Junction, CO 81501

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Dear Mr. Transmeier:

With regard to your submittal for a mobile home subdivision at 531 Maldonado, we are sorry to inform you that we cannot process your application because it does not meet the minimum requirements of the Grand Junction Zoning and Development Code.

Section 7-5 B entitled "Submittal Requirements" lists:

"1. All materials required by the Preliminary Plan Section of the Subdivision Regulations (see Section 6-7)..."

"6-7-2 B. The preliminary plan shall include:

9. Grading, Drainage, Storm Runoff and Flooding

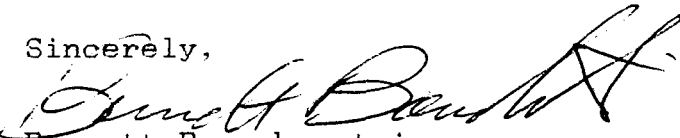
- a. The existing and proposed contours at two foot intervals for ground slopes within the tract between level slopes...
- b. Existing drainage features...
- c. Proposed drainage system...
- d. Hydrology..

(see attached)

Until these plans and documents are submitted we cannot process your application.

Your application, therefore, will not be heard at the June 2, 1992 City Planning Commission hearing. The submittal will not be considered complete until the required documents are reviewed and approved by City staff.

Sincerely,


Bennett Boeschenstein
Community Development Director

cc. David Thornton
Dan Wilson
John Shaver

#25-92

6. Lot and street layout including:

- a. Lots and blocks numbered consecutively.
- b. Approximate dimensions (which may be scaled values) of all lots.
- c. Outline and dimension of any property, other than a right-of-way, which is offered for dedication to the public, with the area marked "Public Site" and showing the proposed use.
- d. Outline and dimension of property to be owned by lot owners in common and showing proposed use.

7. Roadways

- a. Existing rights-of-way and easements within, and adjacent to, the proposed subdivision (locations, names, surface widths and types, right-of-way widths).
- b. Proposed street system showing:
 - 1) Right-of-way and pavement widths.
 - 2) Curbs, gutters, crosspans and sidewalks with horizontal dimensions.
 - 3) Proposed street names (see Section 5-3-4).
 - 4) Any special treatments proposed within any right-of-way such as medians, channelization, and landscaping.

8. Utilities

- a. Locations and size of existing utilities and easements within, adjacent to, and abutting the subdivision.
- b. Size and locations of all proposed sewer and water lines. All such lines shall be constructed in accordance with specifications approved by the City Engineer.
- c. Size and location of all existing and proposed irrigation water systems. (Written approval shall be obtained and submitted for any rerouting of irrigation ditches from the appropriate irrigation district.)

9. Grading, Drainage, Storm Runoff and Flooding

- a. The existing and proposed contours at two foot intervals for ground slopes within the tract between level slope and five percent grade and at five foot intervals for ground slopes within the tract over five percent grade. Elevations shall be based on United States Geological Service (USGS) sea level datum. Existing contours shall be indicated by broken lines; proposed contours by solid lines.

b. Existing drainage features, including existing pipes, structures, gutters, ditches, and swales within or adjacent to the subdivision. (Include sizes and direction of flow and existing drainage easements.)

c. Proposed drainage system.

1) All proposed pipes, structures, gutters, crosspans and ditches, including size and directions of flow.

2) Proposed drainage easements.

3) Drainage outlets for the subdivision with a note detailing the impacts of subdivision drainage on all downstream locations.

4) Drainage calculations prepared by an engineer which show runoff calculations before and after development and which demonstrate the carrying capacity of the land to accommodate stormwater runoff from a ten year storm. The use of natural stormwater detention shall be encouraged through the use of wetlands, natural drainages, swales, detention ponds, and other acceptable forms to ensure that the runoff does not exceed historic runoff from the property.

d. Hydrology

1) The percentage of the total acreage which will be covered with impervious surfaces such as roads, roofs, and driveways.

2) Any intended draining, filling, dredging, or excavation of wet area.

10. Sewerage - Estimated total number of gallons per day of sewage generated by the subdivision to be treated and a letter from the City Utilities Director that service is available.

11. Title - An exact copy of a current certificate or commitment for a title insurance company opinion which shall: set forth the names of all owners of property included in the plan; include a list of all persons who may have an interest via liens and encumbrances, including mortgages, judgments, easements, contracts, or agreements of record which shall affect the property covered by the plans.



May 27, 1992

Mr. Ross Transmeier
220 South 13th Street
Grand Junction, Colorado 81501

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Dear Mr. Transmeier:

This letter is in follow up to our phone conversation we had today concerning the letter sent to you from our office telling you that the submittal for preliminary approval for a mobile home park at 531 Maldonado would not be heard by Planning Commission on June 2, 1992. Since our conversation I have talked to the director, Mr Boeschenstein and we have determined as agreed in our conversation that the proposed Mobile Home park and rezone will be heard by Planning Commission this Tuesday, June 2nd, but only as an Outline Development Plan and Rezone. Depending upon Planning Commission's action the item would then be scheduled for City Council at the July 1st City Council meeting. As specified in the May 22, 1992 letter from Mr. Boeschenstein the minimum requirements for Preliminary Plan submittal were not met. Assuming the submitted Outline Development Plan and Rezone are approved, Preliminary Plan submittal for approval and Final Plan submittal for approval will be required.

If you have any questions, please contact me at your earliest convenience.

Respectfully,

Dave Thornton
Planner

25-92

cc: Bennett Boeschenstein
Dan Wilson
John Shaver
Planning Commission Members

BILLINGS SILTY CLAY LOAM, 0 to 2 percent slopes, Class IIs Land (Bc)

This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It is derived from deep alluvial deposits that came mainly from Mancos shale but in a few places from fine-grained sandstone materials. The deposits ordinarily range from 4 to 40 feet deep but in places exceed 40 feet. The deposits have been built up from thin sediments brought in by the streams that have formed the coalescing alluvial fans or have been dropped by the broad washes that have no drainage channel. The thickest deposit, near Grand Junction, was built up by Indian Wash.

Although moderately fine textured, this Billings soil permits successful growth of deep-rooted crops such as alfalfa and tree fruits. Its permeability is normally not so favorable as that of the Mesa, Fruita, and Ravola soils. Its tilth and workability are fair, but it puddles so quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Runoff is slow and internal drainage is very slow.

Like all other soils in the area, this one has a low organic-matter content. Under natural conditions it contains a moderate concentration of salts derived from the parent rock (Mancos shale). In places, however, it contains so much salt that good yields cannot be obtained. Some large areas are so strongly saline they cannot be used for crops. Generally, this soil is without visible lime, but it is calcareous. In many places small white flecks or indistinct light-colored streaks or seams indicate that lime, gypsum, or salts are present.

Soil limitations are classified as severe for local roads and streets (poor traffic-supporting capacity, moderate to high water tables common), shallow excavations (high water tables common), and septic tank filter fields (slow permeability, poor internal drainage, seasonal high water table).

#25 92

Do NOT Remove
From Office

GREEN RIVER SILTY CLAY LOAM, DEEP OVER GRAVEL, 0 to 2 percent slopes,
Group 20 II S1 (G1)

Normally this soil occurs on slightly lower levels than Green River fine sandy loam, deep over gravel, 0 to 2 percent slopes.

The surface soil, a pale-brown to light brownish-gray silty clay loam, extends to a depth of about 10 or 12 inches and grades into a very pale-brown or light brownish-gray silty clay loam. At depths of 18 to 26 inches small gray specks or faint mottlings are noticeable. Below 24 inches the soil consists of successive alluvial layers that vary in texture, depth and thickness. The entire profile is friable when moist.

Surface runoff and internal drainage are not adequate. Some areas that are exceptionally low and close to the river are affected by a high water table and by overflow in some years. Seepy places are prevalent in some areas. Most of the soil needs ditching or tiling to provide underdrainage, but so far the expense of obtaining proper drainage has been prohibitive. The soil contains considerable quantities of salts. Uncultivated areas, which account for approximately 90 percent of the acreage, are either moderately or severely saline. Soil tests indicate that lime is present in the surface soil and the subsoil.

Soil limitations are classified as severe for local roads and streets (moderately high water tables, poor traffic-supporting capacity, subject to frost heave), shallow excavations, dwellings with basements (high water tables, periodic flooding), dwellings without basements (high water tables, periodic flooding), sanitary land fill (occasional flooding, poorly drained), septic tank absorption fields (seasonal high water table), and sewage lagoons (rapid permeability below about 1 foot, moderately high water tables).

BILLINGS SILTY CLAY, MODERATELY DEEP OVER GREEN RIVER SOIL MATERIAL,
0 to 2 percent slopes, Class IIIs Land (Be)

This soil occurs on the outer margin of coalescing alluvial fans where 1 to $4\frac{1}{2}$ feet of fine-textured deposits derived from shale overlies Green River soil materials.

Except for a few strips only a few rods wide that adjoin low-lying areas of Green River soils, this soil has not been altered by high overflows from the Colorado River. It is not likely that the main part of the soil will be covered by floodwaters from the Colorado River, as it lies well above the level of normal overflow.

Drainage and saline conditions have to be corrected before the soil will produce well.

Soil limitations are classified as severe for local roads and streets (high shrink-swell), dwellings with basements (high shrink-swell), dwellings without basements (high shrink-swell, cut banks cave), sanitary land fill (cut banks cave), and septic tank absorption fields (to about 40 inches, slow permeability).

A REQUEST FOR CHANGE OF ZONE TO PMH:A VACATION AND APPROVAL OF PRELIMINARY PLAN.

This property is between Crosby Road and Maldonado Street in lower downtown, Grand Junction.

This is a very clearly defined neighborhood. The current zoning is the most commercial residential zone available RMF-64, but there are absolutely no multi-family units in this neighborhood, this tells me that this zone was assigned looking and inviting change. My request is for 18 units, far less than the 153 housing units I could build without a zone change.

It is not in a flood plain, it is serviced by two paved streets with curb and sidewalks. An 8" water line running along the southern property could be looped for service. Sewer is at two points on the property, either could be used for connection. We propose to use the 8" line in Maldonado. Power and gas are at property line. One fire hydrant is on the property on the north-east corner. Another is about 20' north of the northwest corner of the property.

The plan is to build a modern manufactured home rental park. Each lot would have 5900 sq. ft., 2 car off-street parking plus room for two more under carport parking spaces. The carport and the extra paving will be at the tenants option.

A manufactured home community would be a good buffer from the light industrial on one side to the residential on the other. 100% of the traffic would use the newer street of Maldonado and Gunnison for egress and ingress; 85% would exit east to I-70B or east and south to Broadway, 15% would use Crosby Road to go to

page two.

West Main.

Traffic would be 6 auto trips per day per household in and out. Maldonado and Crosby are nearly in new condition. We would request Maldonado Street right-of-way be vacated for 100' along the southeast boundary to this property. The street is barricaded by the city at this point to stop encroachment into the older residential neighborhood by completeing the street. So if the street is not built, I request it be vacated.

Water and Sewer: Average 2.1 person per household

There is 100 gallon person water and sewer usage expected. Some higher water usage in the summer to maintain landscaping.

One dead-end street would go from Maldonado. There is an irrigation pipe burm on the west end next to Crosby which screens this property from the railroad and Crosby Road.

I would install a 6' screening wood fence along the north and south property lines, a short fence on the west end.

The one street would be all weather with turnaround room at the end, 30' wide with concrete pan on each shoulder. Surface water would drain to Maldonado which then drains north.

Each home would be located near the center of each site so the reverse hall (rear door on the backside) homes can use the rear side of the home for a carport/awning. Each site will have a storage shed pad.

Trash collection will be in a dumpster at the park entry. Post office neighborhood unit will be at the park entry. All

with a sign

Transmeier Park
Private Property
No outlet.

posted at park entry.

page three.

GENERAL IMPACT:

Grand Junction needs and always seems to need lower cost decent homes.

The existing manufactured home parks in the Grand Valley are at 90+% occupancy. No new rental spaces have been built in Grand Junction for over 15 years, by my recollection.

This plan is for low cost homes. This development will directly contribute in tap fees, development fees, open space fees, building permits, and sales taxes. All of which will be approximately \$2,500 per space. Increased taxes from the increased value of property. Plus the expenditures of all the construction money.

My intent is to build a charming little community that is a safe, quiet and friendly. Basically a place you would want to live and you could afford to live.

page four.

CONSTRUCTION BUILD OUT TIME:

We are awaiting your approval to start and pray for completion with homes in place before snow falls.

GENERAL RULES FOR TRANSMEIER PARK

PETS: - A maximum of One (1) pet per Manufactured Home site may be permitted with written approval from Management.

- No pets over 15" will be permitted.
- Pets must be kept inside the mobile home unless contained in a 42" chain-link fence with top rail.
- All pets must have current rabies vaccinations and be registered in the Park Office.
- All pets are on probationary basis. Excessive barking, viciousness, running loose or other disturbances shall be cause for termination of rental agreement or immediate removal of the pet from the Park, at the option of the Landlord.

QUIET: Quiet must be maintained from 10:00 p.m. to 8:00 a.m. No loud parties, radios, TV or other excessive noise will be permitted. You and your neighbors are entitled to a quiet and home-like atmosphere.

SOLICITORS: No peddling, soliciting or commercial enterprises will be allowed without permission of the Management.

VEHICLES: Two-car off street parking is provided at each lot. Vehicles belonging to Tennants or Guests may not be parked off paved areas under any circumstances. Trucks over 3/4 ton are not permitted in the Park except for deliveries. No repairing vehicles and/or equipment will be allowed on the mobile home lot. All vehicles in the Park must be in running condition, with current licenses. Vehicles with loud and disturbing exhausts or radio/tape players are not permitted.

There will be no parking of vehicles on the street. Joy-riding is prohibited, this includes, but is not limited to dirt bikes, three and four wheelers or other unlicensed vehicles.

LANDSCAPING: All plants, trees, shrubs and paving placed on the tennant's lot becomes the Park property and cannot be removed. If you wish to plant a tree, permission must be obtained from the Office, due to the location of underground utilities.

SPEED LIMIT: Vehicles may not be operated in excess of 5 MPH within the Park.

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Do NOT Remove
From Office

Page 2.

RECREATION VEHICLES: All boats, campers and other vehicles may be placed behind the manufactured home, but at a height not to exceed 10'. Larger vehicles are not permitted.

TRASH: A trash dumpster is provided at the entry to the Park.

There will be no tampering with utility connections. In case of trouble, notify the office or Public Service.

The maintenance and care of tennant's entire lot is his responsibility, including the water and lawn care. Yards and patios must be kept in a neat and orderly fashion. Management reserves the right to maintain Tennant's lot if, in its opinion, care is not being exercised. Tennant agrees to pay charges at a minimum of \$50.00 (fifty dollars) per month for the services performed.

During winter months, operating heat tapes will be required on all water connections. Any damages to sewer line, water supply lines or other Park facilities incurred by Tennant's actions or neglect will be charged to the Tennant.

No building or structure of any kind may be erected or placed on any lot without written permission of the Management, including, but not limited to antennas and fences. Clotheslines must be of the folding umbrella type.

All mobile homes must be skirted, including the hitch, within sixty (60) days after entering the Park with Management-approved materials.

The Landlord reserves the right to make such additional rules in accordance with Colorado law from time to time as shall, in the opinion of the Landlord, be necessary for the safety and good order of the premises; and the Tenant agrees to conform to the Rules and regulations established by the Management for the protection and general comfort and welfare of the occupants.

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

I, Kristen Ashbeck of the

Development Department acknowledge receipt of Ross

Transmeier's request for appeal to City Council on

25-92.

Time 10:22 am

Date 6/3/92

Kristen Ashbeck

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

6-3-92

To: City Council
RE: 25-92, Additional Project conditions

At the June 2 meeting of the Grand Junction Planning Commission, there was a debate between the residents of the area and the commission and it was agreed that no one wants me to build a 20 year old "trailer park" with thieves and drug dealers as tenants.

Let me assure you, I, too, agree. I thought it was my right to manage my own business/property and to avail myself of the existing 4000 or so mobile homes in the county as potential residences. But, I see now that I must add more assurances to you that I intend to build a good looking, secure, clean, pretty, quiet, and happy Manufactured Home park.

To this end and in consideration of zoning approval, I would add irrevocable park rules to read.

1. All homes must be built after July 1, 1992 for placement.
2. No homes may have aluminum, vertical siding.
3. All homes will install an awning of no less than 8'x10' over the front door and a storage building no less than 8'x10'. Both to be installed within 90 days of move-in.

Also I would be willing to build a 6' privacy fence on three sides of the park if the council agrees this would be an asset.

However, If you choose to agree that the RMF-64 and PMH are not appropriate for this land, please give me a clue as to what is acceptable, so I may do something with this property.

How about Mobile Home Subdivision or a C-2 zone?

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

6-3-92

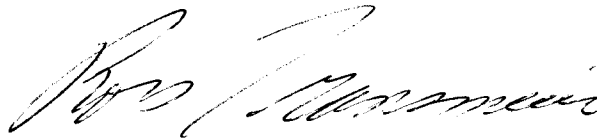
To: Development Department
City of Grand Junction

RE: Project #25-92
Transmeier Park, 531 Maldonado Street

I herein request this application be heard by the
City Council for rezone to Manufactured Home Park.

OD Plan for the Park and vacation of right-of-way
at their earliest convenience.

Ross Transmeier
220 South 13th Street
Grand Junction, Colorado 81501
241-6513



SUGGESTED MOTIONS

ITEM: #25-92
PETITIONER: Ross Transmeier
PROPOSAL: Rezone & Preliminary Plan for Transmeier Mobile Home Park
STAFF: Dave Thornton

COMMENTS: See Review Agency Summary Sheet Comments

MOTIONS FOR REZONE

APPROVAL: "Mr. Chairman, on item #25-92, a request for a Rezone from Residential Multi-Family 64 units per acre (RMF-64) to Planned Mobile Home (PMH) with a density of 5.9 units per acre, I move that we forward this on to City Council with the recommendation of approval subject to the review agency summary sheet comments."

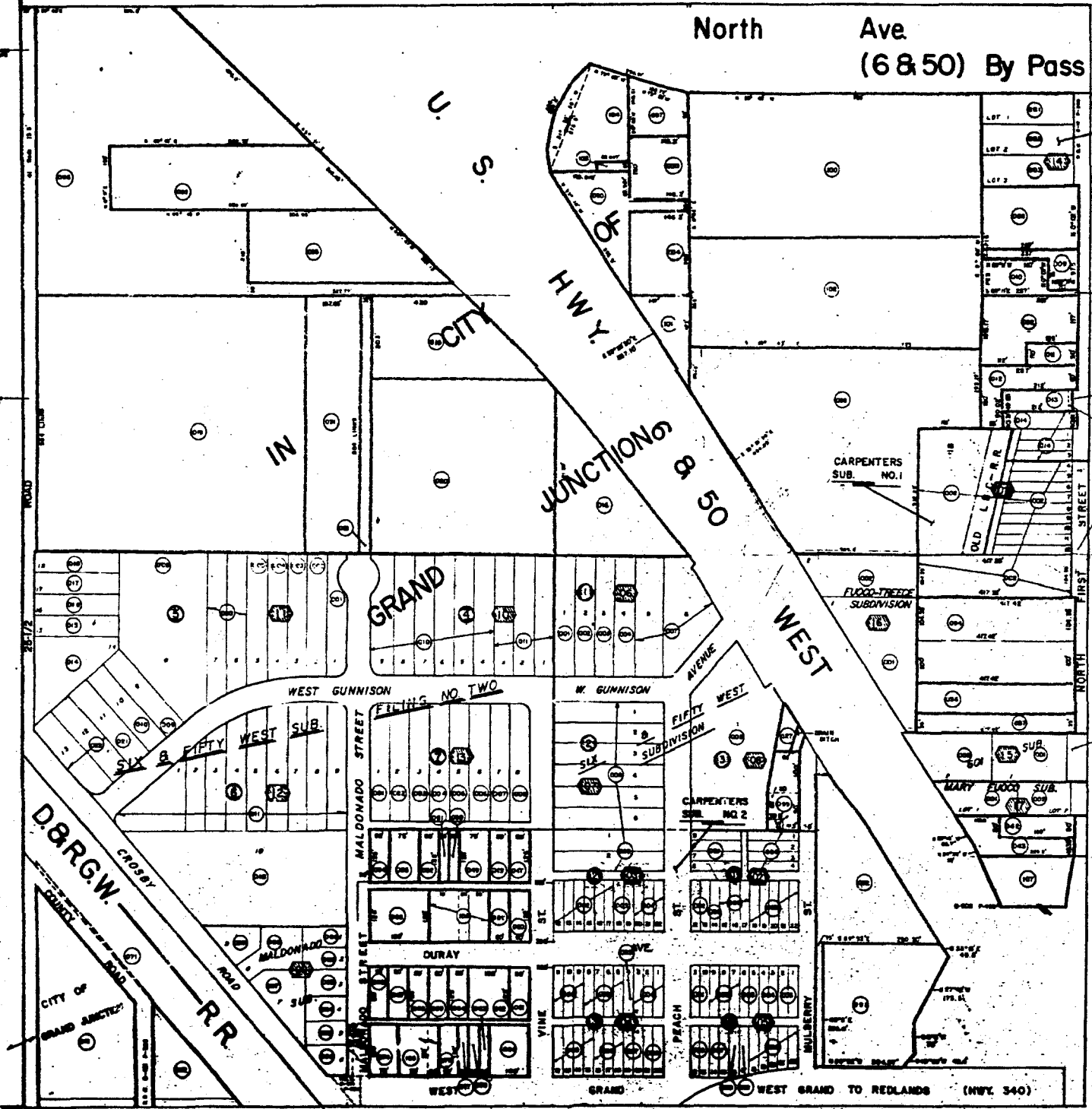
DENIAL: "Mr. Chairman, on item #25-92, a request for a Rezone from Residential Multi-Family 64 units per acre (RMF-64) to Planned Mobile Home (PMH) with a density of 5.9 units per acre, I move that we deny this for the following reasons." (STATE REASONS)

MOTIONS FOR OUTLINE DEVELOPMENT PLAN

APPROVAL: "Mr. Chairman, on item #25-92, a request for an Outline Development Plan for 14 mobile home spaces, I move that we approve this subject to the review agency summary sheet comments."

DENIAL: "Mr. Chairman, on item #25-92, a request for an Outline Development Plan for 14 mobile home spaces, I move that we deny this for the following reasons." (STATE REASONS)

North Ave
(6 & 50) By Pass



ALL THE LAND SHOWN ON THIS PLAT IS SUBJECT TO THE RIGHTS OF THE CITY OF GRAND JUNCTION IN THE MATTER OF THE CONSTRUCTION OF THE CITY HIGHWAY OF JUNCTIONS 6 & 50.

THE CITY OF GRAND JUNCTION HAS THE HONORABLE TITLE TO THE LAND SHOWN ON THIS PLAT.

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Adjoining
T1S R1W
2945-15

WHITE C
SUBDIVISION

Adjoining
T1S R1
2945-14

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From Office

TRANSMEIERS PARK
A PLANNED UNIT MOBILE HOME DEVELOPMENT
DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, ROSS TRANSMEIERS is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book _____ of Page _____ of the Mesa County Clerk and Records Office, and being described as LOT 10 BLOCK 6 of SIX AND FIFTY WEST SUBDIVISION, PLING NO. TWO, situated in Mesa County, Colorado as shown on the accompanying plat.

That said owner has caused the said real property to be laid out and surveyed as TRANSMEIERS PARK, a planned unit mobile home development of the City of Grand Junction, Mesa County, State of Colorado.

That said owner do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; and is dedicated over and through the PRIVATE ROADS AND STREETS within this subdivision, together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

N. WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____ A.D., 199____

ROSS TRANSMEIERS

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 199____, by ROSS TRANSMEIERS.

My commission expires: _____

Notary Public

Address _____

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 199____ and is duly recorded in Plat Book No. _____ Page _____

CITY OF GRAND JUNCTION CITY COUNCIL CERTIFICATE

Approved this _____ day of _____ A.D., 199____, Grand Junction City Council, of the City of Grand Junction, Colorado.

Chairman _____

SURVEYOR'S CERTIFICATE

I, Daniel K. Brown, certify that the accompanying plat of TRANSMEIERS PARK, a planned unit mobile home development of a part of the City of Grand Junction, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

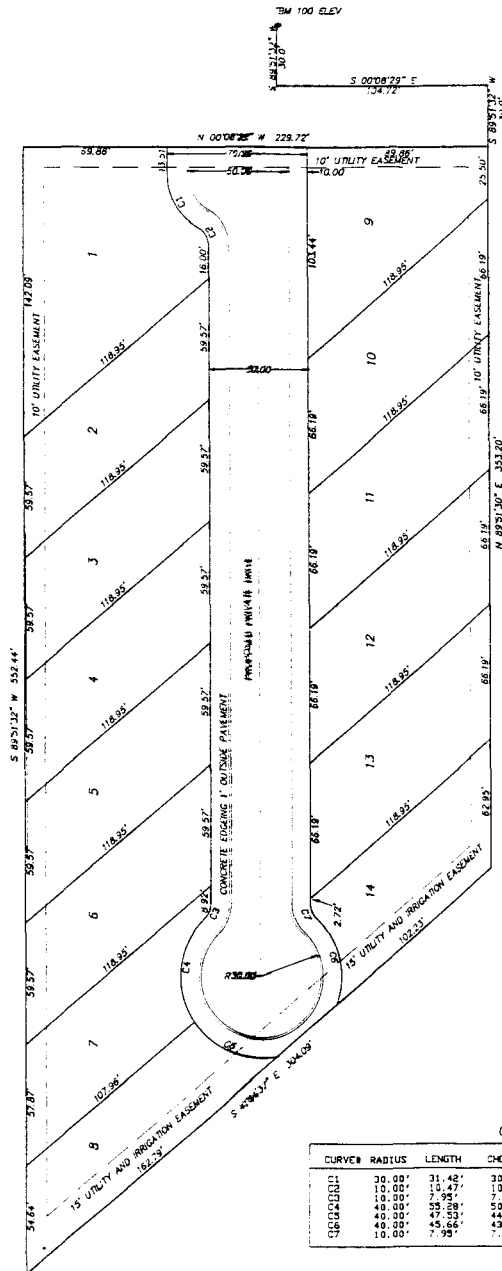
Daniel K. Brown, O.E.D. Surveying Systems Inc.
Professional Land Surveyor L.S. 53677

Date Registered _____

UTILITIES COORDINATING COMMITTEE

Approved this _____ day of _____ A.D. 1990. UTILITIES Coordinating Committee of the County of Mesa, Colorado.

Chairman _____



CURVE TABLE

CURVES	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
1	30.00'	31.42'	30.00'	N 59°51'32" E	60°00'00"	17.32'
2	10.00'	10.47'	10.00'	N 59°51'32" E	60°00'00"	4.77'
3	10.00'	7.95'	7.75'	S 67°21'26" E	45°34'03"	4.20'
4	40.00'	38.28'	50.98'	S 84°10'03" E	79°11'18"	31.08'
5	40.00'	47.33'	44.79'	S 52°11'42" E	68°05'09"	32.02'
6	40.00'	45.66'	43.02'	N 16°59'23" E	63°24'10"	35.68'
7	10.00'	7.95'	7.75'	N 67°54'19" E	45°34'24"	4.20'

FINAL PLAT

TRANSMEIERS PARK		
SITUATED IN SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M.		
FOR: TRANSMEIERS		SURVEYED BY: DMM DS
SCALE: 1" = 30' / 1" = 10 METERS		DRAWN BY: OKB
DATE: 4/28/92		ACAD ID: TRANFVN
		SHEET NO. 1 of 3
		FILE: 920941

NOTICE:

CONSUMER TO COLLECTOR: LAY THE PLAT CAREFULLY WITH LOCAL UTILITY BOUNDARIES AND SUBJECT TO THE BOUNDARY LINES SHOWN HEREON. LOCAL UTILITY BOUNDARIES ARE SUBJECT TO ALL OTHER CITY AND COUNTY RECORDS AND MAY VARY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF LOCAL UTILITY BOUNDARIES.

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REZONE AND PRELIMINARY PLAN

ACRES 2.39

UNITS

DENSITY

ACTIVITY REZONE from RMF-64 to PMH (Planned Mobile Home) & Preliminary PLAN

PHASE Preliminary PLAN

COMMON LOCATION 531 MALDONADO Street

DATE SUBMITTED DATE MAILED OUT DATE POSTED

DAY REVIEW PERIOD RETURN BY

OPEN SPACE DEDICATION (acreage) OPEN SPACE FEE REQUIRED \$ PAID RECEIPT #

RECORDING FEE REQUIRED \$ PAID (Date) DATE RECORDED

REVIEW AGENCIES

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z AA BB CC DD EE FF GA

Table with 28 rows of agencies and 26 columns of reviewers. Rows include Planning Department, City Engineer (2 sets), Transportation Engineer, City Parks/Recreation, City Fire Department, City Police Department, County Planning, County Engineer, County Health, Floodplain Administration, G.J. Dept. of Energy, Walker Field, School District, Irrigation GRAND VALLEY, Drainage GRAND JCT, Water (Ute, Clifton), Sewer Dist. (FV, CGV, OM), U.S. West, Public Service (2 sets), State Highway Department, State Geological, State Health Department, City Property Agent, City Utilities Engineer, City Attorney, Building Department, DDA, GJPC (7 packets), CIC (11 packets), and Other.

TOTALS

BOARDS

DATE

P.C. June 2, 1992 Denied 7-0
C.C. July 1, 1992 Appeal did not pass - vote was 4-3 but 5 yes votes are req'd to overturn p.c.'s vote

STAFF

APPLICATION FEE REQUIREMENTS

\$ 500.00 Due At Submittal
\$ 50.00 Sign Deposit

Make checks payable to City of Grand Junction




IMPROVEMENT AGREEMENT:

I, Ross Transmeier, owner of Transmeier park herein agree to pay the appropriate tap fees for water and sewer and properly install all items as per my submitted plan.

The only change in the existing street is in a curb cut extra large which will serve as a turnaround at the end of Maldonado Street too.

This curb cut will be to city standards and at my expense.

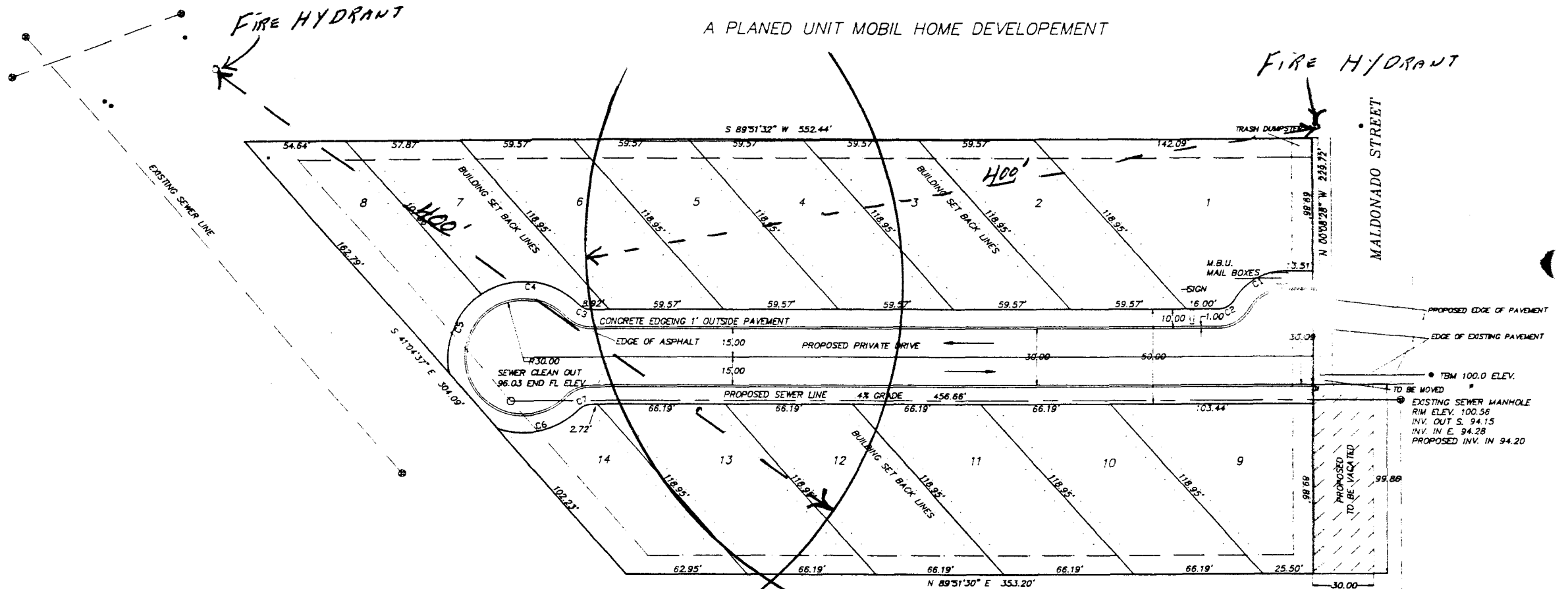


Ross Transmeier

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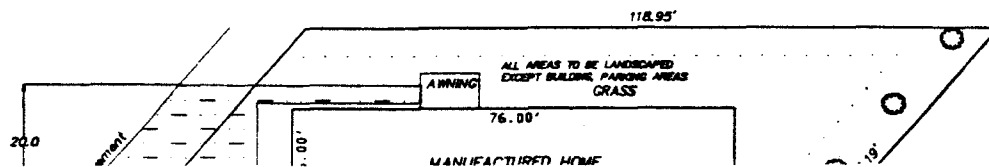
TRANSMEIER PARK

A PLANNED UNIT MOBIL HOME DEVELOPEMENT



HYDRANT LOCATIONS

TYPICAL MOBILE HOME SITE
SCALE 1" = 15'



CURVE TABLE						
CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	30.00'	31.42'	30.00'	N 59°51'32" E	60°00'00"	17.32'
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C5	40.00'	47.53'	44.74'	E 22°11'42" E	62°04'04"	27.03'

EXISTING SEWER LINE

TRANSMEIER PARK
A PLANNED UNIT MOBILE HOME DEVELOPMENT
DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, ROSS TRANSMEIER is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book _____ at Page _____ of the Mesa County Clerk and Recorders Office, and being described as LOT 10 BLOCK 6 of SIX AND FIFTY WEST SUBDIVISION, FILING NO. TWO, situated in Mesa County, Colorado, as shown on the accompanying plat.

That said owner has caused the said real property to be laid out and surveyed as TRANSMEIER PARK, a planned unit mobile home development of the City of Grand Junction, Mesa County, State of Colorado.

That said owners do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; and is dedicated over and through the PRIVATE ROADS AND STREETS within this subdivision, together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____ A.D., 199__.

ROSS TRANSMEIER

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 199__ by ROSS TRANSMEIER.

My commission expires: _____

Notary Public

Address

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 199__ and is duly recorded in Plat Book No. _____, Page _____.

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Chairman

SURVEYOR'S CERTIFICATE

I, Daniel K. Brown, certify that the accompanying plat of TRANSMEIER PARK, a planned unit mobile home development of a part of the City of Grand Junction, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

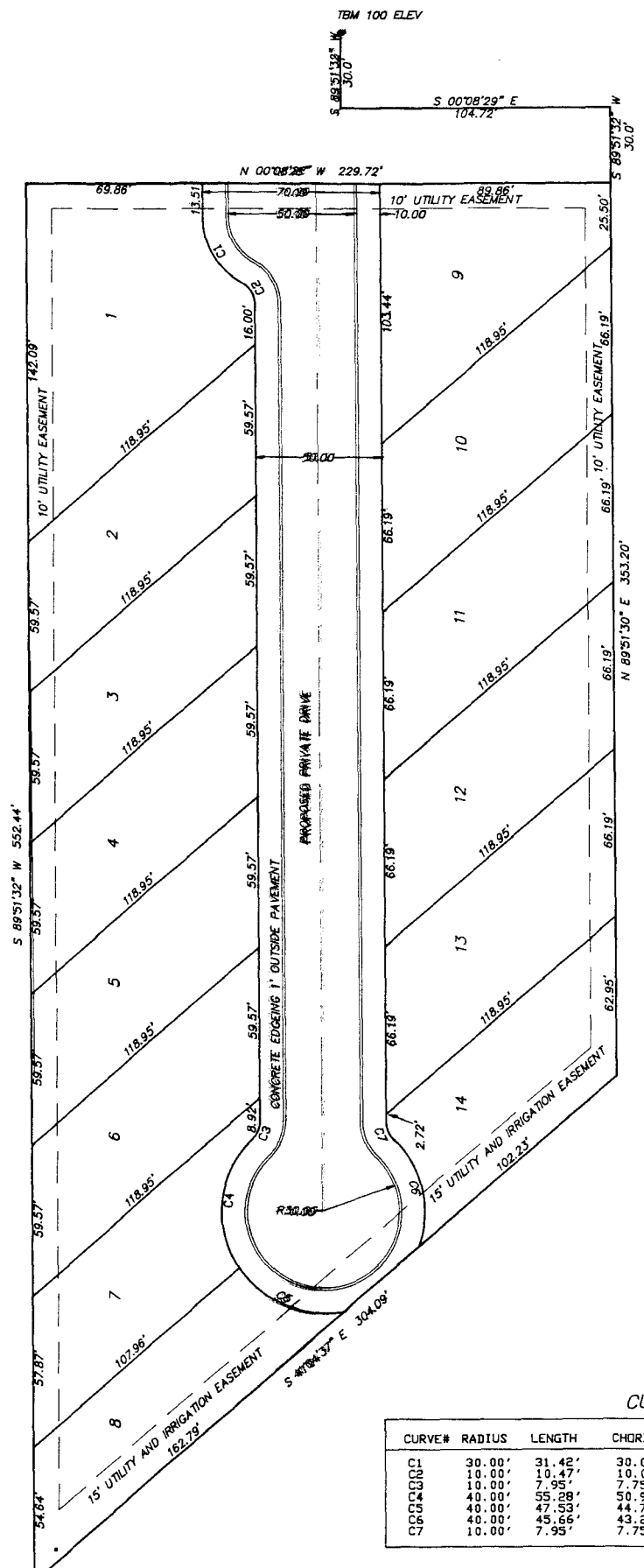
Daniel K. Brown, Q.E.D. Surveying Systems Inc.
Professional Land Surveyor L.S. 23877

Date Registered

UTILITIES COORDINATING COMMITTEE

Approved this _____ day of _____ A.D. 1990. Utilities Coordinating Committee of the County of Mesa, Colorado.

Chairman



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CC4	40.00'	55.28'	50.99'	S 84°10'03"	79°11'18"	33.08'
CC5	40.00'	47.53'	44.79'	N 22°11'43"	68°05'09"	27.02'
CC6	40.00'	45.66'	43.26'	N 76°59'23"	65°24'30"	25.68'
CC7	10.00'	7.95'	7.75'	N 67°04'19"	45°34'23"	4.20'

FINAL PLAT

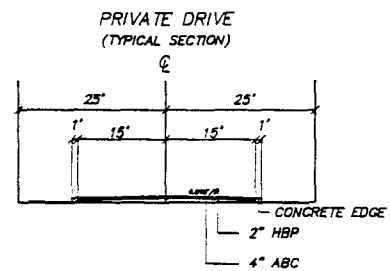
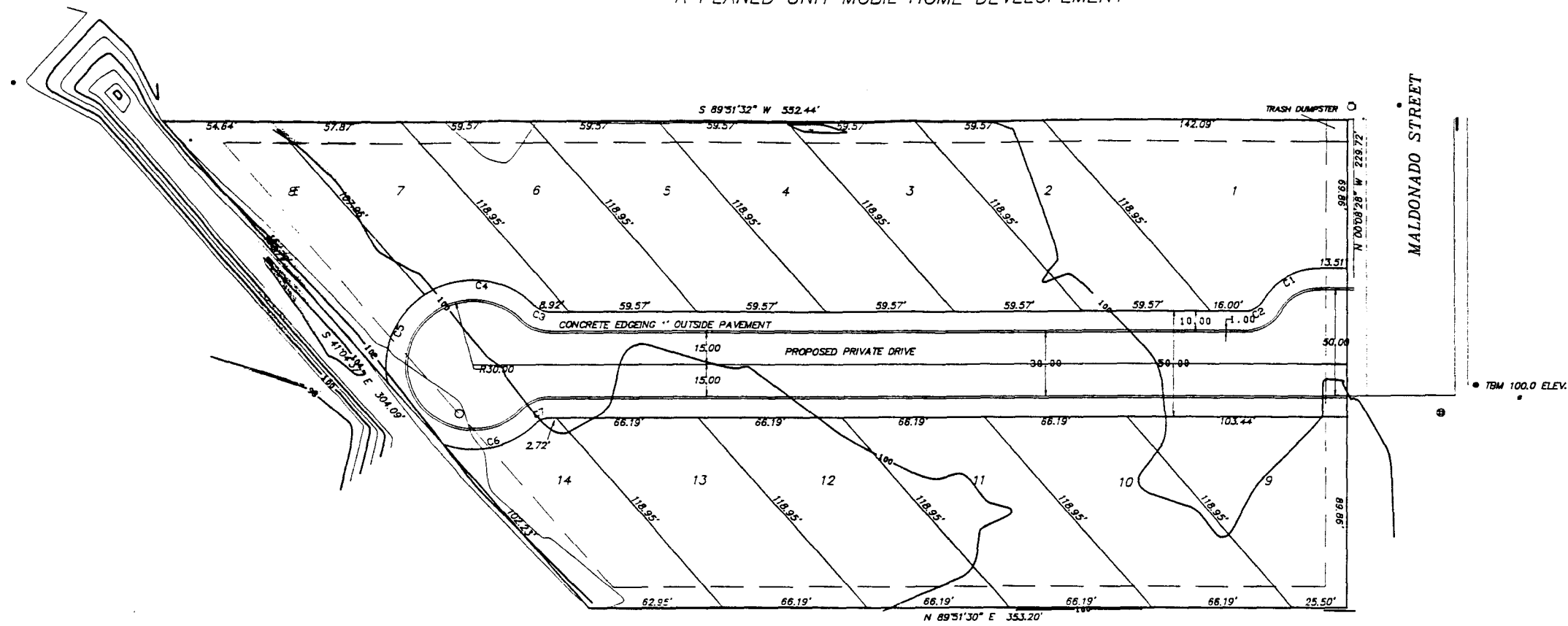
TRANSMEIER PARK		
SITUATED IN SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M.		
FOR: TRANSMEIER	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLG. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 (303) 464-7568	SURVEYED BY: DMM DS
SCALE: 1" = 30'		DRAWN BY: DKB
DATE: 4/28/92		ACAD ID: TRANFIN
		SHEET NO. 1 of 3
		FILE: 92084.1

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.

Original
Do NOT Remove
From Office

TRANSMEIER PARK

A PLANED UNIT MOBIL HOME DEVELOPEMENT

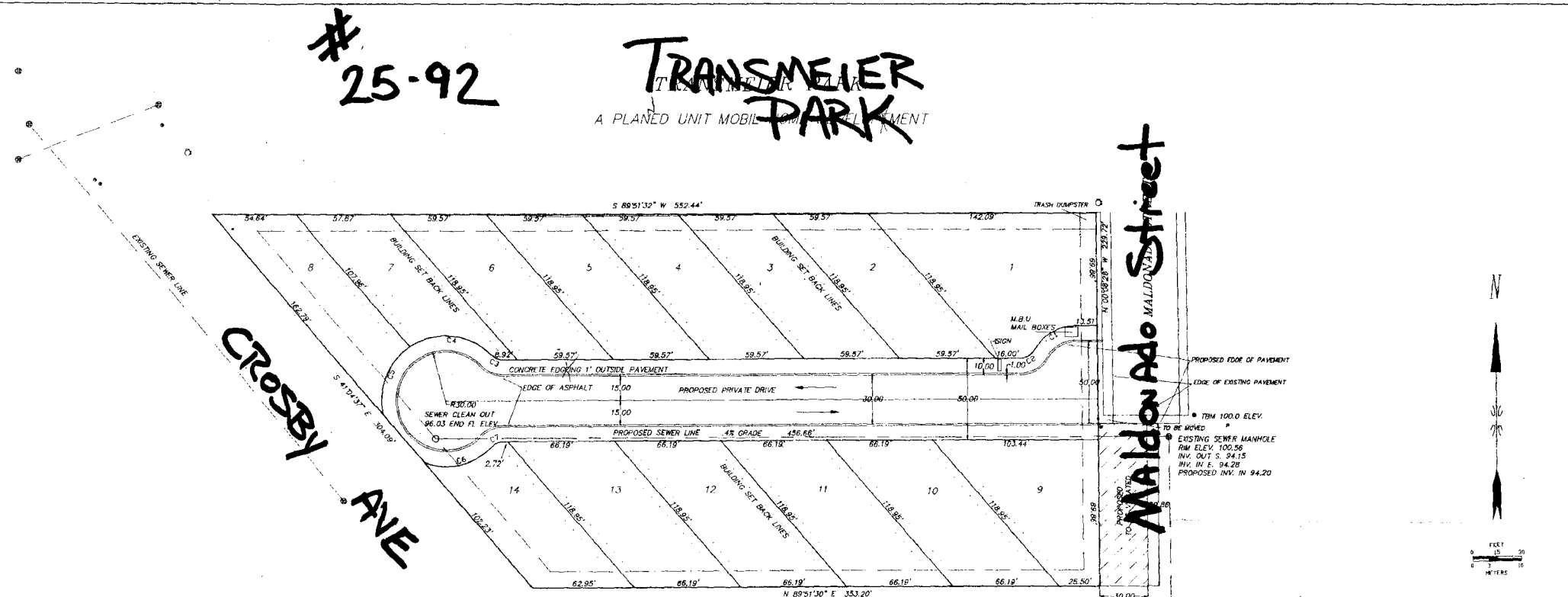


TRANSMEIER PARK ROAD AND DRAINAGE PLAN		
FOR: ROSS TRANSMEIER	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLG. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370	SURVEYED BY: DMM MF
SCALE:		DRAWN BY: VAP
DATE: 4/30/92		ACAD ID: TRANDRV
		SHEET NO. J OF J
		FILE: 92094.1

25-92

TRANSMETER PARK

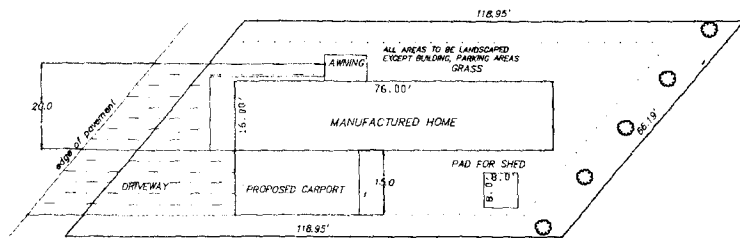
A PLANNED UNIT MOBILE HOME DEVELOPMENT



CROSBY AVE

Maldonado Street

TYPICAL MOBILE HOME SITE
SCALE 1" = 15'



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	30.00'	31.42'	30.00'	N 59°51'32" E	60°00'00"	17.32'
C2	10.00'	10.47'	13.00'	N 39°51'32" E	60°00'00"	5.27'
C3	10.00'	7.95'	7.75'	S 67°21'26" E	45°34'03"	4.20'
C4	40.00'	55.88'	59.99'	S 84°10'09" E	79°11'18"	33.08'
C5	40.00'	47.59'	44.79'	N 22°11'43" E	68°09'09"	27.02'
C6	40.00'	45.66'	43.22'	N 75°09'23" E	55°34'10"	25.60'
C7	10.00'	7.95'	7.75'	N 67°04'19" E	45°34'29"	4.20'

SUMMARY TABLE	
LOTS	1.84 ACRES
PRIVATE DRIVE	0.55 ACRES
TOTAL	2.39 ACRES

TRANSMETER PARK
SITE PLAN

FOR: ROSS TRANSMETER	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION, CO. GRADO 81501	SURVEYED BY: DMJ MF DRAWN BY: VAP ACAD ID: trans
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SCALE: 1" = 15' (0-30 FEET, 0-10 METERS)

SHEET NO. 2 OF 2