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File 1992-0056

Name: Ptarmigan Ridge - Rezone and ODP from RSF-4 to PR

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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		*Submittal checklist
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		Reduced copy of final plans or drawings
x		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
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X		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
X	X	*Review Comments
		*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Action Sheet - Approved - 11/4/92			
X	X	Ordinance No. 2608 - **			
X		Public Notice Posting - 10/9/92			
X	X	Planning Commission Minutes and Agenda for 10/6/92 - **			
X		Chicago Title Ins. Company - Commitment for Title Insurance			
X	X	Correspondence			
X		Notes to file			
X		Legal Ad - 10/14/92			
X	X	City Council Minutes and Agenda - 10/21/92, 10/30/92 - **			
X	X	Revised Outline Development Plan			
X		Exhibit 1 - Revised			



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

A

Receipt 5282
 Date 9-1-92
 Rec'd By [Signature]
 File No. #56 92

ODP & REZONE Parmigan Ridge

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 type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input checked="" type="checkbox"/> Rezone		<i>2.7 Acres</i>		From <i>RSF 4</i> To: <i>PR</i>	
<input checked="" type="checkbox"/> Planned Development	<input checked="" type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final	<i>2.7 Acres</i>	<i>North of Ridge Dr & West of 27 1/2 Rd</i>		<i>Residential</i>
<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
JOHN SIEGFRIED	SAME	SAME
Name	Name	Name
PO BOX 9088		
Address	Address	Address
GRAND JCT., CO 81501		
City/State/Zip	City/State/Zip	City/State/Zip
241-7025		
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.

DO NOT Remove From Office

[Signature]
 Signature of Person Completing Application Date 9/1/92

[Signature]
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary



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

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

ODP & REZONE Pharmigan Ridge

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<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input checked="" type="checkbox"/> Rezone		<i>+ 18 ACRES</i>		From <i>RSF-4</i> To: <i>PR</i>	
<input checked="" type="checkbox"/> Planned Development	<input checked="" type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final	<i>+ 18 ACRES</i>	<i>North of Ridge Dr & West of 27 1/2 Rd</i>		<i>Residential</i>
<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>Andrew N. Christensen Family Limited Partnership</i>		
<i>Sandra Christensen</i>		JOHN SIEGFRIED
Name	Name	Name
<i>271 So. Main Street</i>		PO BOX 9088
Address	Address	Address
<i>Epineau, Utah</i>		GRAND JCT., CO 81501
City/State/Zip	City/State/Zip	City/State/Zip
		241-7025
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.

X Signature of Person Completing Application _____ Date *9/24/92*

X Signature of Property Owner(s) - Attach Additional Sheets if Necessary _____

241-8376

Kenneth Fallert
667 Eastcliff Dr.
Grand Junction, CO 81506

Frank L. Webber
669 Eastcliff Dr.
Grand Junction, CO 81506

Kevin E. Tiedeman
663 Eastcliff Dr.
Grand Junction, CO 81506

Dennis A. Gotthaus
661 Eastcliff Dr.
Grand Junction, CO 81506

Michael D. McCain
2716 Midway Ave.
Grand Junction, CO 81506

Elmer L. Moore
658 Eastcliff Dr.
Grand Junction, CO 81506

Edgar W. Foy
664 Eastcliff Dr.
Grand Junction, CO 81506

Lyman Walters
666 Eastcliff Dr.
Grand Junction, CO 81506

Rodney H. Wright
668 Eastcliff Dr.
Grand Junction, CO 81506

Michael D. Peterson
670 Eastcliff Dr.
Grand Junction, CO 81506

Donna A. Hefner
409 W. Kennedy Apt. 1
Grand Junction, CO 81505

Marvin & Leta Higginson
534 E. Valley Dr.
Grand Junction, CO 81504

Margaret D. Eachus
652 27½ Road
Grand Junction, CO 81506

Andrew Christensen Family
Ltd. Partnership
2669 Paradise Dr.
Grand Junction, CO 81506

Carmen Allen
263 W. Parkview
Grand Junction, CO 81503

John A. Siegfried
PO Box 9088
Grand Junction, CO 81501

Daryld Richardson
665 Eastcliff Dr.
Grand Junction, CO 81506

Beverly Whitney
PO Box 2735
Grand Junction, CO 81502

J. D. Walters
662 Eastcliff Dr.
Grand Junction, CO 81506

Thomas Clink
3611 Ridge Ct.
Grand Junction, CO 81506

#56-92
NOT REMOVE
from Office

Jack Brown
681 27½ Road
Grand Junction, CO81506

Emanuel Epstien
1900 Quentin RD.
Brooklyn, N.Y. 11229

Jimmie Etter
697 27½ RD.
Grand Junction, CO81501

David Odelberg
2708 F½ Road
Grand Junction, CO 81506

Deborah Taylor
3645 27½ Road
Grand Junction, CO 81506

Eben Dean Massey
3635 27½ Road
Grand Junction, CO 81506

Ione O'Brien
3636 Bell CT.
Grand Junction, CO 81506

David Lacy
3644 Bell CT.
Grand Junction, CO 81506

Howard Rudolph
3648 Bell CT.
Grand Junction, CO 81506

Gerald Miller
3645 Bell CT.
Grand Junction, CO 81506

Gregory Guth
3635 Bell CT.
Grand Junction, CO 81506

Frank Beran
P.O. Box 60284
Grand Junction, CO 81506

Lawrence Hensley
592 Cleveland St.
Grand Junction, CO 81504

Rufus Jones
646 ½ Oxbow RD.
Grand Junction, CO 81504

Daniel Miller
PO Box 1703
Grand Junction, CO 81502

Barbara Briggs
3638 Bell Ridge Ct.
Grand Junction, CO 81506

Spomer Const.
1720 Ridge Dr.
Grand Junction, CO 81506

Marguerite McGinn
672 Eastcliff Dr.
Grand Junction, CO 81506

Conrad Pyle
674 Eastcliff Dr.
Grand Junction, CO 81506

Thomas Kriegshauser
673 Eastcliff Dr.
Grand Junction, CO 81506

Nelia Henderson
671 Eastcliff DR.
Grand Junction, CO 81506

#56-92

Original
is NOT Remove
From Office

REVIEW COMMENTS

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FILE NO. #56-92 **TITLE HEADING: Rezone & ODP**

ACTIVITY: Ptarmigan Ridge

LOCATION: North of Ridge Drive & West of 27 1/2 Road

PHASE: **ACRES:**

PETITIONER: John Siegfried

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 9088
Grand Junction, CO
(303) 241-7025

ENGINEER/REPRESENTATIVE: John Siegfried

STAFF REPRESENTATIVE: Dave Thornton

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED ON OR BEFORE 5:00 P.M., SEPTEMBER 28, 1992.**

U.S. WEST **9/08/92**
Leon Peach **244-4964**

No comments

CITY UTILITIES ENGINEER **9/09/92**
Bill Cheney **244-1590**

No comment at this stage of the process.

GRAND VALLEY RURAL ELECTRIC **9/10/92**
Mr. Rupp **242-0040**

Not in Grand Valley Power service area.

PUBLIC SERVICE COMPANY **9/10/92**
Harold Ball **244-2693**

Gas & Electric: No objections.

FILE # 56-92

page 2 of 3

CITY ENGINEER

9/11/92

Gerald Williams

244-1591

For information only, we note that detention requirements will consume some of the land area, which will either reduce units obtained or result in a greater density for non "open space" areas. Concerning the ODP, we are supportive of the non-through vehicular traffic layout. However, design and easements shall allow for waterline looping from either Ptarmigan Ridge #3 or #4 through the ODP area to 27 Road at Courtland. Likewise, sewage service must be available through the ODP area to Ptarmigan Ridge #3 or #4 as well. Provisions therefore are being required in the Filing 3 and 4 subdivisions, and must be maintained in any development in the ODP area.

UTE WATER

9/09/92

Gary R. Mathews

242-7491

Ute water opposes the proposed Rezone and ODP of Ptarmigan Ridge. A looped water system would provide the development better than a dead end system. Fire protection would also be a concern due to a single supply. Ute water will not accept water lines ran in easements. Policies and fees in effect at the time of application will apply.

CITY FIRE DEPARTMENT

9/14/92

George Bennett

244-1400

No problem with the rezone. The water line will need to be looped in order to meet code and flow requirements.

PARKS & RECREATION

9/14/92

Don Hobbs

244-1542

If open space fee is required, a total number of dwelling units must be furnished for fee calculation.

COMMUNITY DEVELOPMENT

9/14/92

Dave Thornton

244-1447

1. We need the signature of the owner of tax parcel #2945-102-00-033 to sign the application for this ODP & Rezone. We also need verification that they are the owner that can sign.
2. What is the exact acreage of the ODP? Overall this development can not exceed 4 units per acre.
3. Since this proposal is eliminating the through access of 15th Street to 27 1/2 Road which was originally approved in the preliminary plan, a condition of approval must include a pedestrian system linking the Ptarmigan neighborhoods together be

FILE #56-92

page 3 of 3

- required in the Preliminary & Final Plan/Plats.
4. We will be looking for specific covenants at the Preliminary Stage.
 5. Water lines will need to be looped.
 6. This development is within the airport critical area of influence. An avigation easement will be required at Final Plat. Within the critical area a maximum of 4 units pre acre is allowed for the entire ODP.
 7. The Zoning and Development Code requires a development of this size to submit the entire area for preliminary review at the same time.
 8. A Preliminary Plan including all required submittal material shall be submitted within twelve months of acceptance of the Outline Development Plan.
 9. All review agency comments must be addressed in writing to us by Monday, September 28, 1992 by 5:00 p.m.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

SEP 28 1992

September 28, 1992

RESPONSES TO REVIEW COMMENTS

Ptarmigan Ridge--Rezone and ODP
City File No. #56-92

John Siegfried
PO Box 9088
Grand Junction, CO 81501

CITY ENGINEER: The water line will loop through to 27 1/2 Road in the near future. The stub-out we are proposing in Filing #4 towards the north will connect the water line through the property in an as yet to be determined alignment. Sanitary sewer will also follow this same alignment through Filing #4 in order to sewer the northwest part of the ODP area. The sewer going east through Filing #3 will sewer the Christensen property portion of the ODP. The alignments of all of these lines shall be determined at the Preliminary Plan stage and the Final stage.

UTE WATER: I have talked to Charlie Stockton about the use of an easement rather than a ROW to extend the water line and we feel we can answer his concerns by the following provisions:

1. 20' minimum easement for work and repair access.
2. Grading to provide drainage, should a line break.
3. Easement should state on the plat that it is a "no build zone" and should not contain any fences.
4. Any sewer lines run in the easement must be the required minimum 10' separation from the water line.

The Filing #4 Plat is set up to allow for these provisions.

COMMUNITY DEVELOPMENT: The exact acreage is 23.040636 more or less and we do not exceed 4 units to the acre. A pedestrian system will be proposed at the Preliminary and Final Plan/Plat.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

OCT 01 1992

October 1, 1992

Grand Junction Community Development Department
Grand Junction, CO 81501

Ref: File No. 56-92 Location: N of Ridge Drive and W of 27 1/2 Road
Petition for Rezone Outline Plan

Dear Sirs,

We are in receipt of the Notice of Public Hearing and will be out-of-town on the date of hearing, October 6, 1992.

Please be advised that we have the following concerns with regard to the ReZone, Outline Plan and the Development of the subject property:

An irrigation pipeline currently exists on the South side property boundary of our property, there is also an irrigation pond and sufficient drainage for our irrigation water and system. Please be advised that this pipe line, the pond and the drainage MUST NOT be disturbed in any manner by this development UNTIL irrigation water is delivered to our property in an acceptable manner and drainage for same has been installed.

An acceptable manner of delivery of irrigation water to our property would be the installation of a fully pressurized system with two outlets. This manner was originally proposed and promised to us by the developer of Ptarmigan Ridge at the time we purchased our present home.

It would be our largest concern that if the density is changed at this time to accommodate more housing, that we have ample irrigation water supplied to our property and that drainage for same is addressed in the approval of such re-zoning.

Sincerely yours,

Mr. and Mrs. Jack Brown
681 27 1/2 Road
Grand Junction, CO 81506

Jack A Brown
W. Curtis Brown

Exhibit: B, O, X, Z(c)

Ptarmigan Ridge
Rezone and ODP
Project Narrative

Purpose of the ODP:

The purpose of changing Ptarmigan Ridge from its current status as having preliminary approval to an ODP is to create two separate neighborhoods of a more graspable size, without through traffic, and with a diversity of lot and home sizes. This in opposition to more traditional subdivisions designed up to the 1970's with the total project area covered with uniform lots where through traffic patterns encourage "detours" and "shortcuts" by non-residents and hence greater total traffic. Through auto traffic (as opposed to pedestrian traffic) tends to encourage greater traffic flow within the neighborhood because no several options are open. This in turn places potentially greater loads on streets which are not designed for such flows.

A diversity of lot sizes gives economic access to a greater cross-section of the community. This will be done not by increasing the overall density from the current zoning but by shifting densities within the present plan, expanding the size of some lots appreciably above the minimum size to create more private open space for visual relief and by redefining lot setbacks on smaller lots to more effectively utilize visual open areas.

Other setback adjustments will help to reorient neighborhood interaction along the front streets in 4 to 6 unit pods or mini-neighborhoods served by centrally placed shared private drives which will integrate into, and extend the current hierarchy of streets.

While through auto traffic will not be encouraged by the future design, through pedestrian paths will offer yet another alternative and a safer and more interesting choice than simply skirting the perimeter on high-traffic streets.

It is also hoped that the ODP will allow the changing in the density placements to foster cooperation with the city for small parks which will visually buffer the remainder of Ptarmigan Ridge and create islands of relief from current all asphalt and concrete pedestrian routes.

Traffic Flow:

Traffic flow will be eventually split between the North 15th Street exit and the right angle confluence with 27 1/2 Road (which will be aligned with Cortland Ave., although sized to discourage traffic from entering a no exit area.) Total numbers of roads entering onto 27 1/2 Road will also be reduced in addition to joining this main thoroughfare at a logical site with good line-of-sight.

In summation, these changes permitted by the ODP will allow for lowered costs to the developer which increases the economic accessibility of new lots to the community as a whole, and also permits a much more contemporary, efficient, and aesthetic land use than straight zone designation.

The remainder of Ptarmigan Ridge will be developed over a 2 to 4 year time span.

FILE:PRODP

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

by Dave Thornton, 244-1447

File #56-92 ODP & Rezone Ptarmigan Ridge

PROPOSAL

The proposal is for a Outline Development Plan for Ptarmigan Ridge located north of Ridge Drive and west of 27 1/2 Road. The current zoning for the property is RSF-4. The petitioner is requesting a zoning of Planned Residential with a maximum of 4 units per acre. The proposal calls for single family detached and low density multifamily attached with a total of 91 units on 23 acres.

SURROUNDING LAND USE AND ZONING

The proposal is consistent with the surrounding land use and zoning. The surrounding land use is mostly residential with approximate densities of 4 units per acres. To the East of this proposal, across 27 1/2 Road is a church currently under construction. The current zoning to the West is RSF-4, to the South is RSF-4 and RSF-5, to the East is RSF-4 and the to the North is Planned Business (although the land is currently vacant).

CORRIDOR GUIDELINES -

N/A

CRITERIA - (rezone)

The rezone request meets the rezone criteria in the following ways:

1. The proposed rezone is compatible with the surrounding area in that it is not increasing the density which already exists for the site.
2. The benefits derived by the community will be the ability to provide different types of housing types with the proposal providing some large lot homesites - low density as well as higher density attached units. The total overall density for the project will be 4 units per acre or less.
3. By requesting a Planned Zone, the developer will have greater flexibility in providing open space/pedestrian walkways through the development.
4. The proposal is in conformance with the policies, intents and requirements of the Zoning and Development Code.
5. Utilities are available and can easily be extended to serve this development.

SUMMARY SHEET REVIEW COMMENTS:

GENERAL

1. We need the signature of the owner of tax parcel # 2945-012-00-033 to sign the application for this ODP & Rezone. We also need verification that they are the owner that can sign.
2. What is the exact acreage of the ODP? Overall this development can not exceed 4 units per acre.
3. Since this proposal is eliminating the through access of 15th Street to 27 1/2 Road which was originally approved in the preliminary plan, a condition of approval must include a pedestrian system linking the Ptarmigan neighborhoods together be required in the Prelim & Final Plan/Plats.
4. We will be looking for specific covenants at the Preliminary stage.
5. Water lines will need to be looped.
6. This development is within the airport critical area of influence. An avigation easement will be required at Final Plat. Within the Critical area a maximum of 4 units per acre is allowed for the entire ODP.
7. The zoning and Development code requires a development of this size to submit the entire area for preliminary review at the same time.
8. A Preliminary Plan including all required submittal material shall be submitted within twelve months of acceptance of the Outline Development Plan.
9. All review agency comments must be addressed in writing to us by Thursday, October 1st, 1992 by 5 p.m.

RECOMMENDATIONS

Staff recommends approval subject to all review agency summary sheet comments being adequately satisfied with a special note that the following be met:

1. A pedestrian system shall be provided that will link the new Ptarmigan Ridge neighborhood to the old Ptarmigan Ridge neighborhood.
2. That a 30 ft. utility easement and the following conditions be required, which Ute Water has agreed to, in accommodating the looped water line: Within the entire 30 ft. wide easement, No Fences, No Buildings, No Parking, a restriction on vehicles, and drainage within easement must be constructed to Not encroach on adjacent private properties.

The MPO Road Needs Study analyzes future road improvement needs for Arterial Roadways in the Grand Junction area in the short-range (1995) and long-range (2000) time frames. The study has been completed and is now before City Council for adoption.

4. Proposed Ordinance - Adopting a restated and amended Grand Junction New Hire Police Defined Contribution Plan
 - a. First reading of proposed Ordinance
5. Proposed Ordinance - Adopting a restated and amended Grand Junction New Hire Fire Defined Contribution Plan
 - a. First reading of proposed Ordinance
6. Proposed Ordinance - Rezone from RSF-4 to PR property located north of Ridge Drive and west of 27-1/2 Road (Ptarmigan Ridge)

Petitioners John Siegfried and Sandra Christensen are requesting that their property located west of 27-1/2 Road and north of Ridge Drive be rezoned from RSF-4 to PR with no change in density. The project received final approval for the Outline Development Plan (ODP) from Planning Commission on October 6, 1992, and needs approval for the rezone from City Council to validate the ODP.

- a. First reading of proposed Ordinance
7. Proposed Ordinance - Utility easement vacation for Garfield Sub-division in RSF-8, located at 652 28 Road

The 20 foot utility easement was platted as part of Garfield Sub-division and was originally 10 foot on each side of the common lot line between Lots 1 and 2. In the early 1980s a property line adjustment moved the property line 20 foot north. The property owner requested vacation of the easement to allow a possible future addition onto the existing single family residence.

- a. First reading of proposed Ordinance
8. Proposed Ordinance - Making Supplemental Appropriations to the 1992 Budget of the City of Grand Junction and the Ridges Metropolitan District
 - a. First reading of proposed Ordinance

* * * END OF CONSENT CALENDAR * * *

REVISED

UNDEVELOPED
PB

RSF-4
CHURCH

CORTLAND AVENUE

70+
ADT

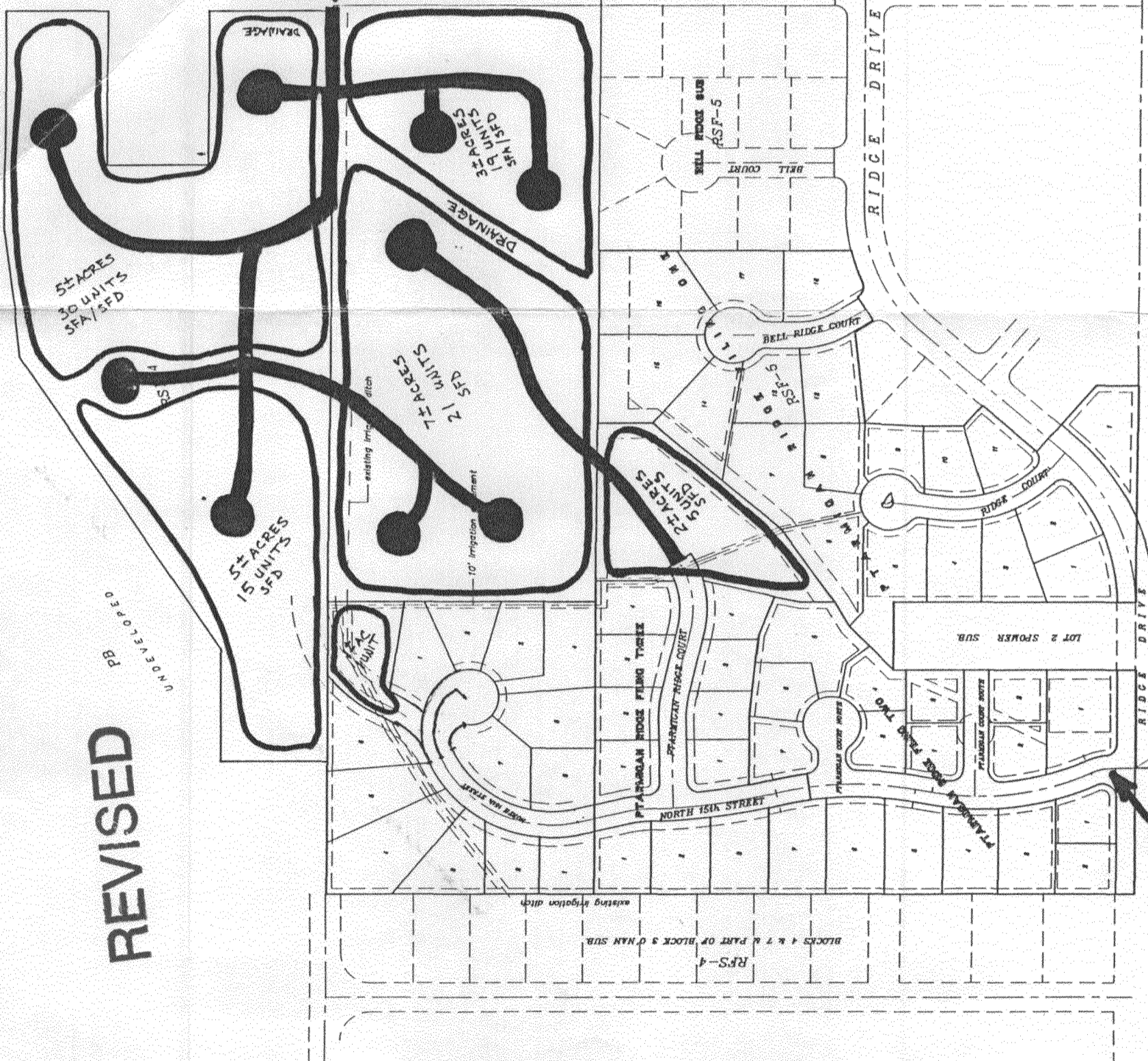
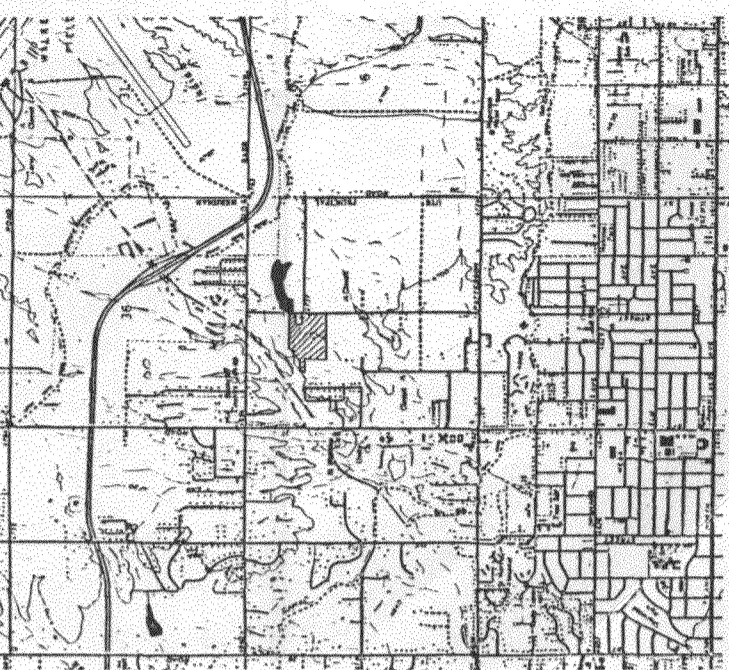
27 1/2 ROAD

PR 7.2
UNDEVELOPED

VICINITY MAP
1" = 2000 FT



- LEGEND**
- ADT AVERAGE DAILY TRIPS
 - SFD SINGLE FAMILY DETACHED
 - SFA SINGLE FAMILY ATTACHED

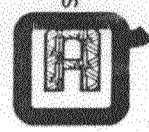


690+
ADT

SE CORNER
SECTION 1
T1S, R1W, U1M
T.B.M. = 4708.15

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

OUTLINED DEVELOPMENT PLAN PTARMIGAN RIDGE	
FOR: JOHN SEGREDD	SURVEYED BY: MEM DGB
SCALE: 1" = 100 FT	DRAWN BY: MEM
DATE: 8/31/92	ACAD ID: PROOP
	SHEET NO. 464-2568
	FILE: 90090



O.E.D. SURVEYING SYSTEMS INC.
1018 COLG. AVE.
COLORADO SPRINGS, CO 80901
464-2568
241-2370