

BOULDER COUNTY BUSINESS REPORT

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Developer plans to buy Boulder mobile home park

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BOULDER – A 30-acre mobile home park with 215 units on the northeast corner of Valmont Road and 30th Street is under contract to sell to a local developer.

Boulder-based Chanin Development Inc. President Jim Chanin confirmed that his company plans to purchase the property. He declined to release specific details, pending the completion of the sale.

Orchard Court Development Co., operated by the Nuttall Family, is selling the land. The company leases the land to the mobile home owners.

Chanin declined to say if he plans to

CHANIN DEVELOPMENT FOCUSES on residential developments.

The company's most recent project is Landmark Lofts along 28th Street in Boulder.

redevelop the property.

"At this point, we're buying a fully occupied mobile home park," he said.

Several other local developers said they had put bids in on the property.

The Orchard Grove land is located within city limits and zoned Residential Medium 1 (RM-1). The zoning allows "uses for small-lot residential develop-

ment, including, without limitation, duplexes, triplexes, or townhouses, where each unit generally has direct access at ground level," according to Boulder's land-use code.

City officials say they have not received an application for the property's redevelopment.

Chanin Development focuses on resi-

dential developments. The company's most recent project is Landmark Lofts along 28th Street in Boulder. The project is redeveloping the land, once occupied by motels, into 103 residential units.

The Orchard Grove Mobile Home Park is one of seven mobile home parks in and around the city. The others are Boulder Meadows, 4500 19th St.; Boulder Mobile Manor, 2637 Valmont Road; Ponderosa Mobile Home Park, 4475 Broadway; San Lazaro 5505 Valmont Road; Sans Souci Mobile Home Park, 1561 S. Foothills Hwy; and Vista Village Mobile Home Community 5000 Butte St.

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