





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

Receipt 932  
 Date 2-2-94  
 Rec'd By MO  
 File No. 19 94

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

**Original**  
**Do NOT Remove**  
**From Office**

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				From: <u>I-1</u> To: <u>P-1</u>	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final	<u>1.8 ±</u> <u>acres</u>	<u>2175 H rd</u>		<u>TRUCK TERMINAL &amp; RESIDENTIAL</u>
<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 type="checkbox"/> PROPERTY OWNER		<input type="checkbox"/> DEVELOPER		<input type="checkbox"/> REPRESENTATIVE	

Richard L & Richard D  
 Name Spangler Name Name

2175 H Road  
 Address Address Address

Grand Junction, CO  
 City/State/Zip 81505 City/State/Zip City/State/Zip

245-4556  
 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.

Richard L Spangler  
 Signature of Person Completing Application Date 1-31-94

Richard L Spangler  
 Signature of Property Owner(s) Attach Additional Sheets if Necessary

# SUBMITTAL CHECKLIST

## PLANNED DEVELOPMENT REVIEW

 Location: 2125 H Road

Project Name: \_\_\_\_\_

ITEMS	DISTRIBUTION														TOTAL REQ'D.									
DESCRIPTION #19 94  Original Do NOT Remove From Office	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input checked="" type="checkbox"/> City Property Agent	<input checked="" type="checkbox"/> City Parks/Recreation	<input checked="" type="checkbox"/> City Fire Department	<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City G.J.P.C. (8 sets)	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> County Planning	<input checked="" type="checkbox"/> County Bldg. Dept.	<input type="checkbox"/> Irrigation District	<input type="checkbox"/> Drainage District	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input checked="" type="checkbox"/> U.S. West	<input checked="" type="checkbox"/> Public Service	<input type="checkbox"/> GVRP	<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Walker Field		
● Application Fee	VII-1	1																						
● Submittal Checklist*	VII-3	1																						
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1			1																	
○ Appraisal of Raw Land	VII-1	1			1	1																		
● Names and Addresses	VII-3	1																						
● Legal Description	VII-2	1		1																				
○ Deeds	VII-1	1		1			1																	
○ Easements	VII-2	1	1	1	1		1										1	1	1					
○ Avigation Easement	VII-1	1		1		1																		
○ ROW	VII-3	1	1	1	1		1										1	1	1					
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																	
○ CDOT	VII-3	1	1																					
○ Industrial Pretreatment Sign-off	VII-4	1	1																					
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																					
● Site Plan	IX-29	2	2	1	1																			
● 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Grading and Drainage Plan	IX-16	1	2										1								1			
○ Storm Drainage Plan and Profile	IX-30	1	2										1				1	1	1					
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1							1	1	1	1	1	1						
○ Roadway Plan and Profile	IX-28	1	2										1											
○ Road Cross-Sections	IX-27	1	2																					
○ Detail Sheet	IX-12	1	2																					
● Landscape Plan	IX-20	2	1	1																				
○ Geotechnical Report	X-8	1									1													
○ Final Drainage Report	X-5,6	1	2										1											
○ Stormwater Management Plan	X-14	1	2										1								1			
○ Phase I and II Environmental Report	X-10,11	1	1																					
○ Traffic Impact Study	X-15	1	2																		1			

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.  
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 1/21/94

Conference Attendance: \_\_\_\_\_

Proposal: \_\_\_\_\_

Location: \_\_\_\_\_

Tax Parcel Number: #2697-361-00-003

Review Fee: \$820

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? NO

Adjacent road improvements required? \_\_\_\_\_

Area identified as a need in the Master Plan of Parks and Recreation? NO

Parks and Open Space fees required? NO Estimated Amount: \_\_\_\_\_

Recording fees required? NO Estimated Amount: \_\_\_\_\_

Half street improvement fees required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_

Revocable Permit required? NO

State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines N/A

Located in identified floodplain? FIRM panel # NO

Located in other geohazard area? \_\_\_\_\_

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? NO

Avigation Easement required? \_\_\_\_\_

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
- Drainage
- Floodplain/Wetlands Mitigation
- Other \_\_\_\_\_
- Screening/Buffering
- Landscaping
- Availability of Utilities
- Land Use Compatibility
- Traffic Generation
- Geologic Hazards/Soils

Related Files: \_\_\_\_\_

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Richard Spangler  
Signature(s) of Petitioner(s)

Richard Spangler  
Signature(s) of Representative(s)

Glen R. Younger  
2176 H Road  
Grand Junction, CO 81505

Eddie B. Sawyer  
P. O. Box 1623  
Tehachapi, CA 93581

Paul G. Patterson  
793 22 Road  
Grand Junction, CO 81505

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

Republic Supply Company  
C/O E & H Industrial Sup.  
7072 Salt Creek Rt No. 87  
Caspar, WY 82601

19 94

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# REVIEW COMMENTS

Page 1 of 2

FILE #19-94

TITLE HEADING: Rezone from I-1 to PI & Final  
Plan/Plat

LOCATION: 2175 H Road

PETITIONER: Richard L & Richard D Spangler

PETITIONER'S ADDRESS/TELEPHONE: 2175 H Road  
Grand Junction, CO 81505  
245-4556

STAFF REPRESENTATIVE: Dave Thornton

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE 5:00 P.M., FEBRUARY 22, 1994.**

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**MESA COUNTY BUILDING DEPARTMENT**  
**Bob Lee**

**2/4/94**  
**244-1656**

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No objections or comments to this proposal.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**2/10/94**  
**244-1591**

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See attached comments and red-lined drawings.

**U.S. WEST**  
**Leon Peach**

**2/8/94**  
**244-4964**

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No comments at this time.

**CITY PARKS & RECREATION DEPARTMENT**  
**Don Hobbs**

**2/4/94**  
**244-1542**

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If this rezone requires an open space fee, we will need an appraisal. Let us know if one is required.

**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**2/14/94**  
**244-1400**

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A fire flow survey needs to be conducted to determine the required flows. Submit a complete set of plans to include a site plan to scale. Fire protection in commercial development require fire hydrants every 300 feet and be supplied by a minimum line size of 8 inches and looped.

**PUBLIC SERVICE COMPANY**  
**Dale Clawson**

**2/7/94**  
**244-2695**

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ELECTRIC: This is GVRPL service territory.  
GAS: No objections.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**2/14/94**  
**244-1590**

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WATER - Ute Water

SEWER - The southeast corner of the property is approximately 200' from a sewer line extension that serves Junction West R.V. Park. Any new construction requires connection to the sewer or a variance granted by City Council. Connection to the above referenced line would require a payback to the entity that was responsible for the line installation, Junction West R.V. Park. (SEE ATTACHED)

General Project Report  
for  
2175 H Road Property

#19 94

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The property located at 2175 H road with 1.44 acres is currently used for a trucking terminal and a single family residence. The use of this property will remain the same after proposed plans are complete.

The public will benefit from this project by seeing a marked cosmetic improvement to the property. Some of this improvement will be as a result of the removal of the existing single family dwelling, built in 1955, and the building of a new single family dwelling with planned landscaping.

The intent of this project is to remove the existing single family dwelling, build a new single family dwelling, and provide for a future addition to the trucking shop. The property is currently zoned Commercial with a Variance for the single family home which will not allow construction of a NEW single family home.

Land surrounding 2175 H Road is used for residences, businesses and ranching and agricultural operations.

Current site access and traffic patterns will be unaffected by proposed plans.

The utilities of water, power, and natural gas are currently in use at 2175 H Road.

The nearest fire hydrant is located at 2150 H Road.

Public facilities will be unaffected by proposed plans because the use of the property will not change.

Soil conditions consist of 0-9 feet depth of fine sand, clay and silt.

This project will not produce any hazards to the geology of this property.

Hours of business operation consist mainly of daylight hours.

This project does not include any plans for signage.

Petitioner proposes to begin construction of new single family dwelling as soon as rezoning is complete and all necessary permits are acquired. Upon completion of new home the 1955 single family dwelling will be removed, and landscaping completed.

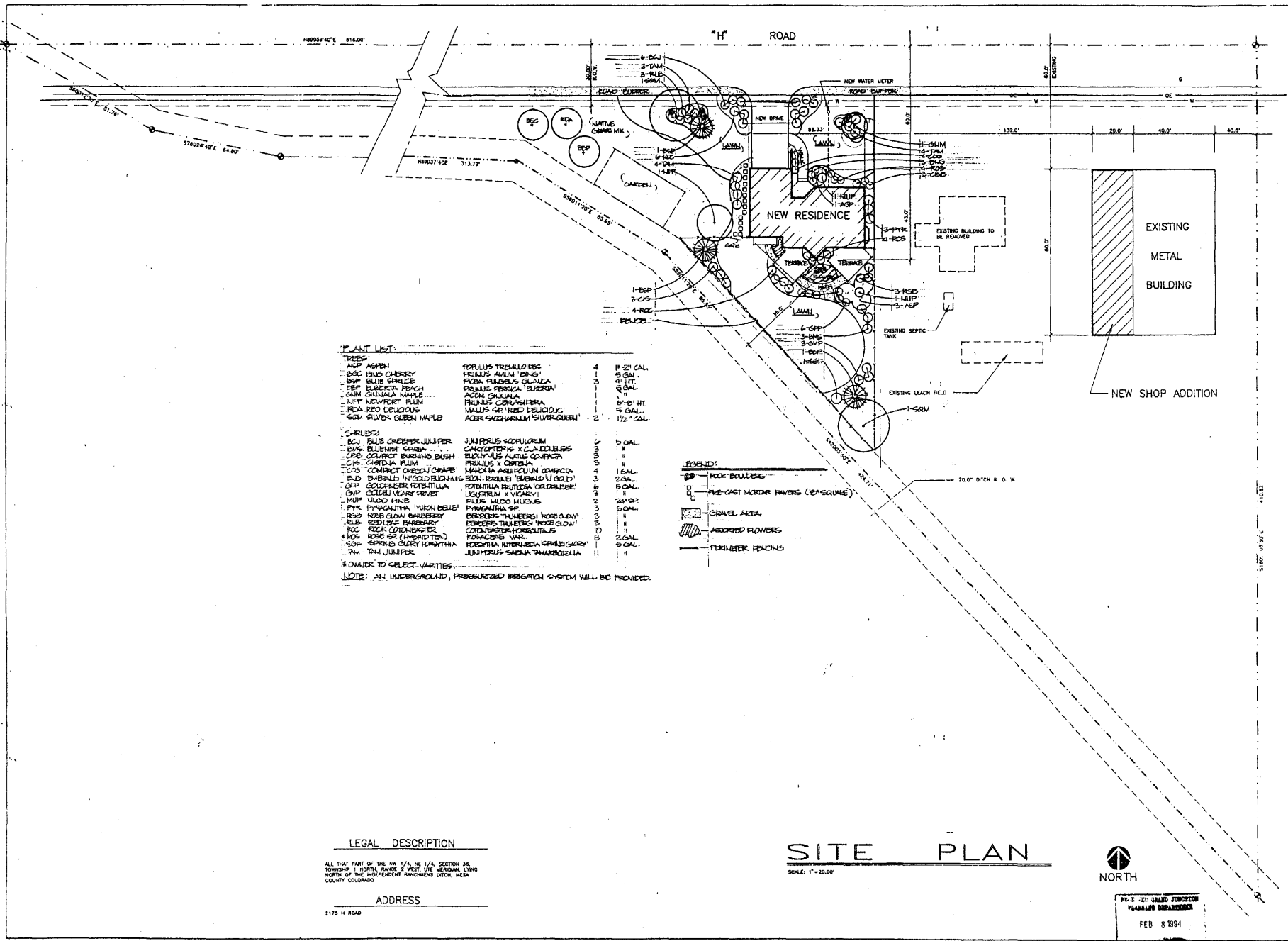
TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

\*\*\*\*\*

THAT PT OF NW4NE4 SEC 36 1N 2W N OF IND R CNL EXC N 33 FT FOR  
ROW AS DESC B-1557 P-4 MESA CO RECORDS

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From Office

#19 94



**PLANT LIST:**

THREES:	SHRUBS:	PLANT	QUANTITY	SIZE
ASP ASPEN	BJ BLUE CREPPER JUNIPER	QUERCUS TREMULOIDES	4	11-21" CAL.
BCC BLUE CHERRY	BL BLUE SPRUCE	PRUNUS AULUM 'BING'	1	5 GAL.
BPP BLUE PINE	CB CORNICE BUSHING BUSH	PODA FULVIDUS CALUSA	1	4 FT.
BEP BURCHARD BRACH	CC CONTRACT DRESS ONARE	PRUNUS PERSICA 'SUEDEA'	1	5 GAL.
GM GUMBALE MAPLE	CS COSTERA PLUM	PRUNUS X COSTERA	4	1 GAL.
HM HAWKPORT HLM	EL EMBROIDER W/ GOLD ELDONALIS	RAMNOSA ABRUSUM UNIMORPHICA	4	2 GAL.
RD RED DELICIOUS	GP GOLDEN PEAR POTENTILLA	ELN. BOLLER 'BERNOLD V. GOLD'	3	1 GAL.
GM SILVER GREEN MAPLE	GM GOLDEN VIOLET PRIVER	POTENTILLA FRUTICOSA 'GOLDENBELL'	3	5 GAL.
	HM HAWKPORT HLM	LEGUMIN. V. VICARY	3	5 GAL.
	MD MEXICO PINUS	PRUNUS MEXICO VULGUS	3	2 1/2 GAL.
	PK PYRACANTHA 'NURON BELLE'	PYRACANTHA 'P'	3	5 GAL.
	RC ROSE GLOW 'GARDENWAY'	BERBERIS THUNBERGII 'NOISE GLOW'	3	5 GAL.
	RL RED LEAF BURNING	BERBERIS THUNBERGII 'NOISE GLOW'	3	5 GAL.
	RC ROSE GLOW 'GARDENWAY'	COTONASTER HYBRIDATUS	3	5 GAL.
	RC ROSE GLOW 'GARDENWAY'	ROSA CANINA 'VARI'	3	2 GAL.
	SG SPARKLE GLORY FORTYTHA	ROSA CANINA 'VARI'	3	2 GAL.
	TN TAM JUNIPER	JUNIPERUS INTERMEDIA 'GARDENWAY'	3	5 GAL.
		JUNIPERUS SABINA 'TANAROBELLA'	1	5 GAL.

NOTE: AN UNDERGROUND, PREPROGRAMMED IRRIGATION SYSTEM WILL BE PROVIDED.

**LEGEND:**

- ROCK BOUNDLES
- PRE-CAST MORTAR FINISHES (10" SQUARE)
- GRAVEL AREA
- ASPHOTED FLOWERS
- PERIMETER FENCING

**LEGAL DESCRIPTION**

ALL THAT PART OF THE SW 1/4, NE 1/4 SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST, MERIDIAN 10TH NORTH OF THE INDEPENDENT MICHIGANS DITCH, MESA COUNTY, COLORADO.

**ADDRESS**

2175 H ROAD

**SITE PLAN**

SCALE: 1"=20.00'



PR. E. ZUI GRAND JUNCTION  
 PLANLAND ENGINEERS  
 FEB 8 1994

NO. DATE REVISIONS

DATE: 2/2/94  
 DRAWN: P.P.  
 CHECKER: BS

917 Main Street  
 Grand Junction, Colorado 81501

PAYDS

PROJECT TITLE: RESIDENCE RICK SPANGLER 2175 H ROAD, GRAND JUNCTION, COLORADO  
 SHEET TITLE: SITE PLAN

DRAWING: SP-1  
 SHEET 1 OF 6