





# DEVELOPMENT APPLICATION

Community Development Department  
 250 North 5th Street, Grand Junction, CO 81501  
 (970) 244-1430

Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. SPR-96-236

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"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use			R1	I-	
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					
<input checked="" type="checkbox"/> Site Plan Review			River Rd #23 1/4	I-	Reg Station
<input type="checkbox"/> Property Line Adj.					

<u>GRAND JUNCTION CONCRETE PIPE COMPANY</u> x <u>RON TIPPING</u>	x <u>PUBLIC SERVICE Co. of Colo.</u>	x <u>ALAN MORGANFIELD</u>
Property Owner Name	Developer Name	Representative Name
<u>P.O. Box 1849</u> Address	<u>1225 17TH STREET.</u> Address	<u>550 15TH ST. # 700</u> Address
<u>81502</u>		
<u>GRAND JUNCTION, CO</u> City/State/Zip	<u>DENVER, CO 80202</u> City/State/Zip	<u>DENVER, CO 80202</u> City/State/Zip
<u>(970) 243-4604</u> Business Phone No.	<u>-</u> Business Phone No.	<u>303 571-7454</u> 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 required 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.

Alan Morganfield PUBLIC SERVICE Co. 10/29/96  
 Signature of Person Completing Application Date

Ron Tipping 10/29/96  
 Signature of Property Owner(s) - attach additional sheets if necessary Date

# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: River Road & 23 1/4

Project Name: Public Service Regulator Stn

ITEMS		DISTRIBUTION																				TOTAL REQ'D. 7					
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent Police	○ City Parks/Recreation	● City Fire Department	● City Attorney	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	○ Irrigation District	○ Drainage District	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field		○ Persigo WWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation	○ School Dist #51
● Application Fee \$100	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	1	1	1	
● Planning Clearance *	VII-3	1																									
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title	VII-2	1		1			1																				
○ Deeds	VII-1	1		1			1																				
○ Easements	VII-2	1	1	1	1		1																				
○ Avigation Easement	VII-1	1		1			1																				
○ ROW	VII-2	1	1	1	1		1																				
○ Improvements Agreement/Guarantee *	VII-2	1	1	1			1																				
○ CDOT Access Permit	VII-3	1	1																								
○ Industrial Pretreatment Sign-off	VII-4	1		1																							
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Elevation Drawing	IX-13	1	1																								
● Site Plan & Bldg Drawing	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	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									
○ Roadway Plan and Profile	IX-28	1	2											1													
○ Road Cross-Sections	IX-27	1	2																								
○ Detail Sheet	IX-12	1	2																								
● Landscape Plan (incl. on Site Plan)	IX-20	2	1	1																							
○ Geotechnical Report	X-8	1	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 Rerpot	X-10,1	1	1																								
○ Traffic Impact Study	X-15	1	2																		1						
● Application		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 10/21/96
Conference Attendance: Kristen Ashbeck, Al Morgenfield
Proposal: Regulator Station
Location: 2537 RIVER ROAD

Tax Parcel Number: 2945-053-00-107
Review Fee: \$100

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

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees/TCP required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required?

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?

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, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

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.

PUBLIC SERVICE Co Signature(s) of Petitioner(s)
Alam Morgenfield Signature(s) of Representative(s)

 **PUBLIC SERVICE COMPANY OF COLORADO** 

**River Road Natural Gas Meter/Regulator Station**

October 28, 1996

The construction of a proposed HP natural gas meter & regulator station at approximately 23 ¼ Road and River Road is required to allow for the metering and pressure control of natural gas necessary to serve the customers in the area. High pressure natural gas will be supplied to the proposed site from the construction of 12,000 feet of new 4 inch steel natural gas pipeline. This pipeline will bring new supplies of natural gas to the area from the existing high pressure pipeline system near the intersection of 25 Road and U.S. Highway 6 & 50. The pipeline will be constructed in Independent Ave. and River Road.

The proposed .076 acre meter & regulator station site is located approximately 430 feet east of 23 ¼ Road on the south side of River Road. The address of the site will be 2337 River Road. Located on this site will be a 8' X 10' prefabricated, painted metal building which will be used to house the natural gas metering & regulation facilities. The building is required to protect the equipment and electronic controls from the weather and to provide security for the facility.

The proposed site is located on vacant land presently zoned Industrial with similar land uses surrounding the site. Access to the site will be from River Road. A single lane drive into the site from River Road will be necessary for access. The facility will not be occupied, therefore, utilities will not be necessary, except for electricity and possibly telephone, which may be required for the operation of the controls. Water, including fire hydrants, are presently located along the southerly side of River Road. As mentioned previously, the site will not be occupied, therefore, there will not be any demands on other utility services or public facilities.

The existing property is vacant land having a level lower than that of River Road. Surplus earthen and concrete materials are being placed on the property with the intent to raise the final grade of the property to the grade of River Road. Construction of the piping and meter station will require excavating approximately 4 feet deep below the existing grade. No other excavations are anticipated. There are no known geologic hazards and there will be no impacts on the site geology.

The metering & regulator facility will be operated automatically on a 24 hour basis. Approximately one man trip per week may be required under normal operating conditions. Periodic maintenance or emergency repair operations may require more man power to perform the necessary work. The building will have a sign on the door identifying the building is owned by Public Service Company of Colorado and include a phone number to be used in case of an emergency.

Construction of the meter & regulator station will begin as soon as approval is received from the City. Work on the building is scheduled to be completed in approximately 4 weeks.

# **PUBLIC SERVICE COMPANY OF COLORADO**

**River Road Natural Gas Meter/Regulator Station**

**October 28, 1996**

## **Landscape Plan**

The construction of a proposed HP natural gas meter & regulator station at approximately 23 ¼ Road and River Road is required to allow for the metering and pressure control of natural gas necessary to serve the customers in the area.

The proposed site is located on vacant land presently zoned Industrial with similar land uses surrounding the site. The facility will not be occupied, therefore, utilities will not be necessary. Electricity and possibly telephone may be required for the operation of the controls.

As mentioned previously, the site will not have the services of other utilities such as water or sewer. Public Service Co. proposes to gravel the front 10 feet of the site in lieu of landscaping in traditional the form of plantings and grass. Public Service Co. will, in its normal operation, apply a soil treatment to the site to prevent the growth of vegetation, therefore, vegetation is not practical. The soil treatment is applied for safety and fire prevention considerations. Additional property may have to be purchased to provide a fire free zone around the station if plantings are required. The site is also located in a totally undeveloped area.

The addition of planted materials, the required watering system and the additional maintenance required will increase the operating cost to the project which would then be passed along to the consumer. Public Service Co. strives to keep its operating costs as low as possible which then is reflected the consumer's rates.

# REVIEW COMMENTS

Page 1 of 1

FILE #SPR-96-236

TITLE HEADING: Regulator Station

LOCATION: 2337 River Road

PETITIONER: Public Service Company of Colorado

PETITIONER'S ADDRESS/TELEPHONE: 550 15th Street, Suite 700  
Denver, CO 80201-0840  
303-571-7454

PETITIONER'S REPRESENTATIVE: Alan Morganfield

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.**

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**CITY COMMUNITY DEVELOPMENT**

11/7/96

**Kristen Ashbeck**

244-1437

Indicate location and surface material of driveway on plan. Gravel drive is adequate due to low volume of traffic.

**CITY ATTORNEY**

10/30/96

**Dan Wilson**

244-1505

Every owner can make the same argument that landscaping increases costs. While vegetation requires care, a thoughtful plan can reduce / minimize cost.

**CITY DEVELOPMENT ENGINEER**

11/7/96

**Jody Kliska**

244-1591

No comment.

**CITY UTILITY ENGINEER**

11/13/96

**Trent Prall**

244-1590

No comment.

**CITY FIRE DEPARTMENT**

11/7/96

**Hank Masterson**

244-1414

The Fire Department has no problems with this proposal.

**CITY POLICE DEPARTMENT**

11/12/96

**Lisa Dicamillo**

244-3587

No comment.

**MESA COUNTY BUILDING DEPARTMENT**

11/04/96

**Bob Lee**

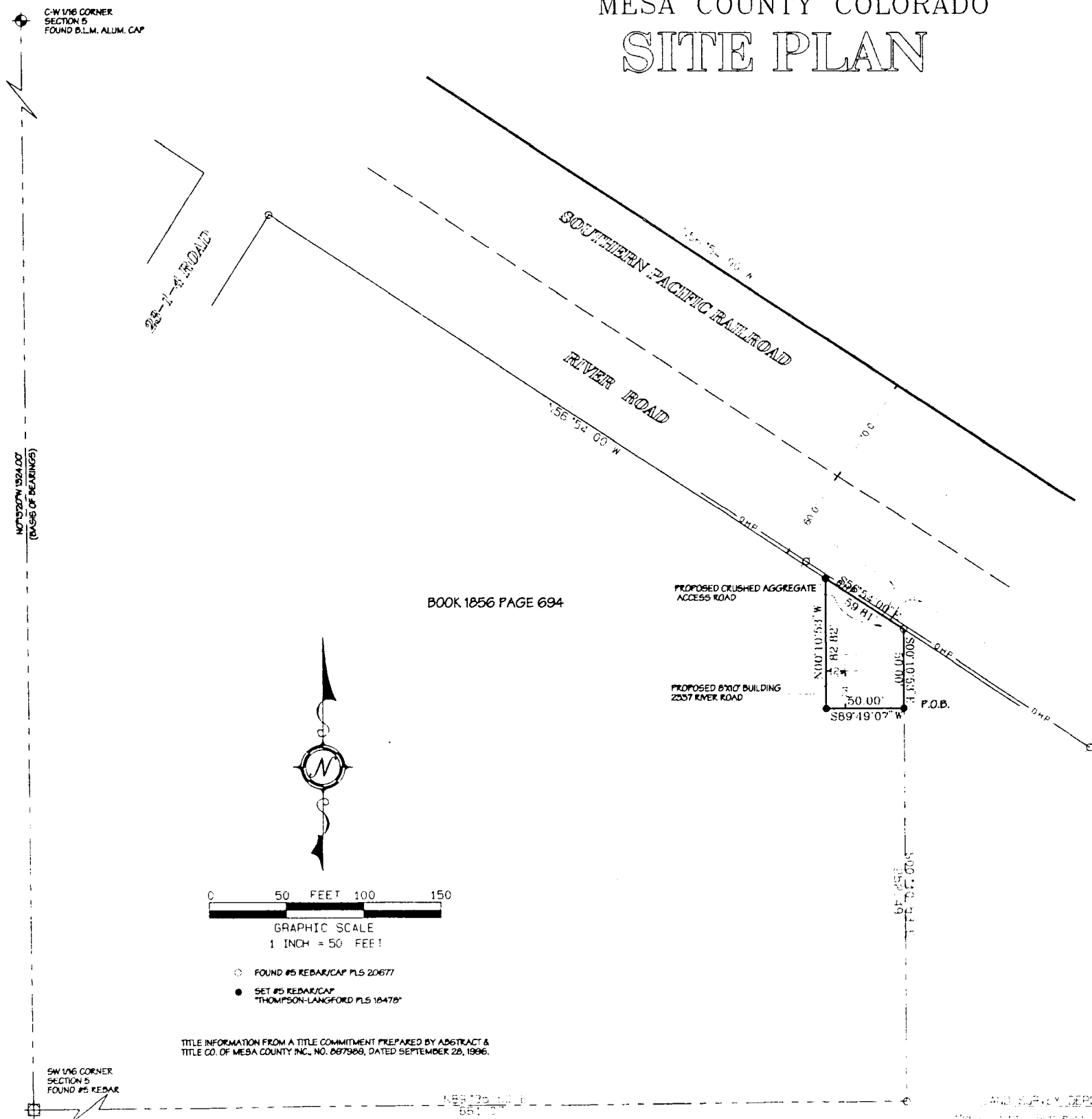
244-1656

No comments.

# RIVER ROAD METER STATION

AN EASEMENT SITUATED IN THE NE1/4 SW1/4 S. 5, T.1 S., R.1 W., UTE MERIDIAN  
MESA COUNTY COLORADO

## SITE PLAN



**EASEMENT DESCRIPTION**

An easement situated in the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) of Section 5, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:  
Commencing at the Southwest one-sixteenth corner of said Section 5, a No. 5 rebar, and considering the west line of said NE1/4 SW1/4 to bear North 00°10'53\"/>

Containing 0.076 Acres, more or less.

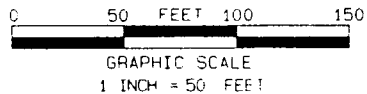
**SURVEYOR'S STATEMENT**

I, Dennis R. Shelton, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the Survey shown hereon was prepared under my supervision, that the descriptions and data hereon are accurate representations of said survey.

Dennis R. Shelton, P.L.S. 18418

Date

FINAL 12/11/96  
KKA



- FOUND #5 REBAR/CAP PLS 20677
- SET #5 REBAR/CAP THOMPSON-LANGFORD PLS 18478

TITLE INFORMATION FROM A TITLE COMMITMENT PREPARED BY ABSTRACT & TITLE CO. OF MESA COUNTY INC., NO. 887588, DATED SEPTEMBER 28, 1996.

SW 1/16 CORNER SECTION 5 FOUND #5 REBAR

<b>Public Service Company</b>			
RIVER ROAD METER STATION			
SECTION	NE 1/4 SW 1/4 S 5	TOWNSHIP	1 South
RANGE	1 West	MERIDIAN	UTE
<b>THOMPSON-LANGFORD CORPORATION</b>			
529 25 1/2 ROAD - # B-210			
Grand Junction CO 81505 (970) 243-6067			

NOT A SURVEYOR'S PLAN. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A SURVEY. IT IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE ASSISTANCE OF A LICENSED SURVEYOR. THE INFORMATION CONTAINED HEREIN IS BASED ON THE RECORDS OF THE PUBLIC SERVICE COMPANY AND IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE ASSISTANCE OF A LICENSED SURVEYOR.