

# Table of Contents

File 1982-0011

Project Name: Annexation of Walker Field to PZ-Airport Authority

Date 5/28/02

**Presented** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.  
 Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.  
 Files denoted with (\*\*) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

X	X	*Summary Sheet – Table of Contents
X	X	Review Sheet Summary
X		Application form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps -- final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

### DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

		Action Sheet		
		Review Sheet Summary		
		Review Sheets		
X	X	Ordinance No. 2038 - **		
X	X	Planning Commission Minutes - ** - 2/23/82		
X		Development Application - 2/3/82		
X		Letter from Paul Bowers to Planning Dept. re: Evidence of title for Airport Port Authority-2/10/82		
X	X	Impact Statement - no date		
X	X	Site Plan		

## IMPACT STATEMENT FOR WALKER FIELD

The Airport Authority has leased eight vacant acres of airport property to Penner-Frantz, et al, for development of a hotel site (designated as Parcel B "Hotel" on enclosed exhibit). Proposed use is for a nine story, 240 room major hotel including amenities.

Environmental impact on this site will include:

1. Physical construction of hotel, adjacent paved parking area and landscaping.
2. Sewer. City officials have indicated ability of existing Horizon Drive line to accommodate this development.
3. Electricity, Gas, Water. Accommodated by existing utilities.
4. Traffic. Horizon Drive relocation and accompanying roadway system to access the new airport terminal will direct, improve, and minimize vehicular and pedestrian traffic to this hotel site. (This will be in place before the hotel is completed.)
5. Grading and Drainage. A 1980 grading and drainage package addressed runoff and drainage for all airport property, including the hotel site.
6. Visual Impact. The hotel has been designed to be aesthetically pleasing and compatible with its surroundings.

No other particular environmental impacts are apparent.

Walker Field Airport  
Zone of Annexation

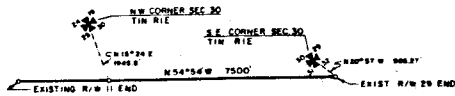
#11-82

Bruce Currier  
2760 H Road  
Grand Junction, Co. 81501

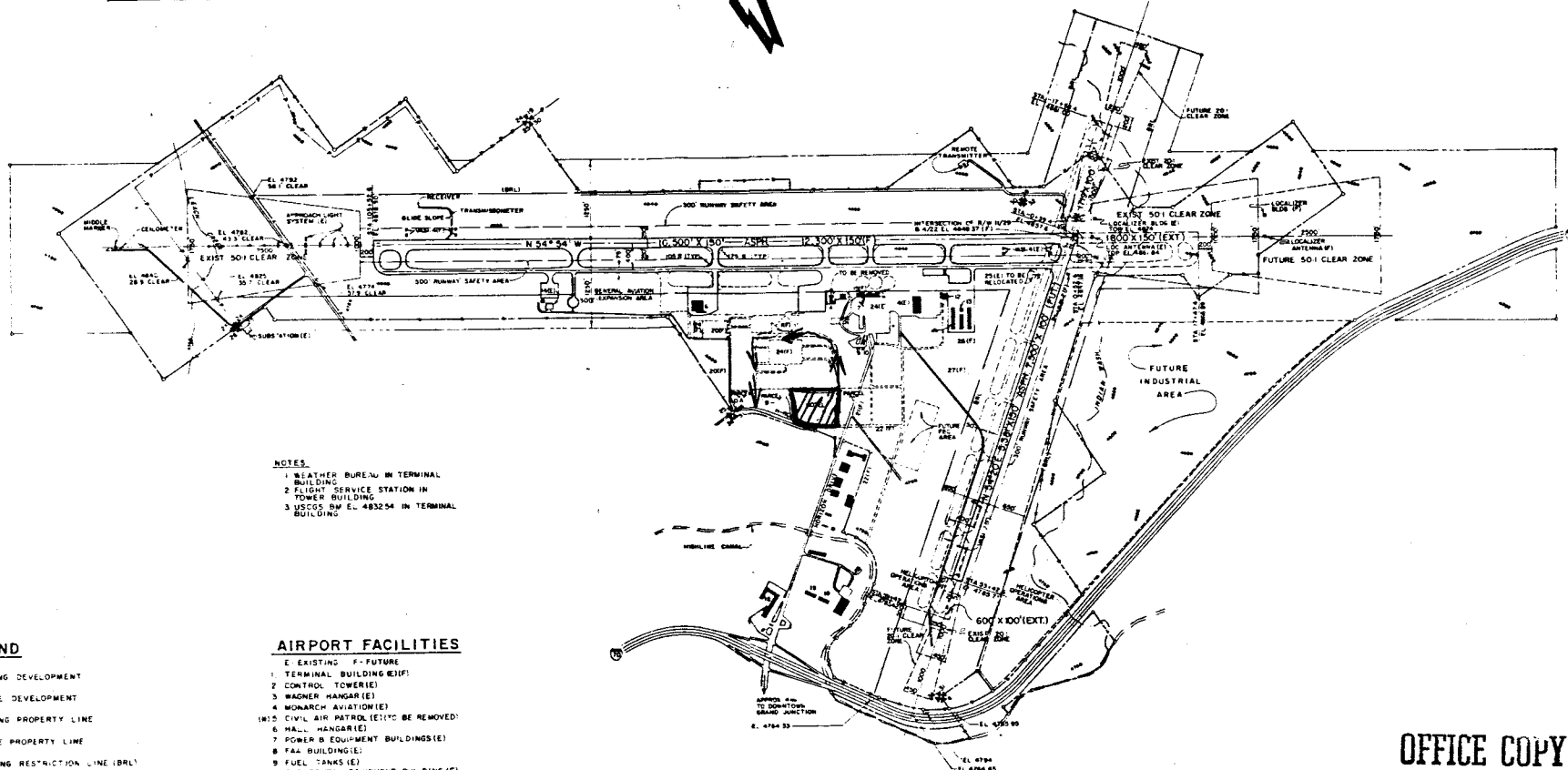
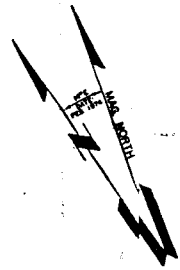
#11-82

Motel 6  
776 Horizon Drive  
Grand Junction, Co. 81501

#11-82



**RUNWAY TIE**



- NOTES**
1. WEATHER BUREAU IN TERMINAL BUILDING
  2. FLIGHT SERVICE STATION IN TOWER BUILDING
  3. USCGS BW EL. 483254 IN TERMINAL BUILDING

**LEGEND**

- EXISTING DEVELOPMENT
- - - FUTURE DEVELOPMENT
- - - EXISTING PROPERTY LINE
- - - FUTURE PROPERTY LINE
- - - BUILDING RESTRICTION LINE (BRL)
- ⊙ SECTION CORNER
- ⊙ SEGMENTED CIRCLE & WIND CONE
- EXISTING BUILDINGS
- ⊙ AIRPORT LOCATION POINT (ALP)
- HIGHLINE CANAL
- INDIAN WASH & LEACH CREEK
- POWER LINES
- WATER LINE

**AIRPORT FACILITIES**

- E EXISTING F FUTURE
- 1 TERMINAL BUILDING (E|F)
- 2 CONTROL TOWER (E)
- 3 WAGNER HANGAR (E)
- 4 MONARCH AVIATION (E)
- (R) 5 CIVIL AIR PATROL (E) (TO BE REMOVED)
- 6 HALL HANGAR (E)
- 7 POWER & EQUIPMENT BUILDINGS (E)
- 8 FAA BUILDING (E)
- 9 FUEL TANKS (E)
- 10 CAR RENTAL EQUIPMENT BUILDING (E)
- 11 WEATHER STATION (E)
- 12 AIR PHOTO SURVEY (E)
- 13 FISH & GAME DEPARTMENT (E)
- 14 BUREAU OF LAND MANAGEMENT APRON AND TRAILER (E)
- 15 O&M AND MAINTENANCE BUILDING (E)
- 16 INDUSTRIAL BUILDING (E)
- 17 OFFICE BUILDING (E)
- 18 MOTELS (E)
- 19 FUEL FARM (F)
- 20 AUTO RENTAL SERVICE & STORAGE (F)
- 21 COMMERCIAL DEVELOPMENT (F)
- 22 INDUSTRIAL AIRPARK (F)
- 23 ACCESS ROADS (F)
- 24 AUTO PARKING (E|F)
- 25 LIGHTED WIND CONE & SEGMENTED CIRCLE (E)
- 26 T HANGAR (E|F)
- 27 FIXED BASE OPERATOR (F)
- 28 STORAGE RELATED AVIATION SERVICES (F)
- 29 EXECUTIVE HANGARS (E|F)
- 30 TOWER COORDINATION PAD (F)

**AIRPORT LAYOUT PLAN**



APPROVED \_\_\_\_\_ CHIEF, FEDERAL AVIATION ADMINISTRATION DATE \_\_\_\_\_  
 APPROVED \_\_\_\_\_ CHAIRMAN, WALKER FIELD AIRPORT AUTHORITY DATE \_\_\_\_\_

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DES H.G.I.		ISBILL ASSOCIATES, INC.	
		AIRPORT CONSULTANTS • DENVER, COLORADO	
DR. N.E.R.		WALKER FIELD	
		GRAND JUNCTION, COLORADO	
CH. J.E.S.		AIRPORT LAYOUT PLAN	
APP. H.G.I.			
DATE	1981	EXHIBIT	I