Table of Contents

Fil	e	1993-0132 Name: West Star Paint Booth – 2810 Landing View Dr SPR														
P	S															
r	c	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS														
e	a	retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development														
s	n	file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will														
e	n	be found on the ISYS query system in their designated categories.														
n t	e d	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.														
١	-	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.														
v	X	Table of Contents														
_	_	*Review Sheet Summary														
\mathbf{x}	X	*Application form														
-	-	Review Sheets														
X	\dashv	Receipts for fees paid for anything														
X	X	*Submittal checklist														
	X	*General project report														
\dashv	\dashv	Reduced copy of final plans or drawings														
\dashv	\dashv	Reduction of assessor's map.														
\dashv	\dashv	Evidence of title, deeds, easements														
	_	*Mailing list to adjacent property owners														
-	\dashv	Public notice cards														
\dashv	\dashv	Record of certified mail														
\dashv	\dashv	Legal description														
\dashv	\dashv	Appraisal of raw land														
\dashv	-	Reduction of any maps – final copy														
\neg	\neg	Reduction of any maps – final copy *Final reports for drainage and soils (geotechnical reports)														
\dashv	\dashv	Other bound or non-bound reports														
	\neg	Traffic studies														
X	X															
\neg		*Petitioner's response to comments														
		*Staff Reports														
_		*Planning Commission staff report and exhibits														
	\exists	*City Council staff report and exhibits														
		*Summary sheet of final conditions														
		DOCUMENT DESCRIPTION:														
X	X	Planning Clearance – issued 1/6/94 **														
X	X	Aircraft Refinishing Facility for West Star Completions														
X	X	Site Utility Plan														
X	x	Floor Plan														
X	X	Northeast Elevation, Slab Plan, Elevations														
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SITE PLAN REVIEW

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NOTES:

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

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.

Each submitted item must be labeled, named, or otherwise identified as described above in the description column. 2)

³⁾

Contractor: Review For:

Alco Building Company West Star Completions

- 1. This review is for a aircraft stripping and painting service.
- 2. This business will be located at 2810 Landing View Lane, Grand Junction. Walker Field.
- 3. The construction would begin approximately November 15th, 1993.
- 4. The area that would be impacted by the new building are airplane hangers, offices and airplane storage.
- 5. The services to be provided by West Star Completions is reconditioning of private and corporate aircraft.
- 6. There are no special conditions to be considered.
- 7. The area that the structure is to be located is currently zoned commercial.

REVIEW COMMENTS

Page 1 of

FILE #132-93

TITLE HEADING: Site Plan Review - New Paint Booth

- West Star Aviation

LOCATION:

2810 Landing View Lane

PETITIONER:

Alco Building Construction

PETITIONER'S ADDRESS/TELEPHONE:

599 25 Road

Grand Junction, CO 81503

242-1423

PETITIONER'S REPRESENTATIVE:

Joe Krabacher

STAFF REPRESENTATIVE:

Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL <u>ALL</u> ISSUES HAVE BEEN RESOLVED.

WALKER FIELD Mike Sutherland

11/8/93

244-9100

This proposal has been reviewed and approved by the Walker Field Airport Authority Board, as well as the required federal agencies.

The attached description (from Alco Building Company) references in #7 that current zoning is commercial, but it is actually Planned Airport Development (PAD) Zoning.

CITY UTILITY ENGINEER

11/9/93

Bill Cheney

244-1590

- 1. An agreement to provide water and sewer service should be obtained from the Airport Authority.
- 2. There may not be sufficient flow for fire protection at this location. Contact Grand Junction Fire Department to insure there are adequate flows.

GRAND JUNCTION FIRE DEPARTMENT

11/17/93

George Bennett

244-1400

A Fire Flow Survey needs to be conducted - submit a complete set of building plans.

Fire code requirements will be enforced during the building permit process. This will include, but not be limited to, fire protection, fire hydrant requirements and placement, and building requirements.

FILE #132-93 / REVIEW COMMENTS / page 2 of 2

CITY DEVELOPMENT ENGINEER

11/15/93

Gerald Williams

244-1591

See attached comments.

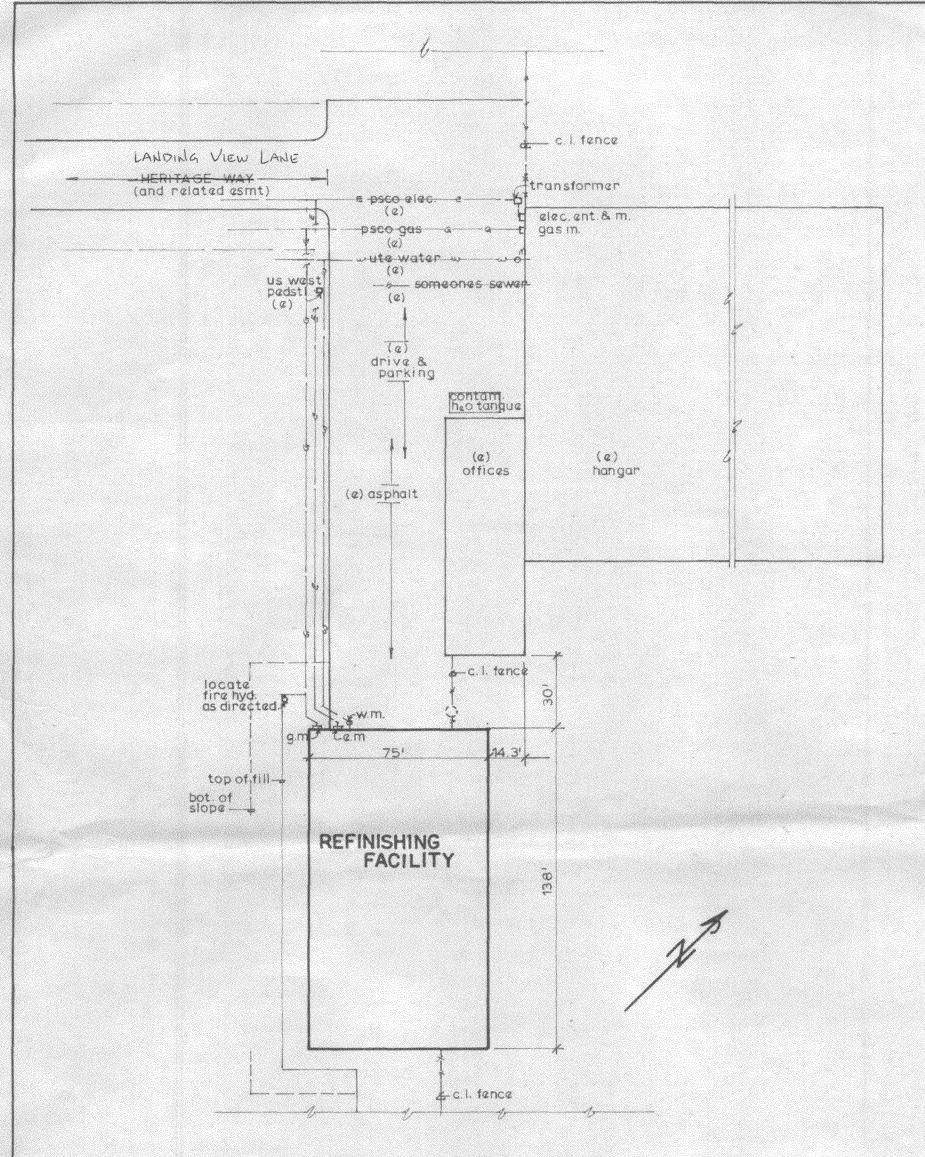
COMMUNITY DEVELOPMENT DEPARTMENT

11/26/93

Kathy Portner

244-1430

- 1. The building must be approved by the Airport Authority. A copy of the plans signed by the Airport Authority must be submitted prior to issuance of a Planning Clearance.
- 2. The proposed development must meet all requirements of the Fire and Building Codes.
- 3. All concerns as noted by the City Development Engineer must be satisfied.



SITE 'UTILITY PLAN' (Re: city checklist feature items 3,4,5.)

AIRCRAFT REFINISHING FACILITY WEST STAR COMPLETI FOR: j 11/30/93

> RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

APPROVED:

Approved WALKER FIELD AIRPORT AUTHORITY 2828 Walker Field Drive, Suite 211 Grand Junction. Cotorado, 81506

