

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: Walker Field

Project Name: West Star Road Bldg

ITEMS		DISTRIBUTION														TOTAL REQ'D.							
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Police Department	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	GVRRP	CDOT	Corps of Engineers	Walker Field	
● Application Fee <i>\$120.00</i>	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
● 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
● Evidence of Title	VII-2	1			1																		
○ Appraisal of Raw Land	VII-1	1			1																		
○ Deeds	VII-1	1			1																		
○ Easements	VII-2	1	1	1	1																		
○ Avigation Easement	VII-1	1			1																		
○ ROW	VII-3	1	1	1	1																		
○ Improvements Agreement/Guarantee	VII-2	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
○ 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
○ Grading and Drainage Plan	IX-16	1	2																				
○ Storm Drainage Plan and Profile	IX-30	1	2																				
○ Water and Sewer Plan and Profile	IX-34	1	2	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 <i>-if any proposed</i>	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		
○ 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.

Contractor: Alco Building Company
Review For: 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 ALL ISSUES HAVE BEEN RESOLVED.

WALKER FIELD 11/8/93
Mike Sutherland 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.

CITY DEVELOPMENT ENGINEER
Gerald Williams

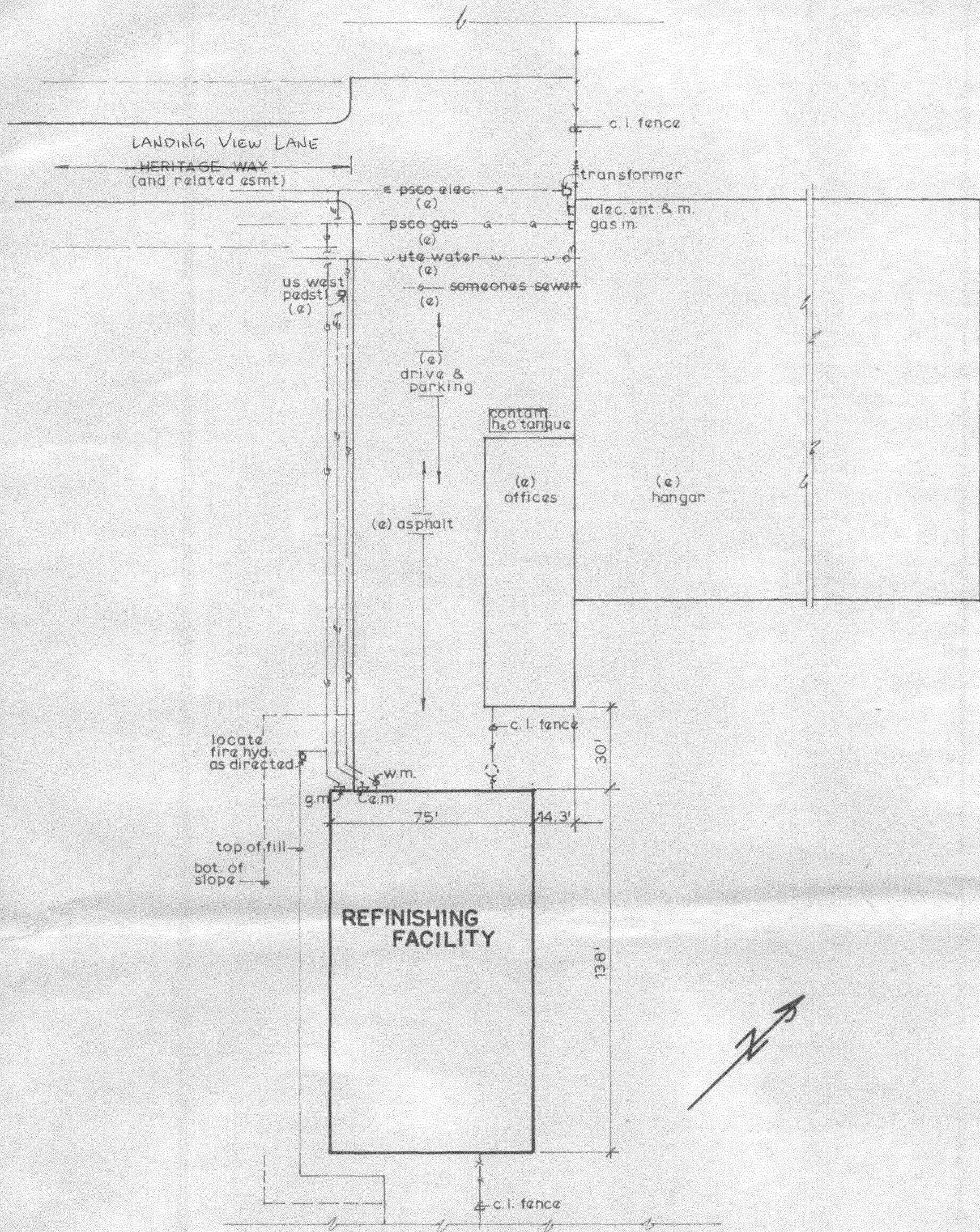
11/15/93
244-1591

See attached comments.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

11/26/93
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.)

FOR: **AIRCRAFT REFINISHING FACILITY**
WEST STAR COMPLETIONS

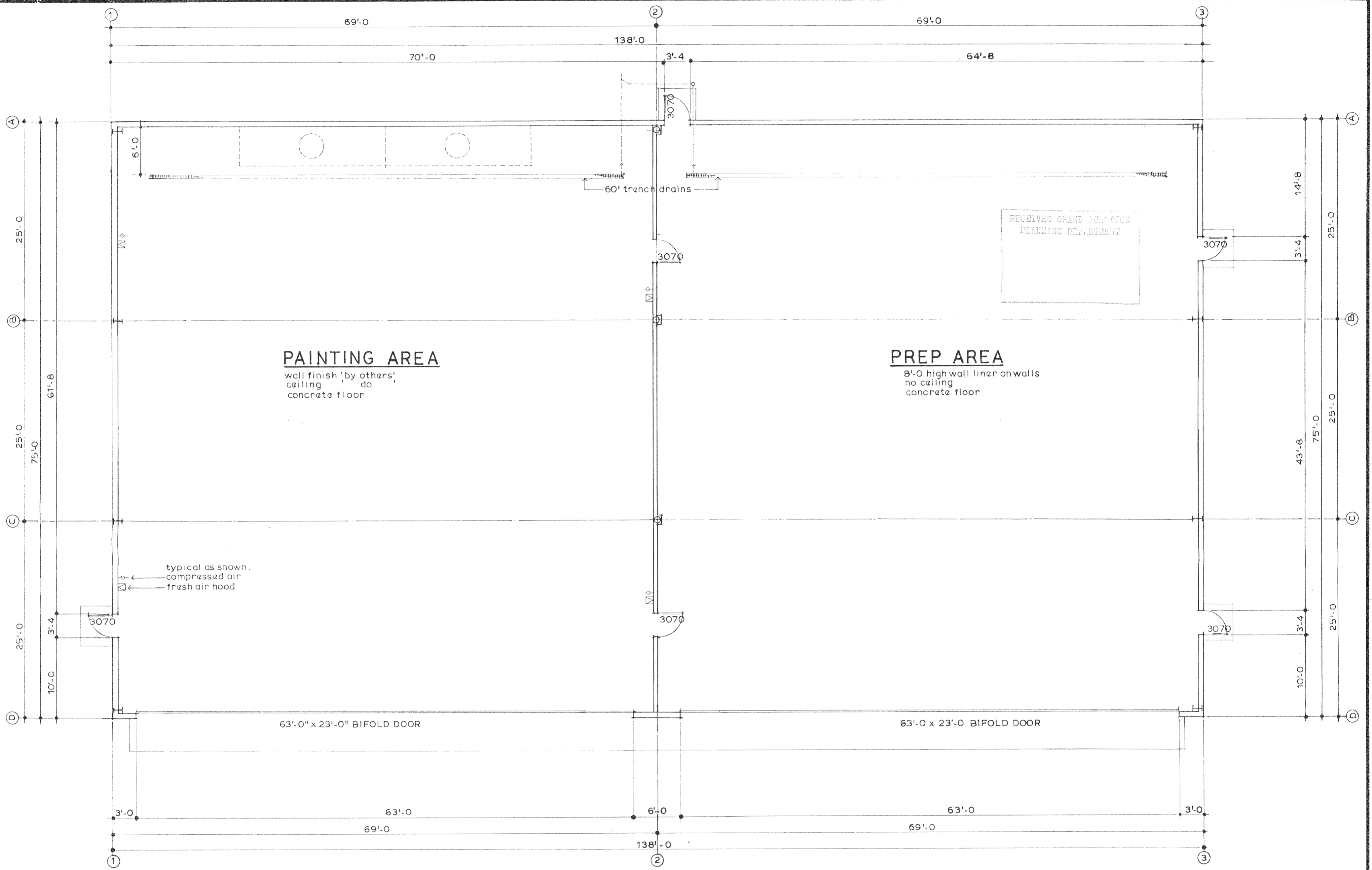
J 11/30/93

RECEIVED GRAND JUNCTION
 PLANNING DEPARTMENT
 DEC 06 1993

APPROVED:

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

Michael S. [Signature]

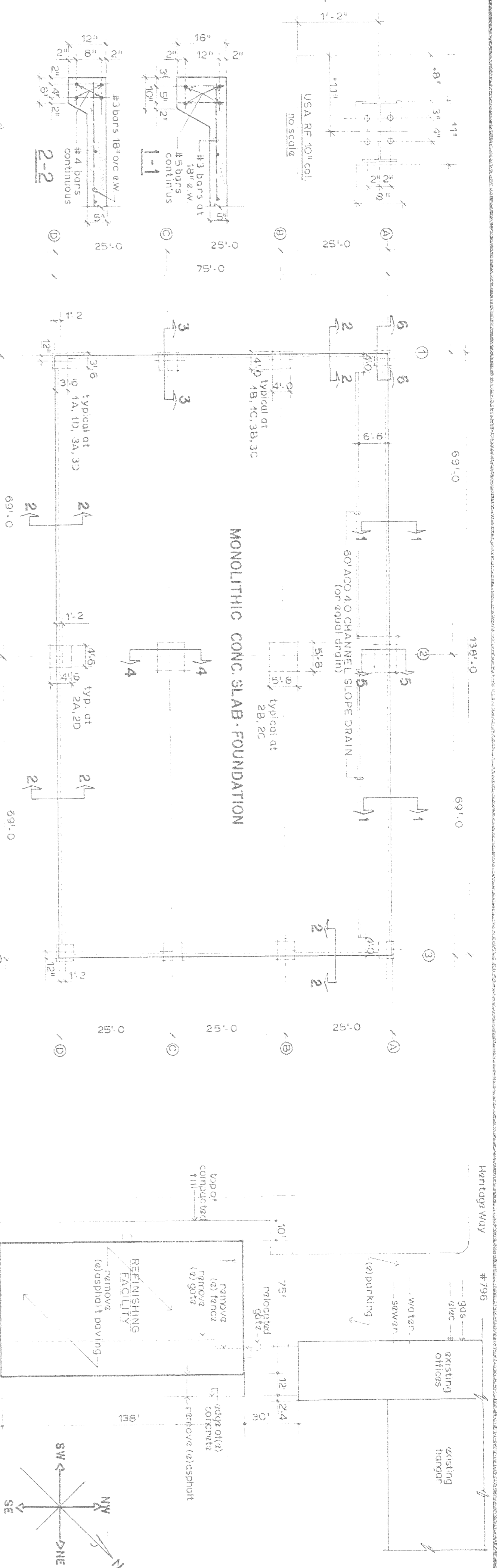


FLOOR PLAN 1/8" = 1'-0"

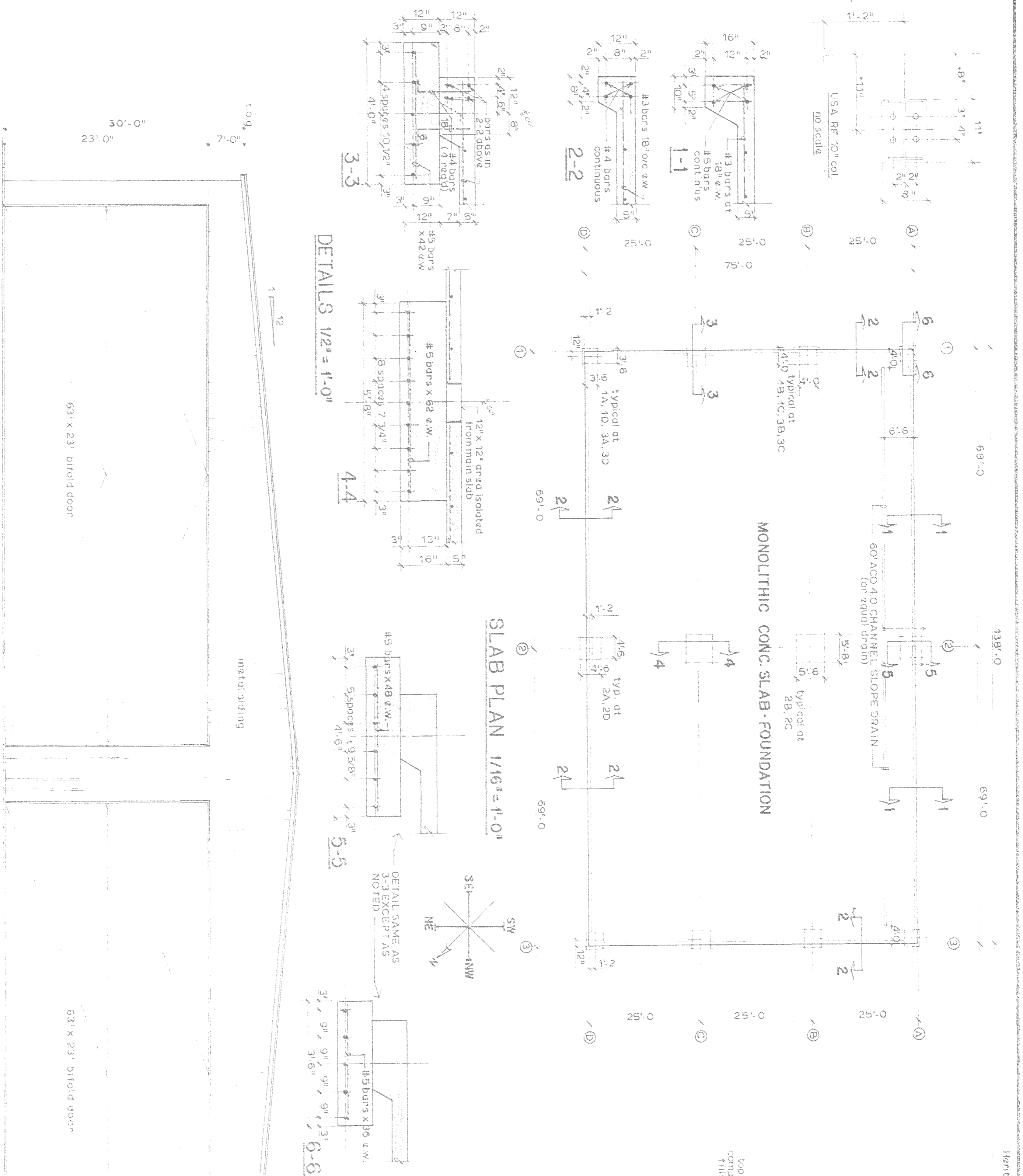
WALKER FIELD AUTHORITY
2026 Walker Field Site 211
Grand Junction, CO 81508
Mike & Steve

AIRCRAFT REFINISHING FACILITY
FOR: **WEST STAR COMPLETIONS**
WALKER FIELD, GRAND JUNCTION, COLORADO
ALCO BUILDING COMPANY, INC 242-1423

SHEET NO.
1

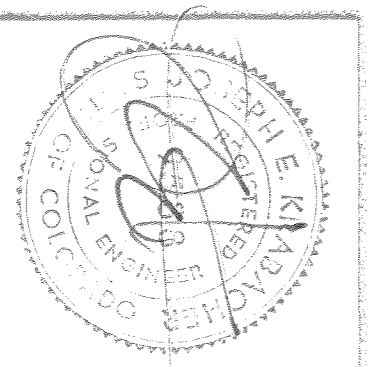
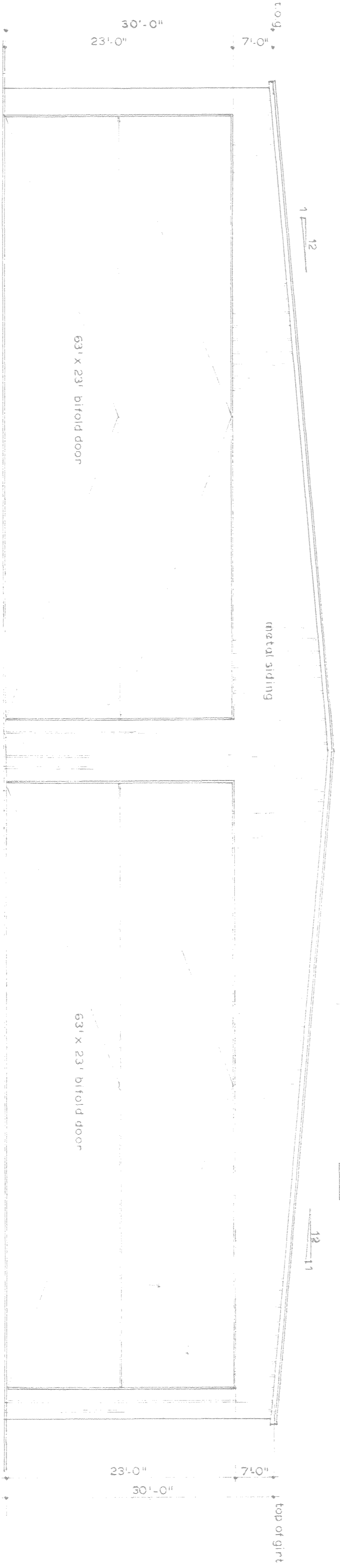


SITE LOCATION PLAN 1" = 40'-0"



SLAB PLAN 1/16" = 1'-0"

DETAILS 1/2" = 1'-0"

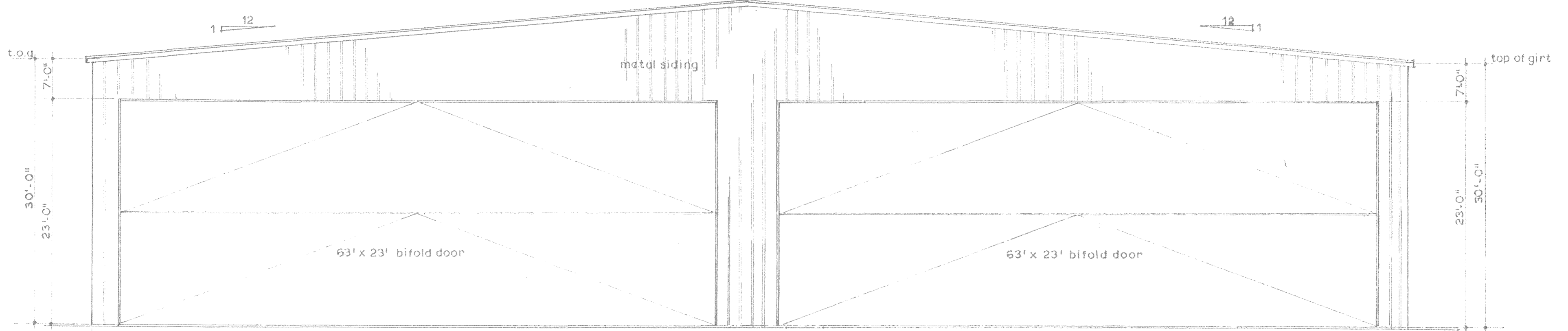
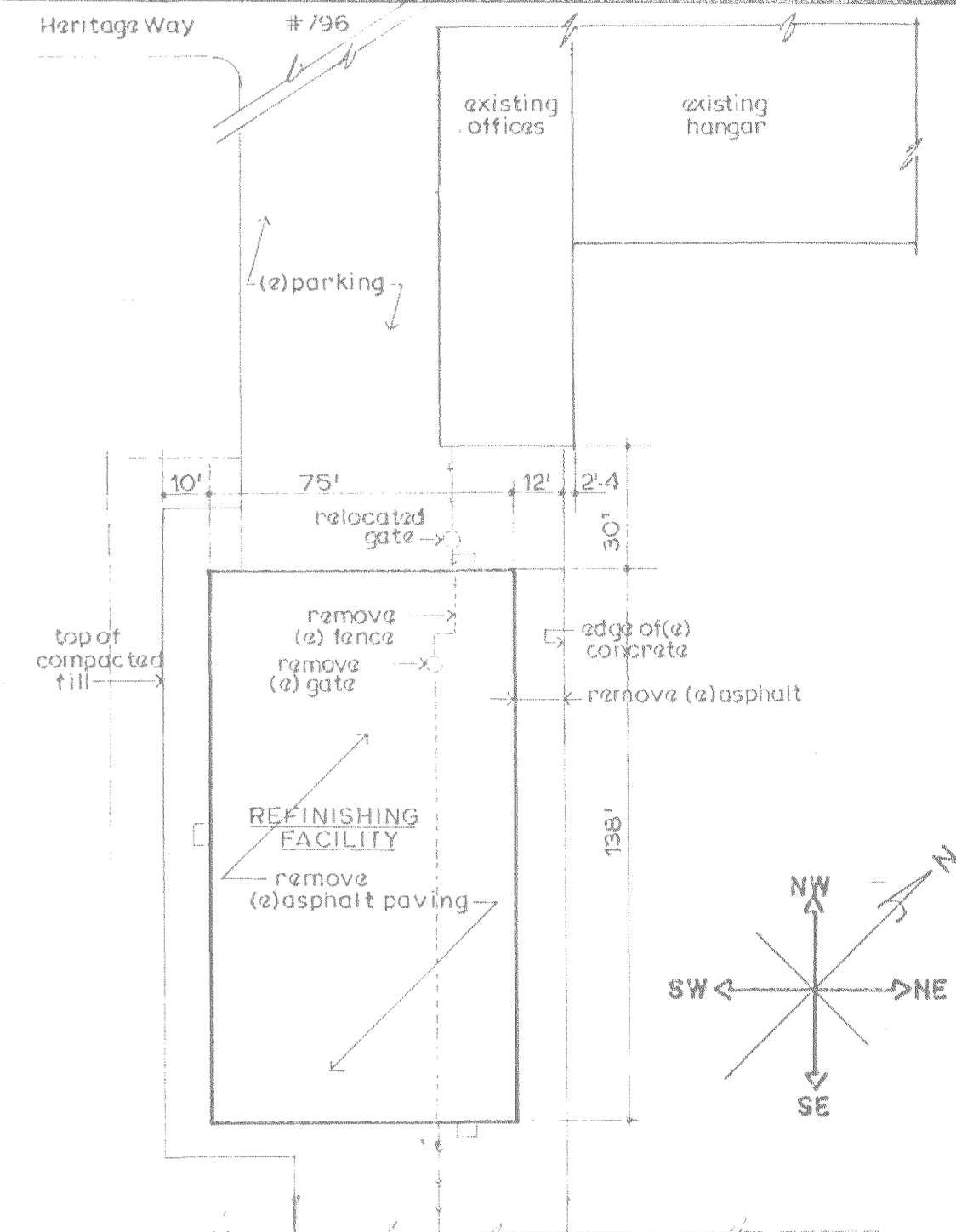
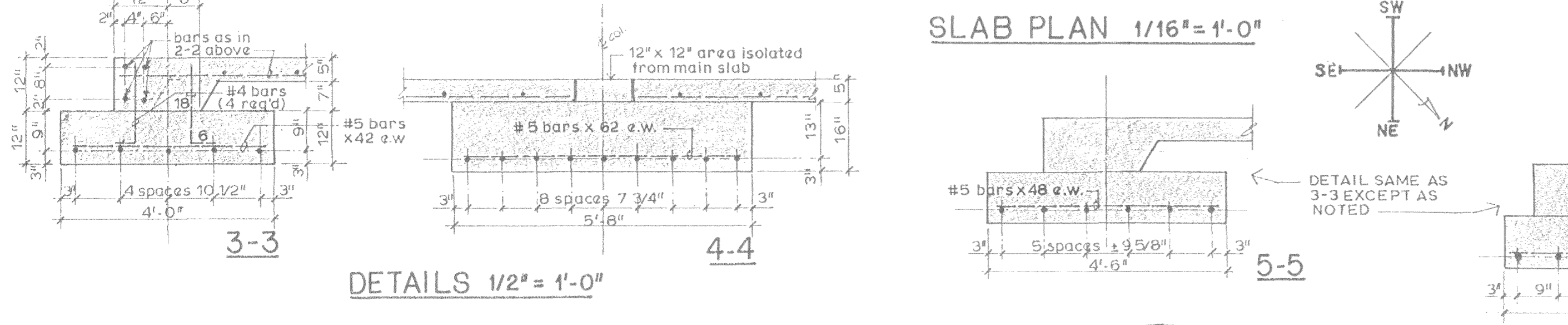
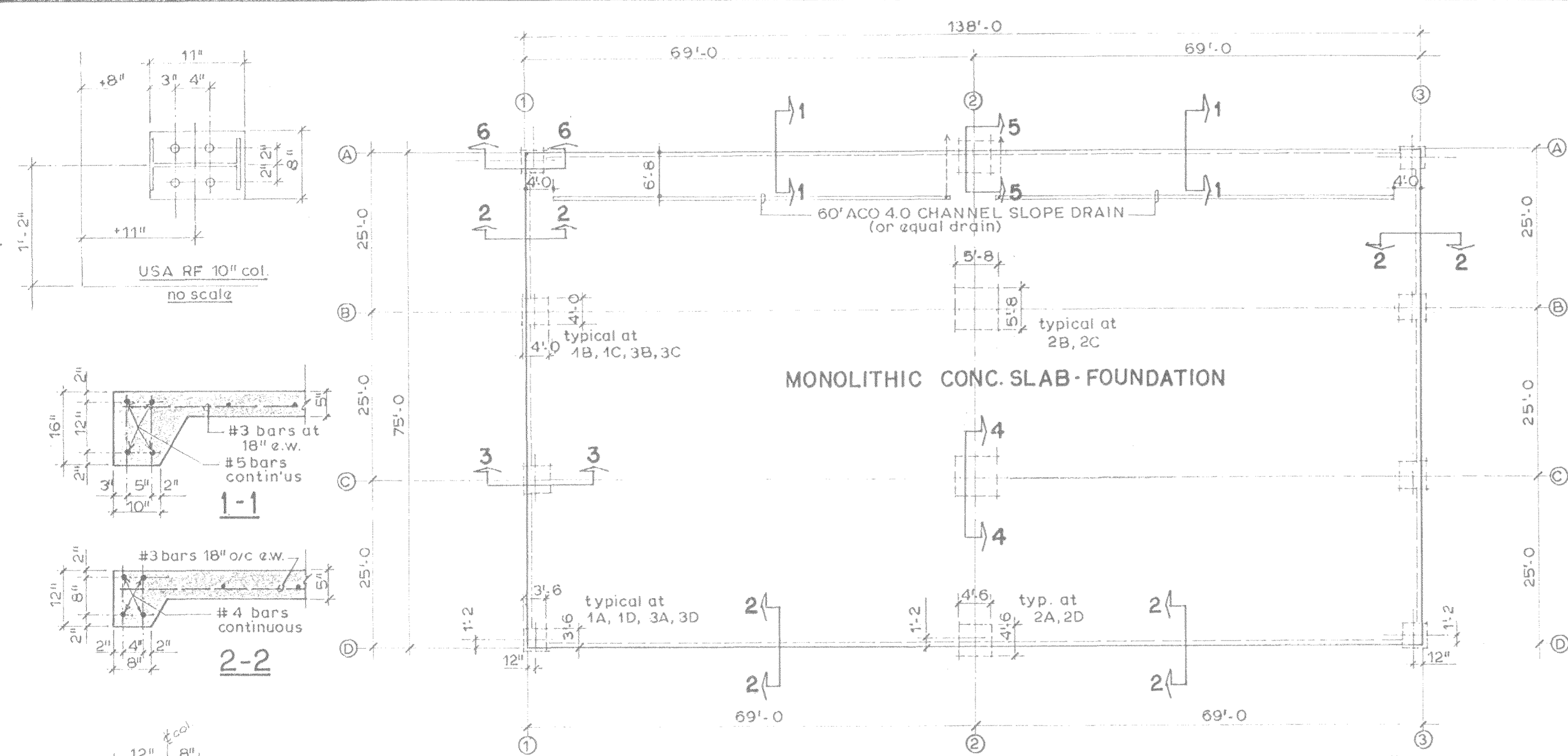


AIRCRAFT REFINISHING FACILITY
 FOR: WEST STAR COMPLETIONS
 WALKER FIELD, GRAND JUNCTION, COLORADO
 ALCO BUILDING COMPANY, INC 242-1423

DATE: 10/10/95 DRAWN: CHECKED: APPROVD: REVISED:

SHEET NO. **2**
 OF 2

23-132



WALKER FIELD AIRPORT AUTHORITY
2328 Walker Field Drive, Suite 211
Grand Junction, Colorado 81505

W. A. Schulz

<p>FOR: AIRCRAFT REFINISHING FACILITY WEST STAR COMPLETIONS WALKER FIELD, GRAND JUNCTION, COLORADO ALCO BUILDING COMPANY, INC 242-1423</p>				<p>SHEET NO.</p>
DATE: 10/10/93	DRAWN: K	CHECKED: J	APPR'VD:	REVISED: