

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 2870 Aviator's Way

Project Name: West San Aviator

ITEMS		DISTRIBUTION																									
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	○ City Property Agent	○ 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	TOTAL REQ'D.
● Application Fee, \$135.00	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	1
● Planning Clearance*	VII-3	1																									
● 11"x17" Reduction of Assessor's Map <i>General Location Map</i>	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	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	1
● Elevation Drawing	IX-13	1	1																								
● Site Plan	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	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	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 <i>on site plan</i>	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							

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

GENERAL PROJECT REPORT

DATE: OCTOBER 30, 1995

PROJECT: WEST STAR AVIATION
PISTONS AND COMPLETIONS BUILDING

LOCATION: 2870 AVIATOR'S WAY
GRAND JUNCTION, CO.

PROJECT DESCRIPTION:

WEST STAR AVIATION HAS RECENTLY PURCHASED THE EXISTING HANGAR BUILDING LOCATED AT 2870 AVIATOR'S WAY FOR THE PURPOSE OF RELOCATING THEIR PISTON ENGINE MAINTENANCE DEPARTMENT AND COMPLETIONS DEPARTMENT INTO ONE FACILITY. BECAUSE OF AN INCREASE IN BUSINESS, IT HAS BECOME NECESSARY TO PROVIDE MORE SPACE FOR THE COMPLETIONS DEPARTMENT.

TO DO SO, WEST STAR PROPOSES TO CONSTRUCT 1,750 S. F. OF NEW SHOP SPACE. THE EXISTING HANGAR BUILDING IS BOUNDED ON THE WEST SIDE BY A SETBACK REQUIRED BY THE WALKER FIELD PUBLIC AIRPORT AUTHORITY DEVELOPMENT AND ARCHITECTURAL STANDARDS; AND ON THE SOUTH AND EAST SIDES BY AN AIRPORT RUNWAY APRON. SINCE CONSTRUCTION IN THE SETBACK AND ON THE RUNWAY APRON IS PROHIBITED, THE ADDITION MUST BE CONSTRUCTED ON THE NORTH SIDE OF THE EXISTING BUILDING, WHICH IS ALSO THE LOCATION OF THE EXISTING PARKING AREA. TO FACILITATE THE ADDITION AT THE NORTH AND TO PROVIDE A REASONABLE AMOUNT OF PARKING FOR THE FACILITY, WE PROPOSE TO PROVIDE PARKING FOR 16 VEHICLES ON THE WEST SIDE OF THE BUILDING, WHICH IS TO INCLUDE TWO SPACES DESIGNED FOR USE BY THE HANDICAPPED. THE NEW PARKING AREA IS TO BE PAVED AND IS TO SLOPE TO AN EXISTING CONCRETE DRAINAGE SWALE LOCATED ON THE EAST SIDE OF THE EXISTING PAVED STREET (AVIATOR'S WAY).

THE REMAINING PORTION OF THE EXISTING PARKING AREA AT THE NORTH SIDE HAS BEEN REDESIGNED TO PROVIDE PARKING FOR EIGHT VEHICLES. THE AREA IS TO BE PAVED AND WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS.

THE BUILDING ADDITION IS TO BE A ONE-STORY, WOOD FRAMED STRUCTURE AND IS TO BE FINISHED ON THE EXTERIOR WITH METAL WALL PANELS TO MATCH THE PATTERN OF THE EXISTING BUILDING. THE COLOR OF THE NEW WALL PANELS WILL COMPLEMENT THAT OF THE EXISTING PANELS. THE ROOF IS TO BE SLOPED TO MATCH THE EXISTING BUILDING AND A GUTTER AND DOWNSPOUT SYSTEM WILL BE PROVIDED TO COLLECT RUN-OFF. LANDSCAPING WILL BE PROVIDED AS INDICATED ON THE DRAWINGS.

A NEW MECHANICAL SYSTEM WILL BE PROVIDED FOR THE ADDITION AND A PORTION OF THE EXISTING BUILDING. THE EXISTING ELECTRICAL SERVICE WILL BE EXPANDED TO SERVE THE ADDITION. THE PLUMBING SYSTEM WILL BE MODIFIED TO PROVIDE ONE NEW DRINKING FOUNTAIN AND ONE NEW EMERGENCY EYE WASH STATION. TOILET FACILITIES ARE EXISTING AND WILL NOT BE ALTERED.

FRANK A. WAGNER - ARCHITECT
115 N. FIFTH ST., STE. 440
GRAND JUNCTION, CO. 81501
(970) 243-2122 FAX: (970) 243-1157

MEMORANDUM

DATE: NOVEMBER 16, 1995

FROM: MICHAEL ONEY - FAWHAUS, INC.

TO: KRISTEN ASHBECK - COMMUNITY DEVELOPMENT DEPARTMENT

PROJECT: WEST STAR AVIATION
HANGAR REMODEL AND ADDITION

SUBJECT: REVIEW COMMENTS
FILE #SPR-95-198

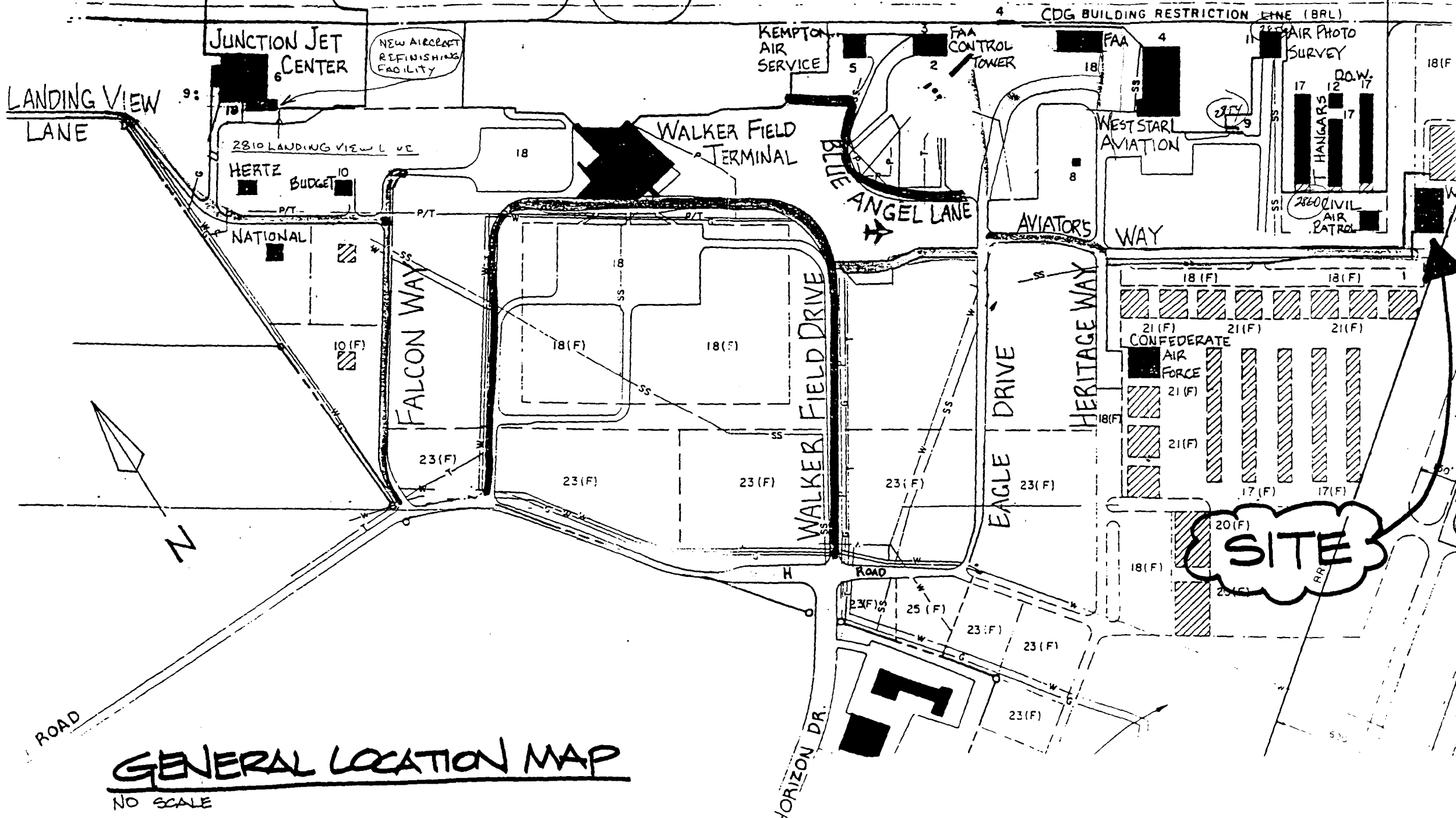
PURSUANT TO RECEIPT OF THE REVIEW COMMENTS FOR OUR PROJECT, I HAVE WRITTEN THIS MEMO TO DESCRIBE OUR PROPOSED SOLUTIONS TO THE ISSUES YOU HAVE IDENTIFIED.

1. CHANGE THE PLANTING SIZE OF THE PINYON PINE FROM 5 FT. TO 6 FT. (CITY STANDARD)
2. ADD THE NOTE: "PROVIDE PRESSURIZED, UNDERGROUND IRRIGATION SYSTEM IN ALL LANDSCAPED AREAS"
3. PROVIDE THE NOTE "CONCRETE CURBING" AT THE SOUTH LANDSCAPED AREA TO PROTECT IT FROM VEHICULAR TRAFFIC. (CURBING ALREADY PROVIDED AT NORTH LANDSCAPED AREAS)

THIS MEMO IS SUBMITTED WITH TWO BLUELINE PRINTS OF THE REVISED LANDSCAPE PLAN FOR YOUR REVIEW AND APPROVAL.

END OF MEMORANDUM

XC: DIANNE GIBSON
FILE



GENERAL LOCATION MAP
NO SCALE

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-198

TITLE HEADING: Site Plan Review - West Star
Aviation Addition

LOCATION: 2870 Aviators Way

PETITIONER: West Star Aviation

PETITIONER'S ADDRESS/TELEPHONE: 796 Heritage Way
Grand Junction, CO 81506
245-7500

PETITIONER'S REPRESENTATIVE: Mike Oney, Fawhaus, Inc.

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

WALKER FIELD AIRPORT 11/9/95
Dennis Wiss 244-9100

The Walker Field Airport Authority has no objections to this proposed construction provided that a Form 7460, Notice of Proposed Construction or Alteration, is submitted to the FAA and approved by the FAA. The Airport Authority would appreciate a copy of the approved 7460 when available.

CITY UTILITY ENGINEER 11/13/95
Trent Prall 244-1590

No comment.

MESA COUNTY BUILDING DEPARTMENT 11/13/95
Bob Lee 244-1656

No comments. We are nearing completion of the plan review of this project.

CITY DEVELOPMENT ENGINEER 11/16/95
Jody Kliska 244-1591

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT 11/16/95
Kristen Ashbeck 244-1437

LANDSCAPE PLAN - please revise plan

1. Planting size of pine is 6' (rather than 5')
2. Add note that pressurized, underground irrigation system will be provided in all landscaped areas.
3. Indicate that curbing will be provided around all landscaped areas.

CITY FIRE DEPARTMENT

11/16/95

Hank Masterson

244-1414

1. The Fire Department has no problems with this building addition.
2. A plan review will need to be completed and a Building Permit Clearance Form issued before receiving a building permit.