		Table of Contents										
Fil	P	SPR-1995-198										
Da	te_	11/18/99										
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the										
r e s	c a n	ISYS retrieval system. In some instances, not all entries designated to be scanned 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										
é. n	e e	n included. • Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a										
t	d	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										
v	v	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.										
л	X	*Summary Sheet – Table of Contents Application form										
		Receipts for fees paid for anything										
X	X	*Submittal checklist										
A X	$\frac{\Lambda}{X}$	*General project report										
		Reduced copy of final plans or drawings										
		Reduction of assessor's map										
		Evidence of title, deeds										
		*Mailing list										
		Public notice cards										
		Record of certified mail										
	_	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										
X	X											
		*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:										
X		Certificate of Occupancy										
X	_	E-mail from Michael Oney – Fawhaus, Inc. – 11/16/95										
X	X	General Location Map										
X		Exterior Elevations										
X		Site Plan – Site Demolition Plan										
X		Landscape Plan										
-												

Location: <u>28 70 Qu</u> ITEMS	riator			ΓE																-										
	iator	ا<			-	ΓI	L	41	Ν	F	RE	V	'IE	ΞV	V															
		~	[]	Ia	ш				F	<sup>&gt;</sup> rc	oje	ct	Na	am	ne:	li	lla	o/ .	54	as	l	(li	10	z I	U	ç	1			
11 EIVIS		-			Ţ																						ę			
			_							_	- 1	-	-	וט	ST	KI T	BO			V	_	_			-	_	_	-	1	_
ate Received eceipt # le # <b>\$</b> P <u>R-95-1</u> 9	REFERENCE	Community Development		City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City Downtown Dev. Auth.	) County Planning	ty Bldg. Dept.	O Irrigation District	age District	O Water Uistrict	O Sewer District O II S West	Public Service	Q	Т	Corps of Engineers	Walker Field	Persigo WWT	Mesa County Health	State Environ. Health	City Sanitation	School Dist #51					
DESCRIPTION	SSID R	<ul> <li>City</li> </ul>	<ul> <li>City</li> </ul>	City	O City	O City	<ul> <li>City</li> </ul>	● City	O City	O Cour	• Coun	O Irriga	O Drair	O Wate		O Publi	O GVRP	O CDOT	O Corp	Walk	O Persi	O Mesa	O State	O City	O Scho					~
Application Fee 3/35.00	VII-1	1											İ	1	Ì	ľ											1			
Submittal Checklist *	VII-3	1	┢		Η						+	╉	╉	╉	╋	+	1-	$\square$		-		_					+	╉	+	$\vdash$
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		╉	+		$\vdash$
Planning Clearance*	VII-3	1				$\square$					1	┥	╈	╈	╈	┢	┢			$\neg$	-						╈	+	┢	F
11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	-1	1	1	1	1	1	1	1	ヿ	1		1	1	1	1	1	1	1	1	1		╈	+	$\uparrow$	F
11"x17" <del>Reduction of Asses</del> sor's Map <i>Ginical (ACD:Fear May)</i> Evidence of Title	VII-2	1			1			1			╡	╡	+	╈	+	┢							_				1	+	╎─	F
Deeds	VII-1	1	t		1			1				1		╈	+	┢	┢										1	-	$\uparrow$	F
Easements	VII-2	1	1	1	1			1							╈	┢	┢										+	-	Γ	T
Avigation Easement	VII-1	1			1			1					1	╈	╈	T											╈		Ť	
ROW	VII-2	1	1	1	1			1					T		$\top$	Γ											╈	Τ	$\top$	Γ
Improvements Agreement/Guarantee*	VII-2	1	1	1				1				1																	Τ	Γ
CDOT Access Permit	VII-3	1	1													Τ													Τ	Γ
Industrial Pretreatment Sign-off	VII-4	1		1									┓	T		1												Τ		Γ
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					Γ
Elevation Drawing	IX-13		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					
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					
Grading and Drainage Plan	IX-16		2										1						1											
Storm Drainage Plan and Profile	IX-30		2							Ш			1	Ţ															Ĺ	
Water and Sewer Plan and Profile	IX-34		2				1			Ц			_	1	1	1										Ц				L
Roadway Plan and Profile	IX-28		2							Ц			1													Ц	_			╞
Road Cross-Sections	IX-27		2				<b> </b>	L		Ц																$\square$			_	Ļ
Detail Sheet	IX-12					<b> </b>	<b> </b>	1		Ц		$\square$	$\square$																1	╞
Landscape Plan on Off plan Geotechnical Report	IX-20 X-8		2 1		L	L	<u> </u>			$\square$			$\dashv$	_	+			L	<b> </b>							$\square$	$\square$		+	╀
Final Drainage Report	X-8 X-5,6				<b> </b>	_	┣_	$\vdash$	1		-'		-1	_		+	+	┨						<b> </b>		$\square$	+	+		╀
Stormwater Management Plan	X-5,6 X-14					<b> </b>	ļ	<b> </b>	┢					_	_			_	<b> </b> _1						_	$\square$		_	+-	╞
Phase I and II Environmental Rerpot	X-14					┞		┨	┞	$\square$				+		+	+	_	<u> </u> '				┞_	<b> </b>	┡	$\square$	$\dashv$	_	+	╀
Traffic Impact Study	X-10,1					$\vdash$		┢	┞		$\square$				-	+	╋				L	┡			-		-	+		╀
			<u> </u>	-	-	┢	_	_	_	$\vdash$	$\vdash$			+	+	+	+	$\vdash$						_		$\square$			+	╀

**r** -

APRIL 1995

IV-13

### **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

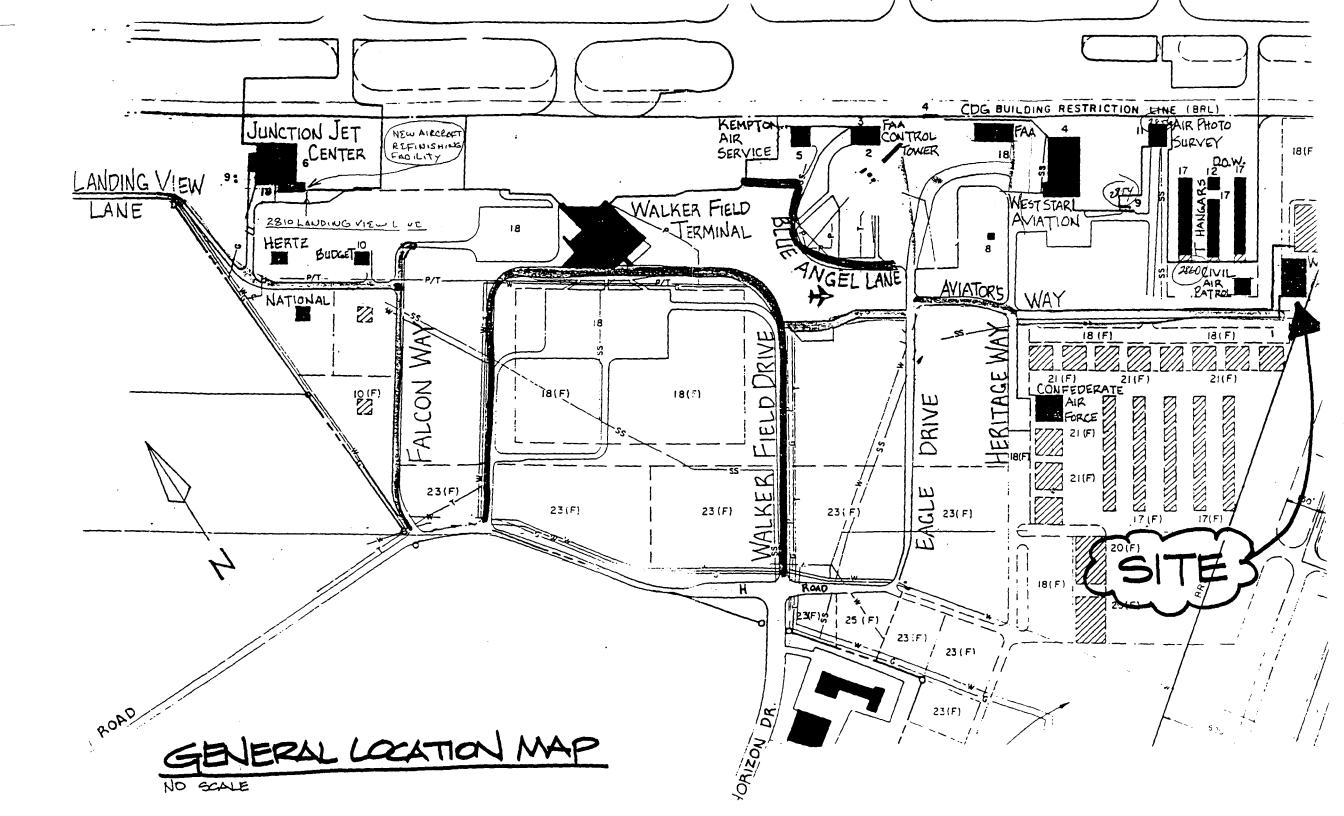
PURSUANT TO RECEIPT OF THE REVIEW COMMENTS FOR OUR PROJECT, I HAVE WRITTEN THIS MEMO TO DESCRIBE OUR PROPOSED SOLUTIONS TO THE ISSUES YOU HAVE IDENTIFIED.

- 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



# **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

Mike Oney, Fawhaus, Inc.

## **PETITIONER'S REPRESENTATIVE:**

**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 <u>ALL</u> ISSUES HAVE BEEN RESOLVED.

WALKER FIELD AIRPORT Dennis Wiss	11/9/95 244-9100
The Walker Field Airport Authority has no objections to the Form 7460, Notice of Proposed Construction or Alteration by the FAA. The Airport Authority would appreciate a context of the text of tex of text of text of text of tex of text of text of tex of	on, is submitted to the FAA and approved
CITY UTILITY ENGINEER	11/13/95
Trent Prall	244-1590
No comment.	
MESA COUNTY BUILDING DEPARTMENT Bob Lee	11/13/95 244-1656
No comments. We are nearing completion of the plan re	eview of this project.
CITY DEVELOPMENT ENGINEER	11/16/95
Jody Kliska	244-1591
No comment.	
COMMUNITY DEVELOPMENT DEPARTMENT Kristen Ashbeck	11/16/95 244-1437

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.

# SPR-95-198 / REVIEW COMMENTS / page 2 of 2

CITY	FIRE DEPARTMENT	11/16/95
Han	k Masterson	244-1414
1.	The Fire Department has no problems with	h this building addition.

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