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File SPR-1996-033

Name: Fuoco Airport Hangar Addition Walker Field

P r e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. 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.
X	X	Table of Contents
		*Review Sheet Summary
		*Application form
		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		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 non-bound reports
		Traffic studies
		*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

Landscape Plan

Due to the need for paved taxiways and a debris free area because of the total safety element that is involved-landscaping will be a consideration with the Airport Authority.

REPORT CHECKLIST AND OUTLINE

GENERAL PROJECT REPORT

CHECKLIST

OK

NA

Typed text

Size: 8½ x 11" format

Bound: If more than 1 page, use a staple.

Name of report on a title page or on the first page of text

OUTLINE

A. Project Description

- ① Location 2848 Heritage Way-Walker Field
- ② Acreage
- ③ Proposed use A basic building with 9 T shaped modules for A/C storage

B. Public Benefit

C. Project Compliance, Compatibility, and Impact

1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacances, discuss the circumstances that justify the request, as required by the Zoning and Development Code)
2. Land use in the surrounding area
3. Site access and traffic patterns
4. Availability of utilities, including proximity of fire hydrants
5. Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.)
6. Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.)
7. Site soils and geology (such as per SCS soils mapping)
8. Impact of project on site geology and geological hazards, if any
9. Hours of operation
10. Signage plans

D. Development Schedule and Phasing

COMMENTS

1. This report should only provide general information, and should not be more than 2 pages long.



"We've got the world
at our wingtips"

WALKER FIELD Airport Authority

2828 Walker Field Drive, Suite 211
Grand Junction, Colorado 81506
(970) 244-9100
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February 12, 1996

Ms. Kristen Ashbeck
Grand Junction City Development
City Hall
250 North 5th St.
Grand Junction, CO 81501

Dear Ms. Ashbeck:

In regards to the permitting process by Mr. James E. Fuoco for construction of an addition to his present hangar, the lease agreement between Walker Field Airport Authority and Mr. Fuoco is in the process of preparation.

The Airport Authority will be finalizing the lease agreement at its scheduled board meeting February 20, 1996. As soon as all parties have signed the lease agreement, copies will be provided for your records and all agencies.

Very Truly Yours,

Marcel J. Théberge, A.A.E.
Airport Director

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