

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: _____

Project Name: Daly Hangar

ITEMS		DISTRIBUTION																		TOTAL REQ'D									
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		
● Application Fee	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	1	
● Planning Clearance *	VII-3	1																											
● 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	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	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	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	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	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.

PRE-APPLICATION CONFERENCE

Date: JUNE 9, 1995

Conference Attendance: M. Drollinger ; K. Ford

Proposal: Hanger

Location: Walker Field

Tax Parcel Number: _____

Review Fee: \$100 + 35 PW Fee = \$135

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? —

Adjacent road improvements required? —

Area identified as a need in the Master Plan of Parks and Recreation? —

Parks and Open Space fees required? — Estimated Amount: _____

Recording fees required? — Estimated Amount: _____

Half street improvement fees/TCP required? — Estimated Amount: _____

Revocable Permit required? —

State Highway Access Permit required? —

On-site detention/retention or Drainage fee required? As per engineer

Applicable Plans, Policies and Guidelines Devel. Code ; Walker Field guidelines

Located in identified floodplain? FIRM panel # —

Located in other geohazard area? —

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? Yes

Avigation Easement required? As per airport

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
- Drainage
- Floodplain/Wetlands Mitigation
- Other _____
- Screening/Buffering
- Landscaping
- Availability of Utilities
- Land Use Compatibility
- Traffic Generation
- Geologic Hazards/Soils

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X

Signature(s) of Petitioner(s)

X

Signature(s) of Representative(s)



FEDERAL AVIATION
ADMINISTRATION

DENVER AIRPORTS DISTRICT OFFICE
5440 ROSLYN STREET, SUITE 300
DENVER, COLORADO 80216-6026
(303) 286-5526

April 24, 1996

Mr. Thomas J. Daly
Daly Construction, Inc.
520 South Hallam Street
Aspen, Colorado 81611

Dear Mr. Daly:

The Aviation Impact Analysis, Case No. 96-DEN-059-NRA, for the proposed construction of a hangar at Walker Field, Grand Junction, Colorado has been completed. Based on this study, the Federal Aviation Administration has no objection to this proposal.

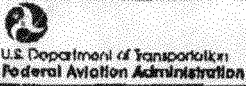
This determination is issued in accordance with FAR Part 77 and concerns the effect of the hangar on the safe and efficient use of navigable airspace by aircraft and does not relieve the proponent of any compliance responsibilities relating to any law, ordinance, or regulation of any Federal, state or local government body.

If you have any questions concerning this determination, please feel free to contact me at the number above.

Sincerely,

Bradley S. Davis
Bradley S. Davis
State Engineer

cc: Marcel Theberge, Airport Director - Walker Field



Notice of Proposed Construction or Alteration

Failure To Provide All Requested Information May Delay Processing Of Your Notice

Aeronautical Study Number

1. Nature of Proposal

A. Type <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alteration *	B. Class <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Temporary (Duration _____ months)	C. Work Schedule Dates Beginning <u>May 15, 96</u> End <u>Sept 30, 96</u>
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* If Alteration, provide previous FAA Aeronautical Study Number, if available:

3A. Name, address, and telephone number of individual, company corporation, etc. proposing the construction or alteration. (Number, Street, City, State, and Zip Code)

Daly Construction, Inc.
520 S. Hallam Street
Aspen, CO 81611
(970) 925-5788
Area Code Telephone Number

3B. Name, address and telephone number of proponent's representative, if different than 3A. above.

Thomas J. Daly
Same as above

(Area Code) Telephone Number

2. Complete Description of Structure

Please describe the proposed construction or alteration.

A. For proposals involving transmitting stations, include effective radiated power (ERP) and assigned frequency. If not known, give frequency band and maximum ERP.

B. For proposals involving overhead wire, transmission lines, etc., include the size and the configuration of the wires and their supporting structures.

C. For buildings, include site orientation, dimensions, and construction materials.

D. Optional— Describe the type of obstruction marking and lighting system desired. The FAA will consider this in their study.

4. Location Of Structure

A. Coordinates (to hundredths of seconds, if known)

Latitude 0 39 07 04 N
Longitude 0 108 31 26 W

B. Nearest City or Town and State
Grand Junction, CO

(1) Distance to 4B
2

(2) Direction to 4B
West

C. Nearest public or military airport, heliport, flightpark, or seaplane base
Walker Field Airport

(1) Distance from structure to nearest point of nearest runway
1/2 mile

(2) Direction from structure to airport
NE

5. Height and Elevation (to nearest foot)

A. Elevation of ground above mean sea level.
4821'

B. Height of structure including all appurtenances and lighting above ground or water.
29

C. Overall height above mean sea level
4850

4D. Source for item 4A data.

USGS 7.5' Quad Chart Survey Other Spooly

Indicate the reference datum.
 NAD 27 NAD 83 Other Specify

4E Description of site location with respect to highways, street, airports, prominent terrain, features, existing structures, etc. Please attach a U.S. Geological Survey Map (or equivalent) showing the construction site. If available, attach a copy of a documented site survey with the surveyor's certification.
Adjoins airport 1 1/2 miles from LH-70

Notice is required by Part 77 of the Federal Aviation Regulations (14 C.F.R. Part 77) pursuant to Section 1101 of the Federal Aviation Act of 1958, as amended (49 U.S.C. app. § 1501). Persons who knowingly and willfully violate the Notice requirements of Part 77 are subject to a civil penalty of \$1,000 per day until the notice is received, pursuant to Section 901(a) of the Federal Aviation Act of 1958, as amended (49 U.S.C. app. § 1471(a)) as well as the fine (criminal penalty) of not more than \$500 for the first offense and not more than \$2,000 for subsequent offenses, pursuant to Section 902(a) of the Federal Aviation Act of 1958, as amended (49 U.S.C. app. § 1472(a)).

I HEREBY CERTIFY that all of the above statements made by me are true, complete, and correct to the best of my knowledge. In addition, I agree to obstruction mark and/or light the structure in accordance with established marking & lighting standards as necessary.

Date: March 19, 1996 Typed or Printed Name and Title of Person Filing Notice: Thomas J. Daly, President Signature: Thomas J. Daly

FOR FAA USE ONLY FAA will either return this form or issue a separate acknowledgment.

The Proposal:

Does not require a notice to FAA.
 Is not identified as an obstruction under any standard of FAR, Part 77, Subpart C, and would not be a hazard to air navigation.
 Is identified as an obstruction under the standards of FAR, Part 77, Subpart C, but would not be a hazard to air navigation.
 Should be obstruction marked lighted per FAA Advisory Circular 70/7480-1, Chapters _____
 Obstruction marking and lighting are not necessary.

Supplemental Notice of Construction, FAA Form 7460-2, is required any time the project is abandoned or

At least 48 hours before the start of construction.
 Within five days after the construction reaches its greatest height.

This determination expires on _____ unless:

(a) extended, revised or terminated by the issuing office;
(b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit is made to the FCC on or before the above expiration date. In such cases the determination expires on the date prescribed by the FCC for completion of construction, or on the date the FCC denies the application.

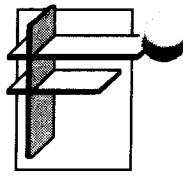
NOTE: Request for extension of the effective period of this determination must be postmarked or delivered to the issuing office at least 15 days prior to the expiration date.
If the structure is subject to the licensing authority of the FCC, a copy of this determination will be sent to that agency.

Remarks

NAD 83 Coordinates (Use these coordinates for any future correspondence with the FAA)

Latitude 39 07 04 N Longitude 108 31 26 W

Issued on _____ Signature _____ Date _____



FORD CONSTRUCTION COMPANY, INC.

June 26, 1996

Community Development
250 N. 5th Street
Grand Junction, CO 81501

Subject: Narrative for proposed project:
Daly Hangar, Walker Field Airport
Grand Junction, CO

The subject property is located at Walker Field Airport, Grand Junction, Colorado. Currently, an address has not been assigned to this building. A lease agreement is being arranged with the Airport Authority. Upon completion of the lease documents, an address will be assigned to this building. The proposed hangar is on the west end of Taxi C-1A.

This is a new 100' x 70' x 21' pre-engineered metal building with a 70' x 21' clear bifold door. This 7,000 square foot hangar facility is a needed and complimentary addition to our airport facility. The Walker Field Airport is well established with similar hangars and we believe this construction will fit in well with the surrounding properties.

This facility will be capable of housing two (2) twin engine private aircraft. There will be no employees working on a regular basis in the hangar.

There will be no special or unusual demands on utilities required for this facility. A 150-amp single phase electrical service will be installed for basic minimal lighting and the operation of the electric bifold hangar door. A natural gas meter will be installed to service a single 200,000-BTU unit heater for minimal interior tempering during the winter months.

The native soil of this leased area consists of decomposed shales on the top 4' to 6' with deep bedded shales located beneath this top layer.

The development schedule is proposed to start as soon as possible with completion scheduled for early fall.

Thank you for your attention in the matters concerning this property.

Thank you,

Kelly Ford
President

Formerly Kelco General Contractors

714 Arrowst Rd., Ste. A • Grand Junction, CO 81505 • (970) 245-9343 • FAX: (970) 245-5090

REVIEW COMMENTS

Page 1 of 1

FILE #SPR-96-151

TITLE HEADING: Daly Hanger

LOCATION: Walker Field Airport

PETITIONER: Tom Daly

PETITIONER'S ADDRESS/TELEPHONE: 520 West Hallam
Aspen, CO 81611
925-5788

PETITIONER'S REPRESENTATIVE: Ford Construction

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY COMMUNITY DEVELOPMENT

7/16/96

Michael Drollinger

244-1439

No comment.

CITY DEVELOPMENT ENGINEER

7/16/96

Jody Kliska

244-1591

Is the parking lot to be constructed over an existing drainage ditch?

CITY FIRE DEPARTMENT

7/12/96

Hank Masterson

244-1414

Access road from Aviator's Way to hanger must be at least 20' wide.

MESA COUNTY BUILDING DEPARTMENT

7/3/96

Bob Lee

244-1656

1. Fire-walls may be required on building as determined by location on property and/or relation of building to other buildings on property.

WALKER FIELD AIRPORT

7/5/96

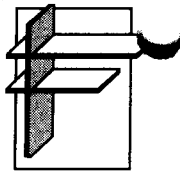
Dennis Wiss

244-9100

1. 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.

TO DATE, NO COMMENTS RECEIVED FROM:

City Utility Engineer



FORD CONSTRUCTION COMPANY, INC.

REVIEW COMMENTS RESPONSE

July 19, 1996

Michael Drollinger
City of Grand Junction
Community Development
250 N. 5th Street
Grand Junction, CO 81501

FILE: #SPR-96-151

TITLE HEADING: Daly Hangar

LOCATION: Walker Field Airport

PETITIONER'S ADDRESS/TELEPHONE: 520 West Hallam
Aspen, CO 81611

PETITIONER'S REPRESENTATIVE: Ford Construction Co., Inc.

STAFF REPRESENTATIVE: Michael Drollinger

Mr. Drollinger:

The following is our response to the Review Comments for the Daly Hangar project referenced above.

CITY COMMUNITY DEVELOPMENT

Michael Drollinger

244-1439

No response required.

CITY DEVELOPMENT ENGINEER

Jody Kliska

244-1591

Drainage is handled by 36" RCP between Daly Hangar (2857 Aviators Way) and Johnson Hangar (2853 Aviators Way). No drainage ditch currently exists on site.

Formerly Kelco General Contractors

714 Arrowest Rd., Ste. A • Grand Junction, CO 81505 • (970) 245-9343 • FAX: (970) 245-5090

Michael Drollinger
July 19, 1996
Page 2

GRAND JUNCTION FIRE DEPARTMENT

Hank Masterson

244-1414

We will construct the access road a minimum of 20' wide.

MESA COUNTY BUILDING DEPARTMENT

Bob Lee

244-1507

Two (2) 70' fire walls will be installed.

WALKER FIELD AIRPORT

Dennis Wiss

244-9100


A completed Form 7460 was submitted on March 19, 1996 and approval was received on April 24, 1996. Copies of the documents are attached.

If I can be of further assistance to you, please call me at 245-9343.

Thank you,


Kelly Ford
President

MEMORANDUM

DATE: July 24, 1996
TO: Jody Kliska
FROM: Michael T. Drollinger 
RE: RESPONSE TO REVIEW COMMENTS
SPR-96-151/Daly Hanger

Please review the attached response to comments on the above project and advise in writing no later than **Friday, July 26, 1996** whether your department's identified concerns have been met. Section 4-14 of the Zoning and Development Code requires that a final decision for a Site Plan Review be rendered within five working days after a response to comments is received from the petitioner. If no response is received by noon on the above date, I will assume that your department's concerns have been adequately addressed.

CONCERN IS ADDRESSED.

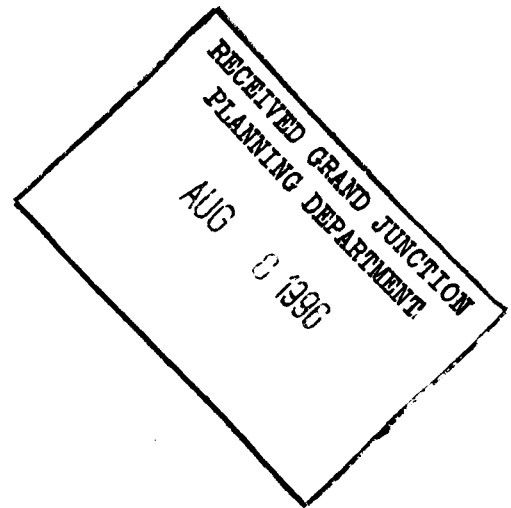
J. Kliska
7-24-96

WALKER FIELD Airport Authority

2828 Walker Field Drive, Suite 211
Grand Junction, Colorado 81506
(970) 244-9100
FAX (970) 241-9103

August 6, 1996

Mr. Michael Drollinger
Senior Planner
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501



Dear Mr. Drollinger:

Pursuant to a request by Mr. Tom Daly, this is to confirm that the Walker Field Airport Authority does not have a problem with extending the width of the roadway from Aviators Way to Mr. Daly's property line from 12 feet to 20 feet in order to comply with City requirements relative to roadway width.

If you have any questions, please feel free to call me at 244-9100.

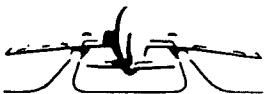
Sincerely,

WALKER FIELD AIRPORT AUTHORITY

A handwritten signature in cursive script that reads "Corinne C. Nystrom".

Corinne C. Nystrom, A.A.E.
Airport Manager

cc: Tom Daly



"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
FAX (970) 241-9103

Mr. Michael Drollinger
Senior Planner
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

December 16, 1996

Dear Michael:

I have had a chance to review the Daly lease regarding the 12 foot vehicle access onto this leasehold and whether or not this access was widened to 20 feet. I was able to determine that this vehicle access way is actually outside the leasehold boundaries and was granted to Mr. Daly so he could access his property.

This is similar to what has been done with the other tenants, with one exception, along Aviator's Way. The Airport Authority has provided them with access to their parcels without requiring them to lease the access routes from Aviator's Way to their properties. The one tenant was required to lease the access route for parking spaces due to the nature of his business.

As Corinne Nystrom, Airport Manager, stated in her letter of August 6, 1996, the Authority is agreeable to widening this access roadway in order to meet the City Fire Department request and for purposes of clarification, now considers this roadway to be 20 feet in width.

Mr. Daly's lease has not specifically been amended to show the increased width in the roadway although documents in his file do indicate that the Airport Authority does now consider this access route to be 20 feet wide. In order to amend this lease to show the increased roadway width, a second survey of the site would have to be performed as well as the lease itself being amended with Mr. Daly and the Airport both signing the amendment.

In order to defray any further costs that might be associated with this amendment, we would like to consider the roadway to be 20 feet wide and show this through the letters and documents in Mr. Daly's file without going through the expense of a survey and amendment.

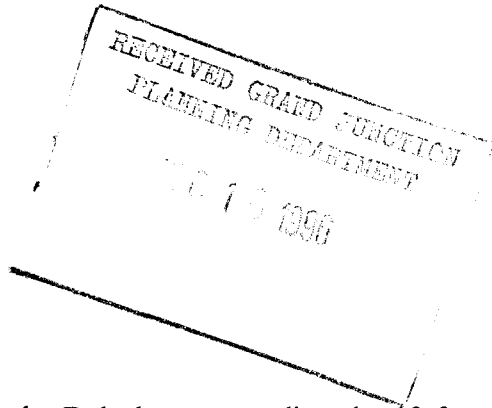
If this arrangement is sufficient to meet your needs, or if we need to do something else, please let me know.

Sincerely;



Dennis Wiss, A.A.E.
Director of Operations and Planning

cc: C. Nystrom, Airport Manager
Zoning/Dalyroad



"We've got the world
at our wingtips"

