



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 2865 Aviator Way

Project Name: Studio Arizona GYM HANGARS

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 \$100.00	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																									
● <del>11"x17" Reduction of Assessor's Map</del> ● <u>Submittal Plan</u>	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
● <del>Evidence of Title</del>	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 <u>Site Plan</u>	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																								

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

PRE-APPLICATION CONFERENCE

Date: 11/28/95 8-28-96
Conference Attendance: Kathy L., Paul Maynard G.C. Gimple
Proposal: Hanga
Location: 2865 Aviator Way

Tax Parcel Number:
Review Fee: 9100.00

(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? TCP Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required? airport drainage facility?
Applicable Plans, Policies and Guidelines Report
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

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.

Signatures of Petitioner(s) and Representative(s)

GM Hangars  
2865 Aviators Way  
Walker Field  
Grand Junction, Co., 81506

August 28, 1996

Dear Sirs and Ms.;

It is the intention of the partnership of GM Hangars, comprised of Paul E. Maynard and Gordon C. Gimple to construct a hangar complex at Walker Field.

It will comprise of conventional hangar 50' x 54' with a bi-fold door joined to a hangar canopy 122' long and 54' wide.

The under roof area will be a monolithic concrete pour.

The ramp area will be asphalt.

Details are provided in the engineering plans provided by Paradigm Building Systems and L. J. Lindauer Inc, Structural Engineers.

Respectfully Submitted,

Gordon C. Gimple and Paul E. Maynard

*Michael*

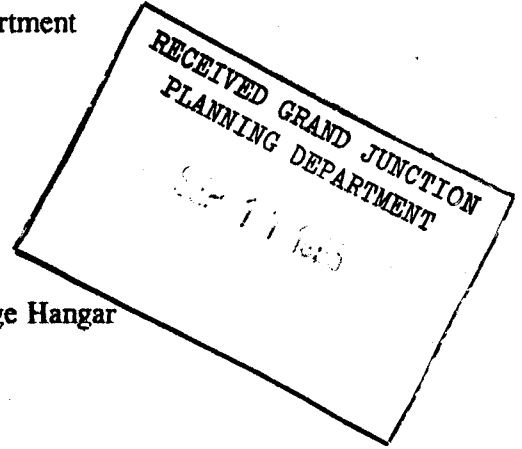
# WALKER FIELD Airport Authority

1828 Walker Field Drive, Suite 211  
Grand Junction, Colorado 81506  
(970) 244-9100  
FAX (970) 241-9103

Ms. Katherine Portner  
Grand Junction Community Development Department  
250 North Fifth Street  
Grand Junction, CO 81501

September 11, 1996

RE: Bud Gimple/Paul Maynard Aircraft Storage Hangar



Dear Katherine:

Bud Gimple has notified me that there may be some problems or confusion with the classification of the land between this proposed building and the road, Aviator's Way, that leads to this building.

There is approximately 40 feet from the edge of the roadway to this property site. The Walker Field Airport Authority considers this 40 foot section to be an ingress/egress route only. As this area is not included in the leasehold area and the tenants are not paying for the use of this area, the Airport Authority does not consider it to be a parking area.

As Mr. Gimple and Maynard have stated, it is their intent to have their tenants park in the areas where the aircraft are parked and not outside in this 40 foot deep area.

If the parties involved wish to turn this area into parking at a later time, there appears to be sufficient clearance to comply with City parking requirements but to do this would require the tenants to request an addendum to their lease.

If I can help to clarify this issue any further, please let me know.

Sincerely;

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

cc: Bud Gimple/Paul Maynard

Date	9/11/96	# of pages	1
From	Paul Maynard	To	K. Portner
Company	Walker Field	Co/Dept	6-2000
Phone #	244-9100	Phone #	244-1599
Fax #	241-9103	Fax #	244-1599
Post-It® Fax Note	7671		



"We've got the world  
at our wingtips"

# REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-207

TITLE HEADING: Aircraft Hangars

LOCATION: 2865 Aviators Way

PETITIONER: G M Hangars

PETITIONER'S ADDRESS/TELEPHONE: c/o G. C. Gimple  
1933 S Broadway  
Grand Junction, CO 81503  
245-5287 / 250-3887

STAFF REPRESENTATIVE: Michael Drollinger

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

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**CITY COMMUNITY DEVELOPMENT** 9/25/96  
**Michael Drollinger** 244-1439

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No comment.

**CITY DEVELOPMENT ENGINEER** 9/25/96  
**Jody Kliska** 244-1591

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1. The City Development Code does not allow gravel parking for required parking area. Paving is required.
2. Is there an outlet for the detention areas or is runoff contained? Is the proposed detention area depressed so there is some volume capacity? The airport has a drainage system of sorts, but it is not clear from this drawing if storm runoff will be directed to the airport's storm system.

**CITY UTILITY ENGINEER** 9/23/96  
**Trent Prall** 244-1590

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1. Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding sewer plant investment fees.
2. Please contact Dan Tonello with the Industrial Pretreatment section (244-1489) at the Persigo Sewer Treatment Plant for industrial waste review.

**CITY FIRE DEPARTMENT** 9/23/96  
**Hank Masterson** 244-1414

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1. Petitioner is required to install a padlock keyed to our Knox master key system on the access gate to this facility. Contact the Fire Department for more information.
2. Submit a complete set of building plans to the Fire Department for our review and approval. A Building Permit Clearance form will be issued upon completion of our review.

**MESA COUNTY BUILDING DEPARTMENT** 9/17/96  
**Bob Lee** 244-1656

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No comments. We have reviewed the plans on this project.

**WALKER FIELD AIRPORT AUTHORITY**

9/19/96

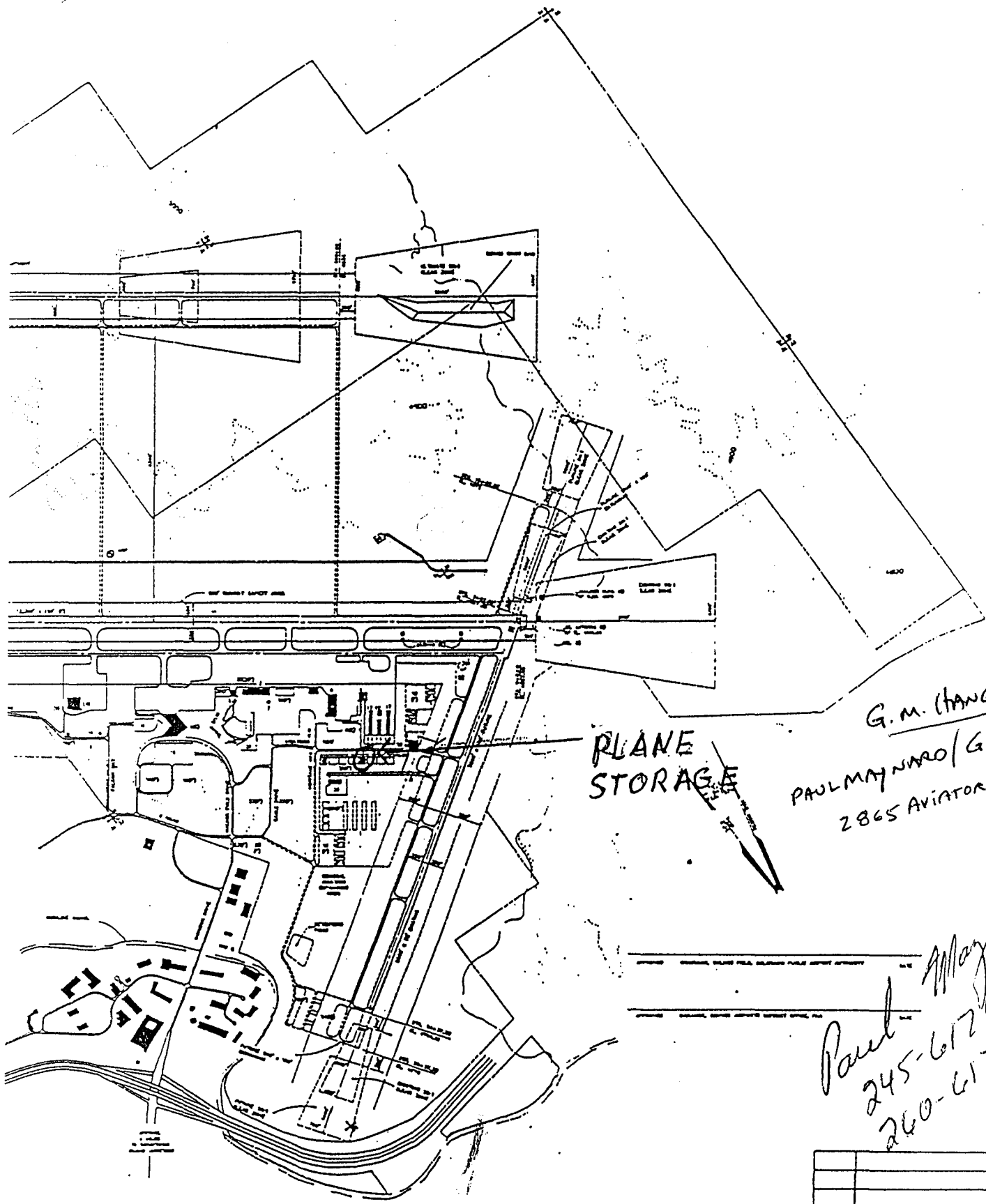
**Dennis Wiss**

**244-9100**

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The Walker Field Airport Authority has no objections to this proposed construction.

We would ask that an approved copy of the FAA Form 7460 be forwarded to the Airport Authority when the petitioners receive it from the FAA.



G.M. HANGARS  
 PAUL MAYNARD/G.C. GIMPLE  
 2865 AVIATORS WAY

PLANE  
 STORAGE

Paul Maynard  
 245-6170  
 260-6170

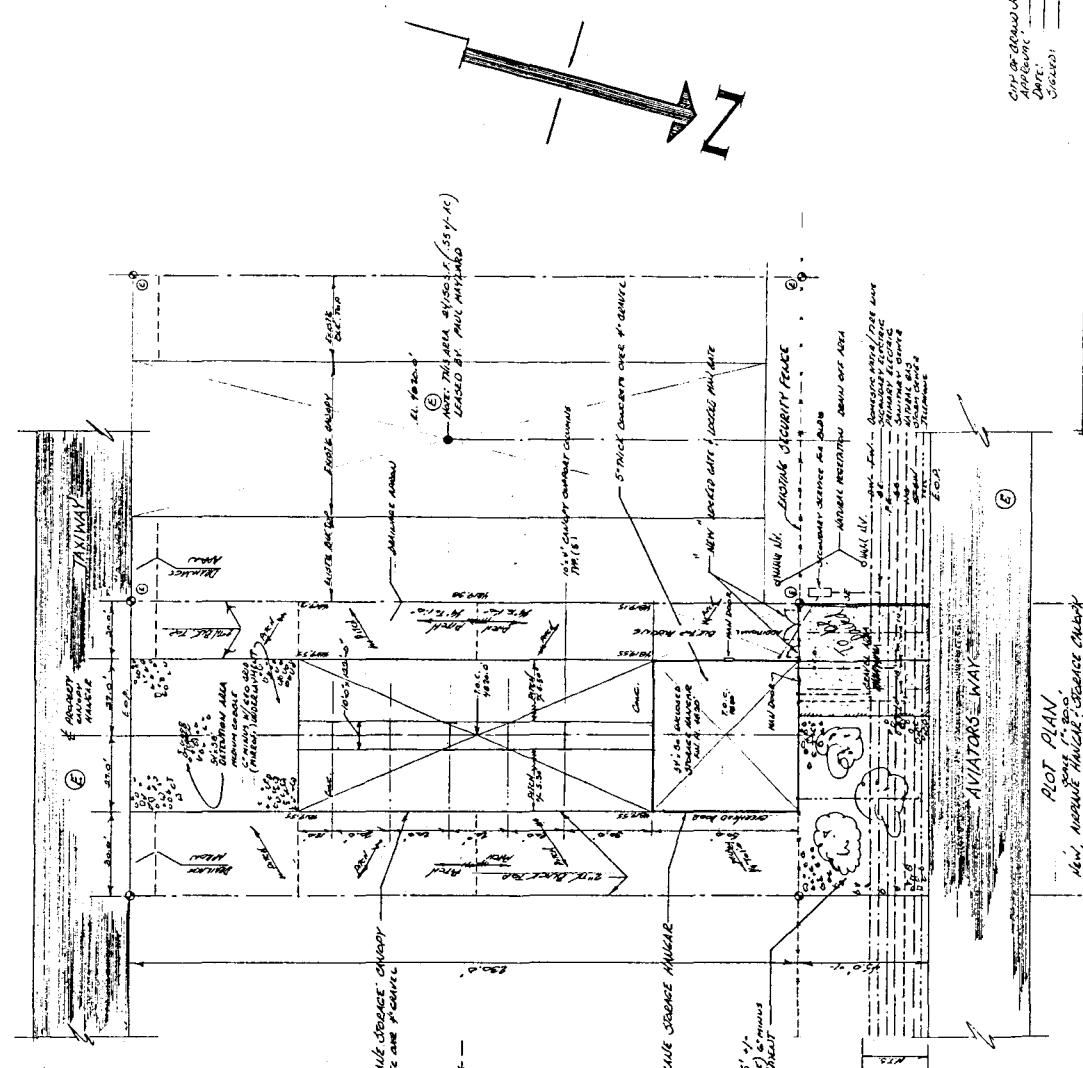
T LAYOUT PLAN

REV	DATE

Prepared by: Drawn by: Checked by: Approved by: Date:	<b>ARMSTRONG CONSULTANTS, INC.</b> 411 First Avenue Grand Junction, Colorado 81501 (303) 542-1700
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ACCEPTED FOR RECORDING  
DATE: 11/10/76  
BY: [Signature]  
PROJECT NO. 11-1-1976-207



- LEGEND**
- 14000' TOP OF AIRCRAFT TAC.
  - FLUSH WALLS
  - ROBERTY CORNERS
  - PERIMETER WALL
  - DOMESTIC WATER
  - FIRE WATER
  - SECONDARY ELECTRIC
  - PRIMARY ELECTRIC
  - SAUNTRY CENTER
  - NATURAL GAS
  - STORY CENTER
  - TELEPHONE
  - MINOR SLOPE
  - EDGE OF PAVEMENT
  - TOP OF CONCRETE
  - CONCRETE EDGE
  - NATURAL VEGETATION
  - EXISTING
  - COBBLE STONE
  - GRAVEL PAVING
  - EXISTING + NEW SECURITY FENCE
  - TREES
- 5 1/2" x 8" x 12" AIRPLANE STORAGE CANOPY  
5" THICK CONCRETE AND 4" CORNER
- NEW 80' AIRPLANE STORAGE HANGAR
- DETENTION AREA 64' x 45' x 4'  
REDUM GABLE (MASONRY) WITH  
WOOD SHED PLACEMENT  
BRASSIUM CORNER TREES

**NOTE:**

1. 4" CONCRETE JUBS ABOVE CLASSY
2. 2" BRICK TOP (APPROX) MOUNTS IN
3. 2" BRICK TOP (APPROX) MOUNTS IN
4. 2" BRICK TOP (APPROX) MOUNTS IN
5. 2" BRICK TOP (APPROX) MOUNTS IN
6. 2" BRICK TOP (APPROX) MOUNTS IN
7. 2" BRICK TOP (APPROX) MOUNTS IN
8. 2" BRICK TOP (APPROX) MOUNTS IN
9. 2" BRICK TOP (APPROX) MOUNTS IN
10. 2" BRICK TOP (APPROX) MOUNTS IN

CITY OF BROWARD COUNTY  
APPROVING  
DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

MESA COUNTY  
APPROVING  
DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

**AIRPLANE HANGAR + STORAGE CANOPY**  
2005 AVIATORS WAY  
WYLER FIELD, GRAND JUNCTION, CO.

OWNER: PAUL HANLON  
OWNER: GORDON CHASE  
OWNER: PAUL HANLON  
DATE: 11/10/76  
DATE: 11/10/76  
DATE: 11/10/76  
SITE: 11-1-1976-207  
SCALE: 1/8" = 1'-0"  
SHEET NO. 1 OF 1

REVISIONS:  
1. 1. 11/10/76  
2. 11/10/76  
3. 11/10/76  
4. 11/10/76

**PILOT PLAN**  
2005 AVIATORS WAY  
WYLER FIELD, GRAND JUNCTION, CO.