

# TRANSMITTAL LETTER

AIA DOCUMENT G810

PROJECT: Chris G. Evans, Inc.  
(name, address) Office/Hangar  
75th St., Thunderbird Ind. Park

ARCHITECT'S  
PROJECT NO:

DATE: January 23, 1985

TO: Mike Leary  
Associate Planner  
Zoning Department  
City of Scottsdale

If enclosures are not as noted, please  
inform us immediately.

If checked below, please:

ATTN:

( ) Acknowledge receipt of enclosures.  
( ) Return enclosures to us.

WE TRANSMIT:

(X) herewith ( ) under separate cover via  
( ) in accordance with your request

FOR YOUR:

(X) approval ( ) distribution to parties ( ) information  
( ) review & comment ( ) record  
( ) use ( )

THE FOLLOWING:

( ) Drawings ( ) Shop Drawing Prints ( ) Samples  
( ) Specifications ( ) Shop Drawing Reproducibles ( ) Product Literature  
( ) Change Order (X) Permit Application

COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
			Use Permit # 12UP85 Package	

ACTION A. Action indicated on item transmitted  
CODE B. No action required  
C. For signature and return to this office

D. For signature and forwarding as noted below under REMARKS  
E. See REMARKS below

REMARKS

COPIES TO:

(with enclosures)

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JONES & MAH ARCHITECTS, INC.

BY: W. Wilson Jones



January 22, 1985

OFFICE/HANGAR  
75th STREET, THUNDERBIRD INDUSTRIAL PARK  
12 UP 85

We are proposing to construct a two story office building of approximately 2,000 square feet per floor and a 60' x 64' hangar with an adjacent staging area. Included in the staging area are provisions for the storage and dispensing of jet fuel.

This property was previously granted a use permit for an office building and two hangars without a staging area. Due to the staging requirement, we are re-submitting the site plan with only one hangar.

DATE: February 7, 1985  
TO: Neal Pascoe, Zoning Manager  
FROM: Carder Hunt, Airport Director  
SUBJECT: **AIRPORT ADVISORY COMMISSION ACTION: CASE 12-UP-85**

#### **RECOMMENDATION**

The Airport Advisory Commission recommends approval of Case 12-UP-85, a request for a use permit at 15230 N. 75th Street to construct an office/hangar complex with provisions for the storage and dispensing of jet fuel, subject to the following stipulations:

1. No revenue producing aeronautical specialty shop or fixed base operations or activities of any kind are permitted off airport.
2. All aircraft must be registered with the office of the dAirport Director.
3. Aircraft owner/operators of aircraft based in the Industrial Airpark shall pay to the City of Scottsdale a monthly fee as per Ordinance #1060.
4. Developer shall file FAA Form 7460-1, if required.
5. No variances to airport height restriction per Ordinance #1254 shall be permitted.
6. At no time, including construction period, will safety zone easement (30 feet from taxiway edge) be obstructed.
7. Developer shall provide sufficient area for aircraft staging or preflighting without obstructing taxiway safety zone.
8. Vehicular access points to taxiway shall be gated.
9. No rental of hangars unless in conjunction with an otherwise permitted use.
10. No major maintenance permitted in hangars unless building is designed accordingly.
11. Fuel farm may be used by owner/occupant only.
12. The use permit holder shall be responsible for all spillage and/or leakage; and shall be responsible for fuel tank inventory.

13. The use permit holder shall have the "N" numbers of those aircraft hangared at the site inscribed on a placard and affixed to the fuel tank dispensing equipment.
14. This use permit may be revoked by the City of Scottsdale for failure to comply with the above stipulations.

#### **RATIONALE**

This office/hangar complex will be constructed on a 0.46 acre site adjacent to the Greenway Taxiway, including a single hangar and a two-story office building with approximately 4,000 sq. ft. of office space. A staging area is provided, and hangar doors will open onto the staging area.

The site plan has been designed to utilize a relatively small site, including provisions for a staging area. The applicant has attempted to address all of the concerns voiced by the Airport Advisory Commission for comparable developments. The Airport Advisory Commission recommended approval by a vote of 7 to 0.

CH:pb

cc: Communication File  
Airport Commission Agenda File