

Pegasus Airpark Application to Operate Commercial Business

This application is intended to identify the proposed business activity, operating location, access needs, and potential impacts on Pegasus Airpark facilities.

1. Applicant Information

Business Name: _____
Legal Entity Name, if different: _____
Business Mailing Address: _____
Business Phone: _____ Business Email: _____
Website: _____
Primary Contact Name: _____
Primary Contact Phone: _____ Primary Contact Email: _____
Responsible Party / Authorized Representative: _____
Title / Role: _____ Emergency Contact Name and Phone: _____

2. Proposed Airpark Operating Location

Hangar Unit / Lot / Address: _____
Hangar Owner Name: _____
Owner Mailing Address, if different from business address: _____
Owner Phone: _____ Owner Email: _____

Applicant confirms that the proposed commercial business will be conducted only by the hangar owner and not by a renter, lessee, subtenant, licensee, or other third party.

☐ I confirm

Signature / Initials: _____

3. Business Description

Type of Business: _____

Please describe the business activities proposed to occur at Pegasus Airpark:

Will the business involve any of the following?

- | | |
|--|---|
| ☐ Aircraft maintenance or repair | ☐ Aircraft storage |
| ☐ Flight instruction | ☐ Aircraft sales or brokerage |
| ☐ Parts, tools, or equipment sales | ☐ Detailing or cleaning |
| ☐ Manufacturing, assembly, or fabrication | ☐ Customer visits by appointment |
| ☐ Fuel, oil, chemicals, batteries, or hazardous materials | ☐ Other: _____ |

Describe any materials, tools, equipment, chemicals, or vehicles expected to be used or stored on site:

Retail or public walk-in business activity is not permitted at Pegasus Airpark. Any customer, vendor, or visitor access must be limited to approved business activities and may be subject to appointment-only or access-control requirements.

4. Hours and Staffing

Proposed days and hours of operation:

Expected number of people working on site during normal business operations:

Average: _____ Maximum at one time: _____

Expected number of customers, vendors, or visitors per day/week:

Will customers or vendors visit the site by appointment only?

☐ Yes ☐ No

5. Vehicle Parking Plan

Describe the expected parking needs for employees, customers, vendors, and business vehicles:

Number of regular employee vehicles: _____ Customer/visitor vehicles expected at one time: _____

Number and type of business vehicles, trailers, or service vehicles: _____

Where will vehicles park?

Will any vehicles, trailers, equipment, or materials be parked or stored outside the hangar/unit?

☐ Yes ☐ No

If yes, describe:

6. Trash and Waste Disposal

Describe the type and estimated volume of trash or waste generated by the business:

Expected dumpster use:

- ☐ None/minimal
- ☐ Regular business trash use
- ☐ Special waste disposal required
- ☐ Normal household/office-level use
- ☐ Heavy/increased use

Estimated bags, boxes, or cubic yards per week: _____

Will the business dispose of packaging, pallets, crates, parts, fluids, batteries, tires, hazardous materials, or other nonstandard waste?

- ☐ Yes
- ☐ No

If yes, describe disposal method:

7. Restroom and Common Area Use

Will employees, customers, vendors, or contractors use Pegasus Airpark common restroom facilities?

- ☐ Yes
- ☐ No
- ☐ Occasionally

Estimated number of users per day/week: _____

Describe anticipated use:

8. Deliveries, Shipping, and Access

Will the business receive deliveries at Pegasus Airpark?

☐ Yes

☐ No

Expected delivery frequency:

☐ Daily

☐ Several times per week

☐ Weekly

☐ Monthly

☐ Occasional

Delivery providers expected:

☐ USPS

☐ UPS

☐ FedEx

☐ DHL

☐ Freight carrier

☐ Parts vendors

☐ Other: _____

Expected outbound shipping frequency and volume:

Will freight trucks, box trucks, semi-trucks, couriers, or vendor vehicles require gate or Airpark access?

☐ Yes

☐ No

Describe how delivery/shipping vehicles will access the operating location:

Will deliveries require gate codes, escorts, prior scheduling, or special access instructions?

Will deliveries ever block taxiways, roadways, hangar access, common areas, or neighboring units?

☐ Yes

☐ No

If yes, explain mitigation plan:

9. Operational Impacts and Restrictions

Will the business create noise, fumes, dust, odors, vibration, lighting, traffic, or other impacts beyond normal private hangar use?

☐ Yes

☐ No

If yes, describe:

Will any business activities occur outside the hangar/unit?

☐ Yes

☐ No

If yes, describe:

Will signage be requested or displayed?

☐ Yes

☐ No

If yes, describe proposed signage:

10. Impact Fees and Cost Recovery

Pegasus Airpark may assess additional impact fees or cost-recovery charges if the approved business operation increases Airpark expenses, including but not limited to trash collection, dumpster service, restroom supplies, restroom cleaning, common-area maintenance, gate/access administration, or other shared facility costs.

☐ I understand and agree that Pegasus Airpark may assess impact fees or cost-recovery charges for increased use of trash, dumpster, restroom, common-area, gate/access, or other shared facilities.

Applicant Initials: _____

11. Insurance, Licensing, and Compliance

All approved commercial business operations must maintain a minimum \$5,000,000 liability insurance policy. Pegasus Airpark must be named as an additional insured on the policy.

Applicant must provide a current certificate of insurance before beginning operations and must keep coverage active for as long as the commercial business is operating at Pegasus Airpark.

☐ I agree to maintain a minimum \$5,000,000 liability insurance policy with Pegasus Airpark named as an additional insured.

Applicant Initials: _____

Applicant shall provide copies of all applicable business licenses, permits, insurance certificates, and regulatory approvals required for the proposed operation.

Required documents, if applicable:

☐ Business license

☐ Certificate of insurance naming Pegasus Airpark as additional insured

☐ Aircraft maintenance certifications

☐ FAA-related authorizations

☐ Hazardous materials handling plan

☐ Other: _____

Applicant agrees to comply with all Pegasus Airpark rules, CC&Rs, airport/airpark operating rules, local ordinances, zoning requirements, FAA regulations, environmental requirements, and applicable laws.

12. Applicant Certification

I certify that the information provided in this application is true and complete. I understand that approval, if granted, may be conditioned on limitations related to parking, access, trash use, restroom/common-area use, deliveries, hours of operation, signage, safety, insurance, or other operational impacts.

I acknowledge that only Pegasus Airpark hangar owners may apply to conduct commercial business operations at Pegasus Airpark. Renters, lessees, subtenants, licensees, or other non-owner occupants are not eligible to operate a commercial business from a Pegasus Airpark hangar.

I understand that Pegasus Airpark may revoke or modify approval if the business operation creates unapproved impacts, violates Airpark rules, fails to maintain required insurance, or materially differs from the information provided in this application.

Applicant Name: _____

Title: _____

Signature: _____

Date: _____

13. Pegasus Airpark Review

For Airpark Use Only

Application Received Date: _____

Reviewed By: _____

☐ Approved

☐ Approved with Conditions

☐ Denied

☐ Additional Information Required

Conditions of Approval:

Additional Fees Assessed:

☐ None

☐ Trash/Dumpster Fee: \$ _____

☐ Restroom/Common Area Fee: \$ _____

☐ Access/Gate Fee: \$ _____

☐ Other: \$ _____

Approval Signature: _____

Date: _____