



TAC AIR - APA - Hangar and Office

Project Narrative:

April 7, 2022

Project Name / Location: TAC AIR - New Hangar / Office
7425 S. Peoria Court
Englewood, CO 80112

Projects Overview:

TAC Air is working to expand their existing campus located on the Northside of the (APA) Centennial Airport within their existing Lease hold. The TAC lease hold will need to be expanded to include additional land. Our survey teams as well as TAC leadership and the airport will work to define and confirm this lease area. TAC Air would like to construct a new Hangar and Office structure that would consist of 2,000 SF new office space that will include numerous offices, lobby and various other supporting spaces. This office would be attached to a hangar consisting of 27,500 SF with a tall door (30' is desired). The modified site plan will require a reconfiguration of numerous site utilities and an added sand filtration pond. There will be various required fence and gate modifications to meet both airport and SMFR requirements. TAC Air will continue to work diligently to prepare the development plans in order to meet the outlined schedule below.

Proposed Use: Campus Expansion (New Hangar and Office Structure)

Proposed Structures: New Hangar Space (Aircraft Storage and Office Facility)

- Hangar A - 27,500 GSF
- Office - 2,000 GSF

Open Space

- TBD SF (landscaping / open space)

Number of Structures: One combined structure with all of the uses above included

Public Infrastructure

New curb cuts (2) on to S. Peoria St.
Newly planned enhanced airport drive entrance off of S. Peoria St.
Extension of public utilities to the site (including water and sewer)

Anticipated / Desired Timeline

New Hangars / Office	
Permitting / Approvals	8.15.22
Construction Start	9.1.22
Completion	9.1.23



**Arapahoe County Water and Wastewater
Authority**

13031 E Caley Avenue, Centennial, CO 80111-9364
Phone (303) 790-4830, Fax (303)790-9364

March 9, 2022

Mr. Jim Allen
TJC Limited
8751 E. Hampden Ave, Suite B10
Denver, CO 80231
jim.allen@tjcivil.com

RE: Capacity to Serve – Tac Air Expansion, 7425 S. Peoria Circle, Englewood, CO 80111 (APN 2075-36-3-00-013)

Dear Mr. Allen:

This conditional will serve letter is submitted for the purpose of establishing that the Arapahoe County Water & Wastewater Authority has capacity to serve water and sewer to the proposed development cited above under the following terms and conditions:

1. This property is located within the boundaries of the Arapahoe County Water & Wastewater Authority.
2. The Authority has the capacity to serve the above property under the following conditions:
 - a. That, prior to any actual service to the project, the developer pays all fees and costs in compliance with the rules and regulations of the Authority as the same are amended from time to time.
 - b. That there has been compliance with all rules and regulations of the Authority as the same are amended from time to time.

This conditional will serve letter will expire 1 year from the date of this letter. Should you have any questions pertaining to the ability and the conditions attached to service of this project, please advise.

Respectfully,

Steve Witter
General Manager

CC: Development Services

SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



March 31, 2022

7425 S. Peoria Circle
Englewood CO 80111

Attn: Jim Allen, P.E.

RE: "Will-Serve" Letter for TAC Air Expansion 7245 S Peoria Circle

Dear Jim:

The purpose of this letter is to confirm that the subject address is within the jurisdictional boundaries of South Metro Fire Rescue, a Special District in the State of Colorado with powers and duties outlined in section 32-1-1002 of the Colorado Revised Statutes. South Metro Fire Rescue provides fire prevention, fire suppression, emergency medical, and special team response services to properties within its jurisdictional boundaries. Any questions regarding our services may be directed to our office at 720-989-2230.

Sincerely,

Jeffrey Sceili
Plan Reviewer

cc: file TAC Air Expansion

Preliminary Web Documents