

**REPORT/ RECOMMENDATION TO THE BOARD OF COMMISSIONERS OF
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY AND
RECORD OF ACTION**

June 17, 2021

FROM: Michael Fronapfel, Director of Planning & Development

SUBJECT: Development Plan for an AeroColorado Private Office/Hangar on FBO Lot 15

RECOMMENDATION: Approval of the AeroColorado Private Office/Hangar Development Plan for FBO Lot 15 provided the following conditions are met:

1. All comments from the Airport Authority and the referral agencies (Arapahoe County Planning & Engineering, Southeast Metro Stormwater Authority, Cherry Creek Basin Water Quality Authority, Arapahoe County Water & Wastewater Authority, South Metro Fire Rescue Authority) must be addressed to their satisfaction prior to construction.
2. Construction must be completed within 2 years of Board approval.
3. An estimated 3% construction fee will need to be paid to the Airport Authority before the start of construction and if construction costs are greater than estimated this additional construction fee will need to be paid prior to the release of the Certificate of Occupancy.

BACKGROUND: AeroColorado is proposing to construct a private 20,000 square foot aircraft storage hangar with 4,500 square feet of attached office. The facility will be located south of the crosswind runway on the FBO Lot 15 lease parcel which is included in SunBorne's leasehold.

See the attached letter of intent, will serve letters, staff and referral agency comments and responses and the proposed Development Plan.

Pending Board approval, construction is expected to begin July 2021 with completion by June 2022.

FINANCIAL DATA: AeroColorado did not pay the 3% construction fee on their previous development that was completed in June 2014 on FBO Lot 7 however the construction fee has now been paid in full. Staff has recommended as a condition of approval, that AeroColorado pay an estimated 3% construction fee on their new hangar development prior to starting construction and if needed pay an additional construction fee prior to the release of the Certificate of Occupancy if the construction costs are greater than estimated.

REVIEW BY OTHERS: L. Hinton, G. Balk, G. Conley, R. Keller

PRESENTERS: Michael Fronapfel

Action of the Board of Commissioners

| | 1 st | 2 nd | YES | NO | ABS |
|---------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Bagnato | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Baker | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Doubek | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Holen | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Sharpe | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

PRELIMINARY WEB DOCUMENT