



**Arapahoe County Water and Wastewater
Authority**

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

April 29, 2021

Mr. Barry Sherman
BA Group
8082 S. Interport Blvd., Suite 200
Englewood, CO 80112

RE: Capacity to Serve – Modern Aviation Denver, LLC - 8201 S. Interport Blvd., Englewood, CO 80112

Dear Mr. Sherman:

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



April 27, 2021

8201 Interport Boulevard
Englewood, CO 80112
Attn: Barry Sherman

RE: "Will-Serve" Letter for Modern Aviation FBO Expansion

Dear Barry:

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,

Jeff Sceili
Plan Reviewer

cc: file Modern Aviation

PRELIMINARY WEB DOCUMENT



Modern Aviation - APA - Hangar and FBO Expansion

Project Narrative:

April 28, 2021

Project Name / Location: Modern Aviation
8201 Interport Blvd
Englewood, CO 80112

Projects Overview:

Modern Aviation is working to expand their existing FBO campus located on the Southside of the (APA) Centennial Airport within the Interport Sunborne Development Lease hold. The land area has been under lease by Modern since their purchase. Their intentions are to construct a new single structure that would consist of a new FBO facility (7,000 SF) that will include client drop off covered canopy, a class A lobby / waiting area and various other amenities. An attached hangar divided by a code compliant fire wall will provide two spaces labeled hangar A. (26,640 SF) and B (25,550 SF) with both having 28' clear doors, and 2,000 SF of shop / storage each.

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

Proposed Structures: New FBO Facility
- Single Story Structure
- 7,000 GSF

New Hangar (Aircraft Storage)
- 28' door height
- Hangar A - 26,640 GSF
- Hangar B - 23,550 GSF
- Storage / Shop - 4,000 GSF

Open Space
- 44,048 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 Interport Blvd.
Newly planned median / turn lane in Interport Blvd.
Extension of public utilities to the site (including water and sewer)

Anticipated / Desired Timeline

New Ramp (approved prior)	
Permitting / Approvals	7.1.21
Construction Start	7.15.21
Completion	11.15.21
New FBO / Hangars / Shop	
Permitting / Approvals	8.15.21
Construction Start	9.1.21
Completion	10.1.22

PRELIMINARY WEB DOCUMENT

**LAND DEVELOPMENT APPLICATION for
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY (ACPAA)**

APPLICANT: _____ ADDRESS/PHONE: _____ SIGNATURE: _____

Modern Aviation _____ 8201 S. Interport Blvd. Englewood, CO 80112 TITLE: Mark Carmen, CEO

OWNER(S) OF RECORD: _____ ADDRESS/PHONE: _____ SIGNATURE: _____

303.7467013

Business Aviation Group, LLC. 8082 S. Interport Blvd. Suite 200 Englewood, CO 80112. TITLE: Barry Sherman - PM

REPRESENTATIVE FIRM: _____ ADDRESS/PHONE: _____ CONTACT PERSON: _____

Drexell Barrell Engineers _____

1800 38th St. Boulder, CO. 720.862.4704 Ed Roberts - PE

ENGINEERING FIRM: _____ ADDRESS/PHONE: _____ CONTACT PERSON: _____

Modern Aviation -

PARCEL NO./DESCRIPTION: _____

Parcel 1 – FBO 6

PROPOSED USE: Aircraft Hangar Storage / Shop Support / FBO (new / relocated)

PROJECT NAME: Modern Aviation Expansion / New FBO

PRESUBMITTAL DATE: 4.14.21

PROPOSAL REQUEST: Concept and Development Plan

I hereby affirm that this application meets the requirements of the Arapahoe County Public Airport Authority, or includes proper requests for variance, waiver or exception from provisions that it does not meet. I understand that if it does not meet these requirements or, if proper requests for variance, waiver or exception are not included, this application may be returned and not scheduled for an Arapahoe County Public Airport Authority Board hearing.

Authorized Signature:  Date: April 27, 2021

OFFICE USE ONLY:

Type of Request (all that apply): Concept Plan Development Plan Variance/Use by Special Review

Case No: _____

Executive Director: _____

Manager of Planning: _____

Fees Paid, \$: _____

Date of Concept Plan Hearing: _____

SERVICE DISTRICTS (check all that apply):

South Metro Fire District: _____

Arapahoe Water & Wastewater Authority: _____

South East Metro Storm Water Authority _____

Arapahoe County Department of Highways and Engineering _____

Arapahoe County Planning Department: _____

Cherry Creek Basin Water Quality Authority _____

Others (please specify): _____

Date of Referral: _____

Date Comments Received: _____
