

RMMA Plans and Development Entitlements



Airport Planning 101



Airport planning and development includes two major considerations:

- **Capital planning and programming through the FAA**
 - Airport Master Plan (2011)
 - Airport Improvement Program and associated Sponsor Assurances
- **Local land use planning and entitlements through Jeffco/RMMA**
 - Overall Development Plan
 - Airport Mission, Vision, Goals and Development Framework

An airport provides opportunities for development while seeking financial self-sufficiency

Airport Master Plans (generally)



- Funding provided by FAA with a target update date of every ten years
- Goals include:
 - Optimize the operational efficiency, effectiveness capability, and safety of the airport;
 - Enhance the economic and social value of the airport;
 - Meeting the long-range aviation and multi-modal transportation needs of the community and region;
 - Optimize the airport's income to continue to achieve total financial self-sufficiency
 - Ensure that current and future airport plans are environmentally compatible and in harmony with local and regional plans and objectives

2011 Airport Master Plan



- Contains aviation demand forecast with a **projected growth to 193,300-265,200 operations by 2030**
- Recommends **future landside and airfield improvements** to accommodate the forecasted growth and design aircraft
- Informs **capital improvement plan**
- Creates **Airfield Layout Plan** that details projected improvements, projects and development opportunities

2011 Airport Layout Plan



Source: Reynolds, Smith and Hills Inc., 2009



South Development 1
 The proposed alignment provides for a single row of conventional hangars along Taxiway F and the extension of Taxiway H as a Design Group III Taxiway and the extension of Taxiway G for additional access to develop further south. This alignment will also accommodate an FBO in a high traffic area allowing for the highest and best chance of business success.

Legend










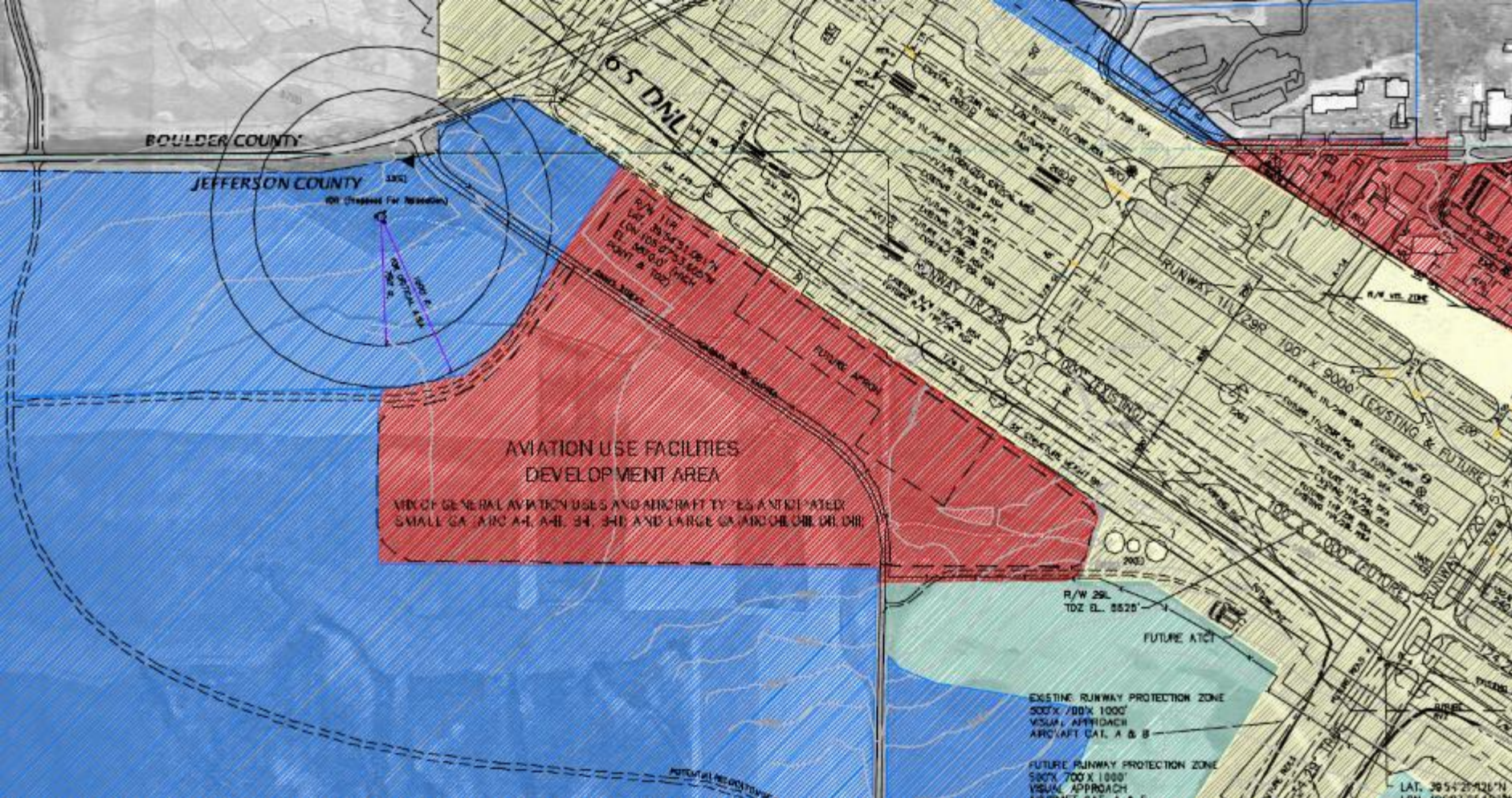
-  Hangar Development
-  FBO Building
-  Helicopter or FBO Expansion
-  Commercial Aviation & Large Tenant
-  General Aviation Support
-  Charter Ops
-  Manufacturing
-  Commercial and Office building
-  Airfield Development

Figure 5-14

SOUTH DEVELOPMENT AREA

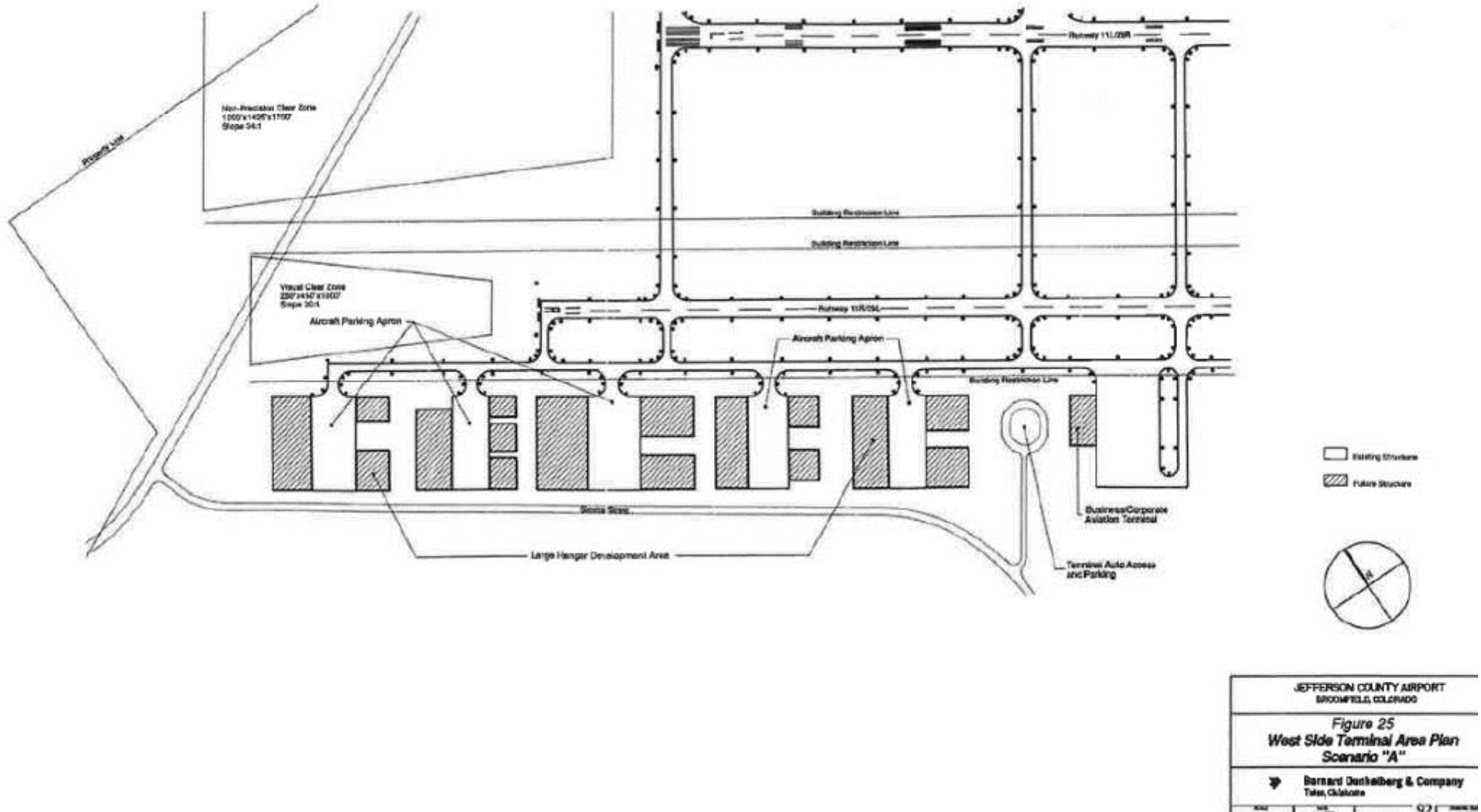
Airport Master Plan history

2000 Southside Development



Airport Master Plan history

1988 Southside Development



2011 Airport Land Use Plan and 65 DNL (modeled)



8900 E. Omaha St., Suite 340-C
 Greenwood Village, CO, 80111
 (303) 400-9700 FAX (303) 400-8701
 www.rsandh.com



ROCKY MOUNTAIN METROPOLITAN AIRPORT AIRPORT LAYOUT PLAN

CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: MARCH 2011
 REVIEWED BY: DM
 DRAWN BY: TJM
 DESIGNED BY: MS

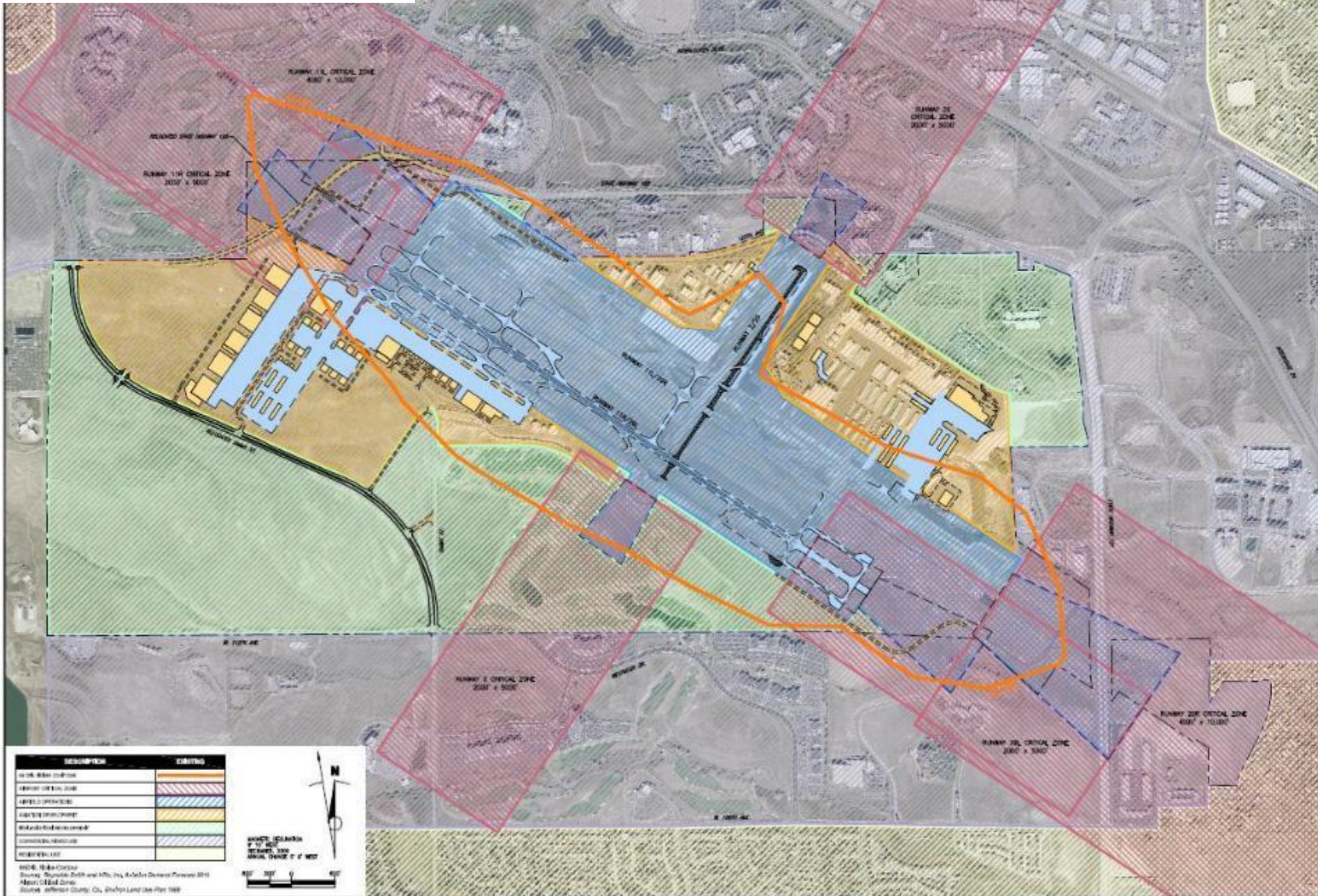
AEP PROJECT NUMBER
 224-7117-008

SHEET TITLE

AIRPORT LAND USE PLAN

SHEET NUMBER

12 OF 14



DESCRIPTION	EXISTING
65 DNL	[Red hatched pattern]
50 DNL	[Orange hatched pattern]
40 DNL	[Yellow hatched pattern]
30 DNL	[Green hatched pattern]
20 DNL	[Blue hatched pattern]
10 DNL	[Purple hatched pattern]
5 DNL	[Brown hatched pattern]
0 DNL	[Grey hatched pattern]
RESERVED LAND	[White hatched pattern]



RS&H: Major Contributor
 Sources: Reynolds, Smith and Hills, Inc. Aerials; Denver Post; 2011 Airport Critical Zones
 Source: Jefferson County, CO, Airports Land Use Plan 1998

Airport Improvement Program



Year	Project	Total Cost
2020	Taxiway A (east of TW A3) and A1 Run Up Area Reconstruction (Design)	\$ 450,000
2021	Taxiway A (east of TW A3) and A1 Run Up Area Reconstruction (Construction)	\$ 6,500,000
2022	Twy O & D Construction/Reconstruction (Design Phase)	\$ 600,000
2023	Twy O & D Construction/Reconstruction Phase #1 (Construction)	\$ 6,950,000
2024	Taxiway O & D Construction/Reconstruction Phase #2 (Construction)	\$ 7,850,000
2025	Rwy 30R/12L Rehab/Strengthening (Design)	\$ 525,000
2026	Rwy 30R/12L Rehab/Strengthening (Construction)	\$ 9,000,000
2028	Master Plan update	\$ 500,000
2029	Taxiway B Removal, Taxiway C Extension, Runway 3/21 Rehabilitation (Design)	\$ 575,000
2030	Taxiway B Removal, Taxiway C Extension, Runway 3/21 Rehabilitation (Construction)	\$ 7,000,000

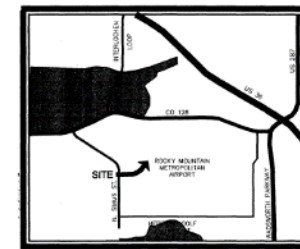
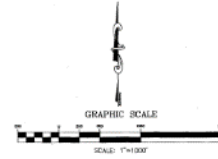
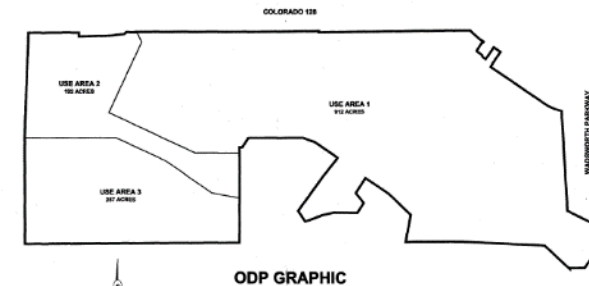
Overall Development Plan



- The “zoning” for RMMA, administered by Jeffco Planning and Zoning
- Must be consistent with FAA sponsor assurances (i.e. no discrimination among types or classes of aeronautical uses)
- Identifies permitted uses and standards
- Aeronautical land uses are permitted “by-right” in Use Areas 1 and 2

ROCKY MOUNTAIN METROPOLITAN AIRPORT OFFICIAL DEVELOPMENT PLAN SHEET 1 OF 2

CASE NO: 07-122212
MAP NO: 21 & 44



AIRPORT RECORDING SUMMARY - LEGAL DESCRIPTION

PANEL 1:
SECTION 5, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO, EXCEPT THOSE PORTIONS ANNEXED TO THE CITY OF DENVER BY ORDINANCE NO. 345, RECORDED AT RECEPTION NO. 8000000 AND ORDINANCE NO. 346, RECORDED AT RECEPTION NO. 8000000 AND EVERY PART THEREOF AS DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 8000000.

PANEL 2:
SECTION 4, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO, EXCEPT THOSE PORTIONS ANNEXED TO THE CITY OF DENVER BY ORDINANCE NO. 345, RECORDED AT RECEPTION NO. 8000000 AND ORDINANCE NO. 346, RECORDED AT RECEPTION NO. 8000000, EXCEPT PARCELS 4 OF THE LEGAL INSTRUMENT RECORDED AT RECEPTION NOS. 7100000 AND 7400000.

PANEL 3:
NORTHWEST ONE-QUARTER (1/4) OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO, EXCEPT THOSE PORTIONS ANNEXED TO THE CITY OF DENVER BY ORDINANCE NO. 345, RECORDED AT RECEPTION NO. 8000000, ORDINANCE NO. 346, RECORDED AT RECEPTION NO. 8000000, ORDINANCE NO. 347, RECORDED AT RECEPTION NO. 8000000, ORDINANCE NO. 348, RECORDED AT RECEPTION NO. 8000000, ORDINANCE NO. 349, RECORDED AT RECEPTION NO. 8000000, AND ORDINANCE NO. 350, RECORDED AT RECEPTION NO. 8000000.

PANEL 4:
SOUTHWEST ONE-QUARTER (1/4) OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO, EXCEPT THOSE PORTIONS ANNEXED TO THE CITY OF DENVER BY ORDINANCE NO. 345, RECORDED AT RECEPTION NO. 8000000, ORDINANCE NO. 346, RECORDED AT RECEPTION NO. 8000000, ORDINANCE NO. 347, RECORDED AT RECEPTION NO. 8000000, ORDINANCE NO. 348, RECORDED AT RECEPTION NO. 8000000, ORDINANCE NO. 349, RECORDED AT RECEPTION NO. 8000000, AND ORDINANCE NO. 350, RECORDED AT RECEPTION NO. 8000000.

PANEL 5:
THAT PART OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO, EXCEPT THOSE PORTIONS ANNEXED TO THE CITY OF DENVER BY ORDINANCE NO. 345, RECORDED AT RECEPTION NO. 8000000, ORDINANCE NO. 346, RECORDED AT RECEPTION NO. 8000000, ORDINANCE NO. 347, RECORDED AT RECEPTION NO. 8000000, ORDINANCE NO. 348, RECORDED AT RECEPTION NO. 8000000, ORDINANCE NO. 349, RECORDED AT RECEPTION NO. 8000000, AND ORDINANCE NO. 350, RECORDED AT RECEPTION NO. 8000000.

PANEL 6:
THAT PART OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO, RECORDED IN BOOK 2448 AT PAGE 120 - 126, EXCEPT THOSE PORTIONS ANNEXED TO THE CITY OF DENVER BY ORDINANCE NO. 345, RECORDED AT RECEPTION NO. 8000000, ORDINANCE NO. 346, RECORDED AT RECEPTION NO. 8000000, ORDINANCE NO. 347, RECORDED AT RECEPTION NO. 8000000, ORDINANCE NO. 348, RECORDED AT RECEPTION NO. 8000000, ORDINANCE NO. 349, RECORDED AT RECEPTION NO. 8000000, AND ORDINANCE NO. 350, RECORDED AT RECEPTION NO. 8000000.

PANEL 7:
THAT PART OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO, RECORDED IN BOOK 2448 AT PAGE 120 - 126.

ALL DEEDS REFERENCED ARE RECORDED IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER.

PREPARED FOR AND ON BEHALF OF JEFFERSON COUNTY, COLORADO BY MICHAEL M. SPINER, P.L.L.C. AND LEGAL COUNSEL FOR THE ROCKY MOUNTAIN METROPOLITAN AIRPORT. THIS LEGAL DESCRIPTION IS INTENDED TO BE USED FOR RECORDING PURPOSES ONLY.

THIS AREA CONTAINS 1261 ACRES, MORE OR LESS.

SIGNATURE BLOCK:
COUNTY COMMISSIONER'S CERTIFICATE:
THIS OFFICIAL DEVELOPMENT PLAN, TITLED ROCKY MOUNTAIN METROPOLITAN AIRPORT, WAS APPROVED THE LAST DAY OF DECEMBER, 2007, AND IS ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS THE 18th DAY OF DECEMBER, 2007.

BOARD OF COUNTY COMMISSIONERS:
[Seal of Jefferson County, Colorado]

CLERK AND RECORDER CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, ON THIS 18th DAY OF DECEMBER, 2007.

STANDARD FIDELITY STATEMENT:
THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS OFFICIAL DEVELOPMENT PLAN ARE INTENDED TO SHOW GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TOTAL PROJECT OF THIS OFFICIAL DEVELOPMENT PLAN. IN GRADING PLAT APPROVAL, THE BOARD OF COUNTY COMMISSIONERS MUST ALLOW NEIGHBORS VOTERS FOR THE PURPOSE OF ESTABLISHING:
A. FINAL BOUNDARY LINES
B. FINAL CONSTRUCTION OF LOT AND TRACT SIZES AND SHAPES
C. FINAL BOUNDARY LINES
D. FINAL ACCESS AND PARKING LOCATIONS
E. LANDSCAPING ADJUSTMENTS

ASSIGNED DUTIES:
EXCEPT AS EXPRESSLY PROVIDED OTHERWISE IN THIS OFFICIAL DEVELOPMENT PLAN, DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO THE JEFFERSON COUNTY ZONING REGULATIONS IN EFFECT AT THE TIME OF PLATTING AND BUILDING PERMIT APPLICATION.

OWNER'S CERTIFICATE:
JEFFERSON COUNTY DEEMED AS OWNER OF THE LAND AFFECTED BY THIS PLANNED DEVELOPMENT, ACCEPT AND APPROVE ALL CONDITIONS SET FORTH HEREIN.

BOARD OF COUNTY COMMISSIONERS:
[Signature of Jim Congraze]
DATE: 12-18-07

NOTARIAL PUBLIC:
STATE OF
COUNTY OF
STATE OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF DECEMBER, 2007, BY Jim Congraze.

WITNESSES MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 12-07-11
[Signature of Jo Ellen Clabey]

PREPARED BY:
JEFFERSON COUNTY PLANNING AND ZONING
100 JEFFERSON COUNTY PARKWAY
GOLDEN, CO 80401
503-771-8115
SEPTEMBER 7, 2007