

RIFLE GARFIELD COUNTY AIRPORT

www.rifleairport.com

AIRPORT ADMINISTRATION

0375 CR 352 Bldg 2060

Rifle, CO 81650

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RIL DEVELOPMENT APPLICATION

Attachment A

Section A: Airport Review Only

Is Concept Plan in harmony with the airport primary guiding documents? Yes No

Is the Concept Plan a benefit to aviation related activities at the airport? Yes No

Special conditions request? Yes No

If yes, explain request: _____

Airport Approved Concept Plan delivered by email to Community Development and CRFR a minimum of one week prior to BOCC consideration Yes No

Airport Director signature

Section B: Applicant Information

Name of Person or Entity:

If entity, authorized agent is:

Mailing address:

Person or Authorized agent phone:

Cell phone:

If entity, include main office phone:

Official correspondent's email:

Section C: Proposed Leasehold Description/Location

Development Area:

Leasehold Airport Identifier:

Estimated leasehold size sq/ft:

Section D: Proposed Use

Private Commercial Government Aeronautical Non-Aeronautical

Section E: Detailed Description of Work

Class of Work:

New Remodel/alteration Addition

Number of structures on Leasehold:

Single building Multiple buildings Cluster buildings

Approximate dimensions of each unit: _____ Height x _____ Length x _____ Width
 Sq/ft of building(s): _____

Type of facility:

Hangar

- Maintenance/Repair/Overhaul (MRO)
- with office space and general public access
- with office space and no general public access
- without office space of general public access/aircraft storage only

Other structure:

Proposed Construction:

IBC construction type: _____ NFPA 409 Hangar Group: _____

Exterior Parking:

- (none required) private facility under 9,000 sq/ft with no general public access
 - all other facilities
- Estimated number of parking stalls _____
 Estimated number of accessible parking spaces _____

Narrative:

Section F: Fiscal Commitment

Estimated Construction costs:

- \$500,000 or less
- \$500,001 – \$1,000,000
- \$1,000,001 – \$5,000,000
- Over \$5,000,001

Ability to secure funding for 110% of estimated capital costs on or before BOCC consideration of a land lease and operating agreement: Yes No

Estimated annual lease payment: \$ _____

Infrastructure Improvement Agreement Consideration: Yes No
If yes, attach Summary of Terms for Consideration

Section G: Standard Lease Terms

Land Lease

Base term: 20 years
Extensions: First ten-year extension
 Second ten-year extension

Initial Land Lease rate per sq/ft: _____

Escalator Denver Boulder CPI + 25 base points

Lease cap rate for base term 155% change: _____

Reversion Clause at end of the lease

Comply with Airport Primary Guiding Documents

Section H: Special request/variance/waiver for Concept Plan

None
 Specify: _____

Section I: Performance/due diligence

Upon BOCC approval of Concept Plan, land lease deposit for estimated first year lease payment due within 30 days.

Development Plan due within six months of BOCC Concept Plan approval.

Land lease payments start the day after the BOCC approves any land lease and operating agreement.

Section J: IIRA Request

Yes No

If yes, attach request form.