



Fremont County Airport

60298 Hwy. 50 Penrose, CO 81240

Office: (719) 784-3816



Hangar Development Guide

1. Discuss concept with Airport Manager
 - a. Identify potential locations
 - b. Building size
 - c. Primary uses
 - d. Type of aircraft to be housed
 - e. Major utilities required
 - f. Special requirements such as parking, access, etc
2. Provide a Letter of Intent to the Airport Manager. Letter of Intent should include the following:
 - a. Letter describing proposed project.
 - b. Sketch of preferred building location.
 - c. The size, location, dimensions and floor plan of the hangar or other buildings to be constructed.
 - d. The size and dimensions of the ramp area and automobile parking.
 - e. The locations and setback of the hangar or other buildings from the ramp and adjacent taxiways.
 - f. Ramp, hangar, and automobile parking access.
 - g. The total square footage of the ramp, hangar and other building area, along with adequate auto parking, and the legal description thereof.
 - h. The location of all trees, shrubs, and landscaped areas.
 - i. Building elevations, to include any overhangs and designation of glass or other reflective surfaces.
 - j. Exterior lighting and area lamination and directions of such lighting.
 - k. Utility easement locations.
 - l. Location and height of all fences.
 - m. Location of all loading areas and pedestrian ways.
 - n. All exterior contours and types of surfaces, and construction material of all buildings.
3. Airport Manager will present proposed project to the Fremont County Airport Advisory Board for discussion and approval.
4. Airport Manager will present proposed project to the Fremont County Manager for review.
5. Airport Manager will submit plans to airport consultant for review.
6. Obtain County Commissioner and FAA approval.
7. Sign lease agreement.
8. Provide Airport Manager with copy of building permit and any other licenses or permits necessary under Federal, State or local laws, statutes, orders or regulations.
9. Construction
 - a. Verify that all safety components (parking, barricades, fences, etc) are in place prior to initiation.
 - b. Verify utility hook-ups with Airport Manager.



COMMERCIAL, INDUSTRIAL, MULTI-FAMILY DWELLINGS

1. PLANNING & ZONING REQUIREMENTS

Room #210 Phone # (719)276-7360

- A Site Development Plan may be Required check with Planning & Zoning.
- Evidence of Ownership – Most recent recorded deed
- Address – Issuance of Address or Verified Address
- County Driveway Access Permit / State Highway Access Permit
- Drainage Study – Must be prepared, signed and sealed by a Colorado registered design professional.
- Plot Plan – Configuration of lot and all property dimensions. Location on lot & dimensions of all structures. Identify each structure as “existing” or “proposed.” Setback distances from proposed structures to all property lines and any existing buildings. Location and name of any public or private roads which adjoin property. Location that driveway enters property. North arrow. (2 Copies)

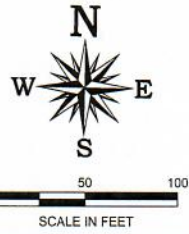
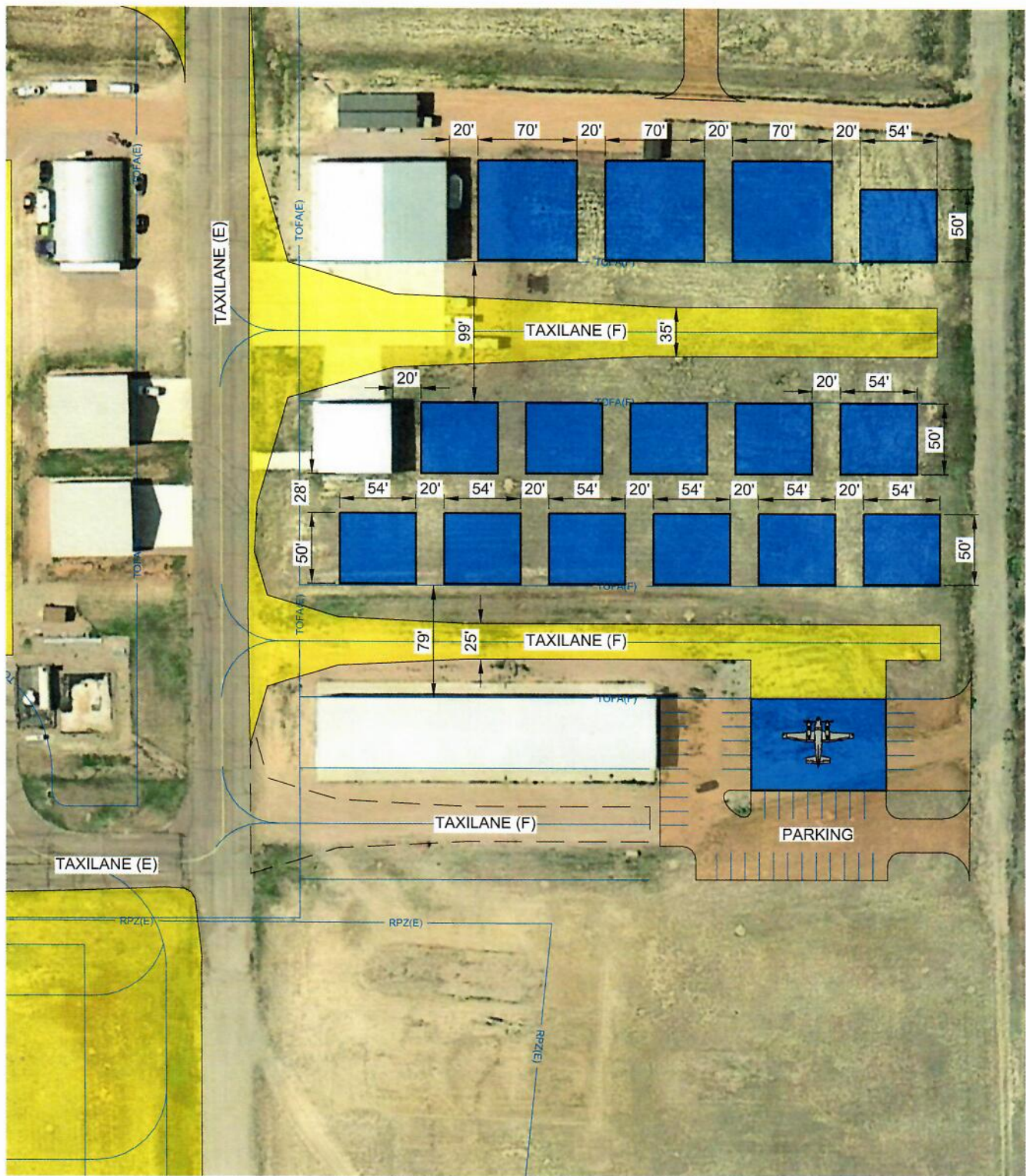
2. BUILDING DEPARTMENT REQUIREMENTS COMMERCIAL, INDUSTRIAL, MULTI-FAMILY DWELLINGS

Room #212 Phone # (719)276-7460

****ALL PLANS MUST BE PREPARED, SIGNED & SEALED BY A COLORADO REGISTERED DESIGN PROFESSIONAL****

- Flood Damage Prevention Permit – Only required if the property lies within a designated flood plain as determined by FEMA. A Flood Elevation Certificate is required to accompany the permit.
- Construction Details – Details must identify structural components such as floor support beam sizes, floor joist size and spacing, wall stud size & spacing, header sizes for all openings, roof assembly components or engineering from truss manufacturer, etc. (2 Copies)
- Manufacturers Engineered Truss Design – Must be provided by truss manufacturer. Must be signed and sealed by a Colorado registered design professional. (2 Copies)
- Foundation Design – Must include layout of building footprint and all specified details such as: dimensions, reinforcement details, footing sizing, etc. (2 Copies)
- Floor Plan – Detailed floor plan must identify the dimensions & intended use of all habitable floor space as well as locations of all openings (door, window, etc.) (2 Copies)
- Commercial Energy Conservation – All new Commercial & Industrial construction projects must comply with the IECC, 2006 Edition.
- Fire Department Permit – Required by the local fire department.
- Evidence of Water & Sanitation – A water/sewer tap contract or recent water/sewer bill from a public entity, a Well Construction & Test Report or Pump Installation Report, or an individual Sewage Disposal System (Septic Permit).

****Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared, signed and sealed by a Colorado registered design professional.****



DISCLAIMER: THIS EXHIBIT HAS BEEN PREPARED FOR THE PURPOSES OF DEFINING THE SITE TO BE USED FOR A 54' BY 50' HANGAR STRUCTURE. PLEASE NOTE THAT THE INFORMATION PROVIDED HEREIN IS PRELIMINARY IN NATURE AND SHOULD BE VERIFIED BASED ON THE ACTUAL DESIGN OF THE PROPOSED DEVELOPMENT AND SUBSEQUENTLY RESUBMITTED IN A 7460-1 FORM TO THE FAA. LIKEWISE, THE INFORMATION SHOULD BE VERIFIED BASED ON THE "AS-BUILT" CONSTRUCTION PERFORMED ON THE PROPOSED DEVELOPMENT PRIOR TO SUBMITTING THE SUBSEQUENT 7460-2 FORM TO THE FAA.

FREMONT COUNTY AIRPORT
 FREMONT COUNTY, COLORADO
 HANGAR LAYOUT

ARMSTRONG
 PLANNING • DESIGN • CONSTRUCTION