



To: Garfield County Board of County Commissioners (BOCC)

From: Rifle Garfield County Airport Administration

Prepared By: Sam Carver, Airport Director

Date: February 18, 2025

Subject: Development Plan Review – Lot A-7, Rifle Garfield County Airport

Introduction

The Rifle Garfield County Airport Administration presents the Development Plan for Lot A-7 submitted by Business Aviation Group (BA Group) and Vantage Aviation for BOCC review and approval. The proposed development includes a 26,706-square-foot aircraft storage hangar, an ancillary shop area, and associated infrastructure to accommodate Group II/III aircraft.

This project aligns with the approved Concept Plan and supports the Airport's strategic growth initiatives, enhancing business and general aviation opportunities at RIL.

Project Overview

Developer Information

- Applicant: Vantage Aviation, in partnership with BA Group
- Primary Contact: Barry Sherman (COO, BA Group), Ryan Maxfield (Vantage Aviation, LLC)
- Project Location: Lot A-7, Rifle Garfield County Airport
- Total Investment: \$11,341,973
- Project Timeline:
 - Development Plan Approval: February 2025
 - Ground Lease Approval: June 2025



- Construction Plan Submission: July 2025
- Construction Start: September 2026
- Project Completion: Spring 2027

Key Features of the Development

- Leasehold size 86, 722 sq. ft.
- Estimated Annual Lease Payment - \$26,441.19
 - The applicant initially proposed a lease rate of .48/sq. ft. in their approved concept plan with an estimated lease payment of \$41,626.56.
- Hangar Size: 26,706 sq. ft.
- Shop Space: 2,125 sq. ft.
- Ramp Area: 21,688 sq. ft.
- Parking Spaces: 40 (including public-use spaces)
- Lighting: LED fixtures in compliance with airport standards
- Architecture: Design consistent with existing hangars on Lots A-2, A-5, and A-6
- Landscaping: Low-maintenance seeding per airport requirements

Utility Services

- Water/Sewer: City of Rifle (Will Serve Letter issued)
- Electricity: Holy Cross Energy (Will Serve Letter issued)
- Natural Gas: Xcel Energy (Will Serve Letter issued)
- Telecommunications: CenturyLink (Will Serve Letter issued)



Compliance with Airport & County Regulations

1. Concept Plan Approval: Approved by the BOCC on January 6, 2025.
2. FAA Airspace Determination (7460-1): Submitted and awaiting approval.
3. Drainage and Grading Compliance: Phase I Drainage Report submitted.
4. Fire Safety Compliance: Review and approval from Colorado River Fire Rescue (CRFR).
5. Lease Agreement: The applicant will work with the County to finalize the lease by June 2025.

Economic Impact & Benefits

- Increased Airport Revenue:
 - Annual Lease Revenue
 - Additional revenue from fuel sales, landing fees, and other airport services.
- Job Creation:
 - Construction Phase: Temporary jobs in site development, engineering, and building trades.
 - Operations Phase: Permanent jobs in aircraft maintenance, management, and aviation services.
- Alignment with Airport Growth Strategy:
 - Supports the County's strategic objective to expand general and business aviation services at RIL.

Staff Recommendation

Airport Administration recommends approval of the Development Plan for Lot A-7, contingent upon the following conditions:

1. Final Lease Agreement Approval by June 2025.
2. FAA 7460-1 Determination Clearance.
3. Approval of Fire Safety Plans by CRFR.
4. Compliance with Airport Design and Development Standards.

This project presents a significant opportunity to enhance aviation services at RIL while securing a long-term revenue stream for the Airport.

Attachments

1. Development Plan Submission (Business Aviation Group & Vantage Aviation) – Lot A-7



Figure 1