



DENVER'S
CORPORATE
RELIEVER

December 11, 1986

Ms. Laura Belsten
Manager
Town of Superior
206 West Coal Creek Drive
Louisville, Colorado 80027

Dear Ms. Belsten:

We have received a copy of the Final Development Plan for the proposed Rock Creek Ranch Planned Unit Development. We would like to thank the Town of Superior for this opportunity to express our comments and concerns regarding this matter.

I have enclosed with this letter a copy of our land use map that has been developed as part of our current Airport Master Plan update. This plan has been proposed by our Airport Consultants and accepted by the Jefferson County Airport Authority. The land use plan has not yet been formally approved by the FAA as of this date since this will not occur until the entire master plan update is complete. Our comments regarding the Rock Creek Development are based on this enclosed plan.

The Rock Creek Development site lies totally within the Airport Influence Area, and therefore, we would ask that the Town of Superior require the developer to grant an Avigation Easement (copy enclosed) to the Airport over all of the property. This easement will better inform future dwelling owners of the noise, vibration levels, nuisance and safety hazards that they can expect during the day and night from the overflight of aircraft. This will also help to protect the Town of Superior as well as the Airport from complaints regarding the same. The Cities of Broomfield and Westminster, and Boulder and Jefferson County routinely require a grant of the easement as a part of their platting process of ground in our Influence Area.

We recommend that no residential development be allowed to take place within the Airport's Critical Zones, as designated on the land use map. Also within these areas, no public buildings such as schools, day care centers, churches, etc. should be permitted.

The map furnished us by the developer detailing the proposed development has four school sites shown on it. We have concerns about these school locations, particularly the school site shown in Area 17. This site is located in line with the extended centerline of our future runway. The school's location should be offset as far as possible from this extended centerline. The remaining schools all appear to be very near the Instrument Runway Critical Zone for our primary

Ms. Laura Belsten
Town of Superior
December 11, 1986
Page 2

runway. We would recommend that these schools be kept as far from this Zone as possible. Again, it should be noted that any buildings, including these schools, will be impacted by the noise and vibration levels associated with the aircraft flight patterns over this site. Also, any future aircraft accidents are more likely to occur in and near this area than most other locations surrounding the Airport.

We would concur with the recommendations outlined in the Rock Creek PUD proposal regarding restricting heights of objects in accordance with Federal Aviation Regulation Part 77.

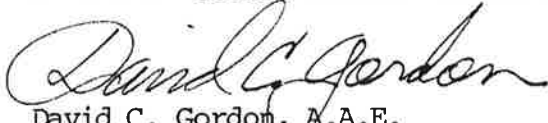
We would further recommend, in accordance with our land use plan, that a 200' x 2000' "clear strip" be established off of the end of our future runway clear zone. Within this area no buildings of any kind should be permitted. This area should be reserved for such uses as parking lots, streets, open space, retention ponds, drainage areas, etc. The purpose of this strip is to provide an obstruction-free area to accommodate potential off-airport crashes. This provides a greater margin of safety for both the pilot and passengers as well as to persons on the ground. Actual locations of crashes over the Airport's history shows that this area of concern has a true basis.

In conclusion, we feel that careful consideration with regard to the impacts that Jeffco Airport will have on this property should be given. We feel that this is the appropriate time to evaluate this development to ensure that the rights of future home owners are protected as well as preserving compatible and safe land use controls that can be enjoyed by all parties concerned.

We appreciate this opportunity to review this development plan, and we will be available to answer any questions or concerns you may have regarding these comments.

Sincerely,

JEFFERSON COUNTY AIRPORT AUTHORITY



David C. Gordon, A.A.E.
Airport Manager

DCG:sh

cc: Ted Asti, Mayor
Richard Scheidenhelm, Attorney, with Avigation Easement
George Graber, Airport Attorney