



COLORADO
Department of Transportation
Division of Aeronautics

5126 Front Range Parkway
Watkins, CO 80137
(303) 512-5250

April 25, 2025

Bob Keenan AICP, CFM- Principal Planner
City of Steamboat Springs
115 10th St.
Steamboat Springs, CO 80487

RE: Proposed West Acres Ranch Residential Development-Steamboat Springs Airport

Dear Mr. Keenan:

This correspondence is provided in response to the proposed 413 unit West Acres Ranch residential development, the center of which would be located approximately 1,500' west/southwest of runway 14/32 at the Steamboat Springs Airport. Given the proximity of the proposed development to the Airport, the Colorado Division of Aeronautics (Division) views this residential development as a land use incompatible with the Airport and its operations.

As a recipient of Division discretionary aviation grant funds and as the sponsor of the Steamboat Springs Airport, the City is contractually obligated to comply with State Grant Assurances, which are incorporated as Exhibit B into grant contracts between the Division and City, most recently with grant 24-SBS-02, which was executed by the City on May 21, 2024. Specifically, State Grant Assurance 1 outlines requirements for compatible land use as a condition of receiving Division grant funds:

Compatible land use and planning in and around airports benefits the state aviation system by providing opportunities for safe airport development, preservation of airport and aircraft operations, protection of airport approaches, reduced potential for litigation and compliance with appropriate airport design standards. The airport will take appropriate action, to the extent reasonable, to restrict the use of land adjacent to, in the immediate vicinity of, or on the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft.

Failure to comply with this and other State Grant Assurances could result in the revocation of existing Division grants to the City, and the termination of the City's eligibility for future Division funding.

If you have any questions, or need additional information, please contact me at (303)-512-5254.

Respectfully,

David R. Ulane, A.A.E., FRAeS
Aeronautics Director

CC: Josh Schroeder, Manager- Steamboat Springs Airport
Colorado Aeronautical Board

