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ALSO ADMITTED IN WYOMING

**VIA FEDERAL EXPRESS**

November 5, 2020

Northwest Mountain Regional Office  
Air Traffic Division, ANM-520  
1601 Lind Avenue, SW  
Renton, WA 98055-4056

Re: **Form 7460-1 – Notice of Proposed Construction**  
Modern West Properties LLC – Vance Brand Airport  
Longmont, Colorado

Dear Airspace Evaluator:

We represent Modern West Properties LLC which proposes to develop property in the City of Longmont (the "Project"). The Project is located approximately 2,300 feet southeast of and topographically lower than the end of the runway of the Vance Brand Municipal Airport (the "Airport").

We understand an FAA airspace analysis is required only if a portion of the Project is (a) located within 20,000 feet of a public use runway, and (b) breaks a 100:1 plane coming off the nearest point of the nearest runway, or (c) is more than 200 feet above ground level at any location. The Modern West project does not break the 100:1 plane coming off the nearest point of the Airport's runway, and is not more than 52 feet above ground level at any location. We therefore believe that no airspace analysis is required for the Project. A copy of the 100:1 plane analysis for the Project is enclosed.

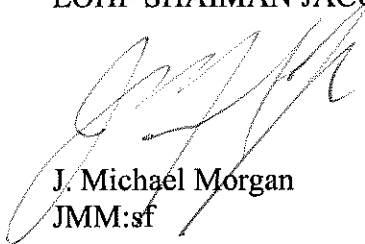
The City of Longmont has nonetheless suggested that Modern West seek FAA's concurrence that no airspace analysis is required for the Project, or that if one is required, a Form 7460-1 be submitted. **Please advise at your earliest convenience if no airspace analysis is required.** If one is required, we have enclosed for your consideration a completed Form 7460-1 together with all required attachments.

Northwest Mountain Regional Office  
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We therefore respectfully request FAA concurrence that no airspace evaluation is required for the Project, or if one is required, that FAA concur that the Project is compatible with the Airport from an airspace perspective.

Very truly yours,

LOHF SHAIMAN JACOBS HYMAN & FEIGER PC



J. Michael Morgan  
JMM:sf

Enclosures: Form 7460-1  
100:1 Runway Plane Analysis  
USGS 7.5' Quad – Hygiene, Colorado  
Plat with Project coordinates

cc: Modern West Properties LLC  
David Slayter, Vance Brand Municipal Airport  
Joni Marsh, Longmont Planning Director

Please Type or Print on This Form

U.S. Department of Transportation  
Federal Aviation Administration

***Failure To Provide All Requested Information May Delay Processing of Your Notice***

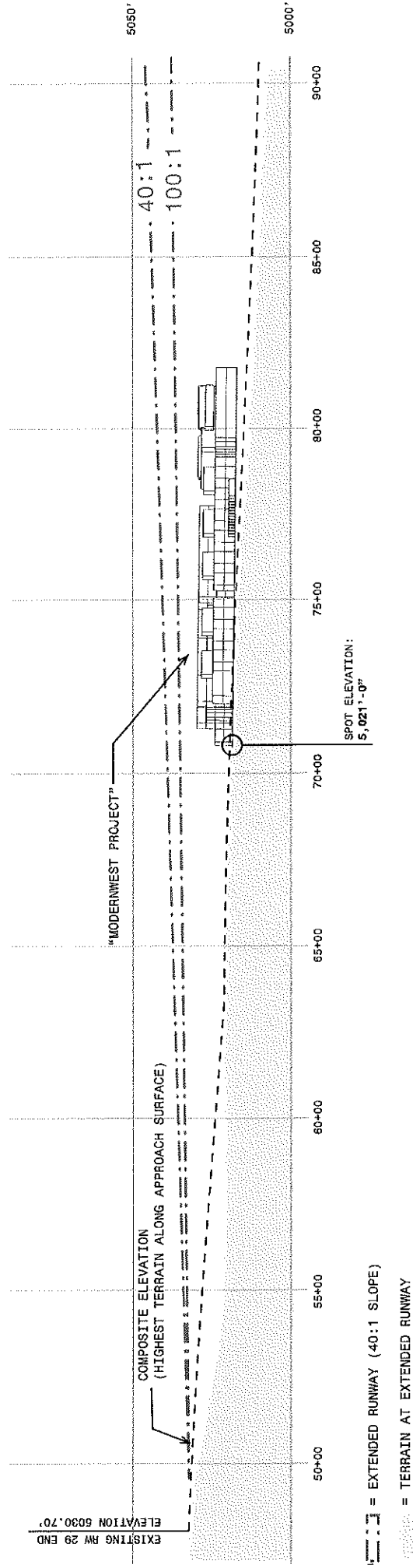
## Notice of Proposed Construction or Alteration

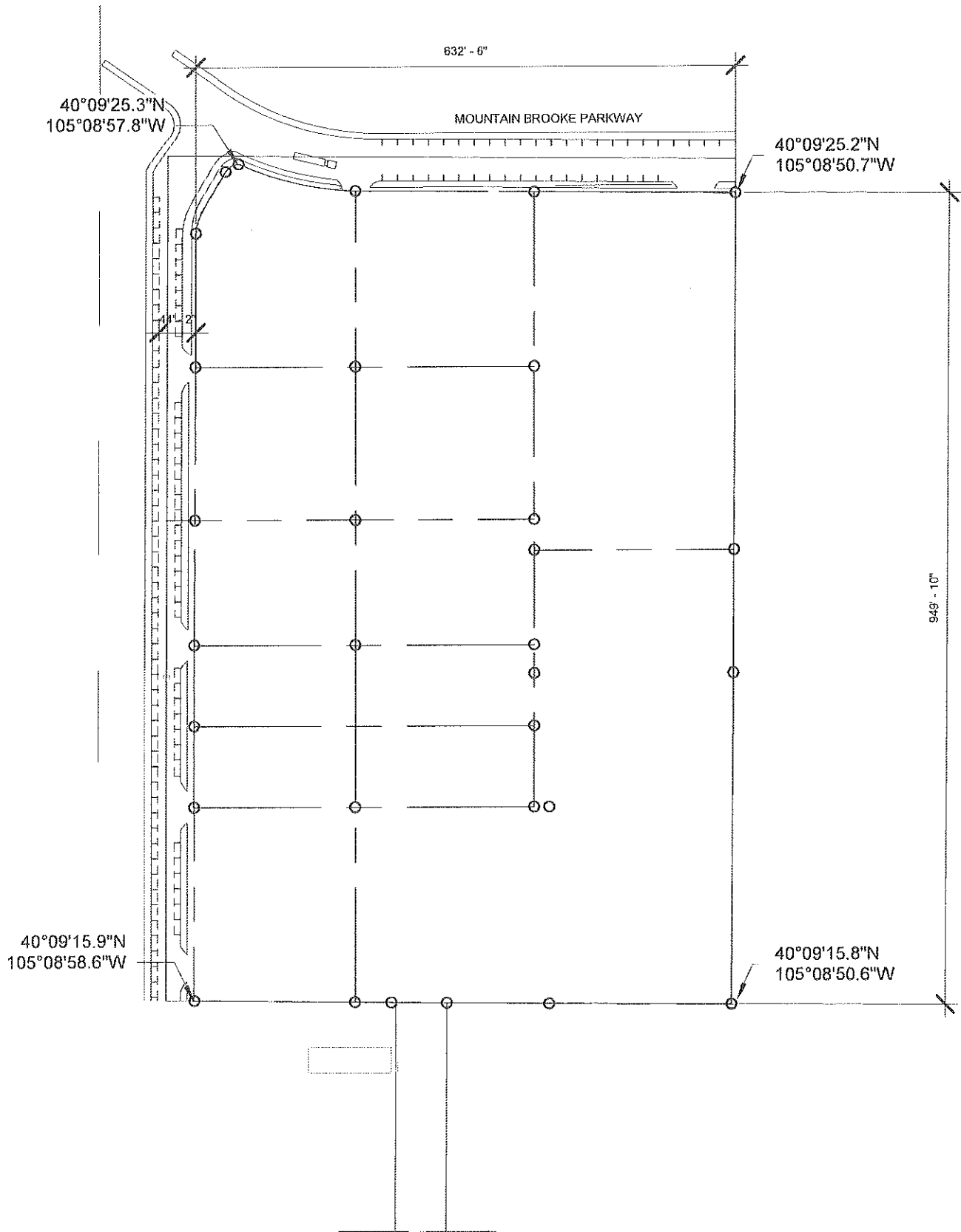
FOR FAA USE ONLY

**Acronyms and Abbreviations**

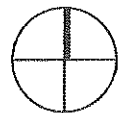
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EXHIBIT 1

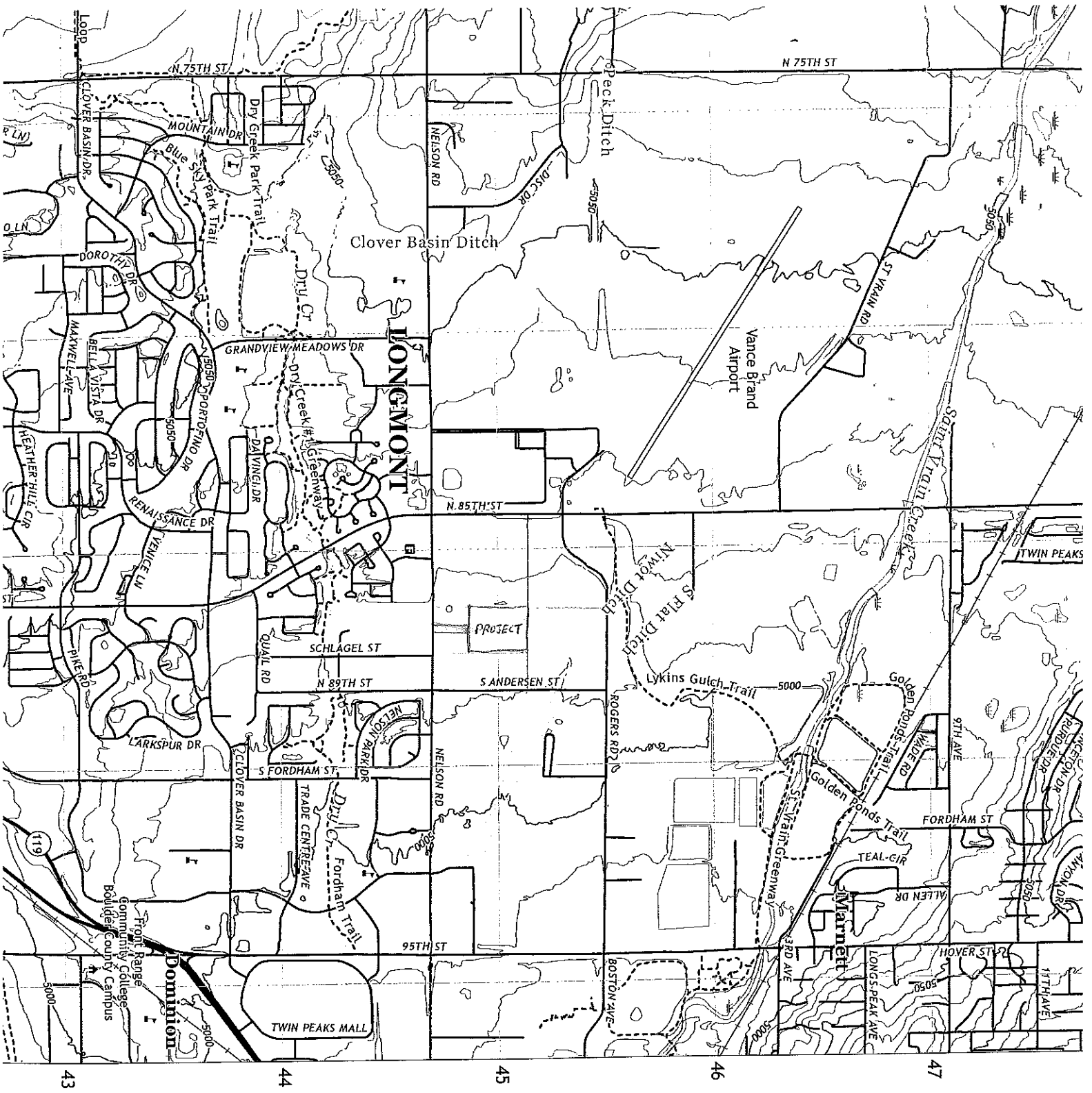




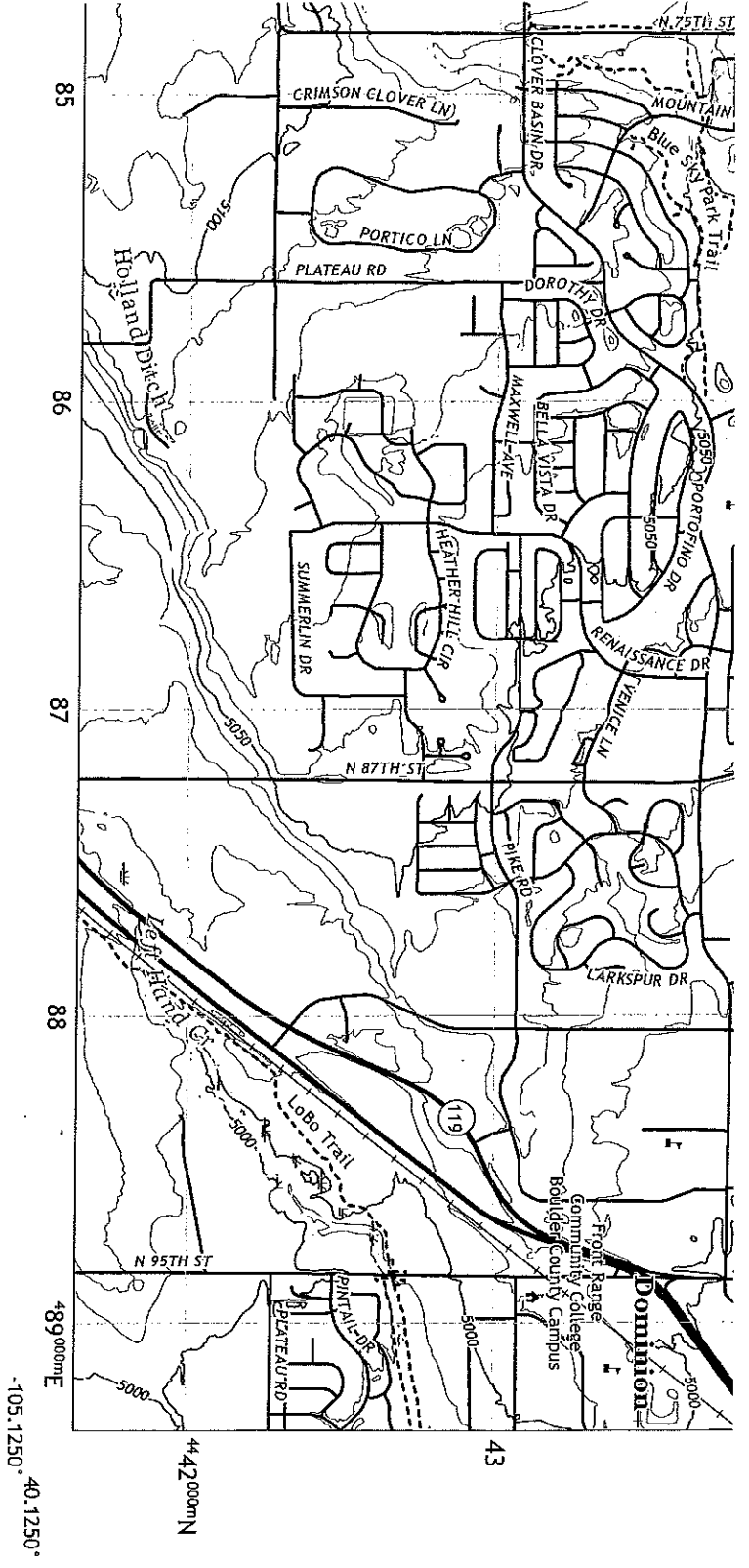
1 SITE PLAN with Coordinates FAA  
1" = 160'-0"







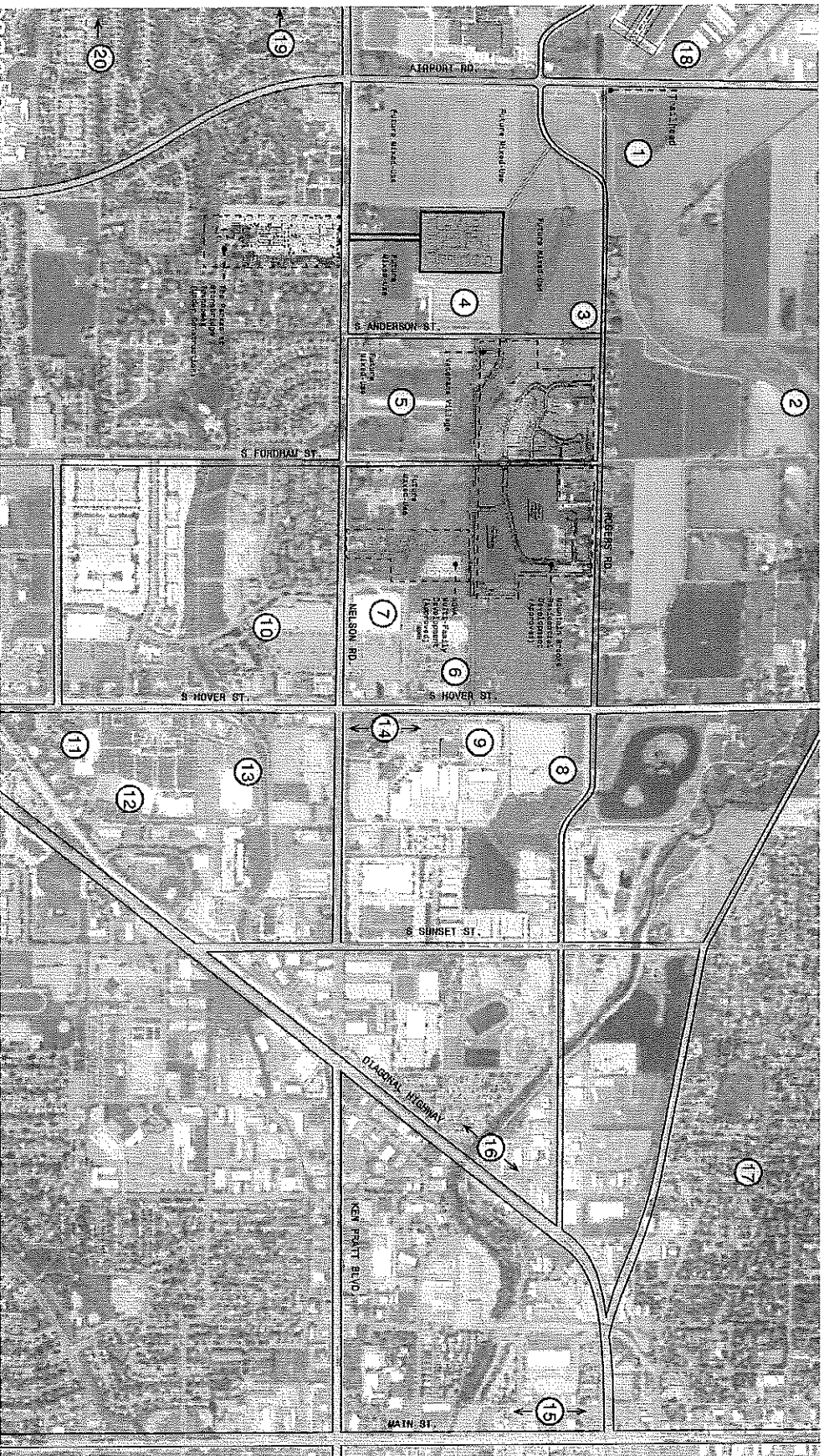
Project  
Area in  
yellow





# MODERN WEST | FALL 2019

## VICINITY MAP



1. Lynkline Quick Bike Path  
2. Golden Ponds Park  
3. Future Greenway Connector Trail  
4. Anderson RV Storage  
5. Self-Storage  
6. Home Depot  
7. Target  
8. Boulder County Fairgrounds  
9. Boulder County Farmer's Market  
10. King Soopers Grocery  
11. Whole Foods Market  
12. Regal Village Theater  
13. Village at the Peaks Mall  
14. Hyatt Regency Hotel  
15. Downtown Longmont Corridor  
16. Ken Pratt Retail Corridor  
17. Historic Longmont  
18. Vance Brand Airport  
19. Silver Creek High School  
20. Altamonte Middle School
- Legend:
- = primary vehicular transportation
  - = secondary proposed transportation
  - = project site
  - = new proposed surrounding construction
  - = greenway
  - = pedestrian transportation