

February 14, 2018

Gabe Sevigny, Planner 1
El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Subject: PPR-17-062 Mobile Office on Palmer Park Road

Dear Gabe,

Review comments have been addressed below:

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Current Planning

- Applicant is required to apply for a Building Permit with PPRBD – [Building Permit shall be submitted.](#)
- Address addressing issue with enumerations – [Address has been modified on plans, as requested by enumerations.](#)
- See redlines – [All redlines addressed. Drawings resubmitted.](#)

Engineering Division

No Comment.

ELPASO COUNTY COMMUNITY SERVICES DEPARTMENT ENVIRONMENTAL

No Comment

ELPASO COUNTY HEALTH DEPARTMENT

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- The proposed additional office space does not include a restroom; therefore, access to the restroom in the main office building is required whenever the new office space is available to employees. If the office hours were to be different between the new office space and the main office, then access to a restroom via other means (lock/key, cipher lock, etc...) is acceptable. –

Employees using the mobile office shall have access to the main building at all times.

- No other El Paso County Public Health issues noted with the approval of this request.

EL PASO COUNTY CONSERVATION DISTRICT

No Comment.

COLORADO SPRINGS UTILITIES

No Comment.

COLORADO SPRINGS AIRPORT ADVISORY COMMISSION

Subject to Airport Advisory Commission Action

Airport staff recommends **no objection** with the following conditions:

- Provide proof of previous avigation easement or Airport Activity Notice and Disclosure recordation for this property.
- The proposed development is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use associated with this development appears to be permissible in the APZ-2 subzone.
- Based on elevation data, the applicant should file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities.
- More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

Upon speaking with a representative at the Colorado Springs Airport Advisory Commission, it was discussed that the proposed building will not cause any obstruction to airport activities. There will be no radio emissions from the mobile office. The mobile office is located directly next to the main Cherokee Metropolitan District building, with a peak elevation lower than that of the main building. In addition, cranes will not be used to install the building. The building will be towed in and set in place.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Looks at thought the trailer will not be attached to the existing building therefore, a new address will be assigned to the trailer. Please use 6257 Palmer Park Blvd. No further comments. – [6257 Palmer Park Blvd shall be shown on plans.](#)

Please let me know if you have any questions.

Sincerely,

Conner Burba, PE