

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard July 22, 2020  
Land Use Review Item #05**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> <p style="text-align: center;">SF2014</p> <p style="color: blue;"><b>COMMERCIAL FINAL PLAT</b></p>	<b>PARCEL #(S):</b> 5408101054, 5405412004, 5408101027, 5405412002 & 5405412003
<b>DESCRIPTION:</b> <p>Request by Hammers Construction, Inc. for approval for Claremont Business Park Filing No. 3 final plat. The plat will divide the parcel into 10 commercial lots. The property is zoned CS/CAD-O (Commercial Service and Commercial Airport District Overlay) and consists of 13.6 acres. The property is located north of Highway 24 and west of Marksheffel Road.</p>	
<b>CONSTRUCTION/ALTERATION OF MORE THAN 100 FEET ABOVE GROUND LEVEL?</b> <p style="text-align: center;">No</p>	<b>DISTANCE/DIRECTION FROM COS:</b> <p style="text-align: center;">2.4 miles north of Rwy 17L</p>
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b> <p style="text-align: center;">45 feet above ground level; 6,445 feet above mean sea level</p>	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b> <p style="text-align: center;">Accident Potential Zone 2 (APZ-2), ADNL Airport Noise subzone</p>
<b>ATTACHMENTS:</b> <p style="color: blue;"><u><b>CLAREMONT BUSINESS PARK FILING NO 3 FINAL PLAT</b></u></p> <p>CLICK ON VIEW FINAL PLAT DRAWINGS UNDER DOCUMENT LIST</p>	

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

***Subject to Airport Advisory Commission Action***

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

- **Avigation Easement:** Proof of previous Avigation Easement filing is provided on plat (Reception Nos. 203019547 and 206095824); no further action is required.
- **ADNL Noise:** The site is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District. The current zoning appears to be compatible within the day-night average noise level (DNL) noise contours; if any portion of future development will be used as an office, the applicant should demonstrate intent to comply with the indoor noise reduction requirement outlined in Section 4.3.1 of the El Paso County Land Development Code.
- **APZ-2:** The current zoning is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District as adopted by El Paso County. The current zoning (commercial) associated with this site appears to be permissible in the APZ-2 subzone.
- **FAA Form 7460-1:** Based on elevation data, the applicant will need to 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; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).



**Colorado Springs Airport Advisory Commission Meeting**  
**To Be Heard July 22, 2020**  
**Land Use Review Item #05**

**PROJECT LOCATION EXHIBIT:**

