

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard March 25, 2020
Land Use Review Item #14**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): <p style="text-align: center;">PPR204, MS202</p> <p><i>COMMERCIAL DEVELOPMENT PLAN AND PLAT</i></p>	PARCEL #(S): <p style="text-align: center;">5300000552</p>
DESCRIPTION: <p>Request by M&S Consultants on behalf of DL Holdings, LLC for approval of a site development plan for a 10,000 square foot warehouse and 11,925 square foot office building with associated parking, lighting, landscaping, utility and drainage facilities. The site is zoned I-3/CAD-O (Heavy Industrial and Commercial Airport District Overlay) and consists of approximately 19.3 acres. The property is located southeast of Marksheffel Road and North Carefree Circle. <u>Concurrent Request:</u> Request for approval of the Dwire Storage Yard Filing No. 1 minor subdivision plat. The plat subdivides parcel into 4 industrial lots and 2 private tracts.</p>	
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? <p style="text-align: center;">No</p>	DISTANCE/DIRECTION FROM COS: <p style="text-align: center;">4.5 miles north of Rwy 17R</p>
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: <p style="text-align: center;">36 feet above ground level; 6,596 feet above mean sea level</p>	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: <p style="text-align: center;">None</p>
ATTACHMENTS: <p><u>DWIRE STORAGE YARD DP</u> CLICK ON SITE DEVELOPMENT PLAN UNDER DOCUMENT LIST <u>DWIRE STORAGE YARD FILING 1 PLAT</u> CLICK ON PLAT DRAWING 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 Avigation Easement filing noted on plat (Recorded at Book 5038 and Page 1088); no further action is required.
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- **FAA Form 7460:** If use of equipment (permanent or temporary) will exceed 110 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

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PROJECT LOCATION EXHIBIT:

