

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard February 24, 2021
Land Use Review Item #10**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): SF218, SF219 COMMERCIAL FINAL PLATS	PARCEL #(S): 5408001062
DESCRIPTION: Request by Laca-Loja, LLC for approval of the Highway 24 Eastgate Business Park Building No. 5 final plat. The plat includes commercial condominium buildings. The property is zoned CS/CAD-O (Commercial Service and Commercial Airport Overlay District). The property is located north of Space Village Drive and east of Highway 24. Concurrent Request: Request for approval of the Highway 24 Eastgate Business Park Building No. 4 final plat.	
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 1.7 miles north of Rwy 17L
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 45 feet above ground level; 6,345 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/168910 https://epcdevplanreview.com/Public/ProjectDetails/168909 CLICK ON VIEW PLAT DRAWING UNDER DOCUMENT LIST	

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 (Book 3900 at page 276); no further action is required.
- **Noise:** Due to the proximity of the development in relation to the 65 DNL, the Airport Advisory Commission recommends the developer include sound mitigation construction techniques consistent with best practices for any office space use.
- **FAA Form 7460-1:** Based on elevation data and distance to runway, 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>).

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PROJECT LOCATION EXHIBIT:

