

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard June 27, 2018  
Land Use Review Item #05**

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| <b>PPR-18EL PASO COUNTY BUCKSLIP NUMBER(S):</b><br>PPR-18-024<br><br><b>INDUSTRIAL SITE DEVELOPMENT PLAN</b>  | <b>TAX SCHEDULE #(S):</b><br><br>6525000009,<br>6525000011,<br>6525000021 |
| <b>DESCRIPTION:</b><br>Request by Ridgeline Land Surveying, LLC on behalf of Rice Ranch LLC for approval of a site development plan for Rice Ranch. The plan consists of developing an outdoor equipment storage facility, a material product storage facility, and a single family (caretaker) residence. The property is zoned I-3 (Heavy Industrial) and consists of approximately 42.2 acres. The property is located southwest of Highway 85 and Mesa Ridge Parkway in Fountain.<br><br><i><b>Review Note:</b> Approval for a rezone for this property was reviewed and approved by the Commission in November 2017.</i> |   |
| <b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b><br><br>No  | <b>DISTANCE/DIRECTION FROM COS:</b><br><br>4.6 miles southwest of Rwy 35R |
| <b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b><br><br>23 feet above ground level; 5,673 feet above mean sea level  | <b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b><br><br>None        |

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

***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.
- If use of equipment (permanent or temporary) will exceed 200 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.
- 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>).

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## PROJECT LOCATION EXHIBIT:

