

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard August 23, 2017
Land Use Review Item #03**

EL PASO COUNTY BUCKSLIP NUMBER(S): PPR-17-033		TAX SCHEDULE #(S): 5408102010
<i>SITE DEVELOPMENT PLAN AMENDMENT FOR OFFICE/WAREHOUSE</i>		
DESCRIPTION: Request by Hammers Construction, Inc. on behalf of 1001, LLC for a development plan amendment. The amendment includes adding a water quality feature to the already approved 5,000 square foot metal building to be utilized as a warehouse with office space. The property is zoned CS (Commercial Service). The property consists of 0.4 acres and is located southwest of the intersection of Highway 24 and Marksheffel Road.		
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 12,100 feet north of Rwy 17L	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 19 feet above ground level; 6,374 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SURFACE PENETRATED: Accident Potential Zone 2 (APZ-2), Airport Noise Subzone (ADNL)	

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.
- 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 (warehouse/office) appears to be permissible in the APZ-2 subzone.
- The development appears to be within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County. 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 for the office portion of the proposed structure.
- Based on elevation data, the Airport requests that the applicant 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 at:
<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

Colorado Springs Airport Advisory Commission Meeting To Be Heard August 23, 2017 Land Use Review Item #03

PROJECT LOCATION EXHIBIT:

