

**SEE ATTACHED FOR PREVIOUS REVIEW**

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard April 28, 2021  
Land Use Review Item #11**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> PPR2116 <b>COMMERCIAL SITE DEVELOPMENT PLANS</b>		<b>PARCEL #(S):</b> 5408101057
<b>DESCRIPTION:</b>  Request by Hammers Construction for approval of a site development plan for Claremont Business Park 2 Filing 1, Lot 6. The plan includes construction of a 7,250 square foot building on 0.66 acres with 1,500 square feet used for office space and 5,750 square feet used for warehouse space. The property is zoned CS/CAD-O (Commercial Service, Commercial Airport District Overlay). The property is located north of Highway 24 and west of Marksheffel Road.  <i>Review Note: Claremont Business Park 2 Filing No. 1, Lots 5 and 7 was originally reviewed with recommended conditions by the Commission in October 2020.</i>		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  2.5 miles north of Rwy 17L	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  20 feet above ground level; 6,410 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  Accident Potential Zone 2 (APZ-2), ADNL Noise	
<b>ATTACHMENTS:</b> <a href="https://epcdevplanreview.com/Public/ProjectDetails/160529">https://epcdevplanreview.com/Public/ProjectDetails/160529</a> CLICK ON VIEW SITE DEVELOPMENT PLAN UNDER DOCUMENTS LIST		

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

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

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

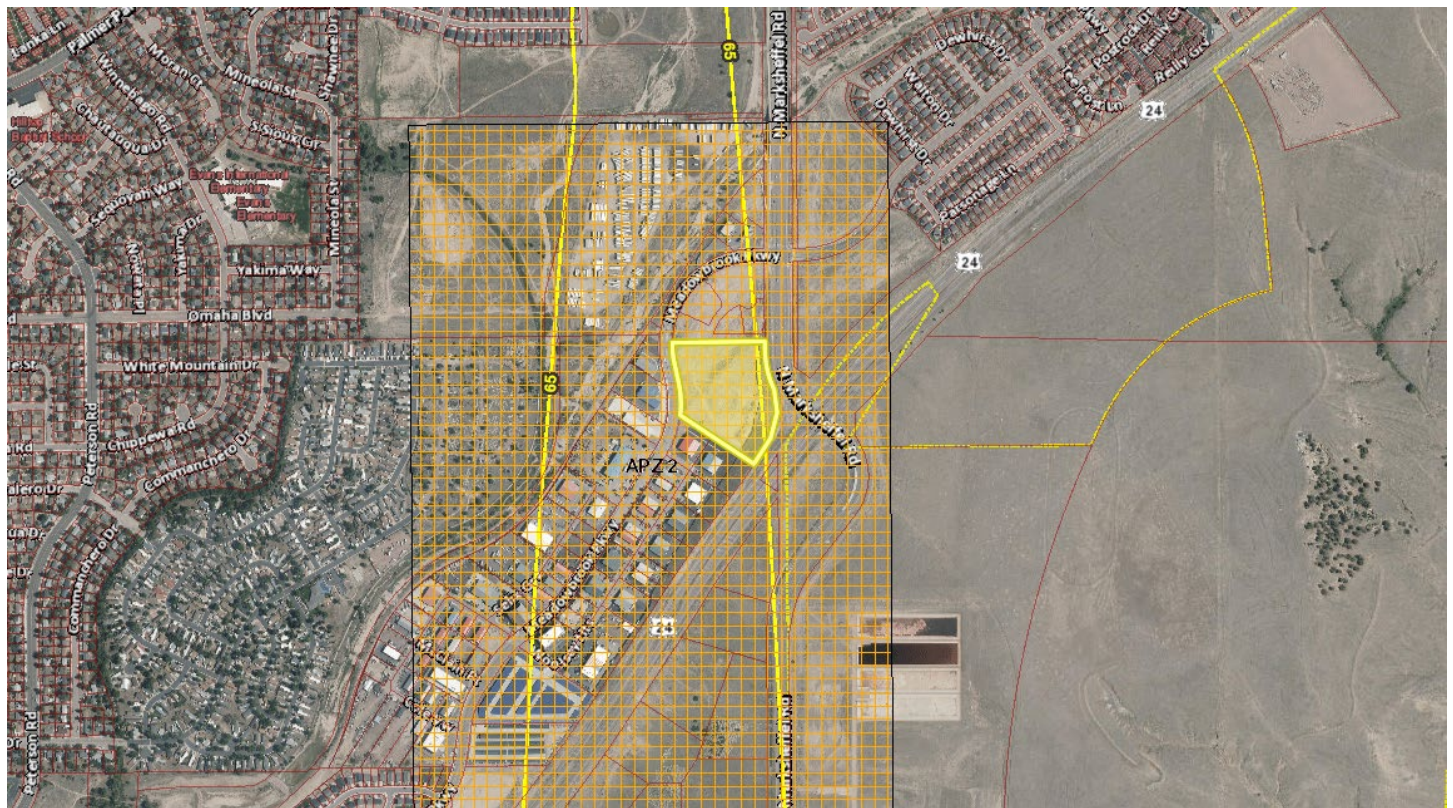
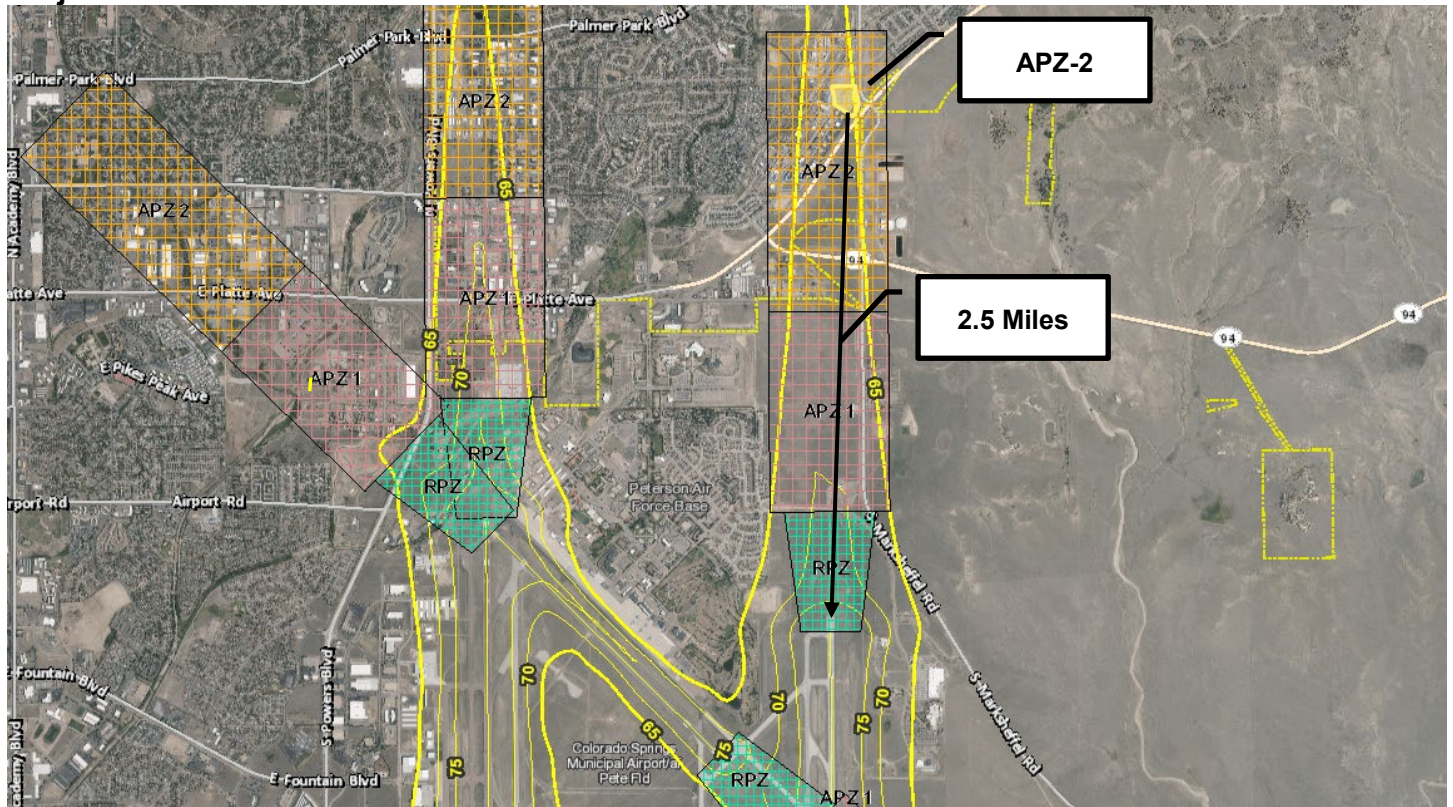
- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **ADNL Noise:** The development is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District. As a portion of the proposed structure will be used 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 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 appears to be permissible in the APZ-2 subzone.
- **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:**





**Colorado Springs Airport Advisory Commission Meeting**  
**To Be Heard October 28, 2020**  
**Land Use Review Item #06**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> PPR2030, PPR2031 <b>COMMERCIAL SITE DEVELOPMENT PLANS</b>	<b>PARCEL #(S):</b> 5408101057
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**DESCRIPTION:**

Request by Hammers Construction for approval of a site development plan for Claremont Business Park 2, Fil No. 1 Lot 7. The plan consists of construction of a 10,000 square foot building with 1,500 square feet being used for office space and 8,500 square feet will be used for warehouse space. The plan also includes parking, drive aisles and landscaping. The property is zoned CS/CAD-O (Commercial Service, Commercial Airport District Overlay). The property is located north of Highway 24 and west of Marksheffel Road. **Concurrent Request:** Request for approval of a site development plan for Claremont Business Park 2, Fil No. 1 Lot 5. The plan includes an additional 10,000 square foot warehouse/office building. The lot consists of 1.27 acres.

<b>CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  2.5 miles north of Rwy 17L
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<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  20 feet above ground level; 6,410 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  Accident Potential Zone 2 (APZ-2), ADNL Noise
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**ATTACHMENTS:**  
[CLAREMONT BUSINESS PARK FILING 2 LOT 7 PLAN](#)  
[CLAREMONT BUSINESS PARK FILING 2 LOT 5 PLAN](#)  
 CLICK ON VIEW SITE DEVELOPMENT PLAN UNDER DOCUMENTS LIST

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

*Subject to Airport Advisory Commission Action*

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

- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **ADNL Noise:** The development is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District. As a portion of the proposed structure 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.
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PROJECT LOCATION EXHIBIT:

