

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard July 27, 2022
Land Use Review Item #15**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): PPR2237 <i>INDUSTRIAL SITE DEVELOPMENT PLAN</i>		PARCEL #(S): 5333201012
DESCRIPTION: Request by Hammers Construction Inc., for approval of a site development plan. The plan includes a 9,750 square foot building for warehouse space and an office. The site is zoned I-3/CAD-O (Heavy Industrial and Commercial Airport District Overlay) and consists of 1 acre. The site is located east of Marksheffel Road, between Constitution Avenue and North Carefree Circle.		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 4.3 miles northeast of Rwy 17R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 20 feet above ground level; 6,550 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None	
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/182216 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:** Proof of Avigation Easement filing noted on plan (Recorded under Book 3768 at Page 1499); no further action is required.
- **FAA Form 7460-1:** 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; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

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Project location exhibit:

