

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard October 24, 2023
Land Use Review Item #11**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): SF2325 PPR2341		PARCEL #(S): 5300000743
PUBLIC ROAD RIGHT OF WAY FINAL PLAT AND DEVELOPMENT PLAN		
DESCRIPTION: <p>Request by N.E.S. Inc. on behalf of Rhetoric LLC for approval of Public Road Right of Way Final Plat. The plat is for a public road right of way. The site is zoned I-3/CAD-O (Heavy Industrial/Commercial Airport Overlay District) and consists of approximately 32.4 acres. The site is located northeast of Woodmen Road and Black Forest Road. Concurrent Request: Request for approval of the Lot 2, Sterling Recycling Facility Development Plan.</p> <p>Review Note: The Rhetoric RM-30 rezone was reviewed with recommended conditions by the Commission in August 2022.</p>		
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 8.8 miles northeast of Rwy 17R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 40 feet above ground level; 7,040 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None	
ATTACHMENTS: CLICK ON VIEW FINAL PLAT DRAWINGS UNDER DOCUMENTS LIST https://epcdevplanreview.com/Public/ProjectDetails/192722 CLICK ON VIEW SITE DEVELOPMENT PLAN UNDER DOCUMENTS LIST https://epcdevplanreview.com/Public/ProjectDetails/192723		

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) for future development plans/plats.
- **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:

