

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard July 22, 2020
Land Use Review Item #06**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): <p style="text-align: center;">VR204</p> <p><i>INDUSTRIAL FINAL PLAT</i></p>	PARCEL #(S): <p style="text-align: center;">5332002019</p>
DESCRIPTION: <p>Request by Terra Nova Engineering, Inc., on behalf of Mountain States Pipe and Supply for approval of the Mountain States Pipe and Supply final plat. The replat creates two lots. The property currently has a building, parking lot and stormwater quality pond on the eastern portion and is used primarily for warehouse/storage. The western portion of the property is currently undeveloped. The property is zoned M/CAD-O (Industrial and Commercial Airport Overlay District) and consists of 4.48 acres.</p>	
CONSTRUCTION/ALTERATION OF MORE THAN 100 FEET ABOVE GROUND LEVEL? <p style="text-align: center;">No</p>	DISTANCE/DIRECTION FROM COS: <p style="text-align: center;">3.7 miles northeast of Rwy 17R</p>
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: <p style="text-align: center;">50 feet above ground level; 6,550 feet above mean sea level</p>	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: <p style="text-align: center;">None</p>
ATTACHMENTS: <p><u>MOUNTAIN STATES PIPE AND SUPPLY FINAL PLAT</u> CLICK ON VIEW FINAL PLAT DRAWINGS (24" X 36") UNDER DOCUMENT LIST</p>	

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

*Airport staff recommends **an objection** with the following conditions:*

- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **FAA Form 7460-1:** Based on elevation data, 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>).

PROJECT LOCATION EXHIBIT:

