

**SEE ATTACHED FOR PREVIOUS REVIEW**

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard June 26, 2019  
Land Use Review Item #05**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> PPR-19-026 <b>COMMERCIAL DEVELOPMENT PLAN</b>		<b>TAX SCHEDULE #(S):</b> 5408102013
<b>DESCRIPTION:</b> <p>Request by Hammers Construction on behalf of Father &amp; Sons Whiskey Purveyors for approval of a site development plan for a 10,000 square foot building to be used as a private membership club, office space, bottling, and a warehouse for storage of whiskey/wine barrels. Additional use of this facility includes event and game rooms. The property is currently zoned CS (Commercial Service) and consists of 0.98 acres. The property is located north of Highway 24 and west of Marksheffel Road.</p> <p><i>Review Note: A plot plan for a 5,000 square foot warehouse and outdoor storage area for liquid barrels was reviewed and approved by the Commission in February 2018. The warehouse was never constructed and the property has a new owner; the proposed replaces the previous development plan.</i></p>		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  11,800 northeast of Rwy 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  40 feet above ground level; 6,390 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  Accident Potential Zone 2 (APZ-2), Airport Noise Subzone (ADNL)	

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

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

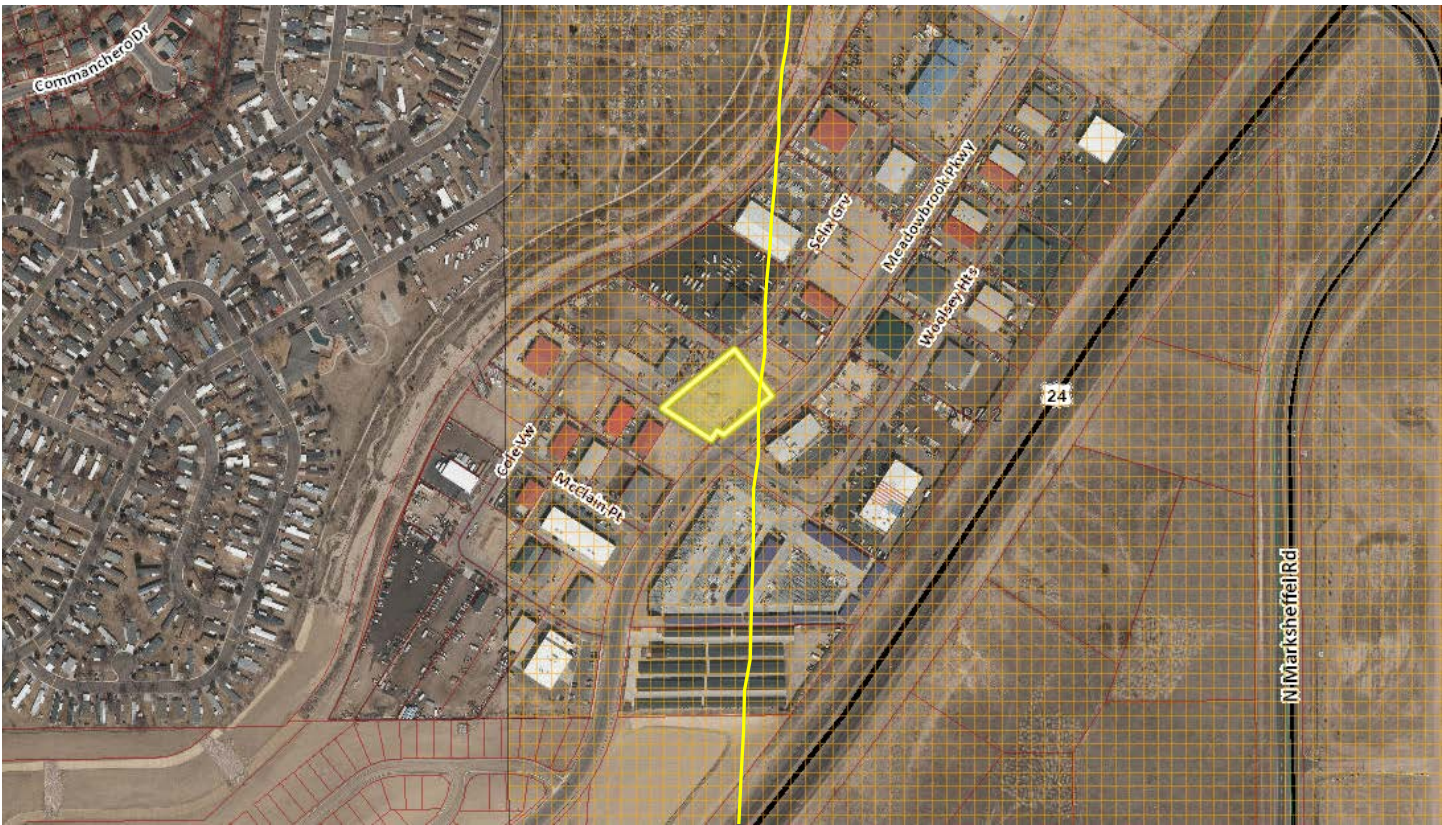
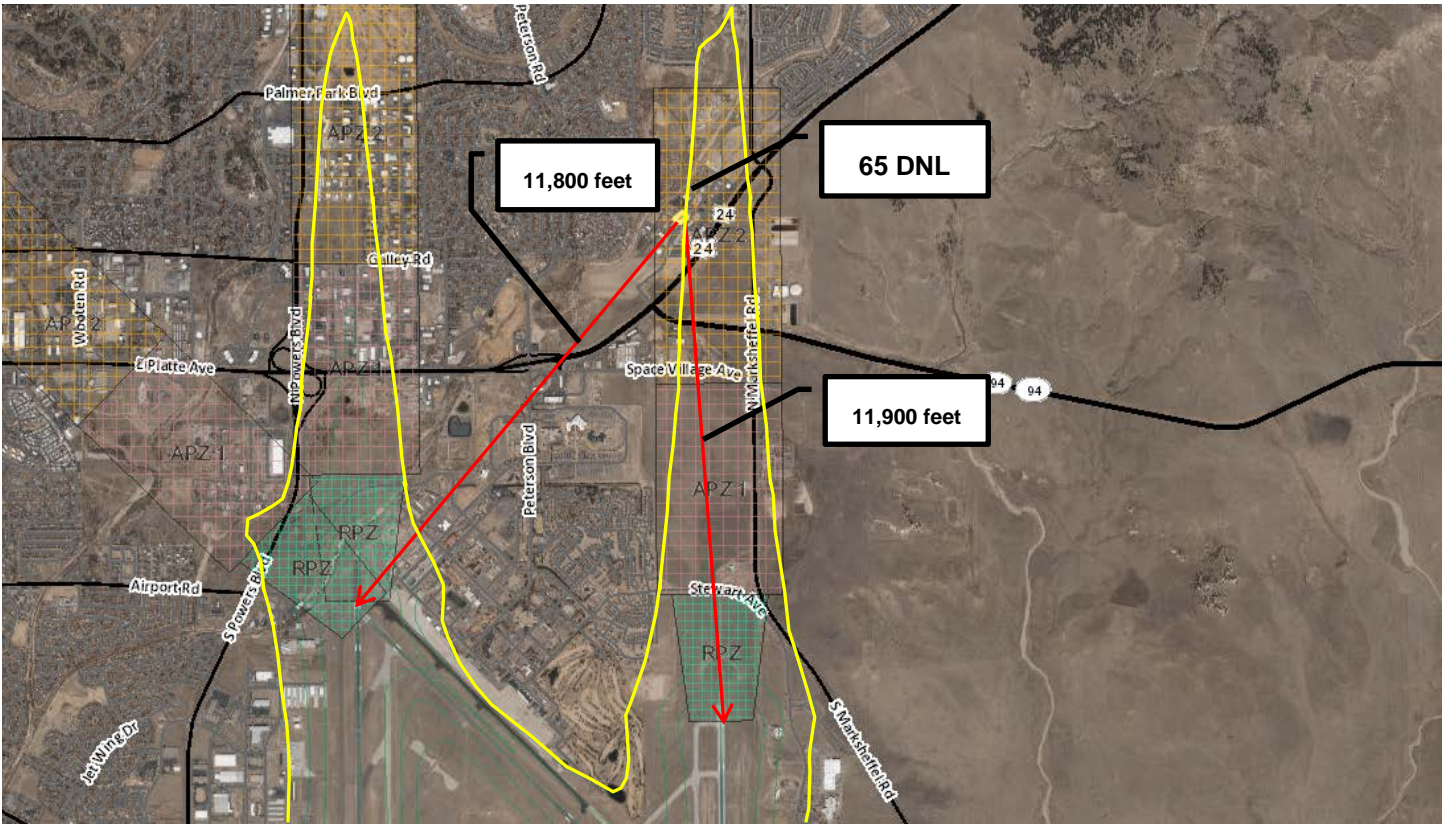
*Airport staff recommends **no objection** with the following conditions:*

- An Avigation Easement or proof of previous filing (book/page or reception number) is requested.
- 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.
- The development is within the ADNL Airport Noise subzone. The development requires a thirty (30) dBA indoor noise reduction using approved construction techniques with a noise reduction certificate provided.
- 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.
- More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis 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 February 28, 2018**  
**Land Use Review Item #08**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> PPR-18-007  <b>COMMERCIAL DEVELOPMENT PLAN</b>		<b>TAX SCHEDULE #(S):</b> 5408102013
<b>DESCRIPTION:</b>  Request by Hammers Construction, Inc. on behalf of Cmont, LLC for approval of plot plan for a 5,000 square foot warehouse and outdoor storage area. The warehouse will be used for storage of wooden barrels containing liquids and outside storage will consist of empty connex (large metal cargo) containers. The property is currently zoned CS (Commercial Service) and consists of 0.98 acres. The property is located north of Highway 24 and west of Marksheffel Road.		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  11,800 feet northeast of Rwy 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  45 feet above ground level; 6,395 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  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 the 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) appears to be permissible in the APZ-2 subzone.
- 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.
- A portion of the property is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use (warehouse and outdoor storage) appears to be compatible within the 65 DNL noise contour;
- More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

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