

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard November 15, 2017
Land Use Review Item #04**

EL PASO COUNTY BUCKSLIP NUMBER(S): PPR-17-046 <i>SITE DEVELOPMENT PLAN FOR OFFICE/WAREHOUSE</i>	TAX SCHEDULE #(S): 5408108012
DESCRIPTION: Request by Hammers Construction, Inc. for a site development plan for Claremont Business Park Filing 2, Lot 8. The development plan includes a 5,000 square foot building and associated parking and landscaping for an office/warehouse. The property is zoned CS (Commercial Service) and consists of approximately 0.5 acres. The property is located southwest of the intersection of Highway 24 and Marksheffel Road.	
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 12,000 feet north of Rwy 17L
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 19 feet above ground level; 6,369 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: 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 this 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/office) appears to be permissible in the APZ-2 subzone.
- The development appears to be within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County. 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 for the office portion of the proposed structure.
- Based on elevation data, the Airport requests that the applicant 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:

