

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard December 20, 2017  
Land Use Review Item #08**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> PPR-17-053, VR-17-013  <b>COMMERCIAL DEVELOPMENT AND REPLAT</b>		<b>TAX SCHEDULE #(S):</b>  5404210061, 5404210062, 5404210063, 5404210064
<b>DESCRIPTION:</b> Request by Evergreen Development for approval of the Claremont Ranch Lot 2 site development plan. The plan consists of construction of a quick service restaurant and infrastructure improvements. The property is zoned Commercial Regional (CR) and the proposed development encompasses 0.82 acres. The property is located on the southeast corner of Marksheffel Road and Constitution Avenue. <b>Concurrent Request:</b> Request for approval of a vacation and replat to modify existing lot lines. The property to be replatted consists of approximately 4.6 acres.		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  18,300 feet northeast of Rwy 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  23 feet above ground level; 6,463 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  None	

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

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

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

- Airport Activity Notice on plat; no further action is required.
- Plat notes no. 24 and no. 25 are not accurate, replace with the following: based on elevation data, the applicant should 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:

