

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard September 27, 2017
Land Use Review Item #07**

EL PASO COUNTY BUCKSLIP NUMBER(S): PPR-17-036 OFFICE/WAREHOUSE DEVELOPMENT		TAX SCHEDULE #(S): 5408102020, 5408102029
DESCRIPTION: Request by Bucher Design Studio, Inc. for approval of a site development plan for Claremont Business Park Filing No. 2 Lots 24 & 25. The development includes construction of office/warehouse buildings and associated parking, landscaping, and stormwater quality facilities. Each building will be 5,000 square feet and will consist of an office and warehouse. The property is zoned CS (Commercial Service) and consists of approximately one acre. The property is located north of the intersection of Highway 24 and Highway 94.		
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 11,100 feet northeast of Rwy 17R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 21 feet above ground level; 6,358 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SURFACE PENETRATED: Accident Potential Zone 2 (APZ-2)	

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 (office/warehouse) appears to be permissible in the APZ-2 subzone.
- 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 at:
<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

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PROJECT LOCATION EXHIBIT:

