

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard December 20, 2017  
Land Use Review Item #11**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> PPR-17-056  <b>COMMERCIAL DEVELOPMENT PLAN FOR OFFICE/WAREHOUSE</b>		<b>TAX SCHEDULE #(S):</b> 5408102039
<b>DESCRIPTION:</b> Request by Hammers Construction Inc. on behalf of 7287 Cole View, LLC for approval of a site development plan for an office/warehouse. The site is zoned CS (Commercial Service) and consists of 0.51 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>  11,300 feet northeast of Rwy 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  19 feet above ground level; 6,357 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  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 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:

