

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard August 22, 2018  
Land Use Review Item #06**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> PPR-18-037		<b>TAX SCHEDULE #(S):</b> 5406205001	
<b>INDUSTRIAL SITE ADDITION</b>			
<b>DESCRIPTION:</b> Request by Hammers Construction for approval of the Woodford Manufacturing site plan for an addition to the existing building. The addition would expand the current 70,325 square foot building by 18,000 square feet. The property is zoned I-3 (Heavy Industrial) and consists of 8.92 acres. The property is located northeast of Powers Boulevard and Palmer Park Boulevard.			
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No		<b>DISTANCE/DIRECTION FROM COS:</b>  13,900 feet north of Rwy 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  23 feet above ground level; 6,373 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 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 (manufacturing) appears to be permissible within the APZ-2 subzone.
- If use of temporary construction equipment will exceed the height of the existing structure (25 feet above ground level), the Airport requests that the applicant file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for the 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>).

