

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard June 24, 2020  
Land Use Review Item #02**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> <p style="text-align: center;">PPR2015</p> <p><b><u>COMMERCIAL DEVELOPMENT PLAN</u></b></p>	<b>PARCEL #(S):</b> <p style="text-align: center;">5406204034</p>
<b>DESCRIPTION:</b> <p>Request by Paulson Architects, PC on behalf of Land Acquisition LLC for approval of a minor commercial site development plan for Xtractions of Colorado. The plan consists of a change of use of existing facility from manufacturing to processing. The existing building was used for a Sealy mattress manufacturing and the new use will be for a processing facility for hemp CBD oil extraction. The site is zoned I-2/CAD-O (Limited Industrial and Commercial Airport Overlay) and consists of approximately 7.9 acres. The property is located northeast of Powers Boulevard and Palmer Park Boulevard.</p>	
<b>CONSTRUCTION/ALTERATION OF MORE THAN 100 FEET ABOVE GROUND LEVEL?</b> <p style="text-align: center;">No</p>	<b>DISTANCE/DIRECTION FROM COS:</b> <p style="text-align: center;">2.7 miles north of Rwy 17R</p>
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b> <p style="text-align: center;">45 feet above ground level; 6,455 feet above mean sea level</p>	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b> <p style="text-align: center;">Accident Potential Zone 2 (APZ-2)</p>
<b>ATTACHMENTS:</b> <p><b><u>XTRACTIONS OF CO SITE PLAN</u></b></p> <p>CLICK ON SITE DEVELOPMENT PLAN DRAWING UNDER DOCUMENT LIST</p>	

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

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

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

- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- 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 appears to be permissible in the APZ-2 subzone.
- Although it appears that the facility is located outside of the 65 DNL noise contour, the development and its occupants may be impacted by noise caused by aircraft arriving to and departing from the Colorado Springs Airport. The owner/applicant should familiarize themselves with the potentiality and ramifications thereof.
- **FAA Form 7460:** Based on elevation data and distance to runway, the applicant will need to 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; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).



**PROJECT LOCATION EXHIBIT:**

