

AL-03-010

542.07

**USE SUBJECT TO SPECIAL REVIEW  
AUTOMOBILE SALES IN THE PBP OA-CGM ZONE DISTRICTS  
POWERS POINTE LLC**

A request by Powers Pointe LLC for a Use Subject to Special Review to allow automobile sales in the PBP (Planned Business Park), OA-CGM (Airport – Commercial, General, Military) Districts. The 1.18-acre parcel is located ¼ mile south of Omaha Boulevard and east of Powers Boulevard, within the Cimarron Hills area. Assessor's Tax Schedule #54072-05-024.

**APPLICABLE RESOLUTIONS**

Approval                      Page 11  
Disapproval                  Page 12

**PLANNING DEPARTMENT RECOMMENDATION:** The Planning Department recommends **approval** of this request with the conditions and notations:

**CONDITIONS**

1. Approval is limited to automobile Sales, subject to compliance with the following conditions and notations and the site plan as approved.
2. All customers parking shall be confined within the boundaries of the property.
3. Storage of rubbish, as defined in Ordinance 92-1, inoperable or unlicensed vehicles is prohibited.
4. Any type of automotive repairs on site is prohibited.
5. The applicant shall comply with all applicable local, state, and federal laws and regulations regarding the use, disposal, storage, and transportation of solid and/or hazardous waste.
6. Any new signage must be approved in accordance to Section 35.4 of the El Paso County Land Development Code.
7. All applicable conditions of the Colorado Springs Airport and Federal Aviation Administration shall be complied with at the appropriate time.

**NOTATIONS**

- 1.\* Special use approval includes conditions of approval and the accompanying plot. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the Land Development Code.