

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard October 28, 2020
Land Use Review Item #06**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): ADR2011 RESIDENTIAL ADMINISTRATIVE RELIEF	PARCEL #(S): 5507206052
DESCRIPTION: <p>Request by Request by B&J Surveying, Inc., on behalf of Richmond American Homes for approval of an administrative relief to allow reduced setback of 20' where 25' is required. The 25' setback restricts this corner lot on one side and will not allow an available Richmond home plan to be built within the setbacks. The setback is for Lot 15 of Springs at Waterview Filing No. 1 (4817 Wolf Moon Drive). The property is zoned RS-5000 (Residential Suburban) and consists of 0.15 acres. The property is located southeast of Powers Boulevard and Grinnell Street.</p>	
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 2.1 miles south of Rwy 17R
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 30 feet above ground level; 5,920 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 2 (APZ-2)
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/166097 CLICK ON VIEW SITE PLAN DRAWING UNDER DOCUMENTS LIST	

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

*Airport staff recommends **an objection** with the following conditions:*

- **Avigation Easement:** Proof of previous Avigation Easement filing was provided in the Development Plan submittal documentation (Reception #213006737); no further action is required.
- **APZ-2:** The property is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County and is permissible in the APZ-2 subzone.
- **FAA Form 7460-1:** 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>).

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PROJECT LOCATION EXHIBIT:

