

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard March 28, 2018  
Land Use Review Item #04**

<p><b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> SP-16-005 – 2ND REVIEW</p> <p><b><i>RESIDENTIAL PRELIMINARY PLAN</i></b></p>	<p><b>TAX SCHEDULE #(S):</b> 5507206036</p>
<p><b>DESCRIPTION:</b></p> <p>Request by SWV, LLC on behalf of Frank W. Howard #2 Limited Partnership, LLLP for approval for the revised Springs at Waterview Preliminary plan to allow for the development of 80 single-family lots. The property consists of 15.67 acres and is located north of Bradley Road, south of Powers Boulevard and east of Grinnell Boulevard. This submittal includes the amended preliminary plan with the following standard notes for Colorado Springs Airport:</p> <ol style="list-style-type: none"> <li>1. The applicant shall voluntarily make a 30-dB reduction in exterior noise penetration by soundproofing (utilizing FAA-Recommendations) construction techniques performed by a certified acoustical engineer.</li> <li>2. This subdivision is subject to an Avigation Easement as recorded at reception #_____.</li> </ol> <p><b>Review Note:</b> <i>This item was originally reviewed in October 2016 as part of a sketch plan amendment, rezone, and final plat; the AAC had no objections of this item at that time.</i></p>	
<p><b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b></p> <p>No</p>	<p><b>DISTANCE/DIRECTION FROM COS:</b></p> <p>11,400 feet south of Rwy 35L</p>
<p><b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b></p> <p>30 feet above ground level; 5,930 feet above mean sea level</p>	<p><b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b></p> <p>Accident Potential Zone (APZ-2)</p>

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

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

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

- Provide proof of avigation easement recording.
- 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 is permissible in the APZ-2 subzone.
- Based on elevation data, 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.
- 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:

