

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard November 16, 2022  
Land Use Review Item #07**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> PUDSP217 <i>RESIDENTIAL PRELIMINARY DEVELOPMENT PLAN</i>		<b>PARCEL #(S):</b> 6512200001, 6512200011
<b>DESCRIPTION:</b> Request by N.E.S. Inc. on behalf of MIDCO Investments LLC and Richmond American Homes for approval of the Haven Valley preliminary development plan. The plan includes 98 attached or detached residential lots. The site is zoned PUD/CAD-O (Planned Unit Development and Commercial Airport Overlay District) and consists of approximately 11.76 acres. The site is located southeast of Hancock and Bradley.		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL?</b> No	<b>DISTANCE/DIRECTION FROM COS:</b> 2.1 miles southwest of Rwy 35L	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b> 30 feet above ground level; 5,880 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b> None	
<b>ATTACHMENTS:</b> <a href="https://epcdevplanreview.com/Public/ProjectDetails/168411">https://epcdevplanreview.com/Public/ProjectDetails/168411</a> CLICK ON VIEW ZONING MAP UNDER REVIEW DOCUMENTS LIST		

**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) for development plan/plat.
- **Airport Acknowledgement:** Upon accepting residency within Haven Valley, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Haven Valley lies within an Airport Overlay Zone and is located less than 2.5 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
- **FAA Form 7460-1:** If use of equipment (permanent or temporary) will exceed 100 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results 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:

