

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard October 28, 2020  
Land Use Review Item #09**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> <p style="text-align: center;">ADR2013</p> <p><i><b>RESIDENTIAL ADMINISTRATIVE RELIEF</b></i></p>	<b>PARCEL #(S):</b> <p style="text-align: center;">5507222030</p>
<b>DESCRIPTION:</b> <p>Request by B&amp;J surveying, Inc., on behalf of Richmond American Homes for a dimensional variance to allow a reduced setback of 20' where 25' is required. Reducing the Rear Lot setback from 25' to 20' (20%), allows Richmond to fit their floor plan with the smallest footprint (the "903" plan) on this lot. The setback is for Lot 64 of Springs at Waterview Filing No. 1 (7168 Passing Sky Drive). The property is zoned RS-5000 (Residential Suburban) and consists of 0.17 acres. The property is located northeast of Grinnell Street and Bradley Road.</p>	
<b>CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL?</b> <p style="text-align: center;">No</p>	<b>DISTANCE/DIRECTION FROM COS:</b> <p style="text-align: center;">2.3 miles south of Rwy 35L</p>
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b> <p style="text-align: center;">30 feet above ground level; 5,910 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> <a href="https://epcdevplanreview.com/Public/ProjectDetails/166038">https://epcdevplanreview.com/Public/ProjectDetails/166038</a> CLICK ON VIEW SITE PLAN DRAWING UNDER DOCUMENT LIST	

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

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

*Airport staff recommends **no 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:**

