

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard March 28, 2018
Land Use Review Item #03**

EL PASO COUNTY BUCKSLIP NUMBER(S): SP-17-010 – 2ND REVIEW		TAX SCHEDULE #(S): 5500000135	
RESIDENTIAL AND COMMERCIAL PRELIMINARY PLAN			
DESCRIPTION: This is the second review for approval of the Springs East at Waterview preliminary plan for 713 single-family lots on 168.61 acres and commercial development on 26.64 acres. This property is located southeast of the intersection of Bradley Road and Powers Boulevard. <i>Review Note: This item was originally reviewed and tabled in November 2017 and was reviewed and approved by the Commission in February 2018.</i>			
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No		DISTANCE/DIRECTION FROM COS: 4,900 feet south of Rwy 35R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 45 feet above ground level; 6,045 feet above mean sea level		COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 1 (APZ-1); Accident Potential Zone (APZ-2)	

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

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

- Due to this development encroachment on the airport, the AAC recommends the developer work with airport staff to create mechanisms for communicating aviation impacts within deeds of land development.
- An Avigation Easement or proof of previous filing (book/page or reception number) is required.
- The proposed development is within the Accident Potential Zone 1 (APZ-1) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. Commercial development is permissible in the APZ-1 subzone.
- 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. Commercial 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:

