

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard October 28, 2020  
Land Use Review Item #10**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> ADR2012 <i><b>RESIDENTIAL ADMINISTRATIVE RELIEF</b></i>	<b>PARCEL #(S):</b> 5507206060
<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 22' where 25' is required. Reducing the Rear Lot setback from 25' to 22' (20%), allows Richmond to utilize one of their existing floor plans where a plan would not fit into the lot without the Administrative Relief. The setback is for Lot 23 of Springs at Waterview Filing No. 1 (4878 Wolf Moon Drive). The property is zoned RS-5000 (Residential Suburban) and consists of 0.12 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> No	<b>DISTANCE/DIRECTION FROM COS:</b> 2.2 miles south of Rwy 35L
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b> 30 feet above ground level; 5,910 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b> Accident Potential Zone 2 (APZ-2)
<b>ATTACHMENTS:</b> <a href="#"><u><b>SPRINGS AT WATERVIEW FILING 1 LOT 23 SITE PLAN7</b></u></a> CLICK ON VIEW SITE PLAN DRAWING UNDER DOCUMENT 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 plat 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:

