

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard September 28, 2022  
Land Use Review Item #04**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> CDR2213 <i>UTILITIES DEVELOPMENT PLAN</i>		<b>PARCEL #(S):</b> 5408007001
<b>DESCRIPTION:</b> Request by Colorado Springs Utilities for approval of construction drawings for new electric and gas line installation. The installation of utilities is for the development of the Aura at Crossroads apartment complex. The site is zoned CR/CAD-O (Commercial Regional and Commercial Airport District Overlay) and consists of approximately 22 acres. The site is located northeast of Peterson Road and Highway 24.		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL?</b> No	<b>DISTANCE/DIRECTION FROM COS:</b> 1.4 miles northeast of Rwy 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b> 45 feet above ground level; 6,345 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b> None	
<b>ATTACHMENTS:</b> <a href="https://epcdevplanreview.com/Public/ProjectDetails/186381">https://epcdevplanreview.com/Public/ProjectDetails/186381</a> CLICK ON VIEW CONSTRUCTION DRAWINGS 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:** For development plan/plat: Upon accepting residency within The Aura at Crossroads, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Aura at Crossroads lies within an Airport Overlay Zone and is located less than 2 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:** 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:

