July 9, 2019

Daniel Ferguson

13202 Judge Orr Road

Peyton, CO 80831

NES Inc.

619 N Cascade Avenue, Suite 200

Colorado Springs, CO 80903

RE: Meadowlake Ranch – Sketch Plan – (SKP-18-004)

This is to inform you that the above-reference request for approval of sketch plan was heard and a recommendation for approval was made by the El Paso County Board of County Commissioners on July 9, 2019, at which time an approval was made for 307 acres to include 89 acres of urban density single-family residential, 69 acres of rural residential single-family, 27 acres of open space, 25 acres of commercial, and 97 acres industrial land uses. The subject parcels are within the A-35 (Agricultural) zoning district and is located at the northwest corner of the Judge Orr Road and Highway 24 intersection, and is within Sections 32 and 33, Township 12 South, Range 64 West of the 6th P.M. The property is located within the Falcon/Peyton Small Area Master Plan (2008). (Parcel Nos. 42000-00-264 and 42322-00-001)

This approval is subject to the following:

**CONDITIONS**

1. Additional analysis of the geological constraints and hazards shall be required with subsequent entitlement processes including but not limited to the preliminary plan.

1. Rezoning of the property is necessary to implement the sketch plan.
2. The applicant/ developer and/or property owner shall be required to participate in a fair and equitable manner in the upgrading of the surrounding roads and intersections including, but not necessarily limited to, Judge Orr Road, Eastonville Road, and U.S. Highway 24. The developer’s general design and financial responsibilities regarding the final Judge Orr Road and U.S. Highway 24 intersection configuration and improvements, as well as other offsite improvements shall be determined with preliminary plan approval(s).
3. Road locations, intersections, and classifications on the sketch plan are based on the best information available at this time. Final determinations of all road classifications and alignments will be made at the time of preliminary plan when more detailed land use, traffic and road designs are available. Minor changes to road classifications, intersections, and locations shall not require a new sketch plan. The applicant shall coordinate with CDOT on the ultimate alignment of the Judge Orr Road connection to U.S. Highway 24.
4. A County access permit will be required for the connection of new roads to Judge Orr Road. A CDOT access permit will be required for improvements to the Judge Orr/Highway 24 intersection. The applicant shall comply with all CDOT access permit requirements.
5. The master development drainage plan (MDDP) shall be approved prior to approval of a preliminary plan or final plat.
6. Applicant shall depict the following notes on the cover sheet for all land use approvals by the County (sketch plan map, preliminary plan map, final plat map, etc):

“Notice of potential aircraft overflight and noise impact associated with airport: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property may be subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations.

Some property within this development may be subject to an Avigation Easement as recorded at Book 2285 and Page 310, of the records of the El Paso County Clerk and Recorder.”

1. Applicant shall delineate the boundaries of the avigation easement on the applicant’s property and the common flight path over the applicant’s property (to the extent known) for all airplanes taking off from and landing at Meadow Lake Airport, on and for all land use approvals by the County (sketch plan map, preliminary plan map, final plat map, etc.):

**NOTATIONS**

1. Applicable park, school, transportation, drainage, bridge, and traffic fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plats.
2. Access locations and roadway classifications are conceptual only and will be determined at the time of preliminary plan review. Final locations and classifications of roadways will be subject more detailed land use design and subdivision review.
3. County may request CDOT coordinate with the applicant regarding the intersection of Judge Orr Road and US Highway 24.

This represents the Planning and Community Development Department’s understanding of the action taken by the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

Kari Parsons, Planner III

File No. SKP-18-004