

Meadow Lake Airport Association, Inc.

13625 Judge Orr Road, Meadow Lake Airport (KFLY), Peyton, CO 80831-6051

Date: August 1, 2021

To: El Paso County Planning and Community Development

Subj: **MLA Lot 1, Block 3, Vacation of Taxiway Easement**

File: V216


Parcel ID No: 43040-01-003

Ref: (a) Falcon Development Corp application dated February 7, 2007

Please note that the correct legal description of subject lot should be Lot 3, Block 1, Meadow Lake Airport Filing No.1.

Ref (a) is the request made by Falcon Development Corporation on February 7, 2007. That request was approved by El Paso County and the original platted easements on the responding lots were vacated to the requested 50 foot dimension.

The Meadow Lake Airport Association has no objection to the requested vacation of the taxiway easement on this property from 100 feet to 50 feet, so long as the total easement remains at the airport standard of 100 feet total width (50 feet on each side of the property line).



David E. Elliott

President, MLAA Board of Directors

cell: 719-339-0928

email: falcon20flier@msn.com

encl: (1) Falcon Development Corp Application for Administrative Vacation of Taxiway Easement dated February 7, 2007 (with attachments)

copy: Terry Engler

Justin Walker, Dewhirst & Dolven

EL PASO COUNTY



COMMISSIONERS:
STAN VANDERWERF (CHAIR)
CAMI BREMER (VICE-CHAIR)

COLORADO

LONGINOS GONZALEZ, JR.
HOLLY WILLIAMS
CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

7/22/2021

RE: Meadow Lake Airport Lot 1 Block 3 Vacation of Taxiway Easement

File: V216

Parcel ID No.:43040-01-003

To Whom It May Concern:

This letter is to inform property owners adjacent to 14115 Judge Orr Road that the applicant, Terry Engler, has requested approval of a vacation application to vacate 50 feet of an existing 100 foot taxiway easement in the Meadow Lake Estates Airport Filing No. 1 within the RR-5 (Residential Rural) zoning district. The Planning and Community Development Director may make a formal decision regarding the request on 8/6/2021. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the application may be elevated to the Board of County Commissioners for consideration. All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision.

You may view the application documents online at www.epcdevplanreview.com. Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

Ryan Howser, Planner II
El Paso County Planning and Community Development
719-520-6049
RyanHowser@elpasoco.com

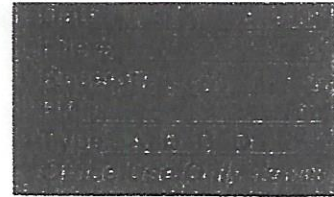
2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM

El Paso County Planning Department
27 East Vermijo Avenue
Colorado Springs, CO 80903
PHONE 719-520-6300
FAX 719-520-6322



Application Form

Public Hearing Items:

- | | | |
|---|---|--|
| <input type="checkbox"/> Amended Plat | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Vacation of Existing Plat |
| <input type="checkbox"/> Appeals | <input type="checkbox"/> PUD | <input type="checkbox"/> Vacation of Interior Lot Line |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Rezone | <input type="checkbox"/> Vacation of Right-of-Way |
| <input type="checkbox"/> Certificate of Designation | <input type="checkbox"/> Site Specific Development Plan/Development Agreement | <input type="checkbox"/> Variance of Use |
| <input type="checkbox"/> Expansion of Legal Nonconforming Use | <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Vested Property Rights |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Special Use Review | <input type="checkbox"/> Waiver of Regulations |
| <input type="checkbox"/> Location Approval | <input type="checkbox"/> Subdivision Exemption | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Vacation/Replat | |

Administrative Items:

- | | |
|---|--|
| <input type="checkbox"/> Billboard Credit | <input type="checkbox"/> Temporary Mobile Home Permit |
| <input type="checkbox"/> Care Facility | <input type="checkbox"/> Temporary Use Permit (check one below)* |
| <input type="checkbox"/> Determination of Nonconforming Use | <input type="checkbox"/> Carnival/Circus |
| <input type="checkbox"/> Home Occupation Permit (check one below) | <input type="checkbox"/> Christmas Tree Sales |
| <input type="checkbox"/> Rural | <input type="checkbox"/> Construction Office/Trailer |
| <input type="checkbox"/> Urban | <input type="checkbox"/> Fireworks Stand |
| <input type="checkbox"/> Merger by Contiguity | <input type="checkbox"/> Mobile Home/Subdivision Sales Office |
| <input type="checkbox"/> Plot Plan* | <input type="checkbox"/> Seasonal Produce Sales |
| <input type="checkbox"/> Relief Determination by Director | <input type="checkbox"/> Vacation of Interior Lot Line/Easement(s) |
| <input type="checkbox"/> Sign Review* | <input type="checkbox"/> Other _____ |

**Owner's signature not required on these items.*

(Please provide a separate application form for each proposal)

Project Name _____

Describe proposal TO REDUCE 100 FT TAXIWAY EASEMENT TO
50 FOOT. (A NEW 50 FOOT EASEMENT HAS BEEN ESTABLISHED
ON THE ADJACENT/ABUTTING PROPERTY)

Tax Schedule No. (s) 43040-01-001 THRU 005, 43040-01-012 & 013, 43016

Property Address (s) see attached list

Acreage _____ No. of Proposed Lots 8

Existing Zone RR4 (OAG) Proposed Zone no change

Property Owner Name(s) See attached list

Address _____

Zip Code _____

Office Phone _____ Alternate Phone _____

Mobile Phone _____ Fax _____

Email Address _____

Applicant Name FALCON DEVELOPMENT CORPORATION

Address 7959 CESSNA DRIVE, MEADOW LAKE AIRPORT

PEYTON CO

Zip Code 80831

Office Phone (719) 683-2847 Alternate Phone _____

Mobile Phone (719) 339-0928 4 Fax _____

Email Address (719) 440-5608 4 _____

Contact / Consultant Name DAVE ELLIOT / LEE LESHER

Address _____

Zip Code _____

Office Phone _____ Alternate Phone _____

Mobile Phone _____ Fax _____

Email Address _____

Owner/Applicant Authorization:

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I(we) am(are) fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I(we) have familiarized myself(ourselves) with the rules, regulations and procedures with respect to preparing and filing this application. I(we) also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review, and that approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. Submission of this application and signature of the owner(s) below authorizes the Planning Department, and applicable review agencies, right of entry onto the property for purposes of processing this request.

Owner(s) Signature _____ Date _____

Owner(s) Signature _____ Date _____

Applicant Signature David Elliott Date 02/07/07

AUTHORIZATION TO SUBMIT APPLICATION (Office Use Only)

☐ Submittal Requirements Matrix

☐ Application Accepted

Planner Signature _____

Reference Files _____

Falcon Development Corporation

7959 Cessna Drive, Meadow Lake Airport (00V)

Peyton, CO 80831-6051

(719) 683-2847

www.tgpaviation.com

Date: February 7, 2007

To: El Paso County Development Services
Planning Division
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Subj: **Letter of Intent: Request for Administrative Vacation of Taxiway Easement**

Ref: (a) Meadow Lake Airport Filing 1, Block 1, Lots 1-5
(b) Meadow Lake Estates Filing 5, Block 1, Lots 7 & 8
(c) Meadow Lake Estates Filing 5, Lot 4
(d) Meadow Lake Airport Filing 14 (Proposed)

1. **Applicant:**

Falcon Development Corporation	7959 Cessna Drive Meadow Lake Airport Peyton, CO 80831-6051	(719) 683-2847 office & fax www.tgpaviation.com
--------------------------------	---	--

David Elliott, President	14120 Citation Lane Peyton, CO 80831-8035	(719) 683-7736 cell: 339-0928 falcon20flier@msn.com
--------------------------	--	--

Lee Leshner, Vice-President	5330 Setters Way Colorado Springs, CO 80919	(719) 599-5756 cell: 440-5608 leelesher@cs.com
-----------------------------	--	--

2. **Site location, size, and zoning.**

a. Part of the NW ¼ Section 4, Township 13 South, Range 64 West ... the taxiway easement depicted on:

- (1) Meadow Lake Airport Filing 1, Block 1, Lots 1 through 5, southern 100 feet,
- (2) Meadow Lake Estates Filing 5, Block 1, Lots 7 and 8, western 100 feet,
- (3) Meadow Lake Estates Filing 6, Lot 4, western 100 feet (portion abutting Meadow Lake Airport Filing No 14)

b. _____ acres

c. RR4 OAG

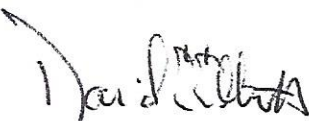
3. **Request and Justification.** ... That the taxiway easement along the southern boundary of Meadow Lake Airport Filing 1, Block 1, Lot 1 (part) and Lots 2 through 5, and western boundary of Meadow Lake Estates Filing 5, Block 1, Lots 7 and 8, and Meadow Lake Estates Filing 6, Lot 4 (part), be reduced from 100 feet to 50 feet, as depicted on the attached plot sketch.

The standard used for the development of Meadow Lake Airport over the past 35 years, has been to establish common use taxiway easements that are 100 feet wide. In locations where two filings abutted each other, this standard was applied by encumbering the property owners on either side of the common property boundary, each with a 50 foot easement (for a total width of 100 feet). In developing the layout for the proposed Meadow Lake Airport Filing 14 subdivision, Falcon Development Corporation has volunteered to continue this standard. With the subdivision approved, there no longer exists the need for the original 100 foot encumbrance on the lots indicated. **NOTE:** Meadow Lake Airport Filing No. 1, Block 1, Lot 1 will require a graduated reduction from the 100 foot easement along Cessna Drive (where it lines up with Taxiway "C") to the new 50 foot "standard" where it abuts Lot 2.

4. Existing and proposed facilities, structures, roads, etc.

- a. Taxiway "C" extension: The east-west taxiway easement between Meadow Lake Airport Filing No. 1, Block 1 and Meadow Lake Airport Filing No. 14 / Meadow Lake Estates Filing No. 5, Block 1 is a turf and dirt taxiway maintained by the property owners along the easement. It connects to the west to the improved (asphalted) Taxiway "C" on the west side of Cessna Drive.
- b. Taxiway "E" connector: The north-south taxiway easement between Meadow Lake Estates Filing No. 5 / Meadow Lake Estates Filing No. 6 and Meadow Lake Airport Filing No. 14 is primarily an unimproved turf taxiway easement. It connects to the south to the improved (asphalted) Taxiway "E". A portion of this easement has been improved (asphalted) by the owner of MLE Filing No. 5, Lot 8.

5. Waiver requests and justification. None required

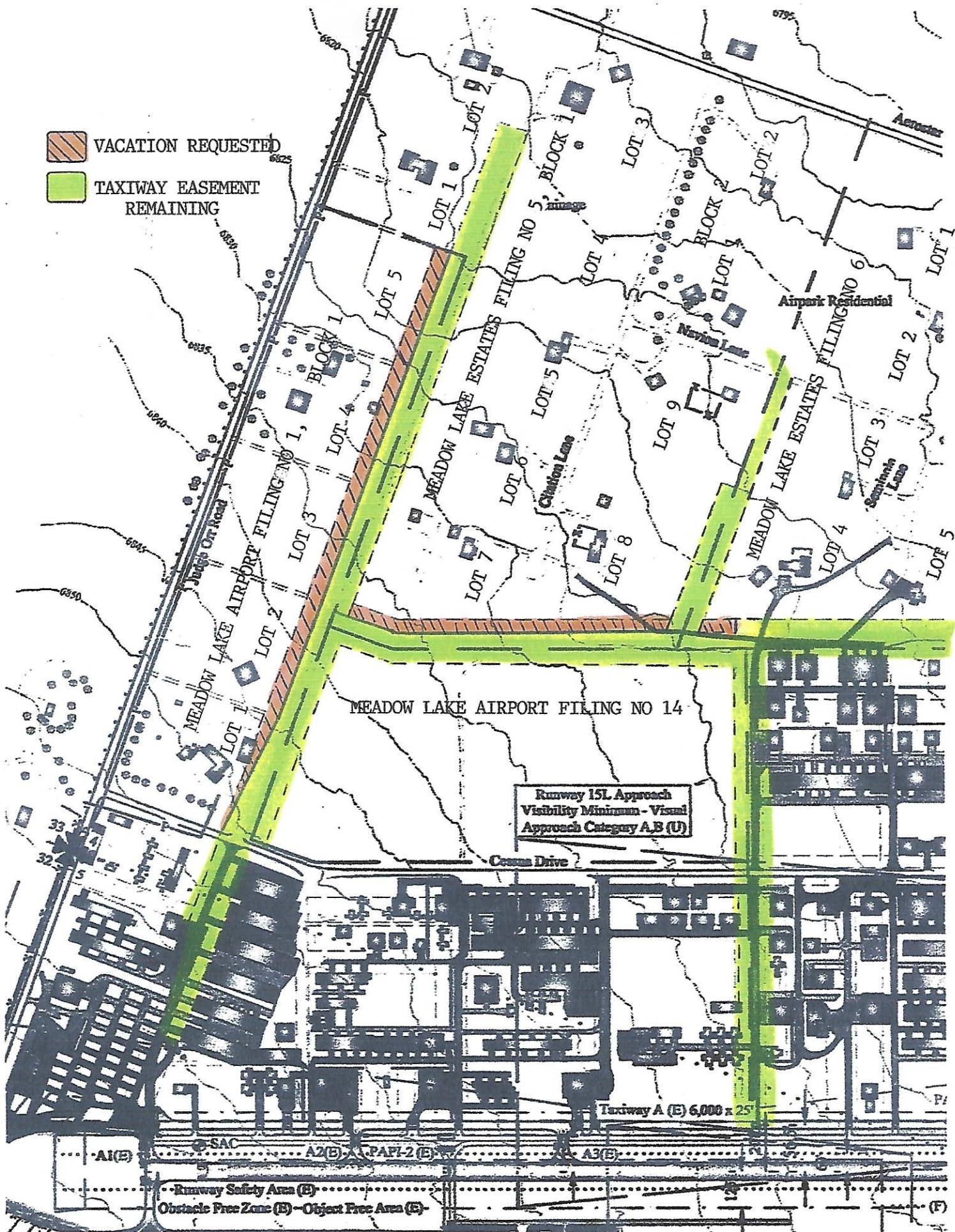


David E. Elliott









Lee Leshner

- Attachments:
- (a) Plot sketch of the Proposed Taxiway Easement Vacation
 - (b) Endorsements of Property Owners Encumbered by the Easement(s)
 - (c) Endorsements of Property Owners with Easement Access



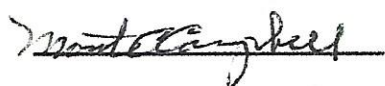
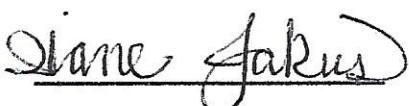





Attachment (b)

Endorsements by Property Owners Encumbered by the Easement(s)

Property: Legal Description Parcel No. Location	Owner(s) Name Mailing Address City, ST ZIP	Signature (with approval)
MLA Filing No 1, Block 1, Lot 1 43040-01-001 13875 Judge Orr Road	Dennis J. Buschman 13875 Judge Orr Road Peyton, CO 80831-8414	
MLA Filing No 1, Block 1, Lot 2 43040-01-002 13975 Judge Orr Road	Lee A & Gloria J Leshner 5330 Setters Way Colo Spgs, CO 80919-7922	
MLA Filing No 1, Block 1, Lot 3 43040-01-003 14115 Judge Orr Rd	Aloida M Cisneros PR for Estate of Eugene A Cisneros 2614 N Wahatch Avenue Colo Spgs, CO 80907-6945	
MLA Filing No 1, Block 1, Lot 4 43040-01-004 14125 Judge Orr Rd	Ian & Rachelle A Wayman 14125 Judge Orr Road Peyton, CO 80831-8426	
MLA Filing No 1, Block 1, Lot 5 43040-01-005 14155 Judge Orr Road	John D & Iris J Vincent c/o K Nelson 5200 84 th Street Kenosha, WI 53142-2214	
MLE Filing No 5, Block 1, Lot 7 43040-01-012 14050 Citation Lane	David A & Patricia M Butler 14050 Citation Lane Peyton, CO 80831-8035	
MLE Filing No 5, Block 1, Lot 8 43040-01-013 14125 Citation Lane	Burrall L & Joyce L Sanders 14125 Citation Lane Peyton, CO 80831-8035	
MLE Filing No 6, Lot 4 43040-01-016 14050 Seminole Lane	Michael L & Karen S Rulo 14050 Seminole Lane Peyton, CO 80831-8039	

Attachment (c)

Endorsements by Property Owners with Easement Access

Property: Legal Description Parcel No. Location	Owner(s) Name Mailing Address City, ST ZIP	Signature (with no objection)
MLE Filing No 5, Block 1, Lot 1 43040-01-006 14255 Judge Orr Road	Monte & Galina Campbell 14255 Judge Orr Road Peyton, CO 80831-8426	
MLE Filing No 5, Block 1, Lot 2 43040-01-007 14315 Judge Orr Road	Diane L Jakus 8450 Aerostar Road Peyton, CO 80831-8044	
MLE Filing No 5, Block 1, Lot 3 43040-01-008 8350 Aerostar Drive	Lingwall Family Trust John C & Janet R Lingwall, Trustees 8350 Aerostar Drive Peyton, CO 80831-8043	
MLE Filing No 5, Block 1, Lot 4 43040-01-009 14250 Citation Lane	Ray E & Julie A Seibring PO Box 60579 Colo Spgs, CO 80960-0579	_____
MLE Filing No 5, Block 1, Lot 5 43040-01-010 14080 Citation Lane	Daphne T Boring 14180 Citation Lane Peyton, CO 80831-8035	_____
MLE Filing No 5, Block 1, Lot 6 43040-01-011 14120 Citation Lane	David E & Constance E Elliott 14120 Citation Lane Peyton, CO 80831-8035	
MLE Filing No 5, Block 1, Lot 9 43040-01-014 14185 Citation Lane	Randy L & Sue A Brockman 14185 Citation Lane Peyton, CO 80831-8035	
MLE Filing No 5, Block 1, Lot 1 43040-04-002 14225 Citation Lane	David D & Deborah Ritz 14225 Citation Lane Peyton, CO 80831-8035	
MLE Filing No 6, Lot 3 43040-01-015 8150 Navion Lane	David S Petri 14180 Seminole Lane Peyton, CO 80831-8039	

Falcon Development Corporation

7959 Cessna Drive, Meadow Lake Airport (00V)

Peyton, CO 80831-6051

(719) 683-2847

www.tgpaviation.com

Date: February 7, 2007

To: Aloida M. Cisneros
2614 N Wahsatch Avenue
Colorado Springs, CO 80907-6945

John D. & Iris J. Vincent
c/o K. Nelson
5200 84th Street
Kenosha, WI 53142-2214

Ray E. & Julie A. Seibring
P.O. Box 60579
Colorado Springs, CO 80906-0579

Daphne T. Boring
14180 Citation Lane
Peyton, CO 80831-8035

Subj: ***Request for Administrative Vacation of Taxiway Easement***

Dear Neighbors,

We have already been around to talk with the current residents of the homes along the taxiways discussed herein and are now mailing this letter to lot owners that do not currently live at the airport in an effort to explain our proposal and seek your approval / signature of no objection.

Although we are full-time pilots, we have a very small side business renting and selling hangars on Meadow Lake Airport. When the 25-acre parcel along Cessna Drive came up for sale a few years ago (shown on the plot sketch as Meadow Lake Airport Filing No 14), we thought that it was a good opportunity to purchase the property and develop it as additional residential lots rather than hangars that would have blocked the view of the mountains from our homes next door. When we proposed this development to our neighbors, we promised to plat a 50 ft taxiway easement on the inside of the MLA 14 boundary and after approval of the development, we would follow through with sponsoring a reduction of the old 100 foot taxiways down to 50 feet. This would conform with the development concept used throughout the airport ... 100 feet total ... 50 feet on either side of property boundaries.

Attachment (a) is a plot sketch of many of the residential lots on the east side of Meadow Lake Airport. Attachment (b) is list of residential lots from this plot sketch that are currently encumbered by a 100 foot taxiway easement. Attachment (c) are additional lots that have taxiway access to these easements. Please review our proposal and contact either of us if you have any questions. If you agree with the proposal, please sign the appropriate attachment and return it to us in the envelope provided as soon as possible.

Sincerely



Dave Elliott



Lee Leshner

Dave Elliott: email: falcon20flier@msn.com
Lee Leshner: leeleshner@cs.com

cell: (719) 339-0928 home / fax: (719) 683-7736
(719) 440-5608 (719) 599-5756

PLACE STICKER AT TOP OF THE RETURN

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JOHN & IRIS VINCENT
c/o K. NELSON
5200 84th ST
KENOSHA, WI 53142-2214

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) ☐ Date of Delivery **FEB 12 2007**
- C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

- 3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.
- 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number (Transfer from service label) 7006 0100 0006 7858 5511

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ALOIDA M. CISNEROS
2614 N. WATSON AVE
COLO SPRGS, CO 80907-6945

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) ☐ Date of Delivery
- C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

- 3. Service Type ☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.
- 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number (Transfer from service label) 7006 0100 0006 7858 5528

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RAY & JULIE SEBRING
P.O. Box 60579
COLO SPRGS, CO 80906-0579

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) ☐ Date of Delivery **2-12-07**
- C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

- 3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.
- 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number (Transfer from service label) 7006 0100 0006 7858 5504

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

Falcon Development Corporation

7959 Cessna Drive, Meadow Lake Airport (00V)

Peyton, CO 80831-6051

(719) 683-2847

www.tgpaviation.com

Date: February 7, 2007

To: Mountain View Electric Association
11140 East Woodman Road
Falcon, CO 80831-8199

El Paso Telephone Company
480 North Peyton Highway
Colorado Springs, CO 80930

Subj: ***Request for Administrative Vacation of Taxiway Easement***

The attached Letter of Intent details our proposal to vacate the existing 100 foot taxiway easement on the subject lots to a "standard" width of 50 feet (there also exists 50 feet of easement on the other side of their respective property boundaries). Attachment (a) is a plot sketch of many of the residential lots on the east side of Meadow Lake Airport. Attachment (b) is list of residential lots from this plot sketch that are currently encumbered by a 100 foot taxiway easement. Attachment (c) are additional lots that have taxiway access to these easements.

This proposal is being submitted to Mike Hrebenar, El Paso County Land Development Services for an Administrative Vacation. We understand that we need to submit a referral letter from any affected utilities and public agencies. Please review our proposal and provide a written response with your comments. Feel free to contact either of us if you have any questions or concerns.

Sincerely



Dave Elliott

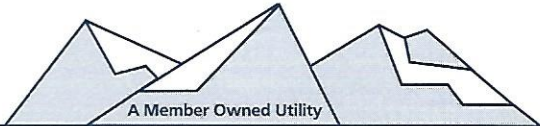


Lee Leshner

Dave Elliott: email: falcon20flier@msn.com
Lee Leshner: leelesher@cs.com

cell: (719) 339-0928
(719) 440-5608

home / fax: (719) 683-7736
(719) 599-5756



MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.

Limon 719-775-2861 • Falcon 719-495-2283 • www.mvea.coop

P.O. Box 1600 • Limon, Colorado 80828-1600

February 15, 2007

Falcon Development Corporation
7959 Cessna Drive
Peyton, CO 80831

To Whom It May Concern:

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

Project Name: Vacation of Taxiway Easement

Based on the information submitted for review MVEA has no objection to the Vacation of Taxiway Easements. Should there be any addition changes, MVEA requests to be notified.

MVEA serves this area according to our extension policy and has existing facilities within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant.

If additional information is required, please contact our office at (719) 495-2283.

Sincerely,

Cathy Hansen-Lee
Engineering Clerk

