

**SEE ATTACHED FOR PREVIOUS REVIEW**

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard December 15, 2021  
Land Use Review Item #12**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> SF2132 <i>RESIDENTIAL FINAL PLAT</i>		<b>PARCEL #(S):</b> 5233000012, 5233000013,
<b>DESCRIPTION:</b> Request by N.E.S. Inc., on behalf of SR Land, LLC for approval of the Sterling Ranch Filing No. 3 final plat. The plat includes 63 single-family lots, tracts and right-of-way. The property is zoned RS-5000 (Residential Suburban) and consists of 20.91 acres. The property is located northeast of Black Forest Road and Marksheffel Road.  <i>Review Note: Sterling Ranch Filing No. 2 was reviewed with recommended conditions by the Commission in October 2021.</i>		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL?</b> No	<b>DISTANCE/DIRECTION FROM COS:</b> 8.7 miles northeast of Rwy 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b> 30 feet above ground level; 7,040 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b> None	
<b>ATTACHMENTS:</b> <a href="https://epcdevplanreview.com/Public/ProjectDetails/174777">https://epcdevplanreview.com/Public/ProjectDetails/174777</a> CLICK ON VIEW FINAL PLAT DRAWINGS UNDER DOCUMENTS LIST		

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

***Subject to Airport Advisory Commission Action***

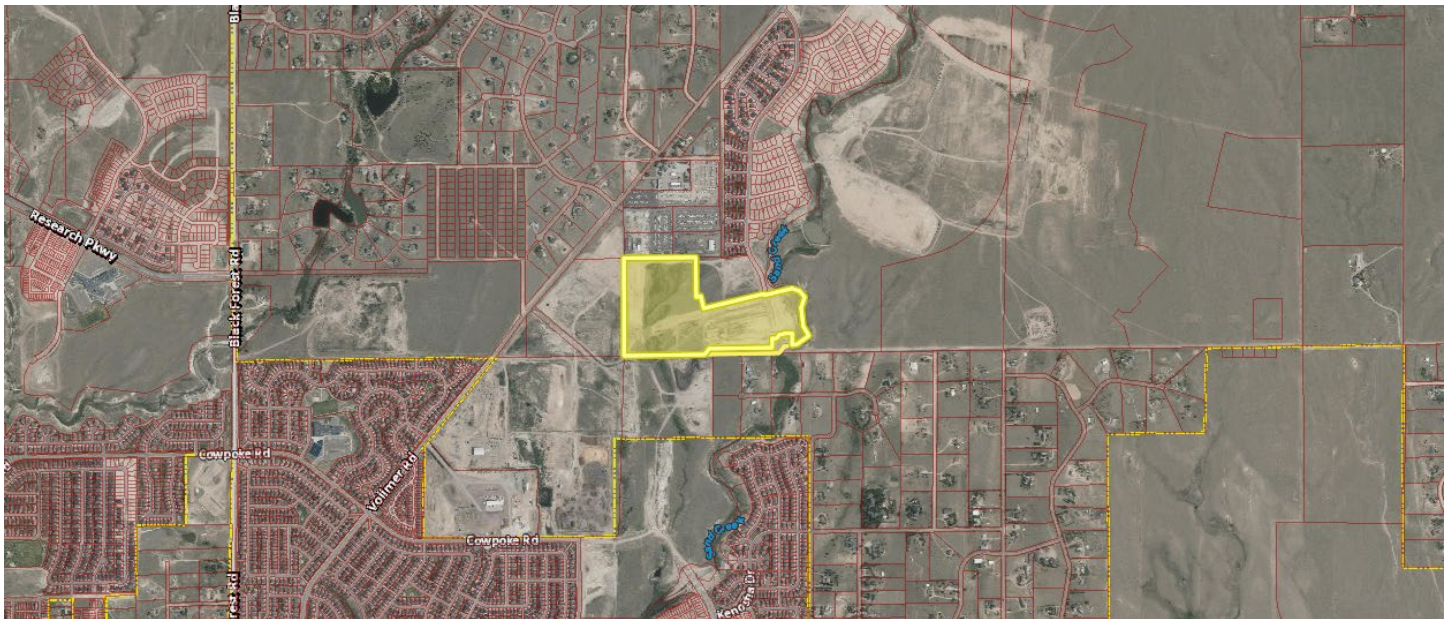
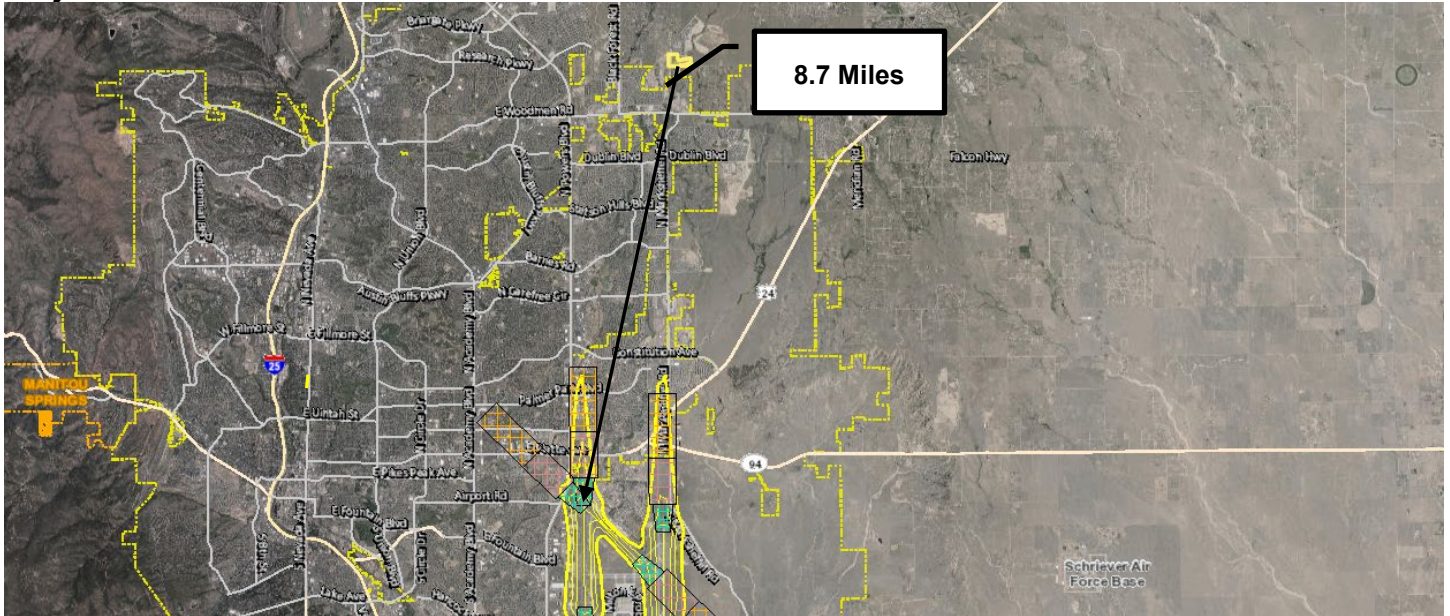
*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **Airport Acknowledgement:** Upon accepting residency within Sterling Ranch, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Sterling Ranch lies within an Airport Overlay Zone and is located less than 9 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:** If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results 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:



**Colorado Springs Airport Advisory Commission Meeting**  
**To Be Heard October 27, 2021**  
**Land Use Review Item #11**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> SF2015 <i>RESIDENTIAL FINAL PLAT</i>		<b>PARCEL #(S):</b> 5300000231, 5200000364, 5233000013, 5300000173, 5300000222
<b>DESCRIPTION:</b> Request by N.E.S. Inc., on behalf of SR Land, LLC for approval of the final plat for Sterling Ranch Filing No. 2. The plat includes 49 single-family lots and tracts for landscaping, public improvements and utilities. The property is zoned RS-5000 (Residential Suburban) and consists of 49.6 acres. The property is located northeast of Black Forest Road and Marksheffel Road.		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL?</b> No	<b>DISTANCE/DIRECTION FROM COS:</b> 8.7 miles northeast of Rwy 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b> 30 feet above ground level; 7,040 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b> None	
<b>ATTACHMENTS:</b> <a href="https://epcdevplanreview.com/Public/ProjectDetails/162870">https://epcdevplanreview.com/Public/ProjectDetails/162870</a> CLICK ON VIEW FINAL PLAT DRAWINGS UNDER 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).
- **Airport Acknowledgement:** Upon accepting residency within Sterling Ranch, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Sterling Ranch lies within an Airport Overlay Zone and is located less than 9 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:** If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities. FAA's website (<https://oaaaa.faa.gov/oaaaa/external/portal.jsp>).



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