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**Board of County Commissioners**  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

**ADMINISTRATIVELY APPROVED PERMIT ISSUED TO  
MEADOW LAKE AIRPORT ASSOCIATION, INC  
SITE SELECTION AND EXPANSION OF AIRPORTS FOR MEADOW LAKE AIRPORT  
(PCD FILE NO. AASI-22-002)  
TO CONDUCT DESIGNATED ACTIVITIES OF STATE INTEREST  
OR TO ENGAGE IN DEVELOPMENT IN A  
DESIGNATED AREA OF STATE INTEREST IN  
EL PASO COUNTY, COLORADO**

Pursuant to Guidelines and Regulations for Areas and Activities of State Interest of El Paso County (the "Regulations") heretofore adopted by the Board of County Commissioners, the Executive Director of the Planning and Community Development Department (the "Director"), acting pursuant to Sections 2.303 and 7.201 of the Regulations and on behalf of the Board of County Commissioners, has received an application from Meadow Lake Airport Association, Inc. (hereinafter "Applicant") for an Administratively Approved Permit to conduct the following matter(s) of state interest:

**Site Selection and Expansion of Airports**

and has approved that application (AASI-222) pursuant to Section 2.202 of the Regulations.

This Administratively Approved Permit authorizes the Applicant to conduct the following activities/development:

a. Primary airport complex:

- Main runway (15-33): paved, 6,000' x 60', lighted
- Turf runway (15G-33G): grass, 5,000' x 200'
- Crosswind runway (08-26): paved/gravel, 2,100' x 36'
- Primary parallel taxiway - "Alpha": serves east-side hangar complex, lighted
- Partial parallel taxiway - "Bravo": serves west-side special events ramp
- MLAA hangar/activities building (13560 Piper Lane): meeting place for airport activities and Snow Removal Equipment (SRE) storage in winter
- Equipment storage shed, with utilities for runway lighting
- 2 private modular buildings (club houses) at turf runway for soaring activities
- Cessna Drive: paved road from Judge Orr Road to Crosswind Runway serving east-side hangar complex and Meadow Lake Airpark subdivision
- Piper Lane: dirt road connecting Mallard Dive to west-side airport properties

- b. Public FBO/transient ramp:
  - Transient Ramp: 29 paved parking/tie-down spots
  - Covered aircraft storage structure: 10 covered tie-down spots
  - General Aviation Terminal: 9,900 hangar facility
- c. East-side hangar complex: multiple Judge Orr Rd & Cessna Drive addresses
  - 415 hangar units on private properties having “through-the-fence” (TTF) access to the runway complex
  - 5 paved primary access taxiways (C, D, E, F, K)
- d. West-side property:
  - 1 private hangar lot
- e. Residential subdivisions:
  - 41 lots in 5 subdivisions on west side (Meadow Lake Estates) and east side (Meadow Lake Airport and Meadow Lake Estates) with “residential through-the-fence” (RTTF) access to the runway complex

For an indefinite permit period

All within the area depicted on the maps attached as Exhibit A

And in accordance with the plans and/or specifications approved by the Director on February 14, 2023, as well as the guidelines for administration adopted by the County for:

#### **Site Selection and Site Selection & Expansion of Airports**

On the condition that the Applicant proceeds in conformity with all applicable federal and state statutes, regulations, and permits as well as all applicable local land use controls including, but not limited to, applicable comprehensive or master plans, subdivision regulations, zoning and building codes.

And on the following additional conditions:

1. Approval of this Permit is limited to the existing and future facilities and improvements as depicted on the Airport Layout Plan, dated May 2019, submitted in support of the Areas and Activities of State Interest (1041) application, PCD File Number AASI-222.
2. No construction, expansion, enlargement, or modification of the activity shall be allowed without applicable site development plan or construction drawing review and approval by the Planning and Community Development Department. The site development plan and construction drawings applications shall meet the requirements of Chapter 6 of the El Paso County Land Development Code (2022), as amended, as determined by the Planning and Community Development Director, and the El Paso County Engineering Criteria Manual (2016), as amended, and the Drainage Criteria Manual of El Paso County (2018), as amended, as determined by the County Engineer or their designee.



South Area Portion of 1041



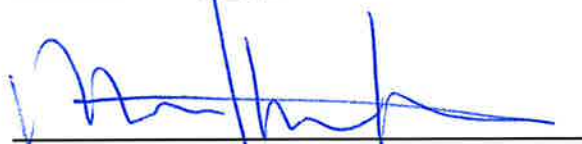
3. The Applicant shall comply with federal and state laws, regulations, ordinances, and review and permit requirements of applicable agencies including but not limited to: Federal Aviation Administration, Colorado Division of Wildlife, Colorado Department of Transportation, Colorado Department of Public Health and Environment, State Engineer's Office, United States Army Corps of Engineers (USACOE), Environmental Protection Agency, FEMA, and the United States Fish and Wildlife Service regarding the Endangered Species Act.
4. Construction Permits, Work in the Right-of-Way Permits, and Special Transport Permits shall be obtained where necessary for construction in or through County rights-of-way.
5. Access Permits shall be obtained for all temporary and permanent accesses to the project from County roads.

And on the following additional notations:

1. Approval of this Administratively Approved Permit does not amend, alter, or incorporate the approved site selection and expansion of Meadow Lake Airport into the Your El Paso County Master Plan (2021) or any of its component documents. Approval also does not amend the any property parcel's zone district or the regulations applicable thereto.

Date: February 14, 2023

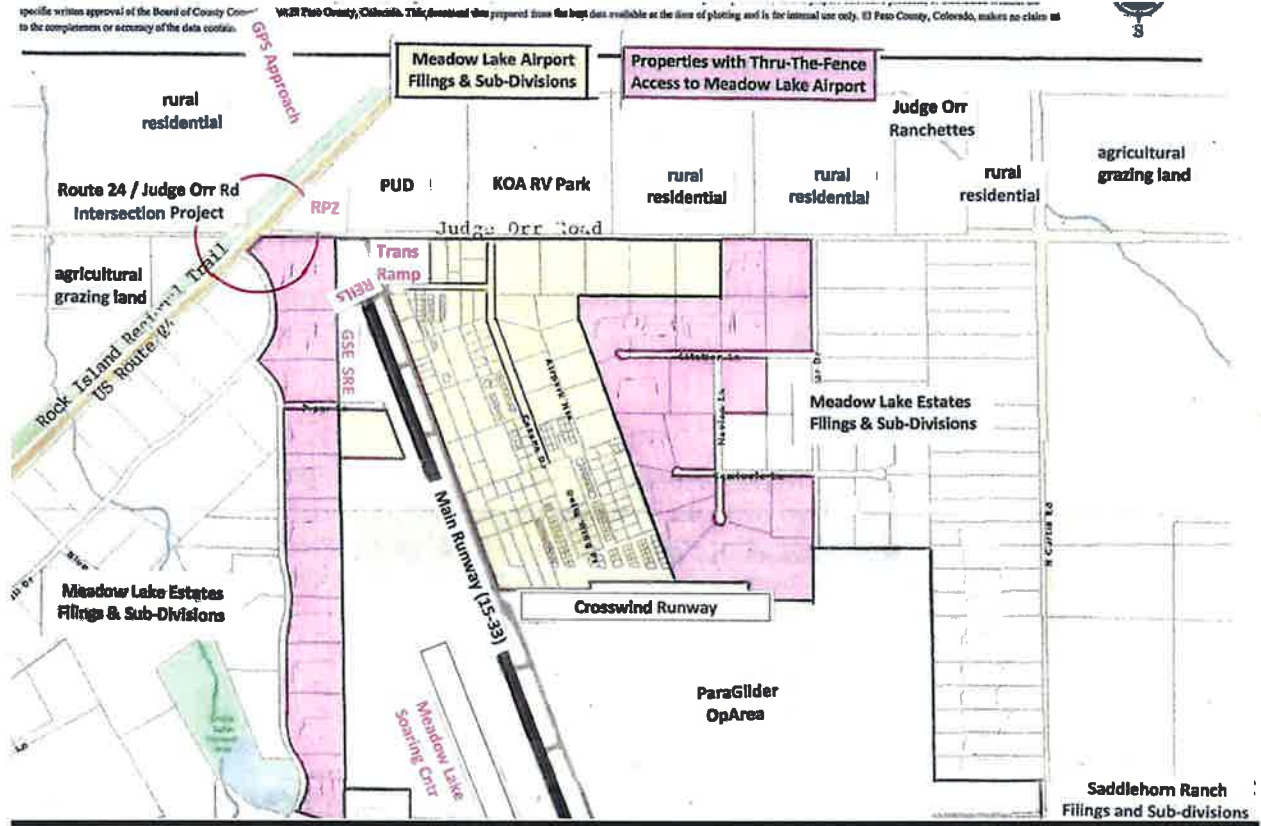
ADMINISTRATIVELY APPROVED BY THE  
EXECUTIVE DIRECTOR OF THE PLANNING AND  
COMMUNITY DEVELOPMENT DEPARTMENT



Meggan Herington, Executive Director  
Planning and Community Development Department

# Exhibit "A"

## 1041 Map Description



North Area Portion of 1041