

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard October 27, 2021
Land Use Review Item #08**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): SP203 <i>RESIDENTIAL/COMMERCIAL DEVELOPMENT PLAN</i>		PARCEL #(S): 5233000012, 5233000013, 5300000173, 5300000222
DESCRIPTION: Request by N.E.S. Inc., on behalf of Challenger Communities LLC for approval of a Preliminary Plan for Sterling Ranch Phase 2. The plan includes a 212-unit single-family development and tracts for landscaping, drainage, utilities, future ROW, and approximately 3.9-acres (Tract F) site for future commercial. The property is zoned RS-5000 (Residential Suburban) and consists of 74.62 acres. The property is located northeast of Black Forest Road and Marksheffel Road.		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 8.7 miles northeast of Rwy 17R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 30 feet above ground level; 7,040 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None	
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/162868 CLICK ON VIEW PRELIMINARY PLAN 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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Project location exhibit:

