

Colorado Springs, CO

Planning and Development
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



Final Report - Corrections Required **Application No. LUPL-25-0008**

Report Date: 07/14/2025

Description :

Address : 0 14-15-65

Record Type : Land Use Plan

Document Filename : EPC comments 7.9.25

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Chris Padilla	chris.padilla@coloradosprings.gov	719-550-1906

General Comments

Comment ID	Reviewer : Department	Review Comments
35	Chris Padilla : COS Airport	Action Item: This will be reviewed by the Airport Advisory Commission on 7/23/2025 with the below action item: Airport staff recommends no objection with the following conditions: For Parcel # 5300000733 • Avigation Easement: An avigation easement is required or provide proof of previous recording (book/page or reception number). Add avigation easement note to plat.
36	Chris Padilla : COS Airport	Informational Item: This will be reviewed by the Airport Advisory Commission on 7/23/2025 with the below Informational comment. For Parcel # 5300000733 • 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).

Corrections in the following table need to be applied before a permit can be issued

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR
PLANNING AND COMMUNITY DEVELOPMENT

July 9, 2025

County File: OAR2512

City of Colorado Springs Project: ZONE-25-0021 - BLR Village C - MX-M Rezone

ZONE-25-0020 - BLR Village C - R-Flex Medium Rezone

LUPL-25-0008 - BLR Village C - Land Use Plan

To: Tamara Baxter, Planner (Tamara.Baxter@coloradosprings.gov)

Planning Division

EPC Planning Division has no comments on the proposed Land Use Plan or Rezones.

Reviewed by:

Lisa Elgin, Planner

LisaElgin@elpasoco.com

Engineering Division

EPC DPW has the following comments:

Drainage:

1. Please coordinate with the Falcon Highlands development on acceptance of drainage discharges and conveyances at the shared property boundary.

Traffic/Transportation:

1. Note: Coordination is needed between the developer, the City and EPC (DPW and Parks) regarding the Dublin Blvd./Falcon Highway alignment. See attached sketch/redlines.
2. Is future access (secondary) for the Falcon Meadow Campground parcels being accommodated? (Reference US HWY 24 Access Control Plan)

Reviewed by:

Jeff Rice, P.E.

JeffRice@elpasoco.com

Stormwater Division

EPC DPW Stormwater has no comments.

Reviewed by:

Mikayla Hartford, P.E.

mikaylahartford@elpasoco.com

County Engineer (Public Works)

Additional comments may be provided by the County Engineer.

Lisa Elgin, Planner

El Paso County Planning and Community Development

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