COLORADO
Parks and Wildlife
Department of Natural Resources

Southeast Region
4255 Sinton Road
Colorado Springs, CO 80907
P 719.227.5200

3 November 2026

Jen Uhler
Jenuhler@elpasoco.com

RE: CPW Comments on Welsch at Howells Final Plat, El Paso County

Dear Jen Uhler,

Colorado Parks and Wildlife (CPW) received your request for comment on the Welsch at Howells Final Plat project, to be developed in El Paso County. CPW staff are familiar with the location of the Project as well as the area surrounding the site. The property is approximately 16 miles northwest of downtown Colorado Springs, situated on Howells Road 500 feet north of Mountain View Drive. The site approximates a rectangle with rough dimensions of 670 feet in length by 326 feet in width. The property has an existing single-family home on the western half of the property. The owner intends to divide the site into two parcels, ultimately having a second, single-family residence with associated construction of a new driveway access, drainage structures, utilities, and other infrastructure as required by the County on the eastern half of the property.

CPW has a statutory responsibility to manage all wildlife species in Colorado; as such we encourage protection for Colorado's wildlife species and habitats through responsible land use planning and development. Protection of core wildlife areas, quality fisheries and habitat, big game winter range and seasonal migration corridors, and raptor nesting locations are of extreme importance. CPW recommends that all proposed projects be assessed to avoid, minimize, or

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mitigate impacts to sensitive wildlife habitats and species. That includes species of concern as well as Federal and/or State listed species, big game wildlife (migration corridors, winter range, and parturition areas), breeding and nesting habitats for sensitive ground-nesting birds, and nests of raptors sensitive to development in order to prevent loss of habitat or fragmentation of habitat. US Fish and Wildlife Service should be consulted on any Federally-listed Endangered and Threatened Species that might be present at the location.

Current CPW policy directs our efforts towards proposals that will potentially have high impacts to wildlife and wildlife habitat. The emphasis of CPW's concerns is on large acreages, critical habitats, wildlife diversity, and impacts to species of special concern, or those that are state or federally threatened or endangered. Due to the small acreage, and lack of mapped HPH, within and/or adjacent to the Project area as well as limited disturbance to nearby habitat areas, impacts of the development for this Project can be characterized as minimal. CPW does not have wildlife impact avoidance, minimization, or mitigation recommendations at this time.

Thank you again for the opportunity to comment on this Project. If you have any questions, comments, or concerns, please don't hesitate to reach out to District Wildlife Manager Demetria Wright at demetria.wright@state.co.us or 719-439-9601.

Sincerely,

Travis Sauder
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