



EL PASO COUNTY

COLORADO

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PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

August 10, 2018

Gabe Sevigny
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Yarbrough Minor Subdivision (MS-18-001)

Hello Gabe,

The Planning Division of the Community Services Department has reviewed the Yarbrough Minor Subdivision, Review #2 development application, and has no additional comments at this time. Please refer to the original review comments below, as endorsed by the Park Advisory Board on February 14, 2018:

"The Yarbrough Minor Subdivision is a one lot minor subdivision totaling 1.72 acres. The property is located south of the Town of Palmer Lake and west of the Town of Monument on Rockbrook Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space directly impacted by the proposed subdivision. The New Santa Fe Regional Trail and proposed Ben Lomond Mountain Secondary Regional Trail are both located 0.75 mile north of the property. The property is not located within any Candidate Open Space land.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$430 as shown on the attached Subdivision Review Form.

Recommended Motion:

"Recommend to the Planning Commission and Board of County Commissioners that approval of the Yarbrough Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$430."

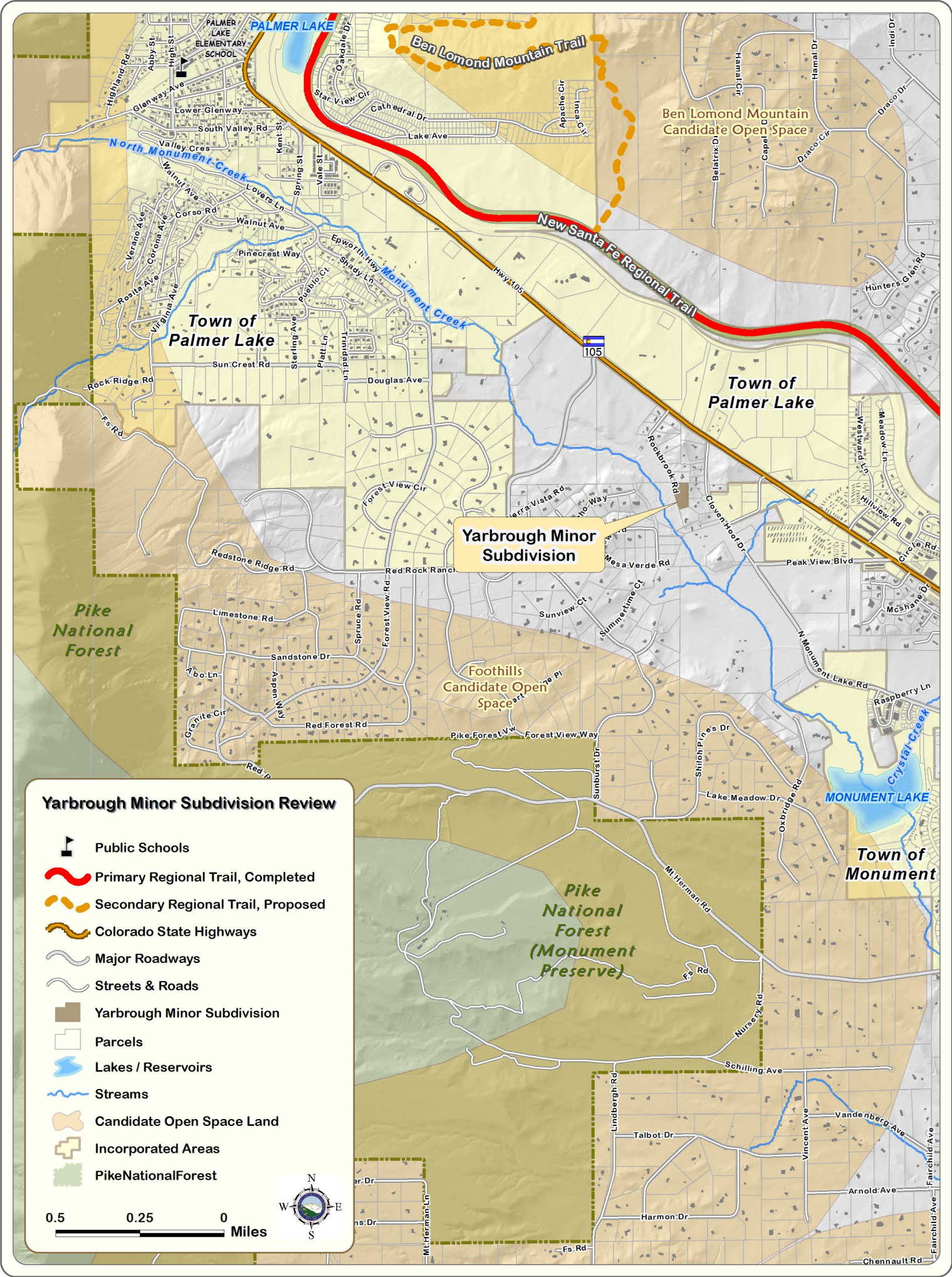
Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com














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Yarbrough Minor Subdivision Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado State Highways
-  Major Roadways
-  Streets & Roads
-  Yarbrough Minor Subdivision
-  Parcels
-  Lakes / Reservoirs
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas
-  PikeNationalForest

0.5 0.25 0
Miles



