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December 31, 2020

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

Subject: **Claremont Commercial 2 Filing No. 1 Final Plat, Review #2 (SF-20-014)**

Hello John,

The Park Operations Division of the Community Services Department has reviewed the Claremont Commercial 2 Filing No. 1 Final Plat, Review #2, and has no additional comments on behalf of El Paso County Parks. The following comments were submitted originally on July 16, 2020:

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The project site is located on the northwest side of Highway 24 East, at the intersection of Marksheffel Road. The proposed Marksheffel Road Bicycle Route is located immediately adjacent to and east of the property. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options may be developed within the right-of-way in the future.

The Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none are recommended at this time. These comments are being provided administratively, and this application does not require Park Advisory Board consideration.

Please let me know if you have any questions or concerns.

Sincerely,

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

