



COLORADO

Parks and Wildlife

Department of Natural Resources

Southeast Region
4255 Sinton Road
Colorado Springs, CO 80907

September 23, 2021

El Paso County
ATTN: Kari Parsons

2880 International Circle,
Colorado Springs, CO 80910

Re: Grandview Reserve PUDSP

Dear Ms. Parsons,

Colorado Parks and Wildlife (CPW) has reviewed the plans for the Grandview Reserve PUDSP in El Paso County, Colorado in the northwest corner of the intersection of Elbert Road and Colorado Highway 24. Colorado Parks and Wildlife (CPW) is in receipt of the above referenced permit application and is familiar with the site.

CPW has already commented on the Sketch Plan for the Grandview Reserve development and has noticed and appreciates that our comments have been incorporated into this PUDSP filing. However, it was noted that a trail was to be placed in one of the drainages without specific distances from the creek. CPW recommends a 100 foot buffer zone be permanently placed around the creeks and ponds. If a trail is constructed near the creek or ponds, it should be a minimum of 100 feet from the edge. This buffer zone will offer wildlife utilizing the creek and ponds less disturbance by development and decrease the likelihood of human and wildlife encounters. The existing native riparian vegetation around the creeks, the ponds and in the drainage ways should be kept intact for wildlife habitat, and to increase ground stabilization.

We appreciate being given the opportunity to comment. Please feel free to contact District Wildlife Manager, Aaron Berscheid, should you have any questions or require additional information at 719-439-9601 or via email at aaron.berscheid@state.co.us

Sincerely,

Cody Wigner
Area Wildlife Manager

Cc: SE regional files
Area 14 files
Aaron Berscheid, DWM

