

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 13, 2021

Mercedes Rivas  
Planner  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Viewpoint Estates Preliminary Plan and Final Plat – (SP-215) & (SP-2142)**

Mercedes,

The Community Services Department has reviewed the Viewpoint Estates Preliminary Plan and Viewpoint Estates Final Plat development applications and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on January 12, 2022:

This is a request by MVE, Inc. on behalf of Viewpoint Estates LLC for preliminary plan and final plat approval of Viewpoint Estates. The subject property totals 24.3 acres and will include 7 residential lots of no more than 2.5 acres. The site is located on the north side of Highway 94, west of Ellicott, CO. The property is zoned RR-2.5.

The El Paso County Parks Master Plan (2013) does not shows two proposed trails in the vicinity of this project. The proposed Highway 94 Bicycle Route runs east and west along Highway 94. The proposed Highway 94 Secondary Regional Trail also runs east to west along Highway 94. The proposed Highway 94 Bicycle Route would not be affected by the project because it will be accommodated within the public right of way. The proposed Highway 94 Secondary Regional Trail would not be affected either because its alignment is on the south side of Highway 94. The property is not located within any candidate open space land.

Since there are no impacts to County trails, staff recommends fees in lieu of land for regional park purposes in the amount of \$3,220. Again, this application is scheduled for El Paso County Park Advisory Board consideration on January 12th and its recommendation will be provided after the meeting.



**Recommended Motion (Preliminary Plan):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Viewpoint Estates Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,220.

**Recommended Motion (Filing No. 1 Final Plat):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Viewpoint Estates Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,220.

Please feel free to contact me should you have any questions or concerns.

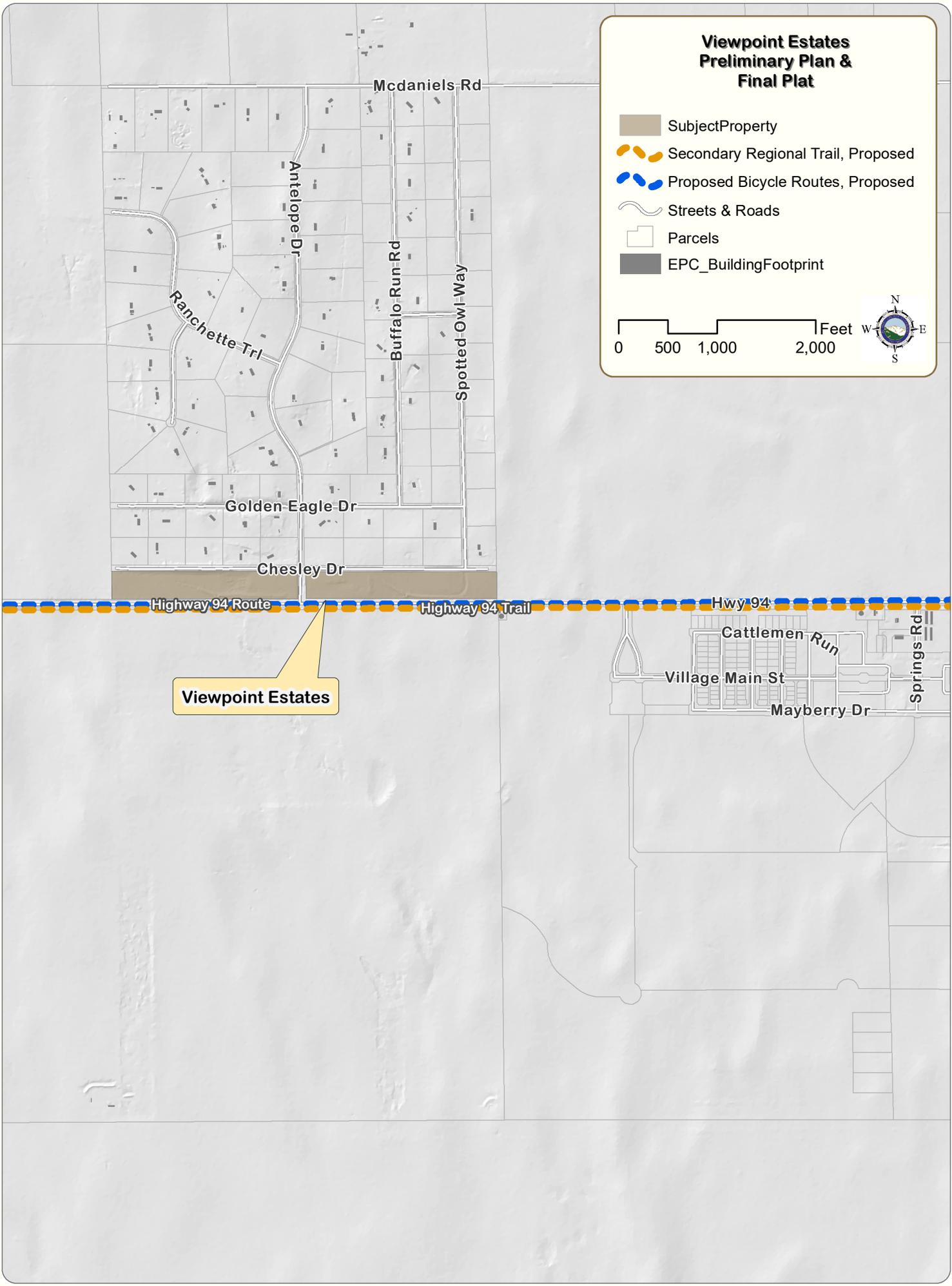
Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

# Viewpoint Estates Preliminary Plan & Final Plat

-  SubjectProperty
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Streets & Roads
-  Parcels
-  EPC\_BuildingFootprint

0 500 1,000 2,000 Feet



Viewpoint Estates