



**COLORADO**

**Parks and Wildlife**

Department of Natural Resources

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

June 4, 2024

Scott Weeks  
El Paso County Dev. Services Department  
2889 International Circle  
Colorado Springs, CO 80910-6107

RE: Multifamily Development Fishers Canyon- Thompson Thrift Venetucci

Dear Mr. Weeks,

Thank you for the opportunity to comment on the Multifamily Development Fishers Canyon-Thompson Thrift Venetucci proposal in El Paso County. Colorado Parks and Wildlife (CPW) has a statutory responsibility to manage all wildlife species in Colorado; this responsibility is embraced and fulfilled through CPW's mission to protect, preserve, enhance, and manage the of Colorado for the use, benefit, and enjoyment of the people of the State and its Visitors. CPW has reviewed the proposal and would like to offer the following comments on potential impacts to wildlife.

The entire project site is approximately 15.426-acres and is located north of S. Academy Blvd, and west of Venetucci Blvd., in southwest El Paso County. The request is for approval of a Rezone from PUD to RM-30 to allow multi-family residential development. The site is surrounded by residential development to the west, vacant land to the north, vacant residential land and developed commercial land within the City of Fountain to the east and developed commercial land within the City of Fountain to the south. Accessory uses and structures related to on-site parking and private recreation facilities (which may include clubhouse, pool, open space, and play area) may also be developed on the site. A storm water pond will also be constructed on the property. Area access to the development will be provided by Interstate 25, US-85, and Academy Blvd. Primary access is provided by Venetucci Blvd, with direct access provided by one full movement access in alignment with Sams Heights and one at the existing round-about at the north end of the sight. There will be no connectivity or access to adjacent properties to the north, west or south.

The following is a list of general recommendations the CPW would like to be taken into consideration with the development in order to avoid conflicts with wildlife.

Some Colorado wildlife species often adapt to urban environments such as black bears, deer and mountain lions posing concerns for this area. Other wildlife species, such as coyotes, foxes, raccoons, and skunks, are also found in the area and can be considered a nuisance by residents. CPW recommends establishing expectations and protocols as part of normalized life and operations by incorporating these best management practices to reduce or prevent unnecessary conflicts between people, pets, and wildlife.

CPW recommends using bear resistant trash containers when possible. Trash should not be outside unsecured or in bags or standard canisters. Outdoor cooking appliances should be cleaned and stored in a protected area. Garage doors should remain closed when residents are not outside and in the immediate vicinity to prevent bears from entering and obtaining stored food rewards, such as freezer food, pet food, and trash.

Avoid installing fencing, except in designated dog parks, which could prohibit wildlife passage. Where fencing is necessary, adhere to guidelines within CPW's Fencing with Wildlife in Mind Document. CPW strongly recommends dog runs that are in a close proximity to the units as to encourage use. A lack of fenced dog runs can lead to wildlife harassment by dogs, and improper fences in residential areas can entangle wildlife. Dogs should be leashed and under control unless in a fenced dog park. Roaming domestic animals can engage with wildlife, leading to potential injuries and mortalities.

When landscaping lots, it is strongly recommended that native vegetation be used, as wildlife can be attracted to ornamental and floral landscaping features. Planting of trees and shrubs that are attractive to native ungulates (deer, elk, and pronghorn) should incorporate the use of materials that will prevent access and damage (fencing, tree guards, trunk guards, etc.).

**Preble's Meadow Jumping Mouse:**

US Fish and Wildlife Service should be consulted on any Federally-listed Endangered and Threatened Species that might be present at the location. CPW recommends consultation with the U.S. Fish and Wildlife Service when permitting any permanent or temporary activity within known or potentially occupied habitat Preble's meadow jumping mouse habitat.

CPW appreciates being given the opportunity to comment. Please feel free to contact District Wildlife Manager Demetria McDowell at 719-439-9640 or [Demetria.mcdowell@state.co.us](mailto:Demetria.mcdowell@state.co.us) should you have any questions or require additional information.

Sincerely,



[Tim Kroening \(Jun 4, 2024 19:09 MDT\)](#)

Tim Kroening  
Area Wildlife Manager

CC: Demetria McDowell, DWM  
SE Region File  
Area 14 File



# Multi-family Development Fishers Canyon Comment

Final Audit Report

2024-06-05

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