

**COMMUNITY SERVICES DEPARTMENT**

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

January 28, 2022

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

**Subject: Grandview Reserve 1041 Permit Application Review – (AASI-21-003)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Grandview Reserve 1041 Permit application and has the following comments as they pertain to the proposed source water wells, water treatment facilities, water storage tanks and the associated piping included in this application. El Paso County Parks staff has met virtually with the applicant and their representatives and have determined that the water/wastewater system will have a negligible impact on existing or proposed parks, trails, or open spaces within the Grandview Reserve development. Furthermore, these water/wastewater improvements will have no impact on existing park, trail, and open space facilities located northwest of the project site, particularly the existing Falcon Regional Park, Eastonville Primary Regional Trail, and Meridian Ranch Secondary Regional Trail.

However, the proposed sanitary sewer line, as depicted in the attached schematic, may impact the existing Rock Island Primary Regional Trail, located immediately southeast of Grandview Reserve along East Highway 24. The Rock Island Trail and its associated infrastructure along the site of the former Chicago, Rock Island, and Pacific Railroad has been recognized as historically significant by History Colorado, Office of Archaeology Historic Preservation, and is a major regional trail corridor, extending approximately 8.75 miles from the Town of Falcon to the Town of Peyton.

The applicant has expressed their intent to request an easement within the Rock Island Regional Trail corridor property, which is owned in full by El Paso County Parks, for the purpose of constructing a sanitary sewer line from Grandview Reserve to a point on East Highway 24, north of the terminus of Curtis Road, at a distance of approximately 4,500 feet. When the sanitary sewer line easement request is submitted in full, El Paso County Parks staff will review the plans and application and determine whether a revocable license agreement can be issued for the construction of the sanitary sewer line.

Previously, staff has reviewed development applications for the Grandview Reserve Sketch Plan, Special District, and Filing No. 1 PUD Development Plan and Preliminary Plan, and submitted comments and recommendations in December 2020, June 2021, and January 2022, respectively. Please refer to these submitted comments for further information regarding the planning and development of parks, trails, and open space in Grandview Reserve.



These comments are being provided administratively and do not require endorsement by the Park Advisory Board. Please feel free to contact me should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Williams", with a long horizontal flourish extending to the right.

Ross A. Williams  
Park Planner  
Park Operations Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

# Grandview Reserve Filing No. 1 PUD Preliminary Plan Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Candidate Open Space Land
-  Grandview Reserve Filing No. 1
-  Grandview Reserve
-  Parcels
-  Streams

0.5 0.25 0 Miles



**Grandview Reserve  
Filing No. 1**

**Grandview Reserve**

24

Judge Orr Road  
Candidate Open  
Space

Oregon Wagon Trl  
Conestoga Trl N  
Lonesome Pine Trl  
Buffalo River Trl  
Irish Hunter Trl  
Silver Concho Trl  
Lafayette Trl  
Meridian Ranch Trail  
Falcon Regional Park  
Eastonville Rd  
W Spencer Rd  
Arroya Lane Regional Trail  
FALCON HIGH SCHOOL  
Park Meadows Dr  
Lambert Rd  
Emerald Vista Dr  
Morning Vista Dr  
Thatcher Ct  
Vistas Park Dr  
Stapleton Dr  
Eastonville Primary Regional Trail  
Curtis Road Route  
Gilbert Dr  
Bandanero Dr  
Zan Ln  
El Hwy 24  
Lazor Pt  
Curtis Rd  
Rock Island Regional Trail  
Elbert Road Route