

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

January 19, 2023

Christian Haas
Project Manager
El Paso County Development Services Department

Subject: Jubilee Group Rezone (CS231)

Christian,

The Community Services Department has reviewed the Jubilee Group Rezone application and is providing the following administrative comments on behalf of El Paso County Parks.

This is a request by MVE, Inc. on behalf of Steve Hui Kang and Annie Sungjoo Kwon to rezone a 14.35 acre property from RR-5 to CS to develop a storage unity facility. The property is located southeast of the intersection of Falcon Highway and US Highway 24 in El Paso County, CO.

The El Paso County Parks Master Plan does not identify any County master-planned facilities that would be impacted by this project. The proposed Falcon Highway Bicycle Route follows Falcon Highway east to west. This proposed route would not impact the subject property as it would be accommodated within the public right-of-way. The proposed Rock Island Regional Trail lies north of Highway 24, this trail is planned to continue into city limits following the former Rock Island Railroad alignment on the north side of Highway 24.

No regional park fees are required for the application, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. These comments are being provided administratively, as this application does not require Park Advisory Board consideration. Please let me know if you have any questions or concerns.

Sincerely,

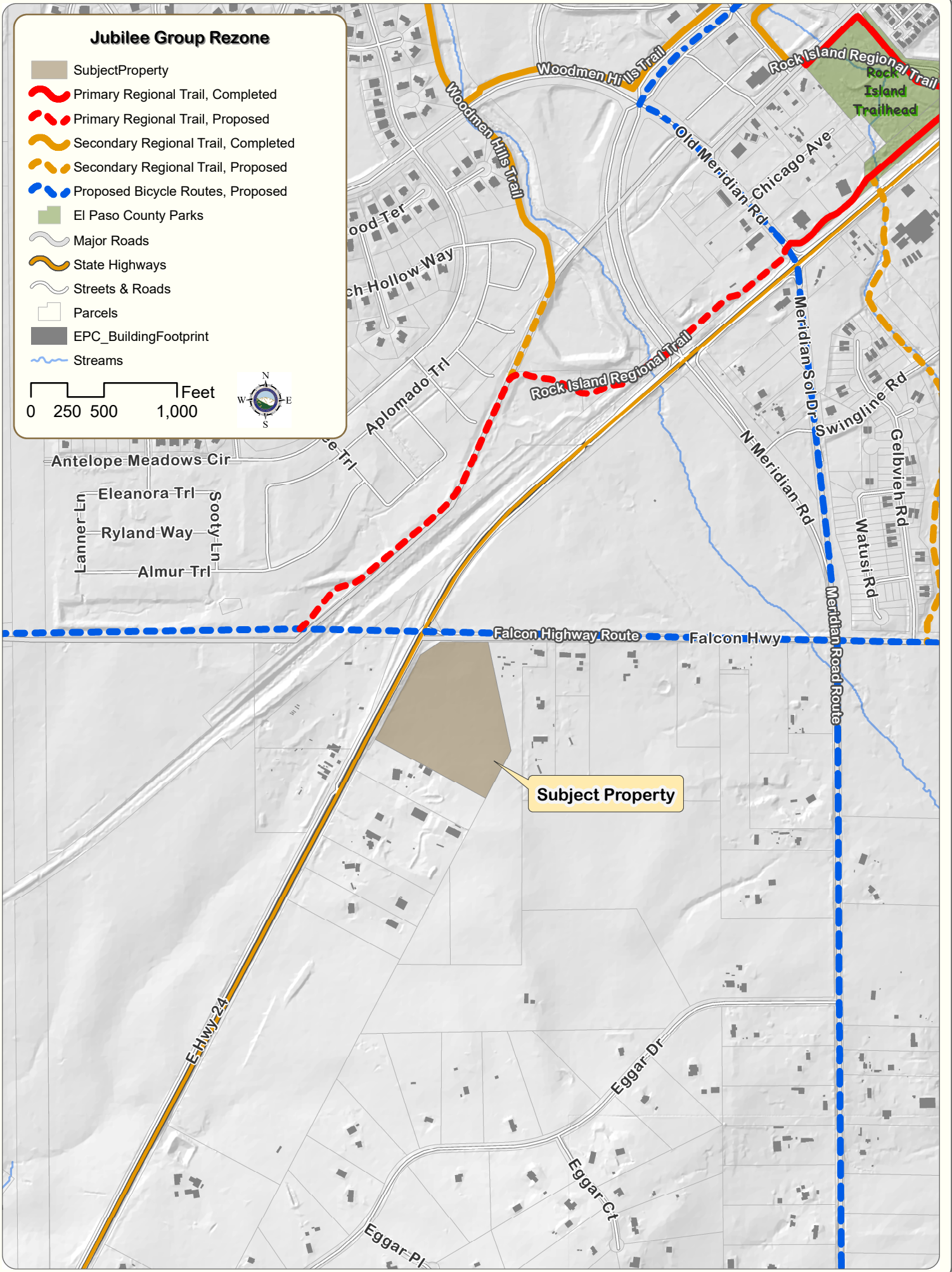
Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com



Jubilee Group Rezone

- SubjectProperty
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- El Paso County Parks
- Major Roads
- State Highways
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams

0 250 500 1,000 Feet



Subject Property