EL PASO COUNTY
COLORADO

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

November 6, 2026

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

Subject: **Greaves Pinery Circle Subdivision (SF-26-029)**

Jen,

The Park Planning Division of the El Paso County Parks Department has reviewed the Greaves Pinery Circle Subdivision development application, and is providing the following administrative comments on behalf of El Paso County Parks Department:

The Greaves Pinery Circle Subdivision application proposes the subject property going through the final plat process to create three lots that total 9.09 acres in size. The property is zoned RR-55 but is undergoing a rezone to RR-2.5 a zone district. The RR-2.5 zone district is intended to accommodate low-density, rural, single-family residential development. The subject property is located northwest of Herring Road and Swan Road intersection in the northeastern portion of El Paso County.

The 2022 El Paso County Parks Master Plan shows no parks, trails, open space directly impacted by the proposed subdivision. The closest El Paso County Property is Pineries Open Space which is 1.45 miles southeast of the property. Black Forest Regional Park is 2.40 miles northwest of the property. Lastly, the Palmer Divide Primary Regional Trail is 2.3 miles west of the property.

As no park land or trail easement dedications are necessary for this proposal, El Paso County Parks staff recommends fees for regional park purposes in the amount of $1,515 as shown in the attached Development Application Review Form.

Staff Recommendation:
The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Greaves Pinery Circle Subdivision: (1) Regional park fees in the amount of $1, 515 shall be due at time of the recording of the Final Plat.

Sincerely,

Ashlyn Mathy

Ashlyn Mathy
Parks Planner
El Paso County Parks Department
ashlynmathy@elpasoco.com

Development Application Review Form

EL PASO COUNTY

EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

November 9, 2026

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name: Greaves Pinery Circle Subdivision

PCD Reference #: SF-26-029

Applicant / Owner:
Alan Greaves & Judith Ann Greaves
(610) 476-9485

Owner's Representative:
M.V.E., Inc.
Dave Gorman
(719) 635-5736

Application Type: Final Plat
Total Acreage: 9.09
Total # of Dwelling Units: 3
Dwelling Units Per 2.5 Acres: 0.83
Regional Park Area: 2
Urban Park Area: 2
Existing Zoning Code: RR-5
Proposed Zoning Code: RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 3 Dwelling Units = 0.058

Total Regional Park Acres: 0.058

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 3 Dwelling Units = 0.00

Community: 0.00625 Acres x 3 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 3 Dwelling Units = $1,515

Total Regional Park Fees: $1,515

Urban Park Area: 2

Neighborhood: $119 / Dwelling Unit x 3 Dwelling Units = $0

Community: $184 / Dwelling Unit x 3 Dwelling Units = $0

Total Urban Park Fees: $0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Greaves Pinery Circle Subdivision: (1) Regional park fees in the amount of $1, 515 shall be due at time of the recording of the Final Plat.

Park Advisory Board Action: **N/A**