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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

December 20, 2023

Kylie Bagley
Project Manager
El Paso County Development Services Department

Subject: 16050 Old Denver Road Rezone (CS235)

Kylie,

The Parks and Community Services Department has reviewed the development application for the 16050 Old Denver Road Rezone. These comments are being provided administratively as this application does not require Park Advisory Board consideration.

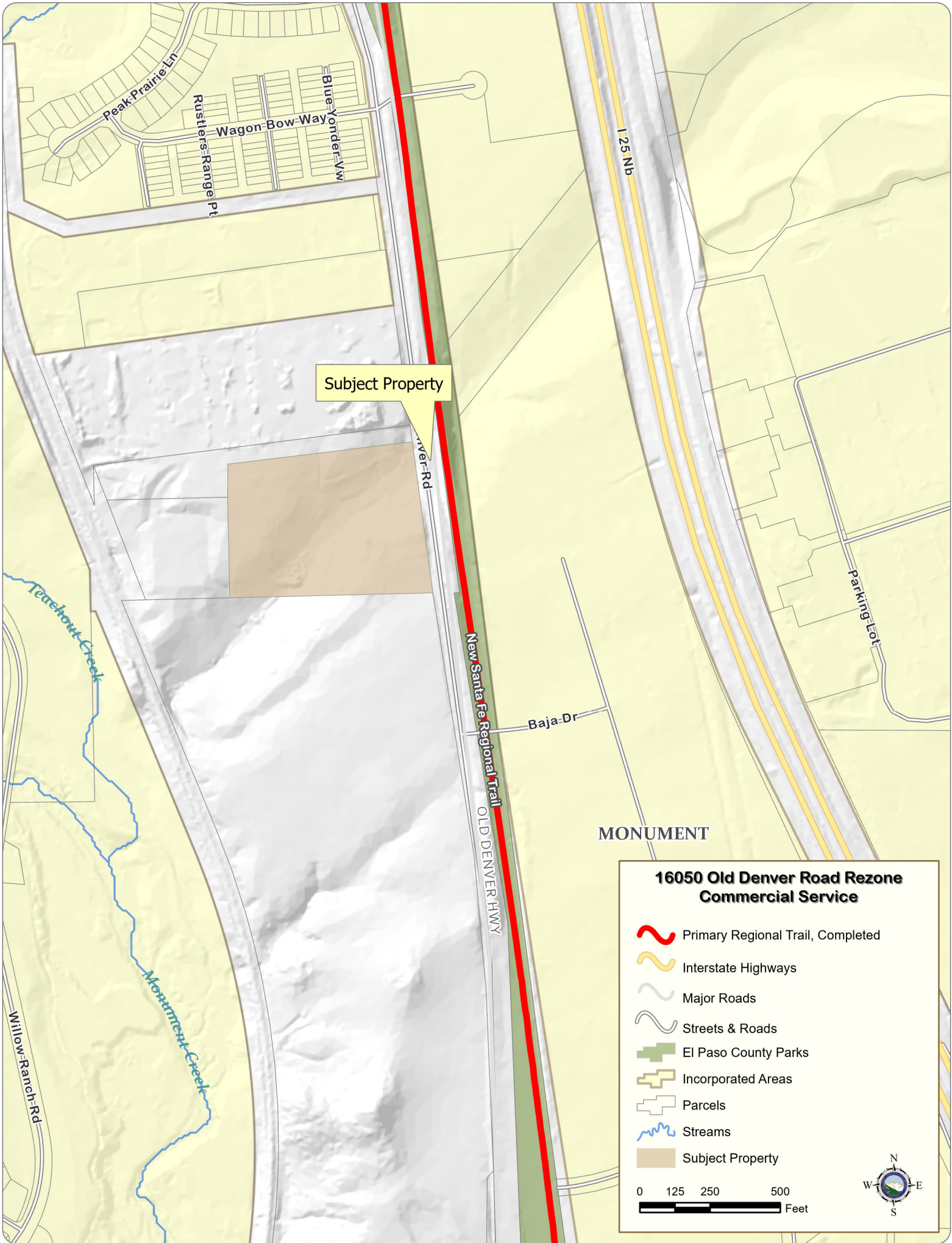
Vertex Consulting Services, on behalf of All In Investments is submitting a rezone application. The 8.07 acre property would be rezoned from RR-5 (rural residential) to CS (commercial). The property to be rezoned is located on the west side of Old Denver Road and approximately one half mile north of the intersection of Old Denver and Baptist Road. The site is surrounded by industrial, utility, and agricultural land uses.

The El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed platting. The New Santa Fe Regional Trail is located on the east side of Old Denver Road and would not be impacted by the proposed rezone.

The Board of County Commissioners has not elected to require park fees for commercial applications, so none are recommended at this time. These comments are being provided administratively, and this application does not require Park Advisory Board consideration.










Sincerely,

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



Subject Property

16050 Old Denver Road Rezone Commercial Service

-  Primary Regional Trail, Completed
-  Interstate Highways
-  Major Roads
-  Streets & Roads
-  El Paso County Parks
-  Incorporated Areas
-  Parcels
-  Streams
-  Subject Property

