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October 20, 2020

Ryan Howser
Project Manager
El Paso County Planning & Community Development Department
2880 International Circle
Colorado Springs, CO 80910

Subject: 8330 Mustang Place Rezone Review (P-20-003)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the 8330 Mustang Place Rezone application and has the following comments of behalf of El Paso County Parks.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The project site is located north of East Woodmen Road and southeast of Vollmer Road, immediately south of the Sterling Ranch development. The proposed Sand Creek Regional Trail is located approximately 0.10 mile west of the project site along the banks of Sand Creek, while the proposed Woodmen Road and Vollmer Road Bicycle Routes are located approximately 0.85 and 0.65 mile south and northwest of the project site, respectively. The site is not located within any Candidate Open Space area. No trail easements or park land dedication will be necessary for this development.

In the Letter of Intent, the applicant states that the lot will be subdivided into two residential lots on a total of 5 acres. When the final plat application is submitted, regional park fees will be assessed for the two lots, payable at time of the recording of the final plat.

These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ross A. Williams', is positioned above the typed name.

Ross A. Williams
Park Planner
Park Operations
Community Services Department
rosswilliams@elpasoco.com

