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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 23, 2023

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

**Subject: 2020 North Ellicott Highway - Cordero Minor Subdivision Filing No. 2 Rezone - (P-23-002)**

Hello Kylie,

The Park Planning Division of the Parks and Community Services Department has reviewed the 2020 North Ellicott Highway - Cordero Minor Subdivision Filing No. 2 Rezone, and is submitting the following administrative comments:

This is a request for approval by Angel Emilio Cordero, Jr., for a rezone of an existing 16.58-acre rural residential lot from zoning classification A-35 to A-5. Concurrently, a minor subdivision development application is being submitted to subdivide the property into three residential lots, with a minimum lot size of 5 acres, as Cordero Minor Subdivision Filing No. 2. The property is located on North Ellicott Highway, approximately 1.5 miles north of East Highway 94.

The 2022 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Great Plains Primary Regional Trail alignment exists on the eastern property line, running north/south along North Ellicott Highway. When the applicant submitted a minor subdivision application in 2017, a 25-foot trail easement was requested along the eastern property line for the then-named Black Squirrel Creek Primary Regional Trail. The easement was granted by Mr. Cordero and is shown on the rezoning map included with this application. Parks staff appreciates Mr. Cordero's willingness to grant the easement on his property, which is only one of three properties impacted by the proposed trail alignment along North Ellicott Highway.

No parkland or trail easement dedications are necessary for this rezoning application, staff is submitting these comments administratively, as the Park Advisory Board has elected not to review rezoning applications.

Please let me know if you have any questions or concerns.

Sincerely,

Ross A. Williams  
Park Planner  
Park Planning Division  
Parks and Community Services Department  
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