

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

January 15, 2021

Ryan Howser
Project Manager
El Paso County Planning & Community Development Department

Subject: HCD Rezone Reconsideration (CS-204)

Ryan,

The Park Operations Division of the Community Services Department has reviewed the HCD 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 southeast of the intersection of E. Platte Ave. and Powers. The subject property is located .3 miles north of Peterson Air Force Base. There are no El Paso County trails or open spaces within the area. The proposed City of Colorado Springs E. Fork of the Sand Creek Regional trail lies 1,000 feet to the east of the property. The site is not located within any Candidate Open Space area. No trail easements or park land dedication will be necessary for this development.

The Board of County Commissioners has elected not to impose regional or urban park fees on proposed commercial property, so none will be assessed 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.

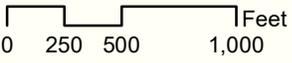
Sincerely,

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



HCD Rezone Reconsideration

-  Major Roads
-  State Highways
-  Streets & Roads
-  Subject_Property
-  Colorado Springs Trail, Proposed
-  Public Schools
-  Parcels
-  Military Reservation
-  Streams



**Subject Property
6201 E. Platte Ave.**

