



COMMUNITY SERVICES DEPARTMENT

PARKS OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION / CULTURAL SERVICES

November 1, 2017

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

Subject: Santa Fe Springs (P-17-008, P-17-009, P-17-010, P-17-011, P-17-012, P-17-013, P-17-014)

Hello Raimere,

The Planning Division of the Community Services Department has reviewed the Santa Fe Springs Rezone applications and has the following comments of behalf of El Paso County Parks. Staff understands that the PUD designations are being dissolved, due primarily to the lack of development of urban services (water, waste water) within five years of the approval of the PUD, with zoning being reverted to pre-PUD classifications.

The project site was bounded generally by North Curtis Road, Judge Orr Road, Falcon Highway, and North Peyton Highway, east of the Town of Falcon and south of Town of Peyton. The El Paso County Parks Master Plan (2013) shows no existing or proposed open space or park facilities within the project area. However, the proposed Judge Orr Road, Curtis Road, Falcon Highway, Elbert Road, and North Peyton Highway Bicycle Routes, as well as the proposed Black Squirrel Creek Primary Regional Trail, were all impacted by the former project site. The subject property was located almost entirely within the Judge Orr Road Candidate Open Space.

Throughout the course of the project, El Paso County Parks reviewed and/or the Park Advisory Board endorsed the following PUD Development Plans, Preliminary Plans, and Final Plats:

- Santa Fe Springs Filings No. 1-3, PU-03-003 (May 2003, Fees Recommended)
- Santa Fe Springs Sketch Plan PUDs 1-6, SK-04-003 (May 2004)
- Santa Fe Springs PUD 7, PU-04-017 (October 2004)
- Santa Fe Springs PUD 1 Phase 1, SP-06-001 (February 2006, Fees Recommended)
- Santa Fe Springs Preliminary Plan, SP-06-002 (February 2006)
- Santa Fe Springs PUD 4 Phase 1, SP-08-019 (October 2006, Fees Recommended)
- Santa Fe Springs Sketch Plan Amendment, SK-07-002 (April 2007)

Although reviewed and endorsed, no final plats were recorded, so no regional or urban park fees were collected, nor were any trail easements or park lands dedicated. As such, El Paso County Parks has no outstanding concerns or unresolved matters related to these rezone applications.



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

Sincerely,

Ross A. Williams
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