

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

September 23, 2022

Matthew Fitzsimmons
Project Manager
El Paso County Development Services Department

Subject: 1165 Corral Valley Road (P2220)

Matthew,

The Community Services Department has reviewed the 1165 Corral Valley Road Rezone application and has the following administrative comments of behalf of El Paso County Parks. The property address is 1165 Corral Valley Rd, Colorado Springs, CO 80929. It is located ½ mile north of Highway 94 just to the east of Colorado Springs city limits. The property lies at the northern terminus of Corral Valley Road and is directly adjacent to City boundary to the north.

The applicant is requesting a rezone from RR-5 (Rural Residential) to A-35 (Agricultural). This will allow for the development of rural residential single family home, of 1,500 square feet as an accessory use of the property.

The El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Highway 94 Regional Trail and Highway 94 Bicycle Route are both located ½ mile south of the property. The City of Colorado Springs' Corral Bluffs Open Space is one property to the east.

No park land or trail easement dedications will be required for this residential development. Regional and urban park fees will be calculated upon reviews of forthcoming preliminary plans and final plats. These comments are being provided administratively, as rezoning applications do not require Park Advisory Board consideration.

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

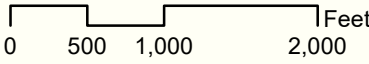
Sincerely,

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



Corral Valley Rezone

- SubjectProperty
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Parks
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams



City of Colorado Springs

Corral Bluffs Open Space

Jimmy Camp Creek Regional Trail

Boucher Rd
Corral Valley Rd

West Ln

Subject Property

Highway 94 Regional Trail Highway 94 Route Hwy 94

Franceville Coal Mine Rd

