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COLORADO

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COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

January 26, 2022

John Green
Project Manager
El Paso County Development Services Department

Subject: Falcon Acres Final Plat – (SF-223)

John,

The Community Services Department has reviewed Falcon Acres Final Plat and has the following administrative comments of behalf of El Paso County Parks.

This is a request from Terra Nova Engineering on behalf of Thousand Hills LLC. The property owners seek to subdivide 49.23 acres into 8 residential lots no less than 5 acres. The site is located southwest of the intersection of Davis Road and North Curtis Road. The property is zoned RR-5.

This application was originally known as Falcon Acres Final Plat (SF-07-014). It was considered and approved by the Board of County Commissioners on February 14, 2008. The El Paso County Parks recommendation at the time was the following:

“Recommend fees in lieu of land for regional park purposes in the amount of \$2,824.00. Provide a 25 foot wide easement dedicated to El Paso County parallel with Davis Road, a master planned regional trail.”

This new application was reviewed to ensure compliance with the previously provided comments and El Paso County Parks Master Plan (2013). Since the final plat drawings do show a 25-foot-wide trail easement along the north side of the site, this review can be completed administratively to reflect updated park fees. Staff has no further comment on this application.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Falcon Acres



Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$3,680 (2) Designate and provide a 25-foot public trail easement along the south side of Davis Road that allows for the construction and maintenance by El Paso County of the Davis Road Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
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