



COLORADO

Parks and Wildlife

Department of Natural Resources

Southeast Region

4255 Sinton Road • Colorado Springs, CO 80907

PH: (719) 227.5200

July 07, 2026

El Paso County Planning and Community Development

c/o Joe Letke - Project Manager

2880 International Circle, Suite 110

Colorado Springs, CO 80910

Re: Ben Lomand Mountain Village Preliminary Plan

Dear Mr. Letke,

Colorado Parks and Wildlife (CPW) has reviewed the information for the Ben Lomand Mountain Village Preliminary Plan. The proposed development area is located just east of the Town of Palmer Lake along County Line Road's south side. The address of the Church Property associated with this development is 3195 County Line Road, Monument, Colorado 80132. This property lies within the City of Monument and within northern El Paso County. CPW has visited this location and offers the following comments for your consideration.

Forest Canopy

CPW is concerned that many trees could be removed during the development process. The concern lies in the fact that trees may be currently occupied or be historic bird nesting sites. Please take care to avoid removal of trees with visible nests within the canopy. We recommend leaving as many native healthy trees on site and replacing trees that are removed with comparable native species on a 3:1 basis. Dead trees, or snags, provide valuable perching areas for native birds or nesting opportunities for cavity nesting species. Snags should be left standing where possible. CPW also sees that a Forest Management Plan has been created for this development. CPW believes that if this Forest Management Plan is followed closely that the loss of forest trees and canopy cover will be minimal.



Laura Clellan, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Richard Reading, Chair · James 'Jay' Tutchton, Vice-Chair · Eden Vardy, Secretary · Jessica Beaulieu · Frances Silva Blayney · John Emerick · Tai Jacober · Dallas May · Jack Murphy · Gabriel Otero

Fencing

Fences can cause many problems for wildlife, including death, entanglements, and barriers to movements. CPW recommends the developers consult our publication “Fencing with Wildlife in mind.” (cpw.state.co.us. *Hanophy 2009*) when considering the design of fences within the development. The publication is available on our website, and we would be happy to provide a link to the PDF specifically. The use of privacy fencing, chain link fencing, and other exclusionary fencing should be at least 6 feet high and should be restricted to the immediate area surrounding the buildings or within the designated building envelope and should not be used as a method to designate boundaries of larger lot sizes (> 1 acre). Fencing outside the immediate building envelope or area surrounding the buildings on larger lots within the known range of elk, deer and pronghorn should be a maximum top height of 42” with at least 12” spacing between the top two wires or rails and a bottom wire or rail at least 16” above the ground to allow passage of juvenile animals and pronghorn antelope.

It is also recommended that the top and bottom wires be a twisted barbless type. Construction of ornamental wrought iron fencing with closely spaced vertical bars (<12”) and sharp projections extending beyond the top horizontal bar should be strongly discouraged in areas where deer, elk, and black bear are known to occur. This type of fencing typically ensnares deer and elk by the hips when trying to squeeze through and impales animals attempting to go over the top. It should be noted that it is very distressing to find wildlife in or impaled on fences.

Bear Aware

Black bears are common along the Front Range, and this development will have bears coming into and around the development. CPW recommends several measures to reduce the potential for human bear conflicts. First, we strongly recommend that homeowners are advised to purchase bear-resistant trash containers and that potential homeowners are advised that bears will be present in the area. Trash containers should be stored in the garage or in a solid locked storage shed until the morning of trash collection during those months when bears are most active (April – November). Another possible alternative would be the use of a centralized and securely fenced trash collection site with the use of bear resistant dumpsters that residents and the trash service provider would have access to. This would eliminate the need for individual trash cans. Second, residents should also keep their barbecues and any food locked away in the garage or a secure building. Finally, we would recommend that the use of bird feeders and hummingbird feeders be discouraged during the months mentioned above, since they also attract black bears. However, if feeders are used, they should be placed so they are inaccessible to black bears, raccoons, skunks, deer and other wildlife species that might cause damage or threaten human safety. A copy of a brochure entitled, “Living with wildlife in bear country” is available for reference upon request from CPW. Bears that become habituated to people and human foods ultimately must be euthanized. Proper education and trash storage reduces the number of these “problem” bears.

Wildlife Feeding

Feeding of all wildlife should be prohibited, apart from songbirds, with the above paragraph in mind. It is illegal to feed big game animals including deer, elk, antelope, bear and mountain lion. CPW would recommend that home buyers are provided with educational material regarding wildlife either through the purchase process, or through the development itself. There is a sizeable resident herd of deer in the area. It is illegal to provide feed for deer because of health and safety concerns both for humans and the deer. Concentrations of deer will attract predators, including mountain lions. Dangerous conflicts with mountain lions are rare, however care should be used when living in mountain lion habitat. Human health and safety are a top priority for CPW. Feeding and habituating deer may cause the deer to lose fear of humans and could then lead them to interact with humans in unsafe ways. Deer are still wild animals, and they may become defensive and dangerous when they are not getting what they want. By not feeding or habituating deer, these encounters may be avoided.

Invasive and Nuisance Species Integrated

CPW sees that an Integrated Weed Management Plan has been created for the site. All disturbed soils should be monitored for noxious weeds, and noxious weeds should be actively controlled until native plant revegetation and reclamation is achieved. All areas disturbed by the development should be revegetated with native plant species. Again, CPW believes if the Integrated Weed Management Plan is followed closely, the spread of noxious weeds will be very minimal.

CPW appreciates being given the opportunity to comment on this development project. Please feel free to contact Wildlife Officer Corey Adler at 719-439-9637 or corey.adler@state.co.us should you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Travis Sauder', with a stylized, cursive script.

Travis Sauder

Assistant Area Wildlife Manager

Cc: Corey Adler, DWM
SE Regional File
Area 14 File