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February 7, 2018

Kari Parsons
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Largent Subdivision Final Plat (SF-18-003)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Largent Subdivision Final Plat commercial development application and has the following comments of behalf of El Paso County Parks.

The El Paso County Parks Master Plan (2013) shows no parks, trails, or open space impacted by this project. The project site is located on the southeast corner of the intersection of East Highway 24 and Meridian Road, in the unincorporated town of Falcon. The existing Rock Island Regional Trail is located approximately 0.02 mile north of the property, on the northern side of East Highway 24. Furthermore, the proposed Meridian Road Bicycle Route is located immediately adjacent and west of the property. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at this location; however, the applicant is advised that multi-modal transportation options may be developed within the right-of-way in the future.

The Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none are recommended at this time.

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

Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com

