



**EL PASO COUNTY**

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**DEPARTMENT OF PARKS AND COMMUNITY SERVICES**

December 26, 2023

Joe Letke  
Project Manager  
El Paso County Development Services Department

**Subject: 23218 Highway 94 Rezone (P2312)**

Joe,

The Parks and Community Services Department has reviewed the development application for the 23218 Highway 94 Rezone. These comments are being provided administratively as this application does not require Park Advisory Board consideration.

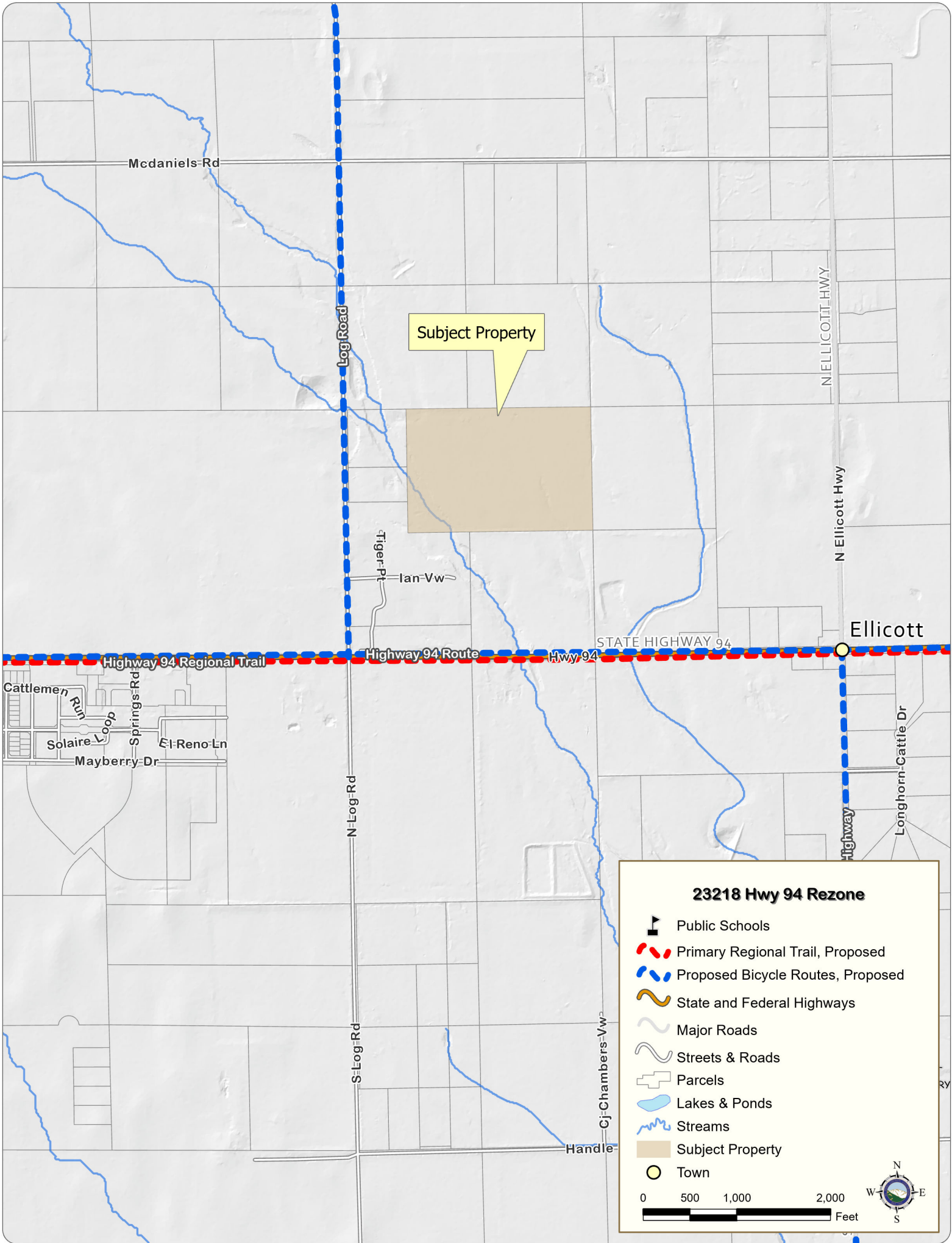
Land Development Consultants, Inc. on behalf of GWH, LLC is submitting a rezone application. The 60 acre property would be rezoned from A-35 to RR-5 (rural residential five acre lots). The property to be rezoned is located on the north side of Highway 94, east of North Log Road. The property is currently being used for two modular homes. The intent is to develop the land for ten residential lots of no more than five acres each.

The El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed platting. The proposed Highway 94 Primary Regional Trail and Highway 94 Bicycle Routes are located  $\frac{1}{4}$  of a mile south of the subject property. The proposed trails will be on the south side of Highway 94 and would not be impacted by the proposed rezone. The proposed Log Road Bicycle Route is 700' west of the subject property and would not be impacted either.

No park land or trail easement dedications will be required for this rezone application. 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.






Sincerely,

Greg Stachon  
Landscape Architect  
Parks and Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)



Subject Property

**23218 Hwy 94 Rezone**

-  Public Schools
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  State and Federal Highways
-  Major Roads
-  Streets & Roads
-  Parcels
-  Lakes & Ponds
-  Streams
-  Subject Property
-  Town

0 500 1,000 2,000 Feet

