

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

October 20, 2026

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

Subject: Needles Highway 83 Subdivision Final Plat (SF-26-022)

Joe,

The Park Planning Division of the El Paso County Parks Department has reviewed the Needles Highway 83 Subdivision Final Plat development application, and is providing the following administrative comments on behalf of El Paso County Parks Department:

The Needles Highway 83 Subdivision Final Plat application proposes the subject property going through the final plat process to create 16 lots that total 47.55 acres in size. The property is zoned RR-5 but is undergoing a rezone to RR-2.5 a zone district. The RR-2.5 zone district is intended to accommodate low-density, rural, single-family residential development. The subject property is located south of Highway 105 and Highway 83 intersection in the north portion of El Paso County.

The 2022 El Paso County Parks Master Plan shows no parks, trails, open space directly impacted by the proposed subdivision. The closest El Paso County Property is Cherry Creek Secondary Regional Trail which is 0.21 miles east of the property. Fox Run Regional Park is 1.2 miles southwest of the property.

As no park land or trail easement dedications are necessary for this proposal, El Paso County Parks staff recommends fees for regional park purposes in the amount of \$8,080 as shown in the attached Development Application Review Form.

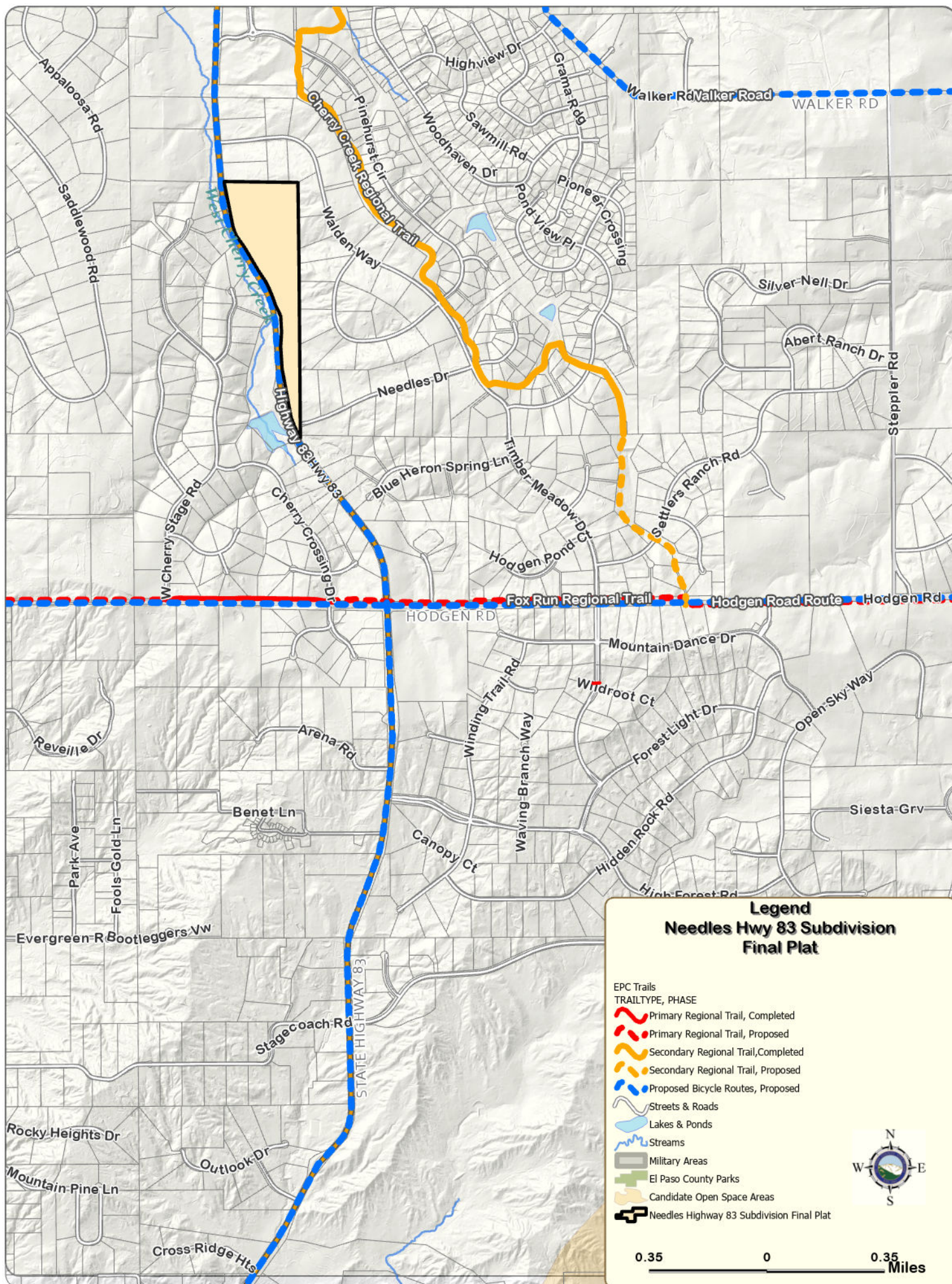
Staff Recommendation:

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Needles Highway 83 Subdivision Final Plat: (1) Regional park fees in the amount of \$8,080 shall be due at time of the recording of the Final Plat.

Sincerely,

Ashlyn Mathy

Ashlyn Mathy
Parks Planner
El Paso County Parks Department
ashlynmathy@elpasoco.com



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

October 20, 2026

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Needles Highway 83 Subdivision Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-26-022	Total Acreage:	45.77
		Total # of Dwelling Units:	16
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.87
Herbertson Elmer J Trustee	Vertex Consulting, LLC	Regional Park Area:	2
PO Box 127	Nina Ruiz	Urban Park Area:	2
Monument, CO 80132	(719) 733-8606 x6606	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):	
Regional Park Area: 2		Urban Park Area: 2	
0.0194 Acres x 16 Dwelling Units =	0.310	Neighborhood:	0.00375 Acres x 16 Dwelling Units = 0.00
Total Regional Park Acres:	0.310	Community:	0.00625 Acres x 16 Dwelling Units = 0.00
		Total Urban Park Acres:	0.00
FEE REQUIREMENTS		Urban Park Area: 2	
Regional Park Area: 2		Urban Park Area: 2	
\$505 / Dwelling Unit x 16 Dwelling Units =	\$8,080	Neighborhood:	\$119 / Dwelling Unit x 16 Dwelling Units = \$0
Total Regional Park Fees:	\$8,080	Community:	\$184 / Dwelling Unit x 16 Dwelling Units = \$0
		Total Urban Park Fees:	\$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Needles Highway 83 Subdivision Final Plat: (1) Regional park fees in the amount of \$8,080 shall be due at time of the recording of the Final Plat.

Park Advisory Board Action:

N/A