

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

August 6, 2020

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

**Subject: Sanctuary of Peace Residential Community PUD / Preliminary Plan  
(PUDSP-192)**

Kari,

The Planning Division of the Community Services Department has reviewed the Sanctuary of Peace Residential Community PUD/Preliminary Plan application, and has the following preliminary comments on behalf of El Paso County Parks. This project was previously considered by the Park Advisory Board on April 17, 2019 and the following recommendation was endorsed:

*“Recommend to the Planning Commission and the Board of County Commissioners that approval of Sanctuary of Peace Residential Community PUD / Preliminary Plan include the following condition: Required fees in lieu of land dedication for regional park purposes in the amount of \$11,856 and urban park fees in the amount of \$7,488 will be required at time of the recording of the final plat.”*

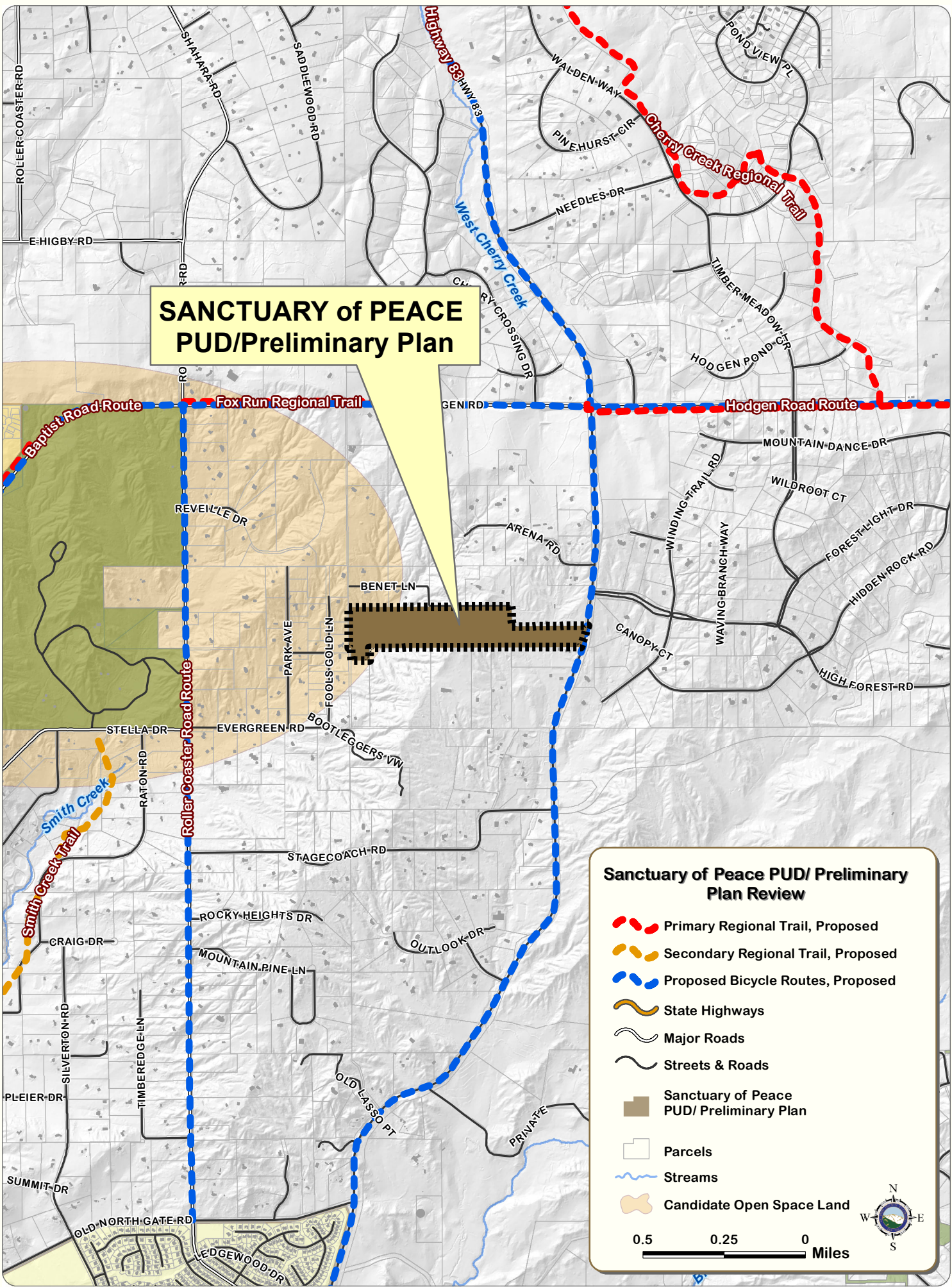
The applicant is resubmitting this PUDSP in order to apply for waivers of public roads, on-site water treatment systems, and a clustered residential concept. Parks and trails are not affected by this application. Regional and urban park fees remain the same as stated above.

Sincerely,








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



# SANCTUARY of PEACE PUD/Preliminary Plan



## Sanctuary of Peace PUD/ Preliminary Plan Review

-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  State Highways
-  Major Roads
-  Streets & Roads
-  Sanctuary of Peace PUD/ Preliminary Plan
-  Parcels
-  Streams
-  Candidate Open Space Land

0.5      0.25      0  
Miles

