



EL PASO COUNTY

COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE -CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

DEPARTMENT OF PARKS AND COMMUNITY SERVICES

January 9, 2024

Kylie Bagley
Project Manager
El Paso County Development Services Department

Subject: Lazy Y Rezone (RVP231)

Kylie,

The Parks and Community Services Department has reviewed the development application for the Lazy Y Rocking J RV Park Rezone. These comments are being provided administratively as this application does not require Park Advisory Board consideration.

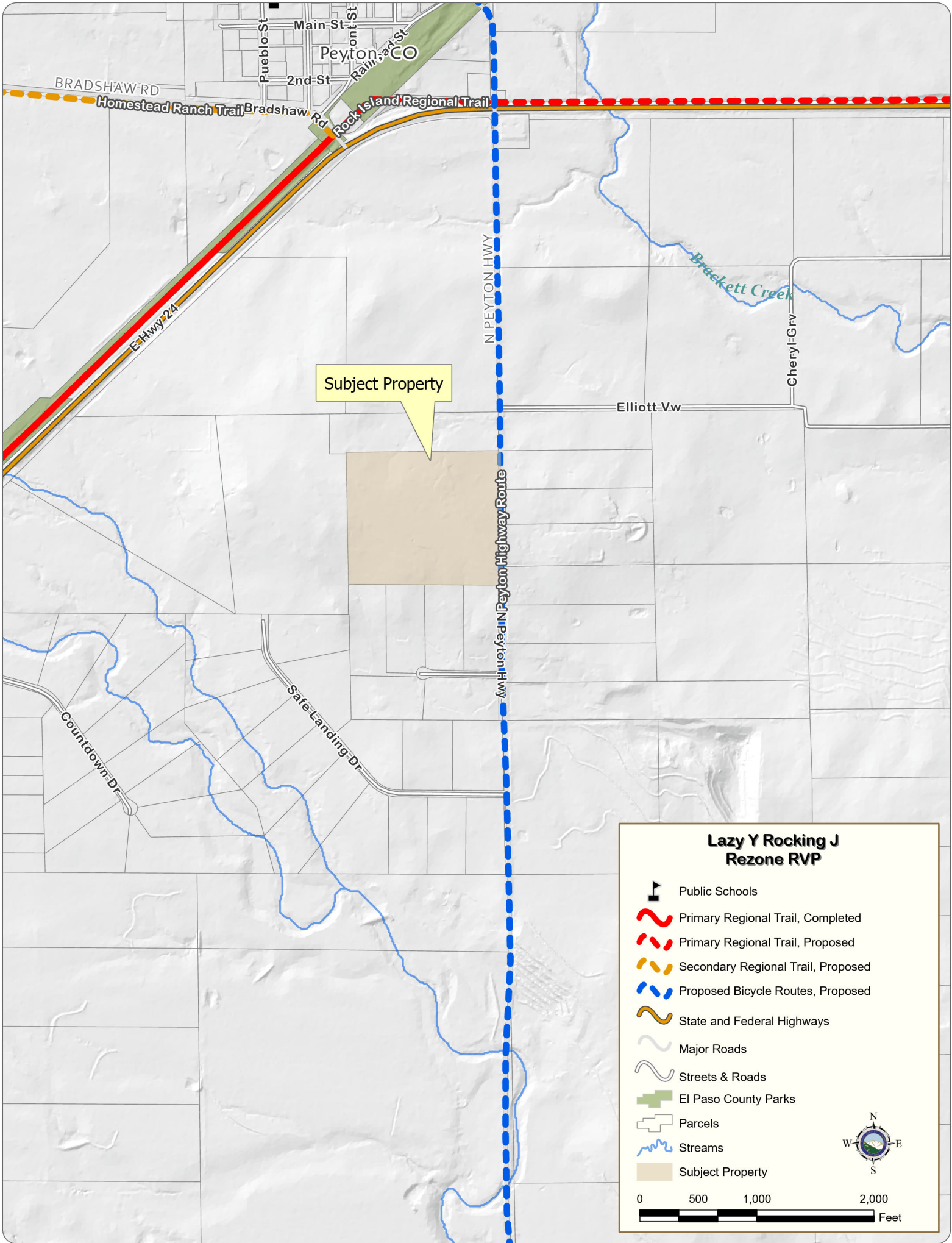
NES, Inc. on behalf of Longhorn Acres Land & Cattle, LLC is submitting a rezone application. The 30 acre property would be rezoned from A-35 to RVP (Recreational Vehicle Park). The property to be rezoned is located west of Peyton Highway and south of US Highway 94. The change in zone will allow the property to be developed into an RV park. In conjunction with this request a concurrent map amendment is requested to rezone the remainder of the 36.24-acre property owned by Longhorn Acres Land & Cattle, LLC. to RR-5. The intent is that a home constructed on the 5.3-acre property will be occupied by the property owner who will also be the on-site managers of the RV park.

The El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed platting. The proposed Peyton Highway Bicycle Route runs north to south along Peyton Highway. The proposed bicycle route will be accommodated within the public right of way in the future, so it will not impact the proposed rezone.

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



Subject Property

Lazy Y Rocking J Rezone RVP

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  State and Federal Highways
-  Major Roads
-  Streets & Roads
-  El Paso County Parks
-  Parcels
-  Streams
-  Subject Property

