



COLORADO

Parks and Wildlife

Department of Natural Resources

Southeast Region
4255 Sinton Road
Colorado Springs, CO 80907
P 719.227.5200

July 2nd, 2026

Nina Ruiz
Vertex Consulting Services
455 E Pikes Peak Ave.
Colorado Springs, CO. 80903
Re: Iron Ridge Final Plat No. 1 and No. 2

Dear Nina,

Thank you for the opportunity to comment on the Iron Ridge Final Plat Project. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

CPW is familiar with the site located on the south side of Walker Rd. between Steppeler Rd. and Colt Ct. The majority of this currently undeveloped land consists primarily of fragmented habitat surrounded by development. CPW would expect to find occasional use of the proposed site by deer, elk, pronghorn, small ground-dwelling mammals, small birds, raptors, red fox, raccoons, and coyotes.

Current CPW policy directs our efforts towards proposals that will potentially have high impacts to wildlife and wildlife habitat. The emphasis of CPW's concerns is on large acreages, critical habitats, wildlife diversity, and impacts to species of special concern, or those that are state or federally threatened or endangered. Due to the small acreage of the proposed project and limited disturbance to nearby habitat areas, impacts of the development can be characterized as minimal.

Fencing:

The proposed project area supports deer, elk, and pronghorn in their general overall range. For continued permeability for big game species as the project moves forward, CPW requests that



Laura Clellan, Director, Colorado Parks and Wildlife
Parks and Wildlife Commission: James 'Jay' Tutchton, Chair · Gabriel Otero, Vice-Chair
Jessica Beaulieu · Frances Silva Blayney · Tai Jacober · Dallas May · Jack Murphy · Richard Reading

wildlife permeable fencing be used whenever possible to allow movement of big game animals. Please see the CPW document "[Fencing with Wildlife in Mind](#)" available at the CPW website.

Noxious weed management:

Also of importance are revegetation of disturbed soils and the control of noxious weed species through the development of a noxious weed management plan prior to initiating construction activities. The revegetation of disturbed areas and control of invasive weed species are important components of the project and it is highly preferred that the site be restored to a native plant community. CPW prefers that native vegetation be retained on site during the operational lifespan of the project, both as habitat for wildlife and to ensure successful reclamation of the project area.

Proper reclamation, from a wildlife perspective, involves not only stabilizing the soil and establishing ground cover, but fostering plant communities with a diversity of species and plant types -grasses, woody plants, and broadleaf forbs- which will fully serve the nutritional needs of wildlife. Strict adherence to the Natural Resources Conservation Service's recommendations is advised.

Thank you for the opportunity to comment on this project. For any additional information please contact District Wildlife Manager Drew Vrbenec at 719-439-9638 or via email at drew.vrbenec@state.co.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Travis Sauder', with a stylized, cursive script.

Travis Sauder
Assistant Area Wildlife Manager - Area 14