

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

January 15, 2021

Ryan Howser
Project Manager
El Paso County Planning & Community Development Department

Subject: Clearview Industrial Park Vacate and Replat (SF-2029)

Ryan,

The Park Operations Division of the Community Services Department has reviewed the Clearview Industrial Park application and has the following comments of behalf of El Paso County Parks. This review replaces CDR-20-008 as it was discovered during review that lot 4A was un-buildable due to stormwater management and easements.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The property is located on Clearview Loop South which is east of South Academy between Milton Proby Parkway and Bradley Road. The proposed Grinnell Boulevard Secondary Regional Trail is 700 feet to the east and is not impacted by the project. The site is not located within any Candidate Open Space area. No trail easements or park land dedication will be necessary for this development.










The Board of County Commissioners has elected not to impose regional or urban park fees on proposed commercial property, so none will be assessed at time of the recording of the final plat. These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Sincerely,

Greg Stachon
Landscape Architect
Park Operations Division
Community Services Department
GregStachon@elpasoco.com



Clearview Industrial Park Vacate & Replat

-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Parks
-  Major Roads
-  Streets & Roads
-  Subject_Property
-  Public Schools
-  Parcels
-  Streams

