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February 27, 2017

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

Subject: Waterview East Commercial Rezone (CS-18-002)

Hello Nina,

The Planning Division of the Community Services Department has reviewed the Waterview East Commercial Rezone application and has the following comments of behalf of El Paso County Parks.

Waterview East Commercial consists of a single commercial lot on 26.64 acres. The site is located southeast of Colorado Springs, southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir. The site is zoned currently as A-5, and the applicant is seeking a zoning reclassification to commercial zoning (CS).

The 2013 Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 immediately adjacent the west side of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road on the property's immediate north side. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

The Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none are recommended at this time.

These comments are being provided administratively, as this application does not require Park Advisory Board consideration. Please let me know if you have any questions or concerns.

Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
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