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## COMMUNITY SERVICES DEPARTMENT

PARKS OPERATIONS ~ RECREATION/CULTURAL SERVICES ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ JUSTICE SERVICES ~ VETERANS SERVICES ~ CSU EXTENSION

December 11, 2019

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

**Subject: Pine View Estates Rezone Review (P-19-002)**

Hello Gabe,

The Park Operations Division of the Community Services Department has reviewed the Pine View Estates rezone application and has the following comments of behalf of El Paso County Parks. The project site is located in northern El Paso County, northeast of the intersection of Elbert Road and Hopper Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed project. Homestead Ranch Regional Park is located approximately 0.75 mile to the south of the project site, while Peyton Pines Open Space (closed to public) is located 1.3 miles to the east. The proposed Big Sandy Creek Primary Regional Trail is located approximately 0.85 mile southeast of the site, while the proposed Hopper Road Bicycle Route is located 0.50 mile to the south. The site is not located within any Master Plan Candidate Open Space lands.

When the preliminary plan and final plat development applications are submitted for review, staff will require fees in lieu of land dedication for regional park purposes in the amount of \$3,192 (2019 fees), although an increase in regional park fees is expected for 2020.

Please feel free to contact me with any questions or concerns.

Sincerely,

Ross A. Williams  
Park Planner  
Park Operations Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

