



COLORADO

Parks and Wildlife

Department of Natural Resources

Southeast Region Office
4255 Sinton Rd
Colorado Springs, CO 80907
P 719.227.5200

10/14/2026

Blaine Perkins
HR Green Inc.

RE: CPW Comments for Flying Horse North Filing No. 9

Dear Blaine Perkins,

Colorado Parks and Wildlife (CPW) received your request for comment on Flying Horse North Filing No. 9 in El Paso County. CPW staff are familiar with the location of the Project as well as the area surrounding the site. This letter includes a summary of CPW's statutory responsibility, general recommendations, understanding of the project, potential impacts to wildlife, and recommendations for impact avoidance, minimization, and/or mitigation.

CPW'S STATUTORY RESPONSIBILITY

CPW has a statutory responsibility to manage all wildlife species in Colorado; as such we encourage protection for Colorado's wildlife species and habitats through responsible land use planning. Protection of core wildlife areas, quality fisheries and habitat, big game winter range and seasonal migration corridors, and raptor nesting locations are of extreme importance. CPW recommends that all proposed projects be assessed to avoid, minimize, or mitigate impacts to sensitive wildlife habitats and species. That includes species of concern as well as Federal and/or State listed species, big game wildlife (migration corridors, winter range, and parturition areas), breeding and nesting habitats for sensitive ground-nesting



Laura Clellan, Acting Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Richard Reading, Chair · James 'Jay' Tutchton, Vice-Chair · Eden Vardy, Secretary · Jessica Beaulieu ·
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birds, and nests of raptors sensitive to development in order to prevent loss of habitat or fragmentation of habitat. US Fish and Wildlife Service should be consulted on any Federally-listed Endangered and Threatened Species that might be present at the location.

UNDERSTANDING OF THE PROJECT

The proposed Project will be located east of Highway 83, south of Old Stagecoach Road. The entire Flying Horse North community consists of 1,479 acres. This project consists of 11 single-family residential lots, covering approximately 99.7 acres. There is a golf course adjacent to and inside this proposed project area.

CPW has reviewed the "Ecological/Wildlife Analysis" section of the Letter of Intent and agrees with the recommended actions. CPW offers the following additional details and considerations to minimize impacts to wildlife.

FENCING

The CPW document "Fencing with Wildlife in Mind" provides general suggestions for wildlife-friendly fencing. In addition to the measures outlined in the report, CPW recommends the following:

- For security fencing, CPW requests that the security fence be tall enough to discourage deer from jumping, at least 8 feet in height, and have a smooth top with no protrusions or wire that can risk entanglement or impalement.
- Security fencing should allow for movement of small and medium sized wildlife by providing a 6-inch gap at the bottom of the fence, or using woven wire fencing as described in the Colorado Department of Transportation Standard Plan No. M-607-4. CPW is happy to discuss this recommendation in more detail with the developer as site plans progress.
- Anywhere that security fencing is not required on the site, CPW recommends the use of wildlife permeable fencing (wildlife-friendly) to allow movement of wildlife to the extent possible.
- Project design should continue to consider wildlife movement and the inclusion of wildlife movement corridors through the Project to avoid potential impacts to big game and other wildlife moving through the area. Any planning should consider the entire Project area with the goal of allowing wildlife movements through the larger development site.

BEAR-HUMAN CONFLICT:

Due to the presence of bears on the property, CPW recommends that lot owners invest in bear-resistant trash containers. Trash containers should be stored in the garage or in a solid locked storage shed until the morning of trash collection during those months when bears are most active (May – Oct.). Another possible alternative would be the use of a centralized and securely fenced trash collection site with the use of bear proof dumpsters that both homeowners and the local trash hauler would have access to. This would eliminate the need for individual trash cans.

Homeowners should also keep their barbecues and any pet food locked away in the garage or a secure storage shed as well. We would recommend that homeowners be discouraged from using bird feeders and hummingbird feeders, during the months mentioned above, since they also attract black bears. However, if feeders are used, they should be placed so they are inaccessible to bears, raccoons, skunks and other wildlife species that might cause damage or threaten human safety. For further information on living with bears, please reference CPW's website Living with Bears.

The above recommendations will also help prevent conflicts with other wildlife species that become habituated to human food sources, such as raccoons and skunks.

PETS

Pets should not be allowed to roam free, and fences should be installed to decrease or eliminate this problem. It is strongly encouraged that dog kennels have a top enclosure, regardless of the height of the kennel. Dogs and cats chase or prey on various wildlife species.

RAPTORS AND MIGRATORY BIRDS:

There is suitable habitat for nesting raptors and migratory birds on the proposed project area. Consultation with USFWS is recommended to ensure compliance with the Migratory Bird Treaty Act and the Bald and Golden Eagle Act. To avoid impacts to the nesting efforts of migratory birds CPW recommends any proposed development or exploration of the site focus, seismic work, construction, and vegetation clearing activities outside of the breeding season (March 15th –August 31st). If construction must occur during the breeding season, surveys for active nests should be conducted

prior to groundbreaking. All migratory birds are protected under the Migratory Bird Treaty Act and removal or disturbance of any migratory bird nest would require consultation with CPW and USFWS prior to disturbance.

To avoid impacts to nesting raptors, CPW also recommends the use of preconstruction surveys to identify raptor nests within the project area and the implementation of appropriate restrictions. CPW recommends adherence to the recommended buffer distances and timing stipulations identified in the CPW document ["Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors"](#) available on the CPW website.

To minimize impacts on nesting migratory birds, CPW recommends the following:

- Conduct ground disturbance and vegetation clearing activities outside of the breeding season (March 15 -August 31). If construction must occur during the breeding season, surveys for active nests of ground-nesting species as well as tree-nesting raptors should be conducted prior to groundbreaking.
- For bald eagle, CPW recommends no construction and disturbance within 0.5 miles of an active nest site from December 1 to July 31. Also, no permitted activities within 0.25 miles of an active winter night roost or communal roost site from November 15 to March 15.
- For golden eagle, CPW recommends no construction or disturbance within 0.25 miles of an active nest from December 15 to July 15.
- For Northern goshawk, CPW recommends no construction or disturbance within 0.5 miles of an active nest from March 1 to September 15.
- For peregrine falcon, CPW recommends no construction or disturbance within 0.5 miles of an active nest from March 15 to July 31.
- Since prairie dog colonies occur within the Project area near the lower half of transmission segment 9255, the colonies should be surveyed for burrowing owls. If development in prairie dog colonies occurs during the spring through late summer months (Feb 1 to Oct 31), the presence of burrowing owls and whether they are actively nesting should first be determined. If nesting Burrowing owls are present, no human encroachment or surface disturbance should occur within 100 meters of nesting burrows during March 1-August 15. If Burrowing owls merely occupy the site, it is recommended that earthmoving and other disturbance activities be delayed until late fall after they have migrated.

- Preconstruction surveys should be conducted to identify raptor nests within the Project area and implement appropriate restrictions. CPW recommends adherence to the recommended buffer distances and timing stipulations identified in the CPW document "Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors," available on the CPW website.

LANDSCAPING

When landscaping lots, it is strongly recommended that native vegetation be used, as wildlife can be attracted to ornamental and floral landscaping features. Planting of trees and shrubs that are attractive to native ungulates (deer and pronghorn) should incorporate the use of materials that will prevent access and damage (fencing, tree guards, trunk guards, etc.).

We appreciate your consideration of our comments and recommendations. As always, CPW staff are available to work with developers on how best to minimize development impacts to both wildlife and their habitats. If you have questions or would like clarification about any of our comments, please contact District Wildlife Manager Demetria Wright at 719-439-9601 or demetria.wright@state.co.us

Sincerely,



Travis Sauder

Assistant Area Wildlife Manager - Area 14

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Cc: Demetria Wright - District Wildlife Manager - demetria.wright@state.co.us