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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

August 27, 2020

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

Subject: Winsome Filing No.1 Final Plat (SF-203)

Nina,

The Planning Division of the Community Services Department has reviewed the development application for Winsome Filing #1 Final Plat. This project was previously considered by the Park Advisory Board on March 11, 2020 and was approved with the following recommendation:

"Recommend to the Planning Commission and Board of County Commissioners that approval of the Winsome Filing No. 1 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$21,949."

The number of dwelling units and size of Winsome Filing No.1 has not changed since March so there are no additional Parks comments at this time. Please let me know if you have any questions or concerns.

Sincerely,

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



Winsome Filing #1 Final Plat



Winsome



Winsome Filing One



Primary Regional Trail, Completed



Primary Regional Trail, Proposed



Proposed Bicycle Routes, Proposed



Major Roads



Streets & Roads



Parcels



Streams



Candidate Open Space Land

0 0.25 0.5
Miles



Winsome Filing #1
Final Plat

Black Forest North
Candidate Open
Space

Walker Road

Black Squirrel Rd

Elizabeth Way

Hardy Rd

W Goshawk Rd

West Kiowa Creek

Hodgen Road Route

Hodgen Rd

Mccune Rd

Old Barn Rd

Forest Green Way

Forest Green Dr

Green Meadow Dr

High Tree Dr

Northcliff C

Northcliff Rd

Northcliff Sq

Rhodes Pl

Softwood Rd

Buggy Whip Dr

Olson Ranch Vw

Pole Pine Pt

Woodlake Rd

Teak Pl

Clearwater Dr

Tanner Trl

Palmer Divide Regional Trail

Kiowa Creek