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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

August 28, 2023

Ashlyn Mathy  
Project Manager  
El Paso County Planning and Community Development

**Subject: 11210 S Holmes Rd (VA234)**

Ashlyn,

The Parks and Community Services Department has reviewed the development application for the 11210 S Holmes Road variance of use application, and is providing the following administrative comments on behalf of El Paso County Parks:

The applicant has an accessory structure that is currently being rented. The variance of use permit, would allow for this use. The 4.78 acre property is located at 11210 S. Holmes Road in the Black Forest area of Colorado Springs, CO. The zoning district is RR-5, rural residential.

The El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the variance of use. The closest trail is the proposed Burges Road Bicycle Route which would run east and west along Burgess Road. This proposed trail would be accommodated within the public right of way in the future. As there is no subdivision action, these comments are being provided administratively.

Please let me know if you have any questions or concerns.

Sincerely,

Greg Stachon  
Landscape Architect  
El Paso County Parks and Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)