

Parks & Community Services Department

Todd Marts, Executive Director

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Board of County Commissioners

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February 19, 2025

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

Subject: **Claremont Business Park 2 Filing No. 3 Vacation and Replat (VR-25-001)**

Hello Lisa,

The Park Planning Division of the Parks and Community Services Department has reviewed the Claremont Business Park 2 Filing No. 3 Vacation and Replat application and is submitting the following comments on behalf of El Paso County Parks:

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The project site is located on the northwest side of Highway 24 East, at the intersection of Marksheffel Road. The proposed Marksheffel Road Bicycle Route is located immediately adjacent to and east of the property. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options may be developed within the right-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, however an update to the EPC Land Development Code over the next year and half may or may not change this fee requirement. These comments are being provided administratively, and 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
Park Planning Division
Parks and Community Services Department
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