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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

January 8, 2024

Ashlyn Mathy  
Project Manager  
El Paso County Planning & Community Development Department

**Subject: 4190 Hancock Expressway - (PPR2348)**

Ashlyn,

The Parks and Community Services Department has reviewed the 4190 Hancock Expressway Plot Plan Review and is submitting the following administrative comments on behalf of El Paso County Parks.

This is a request for approval by MVE Inc on behalf of Braylen Properties, LLC. The request is for Site Development Plan approval of lots 4 and 5 of Clear View Industrial Park Filing No.1. The site is located 500' north of the intersection of Hancock Expressway and Bradley Road. The proposed site is 0.978 acres. The project will consist of one building divided into three separate spaces for automobile storage (garage), RV storage and a leasable warehouse space having one story and 10,000 sf, paved access driveway, paved parking, gravel outdoor storage area, and landscaping.

The El Paso County Parks Master Plan identifies the proposed Grinnell Boulevard Secondary Regional Trail in the vicinity of the project. The proposed Grinnell Boulevard Secondary Regional Trail runs north and south along Hancock Expressway. The proposed trail is completed south of Bradley Road, it will eventually connect to Widefield Community Park to the south and Bradley Road to the north. The completed section of trail south of Bradley Road is on the east side Hancock Expressway. The trail alignment will continue on the east side of Hancock Expressway to the north. Because the alignment is on the east side of Hancock Expressway, no trail easements are required for this application.

The Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none are recommended at this time. 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.

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

# 4190 Hancock Expressway Plot Plan Review

-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Major Roads
-  Streets & Roads
-  Parcels
-  Subject Property

