



August 30, 2022

El Paso County Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Re: Guntzelman Porcelain Pines Subdivision Proposed Development  
Reference Parcels 8322200018 and 8322200017 of El Paso County Assessors

To Whom it May Concern,

It was recently brought to our attention a proposed development adjacent to the Pikes Peak Highway in Cascade, CO. We have reviewed the above referenced project documents and have a few concerns to bring to your attention.

Pikes Peak Highway is operated by the City of Colorado Springs Pikes Peak – America's Mountain staff as a tourist destination with an associated toll or admission fee to gain motor vehicle or bicycle access beyond our gateway. The project proposal documents suggest that there may be a request to have access to the development via the Pikes Peak Highway.

We are a tourist destination and those wanting to recreate on the Pikes Peak Highway are subject to our admission fees, hours of operation, and operating restrictions. Pedestrian access is always prohibited on the highway for safety reasons. The proposed project increases the potential for property owners to feel entitled to access of the highway which is something we need to avoid.

We appreciate the opportunity to share our feedback with you in relation to this development proposal and welcome the opportunity to further discuss this request in the future. The safety and integrity of our Pikes Peak – America's Mountain guests, staff, and stakeholders as well as their experiences, are essential to our organizational mission.

It is our request that access will not be granted via the Pikes Peak Highway for the proposed development. Please feel free to contact me at 719-385-7714 or via email at [skyler.rorabaugh@coloradosprings.gov](mailto:skyler.rorabaugh@coloradosprings.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "SKYLER RORABAUGH".

Skyler Rorabaugh, Manager  
Pikes Peak – America's Mountain



P.O. Box 1676 - Mail Code 01  
Colorado Springs, CO  
80901-1676

CERTIFIED MAIL®



RECEIVED CO 8  
30 AUG 2022 3:45 PM

7020 0640 0001 8509 5612

3



80910

U.S. POSTAGE PAID  
FCM LETTER  
CASCADIE, CO  
80809  
AUG 30, 22  
AMOUNT

\$4.60  
R2304W120010

El Paso County Planning and Community  
Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

80910-610759

