

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

October 25, 2021

Ryan Howser
Planner
El Paso County Planning & Community Development Department

Subject: Colorado Spring Utilities Staging Area (U-211)

Ryan,

The Park Operations Division of the Community Services Department has reviewed the Colorado Springs Utilities NE Gravel Staging Area Approval of Location Plan and has the following comments of behalf of El Paso County Parks.

The proposed project consists of the construction of a gravel staging area west of the Utilities' existing Gas Propane Air Plant. The proposed staging area consists of 9.5 acres and is located near the intersection of North Carefree Circle and Marksheffel Road. The staging area will be on the northern part of the parcel, on approximately 5 acres. Current zoning is residential rural, RR-5.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Marksheffel Road Bicycle Route is 800' east of the staging area. This bicycle route will be accommodated in the public right of way of Marksheffel Road and will run north and south along Marksheffel Road. The proposed Rock Island Trail is also located 800' east of the property. This alignment follows the former Rock Island Railway corridor from Colorado Springs to Peyton, CO.

No regional park fees are required for the application, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. These comments are being provided administratively, as this application does not require Park Advisory Board consideration. Please let me know if you have any questions or concerns.

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



**Colorado Springs Utilities
Gravel Staging Area**

- SubjectProperty
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Colorado Springs Parks
- Major Roads
- Streets & Roads
- Parcels
- Incorporated Areas
- EPC_BuildingFootprint
- Streams

0 250 500 1,000 Feet



**CSU Gravel
Staging Area**

