

PARK ADVISORY BOARD

Meeting Agenda

Wednesday, January 14, 2026 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
A. 2025 Volunteer of the Year Proclamation - Barbara Downs	Chair	Information
B. 2025 Trailability Program Review	Theresa Odello / Nanette Anderson	Information
5. Citizen Comments / Correspondence on items not on the agenda (limited to three (3) minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Triple H Ranch	Ashlyn Mathy	Endorsement
B. Flying Horse North Filing No. 7 Final Plat	Ross Williams	Endorsement
7. Information / Action Items		
A. 2026 Sunshine Act Memorandum	Todd Marts	Endorsement
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the November 12, 2025
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Thomas Lachocki, Chair
Vincent Prins, Vice Chair
John Wallace, 2nd Vice Chair
Jane Newman, Secretary
Bryan Williams
Andrew Dwyer
Janna Blanter

Staff Present:

Todd Marts, Executive Director
Sabine Carter, Administrative Coordinator
Brian Bobeck, Division Manager - Park Operations
Theresa Odello, Division Manager – Rec. & Cultural Services
Jason Meyer, Division Manager – Park Planning
Ross Williams, Senior Parks Planner
Ashlyn Mathy, Parks Planner

The following minutes are a summary of the proceedings. A recording is available upon request at the El Paso County Parks Administration Office.

1. Call to Order: The meeting was called to order at 1:30 p.m. by Thomas Lachocki, Chair.
2. Approval of Agenda: **Janna Blanter made a motion to approve the meeting agenda. Jane Newman seconded the motion. The motion carried 6 - 0.**
3. Approval of Minutes: **Vincent Prins made a motion to approve October 8, 2025, meeting minutes. Jane Newman seconded the motion. The motion carried. 5 – 0 – 1 with Chair Thomas Lachocki abstaining due to not be present at the October meeting.**

(John Wallace joined the meeting at 1:33 p.m.)

4. Introductions and Presentations:

N/A

5. Citizen Comments:

N/A

6. Development Applications:

A. Mayberry Phase 2 PUDSP

Jason Meyer presented an overview of the Mayberry Phase 2 Planned Unit Development / Preliminary Plan. Mr Meyer pointed out that the development is proposing a 1.04-acre park/open space tract, a 3.52-acre plaza and soccer field tract and a 12-court pickleball tract. Board member Andrew Dwyer asked if the pickleball courts would be open to the public. Mr.

Meyer stated that if the developer wants to enter into an Urban Parklands Agreement, the pickleball courts must be open to the public.

Vincent Prins endorsed the following El Paso County Parks Department comments, recommendations, and requirements as they relate to Mayberry Phase 2 PUDSP: (1) designate and provide to El Paso County 25-foot trail easements along the southern side of Positive Place for the Highway 94 Regional Trail, (2) the easements shall allow for public access, as well as construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail, (3) the easements shall be shown on this preliminary plan and future final plats, and the aforementioned easements shall be dedicated to El Paso County on the forthcoming final plat(s), (4) the Highway 94 Regional Trail shall be constructed of concrete and be min 8-ft wide in place of the standard sidewalk, (5) fees in lieu of land dedication for regional park purposes in the amount of \$49,490, and urban park purposes in the amount of \$29,694 will be required at the time of the recording of the forthcoming final plat(s), (6) an Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming final plat(s). Janna Blanter seconded the motion. The motion passed 7 – 0.

B. Iron Ridge Preliminary Plan

Ashlyn Mathy presented the Iron Ridge Preliminary Plan.

Vincent Prins endorsed the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Iron Ridge Preliminary Plan: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$15,150 will be required at time of the recording of the forthcoming Final Plat(s). Jane Newman seconded the motion. The motion passed 7 – 0.

C. Flying Horse North Filing No. 8 Final Plat

Ross Williams provided an overview and brief history of the Flying Horse North Filing No. 8 Final Plat. Mr. Williams pointed out that after a detailed review of the plat, staff noticed a discrepancy. The agreed upon trail corridor is incorrectly shown on the plat and incorrectly located within a gas and electrical easement. Staff contacted the developer and a correction will be shown in all future submittals. Mr. Williams also addressed questions by board members.

Janna Blanter endorsed the following El Paso County Parks Department comments, recommendations, and requirements as they relate to Flying Horse North Filing No. 8 Final Plat: (1) designate and provide to El Paso County 25-foot wide public regional trail easement through Filing No. 8 that allows for public access, as well as routine maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown, noted, and dedicated to the County via this Final Plat; (2) realign the noted Fox Run Regional Trail easement through Lots 38

and 40 and exiting Flying Horse North at the agreed upon location in Filing No. 8 Tract B; and (3) fees in lieu of land dedication for regional park purposes in the amount of \$25,250 will be required at time of the recording of this Final Plat. A Regional Trail Agreement may be acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording this Final Plat. Jane Newman seconded the motion. The motion passed 7 – 0.

D. Windermere Filing No. 2 Final Plat

Ross Williams provided an overview of the Windermere Filing No. 2 Final Plat.

Janna Blanter endorsed the following El Paso County Parks Department comments, recommendations, and requirements as they relate to Windermere Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$52,520 and urban park purposes in the amount of \$31,512 to be paid at time of the recording of this Final Plat. Jane Newman seconded the motion. The motion passed 7 – 0.

7. Information / Action Items:

A. 2026 Budget Proposals

Todd Marts provided an overview of the 2026 Budget Proposals. The County Parks budget consists of two funds. The Conservation Trust Fund, which is used to support the maintenance and operation of the County's Park system and is funded through lottery proceeds. The Park Administration budget provides funding for Administration, Planning, Recreation and Cultural Services, Community Outreach, and the landscape maintenance at County office buildings. This budget is supported by revenue from facility rentals, programming fees, grants and donations, and tax support. The changes in the 2025 budget are minimal and if approved include an increase in postage and salaries. Proposed for 2026 is also a separate critical needs item for the refurbishment and restoration of a new archery complex and new tennis and pickleball courts at Bear Creek Regional Park. This is a general fund item. Final approval of the preliminary budget will take place in December after a presentation to the Board of County Commissioners and their final vote. Mr. Marts addressed questions from board members.

Vincent Prins moved to endorse the 2026 El Paso County Parks Preliminary Budget. John Wallace seconded the motion. The motion passed 7 – 0.

B. 2026 Action Plan

Todd Marts presented the 2026 Action Plan. The Park Advisory Board annually considers and / or endorses the upcoming year's Action Plan. The Action Plan includes specific objectives that will be completed by our respective divisions to address El Paso County's mission, vision and goals. Mr. Marts and staff answered questions regarding several proposed projects a) The installation and update of playground rules signs at all County playgrounds for consistent messaging purposes. b) The Bear Creek Nature Center staff leads

RECORD OF PROCEEDINGS

a project to plan, coordinate and execute a year-long celebration of the Bear Creek Nature Center's 50th anniversary. Mr. Marts stated that many nature centers across the country have visited the Bear Creek Nature Center, learned their programs and implemented them. The Nature Center is also highlighted in several textbooks and publications about interpretive exhibits. c) The previously planned hiring of a sole asset management specialist for the Parks Department will now be combined with the Public Works Department since they already have an established experienced asset management team of several asset management specialists who will now also work on Parks assets.

Janna Blanter moved to endorse the 2026 Action Plan. Jane Newman seconded the motion. The motion passed 7 – 0.

8. Monthly Reports:

N/A

9. Board/Staff Comments:

Theresa Odello highlighted the recent “Bear Run 5K” with 500 runners in bear costumes running the east trail system of Bear Creek Regional Park. Mrs. Odello stated that she is on a committee for next year's 250/150 celebration which will be a collaboration of many regional organizations. One of the visiting walk-through exhibits is planned to be at the El Paso County Fairgrounds highlighting the history of Colorado. Mrs. Odello also highlighted “Bear Creek by Candlelight” on December 5th, Nature Hikes with Santa Claus at the Fountain Creek Nature Center and Santa at the Fair, both scheduled for December 13th.

10. Adjournment:

Vincent Prins made a motion to adjourn. Bryan Williams seconded the motion. The meeting was adjourned at 2:33 p.m.

Jane Newman, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2025 Volunteer of the Year
Agenda Date: January 14, 2026
Agenda Item Number: #4 - A
Presenter: Thomas Lochocki, Chair, Park Advisory Board
Information: X **Endorsement:**

Background Information:

Each year, the Park Advisory Board presents the Volunteer of the Year Award to an individual who has made a significant and meaningful contribution to El Paso County Parks programs, services, or facilities.

The Park Advisory Board is pleased to present **Barbara Downs** as the 2025 Volunteer of the Year.

Attached is a proclamation honoring her services.

Recommended action:

Information only

PROCLAMATION

WHEREAS, the El Paso County Park Advisory Board formally recognizes the exemplary volunteer service of Barbara Downs, selected as the 2025 Volunteer of the Year; and

WHEREAS, Ms. Downs is a highly committed volunteer at the Bear Creek Dog Park and is personally invested in ensuring the beauty, safety, and overall condition of the park, and

WHEREAS, Ms. Downs has supported every major dog park special event over the past decade, including April Stools, the Great American Clean-Up, Creek Week, and Ghouls & Stools, and

WHEREAS, Ms. Downs actively recruits new volunteers, consistently communicates park concerns to staff, and serves as a reliable and proactive partner in park stewardship; and

WHEREAS, Ms. Downs provides ongoing leadership and support to the Bear Creek Dog Park Friends Group, strengthening community engagement and volunteer participation; and

WHEREAS, Ms. Downs continually goes above and beyond in service, helping maintain Bear Creek Dog Park as one of the finest dog parks in the country; and

WHEREAS, Ms. Downs has demonstrated exceptional dedication through her nearly daily volunteer work, performing difficult and often unpleasant tasks, including removing waste, picking up trash, addressing invasive vegetation, coaching proper park etiquette, and identifying maintenance needs, all without seeking recognition and solely for the betterment of the park and its users.

NOW, THEREFORE, BE IT RESOLVED that the El Paso County Park Advisory Board expresses its sincere appreciation to **Barbara Downs** for her extraordinary volunteer service to El Paso County Parks and hereby presents her with the **2025 Volunteer of the Year Award**; and

BE IT FURTHER RESOLVED that this Proclamation be recorded in the minutes of the El Paso County Park Advisory Board Meeting and preserved as a lasting tribute to Ms. Downs' outstanding service, and that an executed copy be read and delivered to her in recognition of her contributions.

DONE THIS 14th day of January 2026, at Colorado Springs, Colorado.
Park Advisory Board of El Paso County, Colorado

By _____
Thomas Lachocki, Chair
Park Advisory Board

El Paso County Park Advisory Board Agenda Item

Summary Form

Agenda Item Title: 2025 Trailability Program Review

Agenda Date: January 14, 2026

Agenda Item Number: #4 - B

Presenter: Division Manager - Recreation & Cultural Services / Nanette Anderson, Accessibility/Trailability Coordinator

Information: X **Endorsement:**

Background Information:

The goal of the Trailability Program is to provide an accessible recreational opportunity to the community while preserving and protecting the natural resources. The program began in 2022 and has steadily grown for four seasons.

This presentation will review highlights of the 2025 program and share feedback from participants and volunteers. Board Members will also learn what changes in 2025 will be carried forward for the next season. Additional growth opportunities are being supported by the addition of a third Terrain Hopper and additional personnel to market the program.

Attachment:

Trailability Program Review 2025 PowerPoint Presentation

Recommended Action:

Information Only



2025 Trailability Program Recap

BCNC and FCNC



Highlights/Successes

- Continued growth of this program.
- Secured a third Terrain Hopper through a grant.
- Added scenic experiences and longer hikes after trail addition.
- Addition of a Trailability/Accessibility Coordinator.
- Connections made at the Multiple Sclerosis Alliance of Southern Colorado Expo.





Statistics for Bear Creek



- Hikes offered – 126
- Reservations made – 117 (increased from 73 made in 2024)
- Completed hikes – 56 (increased from 51 completed in 2024)
- Cancellations – 43 (variety of reasons, medical, weather, transportation, etc.)
- 73% of hikes guided by volunteers.



Statistics for Fountain Creek

- Hikes offered – 126
- Reservations made – 54 (increased from 47 made in 2024)
- Completed hikes – 32 (increased from 31 completed in 2024)
- Cancellations – 22 (variety of reasons, medical, weather, transportation, etc.)
- 53% of hikes guided by volunteers.





What participants are saying



- Participants who responded to surveys indicated exceptional experiences.
- All respondents rated ease of transferring to the vehicle at a 5.
- 87% of respondents rated their hike a 5 when asked if the experience met their expectations.
- 66% learned about the program via word of mouth.
- 34% learned about the program via media, internet searches, or other means.



Participants describe favorite moments

- “I was able to enjoy nature and have a great conversation!”
- “The entire hike was magical!”
- “I loved seeing the 170-year-old tree at Fountain Creek.”
- “Roger’s smile as he drove down the trail.”
- “Seeing the Great Blue Heron nesting.”





What volunteers are saying

- **Most volunteers surveyed have been guiding hikes for more than one year.**
- **All volunteers surveyed indicate they will serve the Trailability Program in 2026.**
- **Volunteers feel they are receiving adequate training/preparation but would like more direction/guidelines about responding to emergencies, looming weather changes, vehicle issues.**
- **Volunteers seek ways to improve the experience for participants.**
- **Most of the volunteers surveyed indicated they would lead hikes at Fox Run Regional Park but would like more information about how that could be accommodated.**



Why do you volunteer to guide hikes?



- “It’s great that we can offer hikes for free, participants are always so appreciative.”
- “Giving back to the community, to see the smiles on the participants faces, meet new people.”
- “I like helping people experience interacting with nature.”
- “I have a heart for people with limited mobility and feel it’s important for ALL to be able to enjoy the beauty of nature.”



The 2026 season

- **Open May-October**
- **Registration on a rolling basis**
- **Bear Creek – Wednesdays, Fridays, Saturdays**
- **Fountain Creek – Thursdays, Fridays, Saturdays**
- **Accessibility Coordinator goals:**
 - Increase visibility of the program**
 - Maintain and foster partnerships to increase numbers of participants and volunteers**
 - Explore grant opportunities**





Continuing in 2026



- **Participants may register for two-hikes per nature center per month.**
- **A cancellation-no show policy has been implemented.**
- **Disability Etiquette Training/February 2026**
- **Trailability volunteer trainings in spring at each nature center for new and returning volunteers.**



Nanette Anderson

Trailability/Accessibility Coordinator

Friends of El Paso County Nature Centers

naturecentertrails4all@gmail.com | 719.433.8494

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Triple H Ranch Preliminary Plan

Agenda Date: January 14, 2026

Agenda Item Number: #6 - A

Presenter: Ashlyn Mathy, Parks Planner

Information: **Endorsement:** X

Background Information:

This is a request by N.E.S. Inc. on behalf of P760 Land, LLC, for The Triple H Ranch Preliminary Plan. The Triple H Ranch Preliminary Plan totals 752.68 acres and is located East of the North Curtis Road and Falcon Highway intersection. This application consists of 244 single family lots totaling 752.68 acres, with lots ranging from 2.5 to 3.28 acres in size. These lots are zoned A-35; however, these properties will be going through a rezone to change the zoning district to RR-2.5. RR-2.5 zoning is intended to accommodate low-density, rural, single family residential development. Additionally, the application depicts various tracts (A-G) with land uses ranging from neighborhood park, open space, drainage, and utilities.

The Candidate Open Space Area Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space Area encompassing multiple portions of the project site. The project area possesses high ecological significance, supporting critical grasslands habitat, wetlands, and a diverse array of aquatic life. Notable species present include various aquatic invertebrates, small fish, the northern leopard frog, and the Small Headed Rush plant, the sole known occurrence of this species within Colorado. Staff recommend that precautions are taken with development, to ensure that the development does not negatively impact the surrounding area.

The 2022 El Paso County Parks Master Plan shows one proposed secondary regional trail impacted by the project. The proposed Judge Orr Secondary Regional Trail is located along the southwestern part of the property boundary and along the north side of Judge Orr Road, running east-west. This planned regional trail will make a critical connection to the proposed Great Plains Primary Regional Trail.

This application includes an 8.51-acre neighborhood park within Tract A (Filing 1). Another proposed park, 7.91 acres in size will be included within Tract A of Filing four. Both tracts for different filings will include open space in addition to the proposed parks. This application does not disclose what the park site will include. Additionally, there are several trail easements throughout the preliminary plan that range between 20 and 25 feet. The Letter of Intent the applicant has indicated these trails are equestrian friendly and will provide connections to open spaces without the need to use the proposed roadways. The park site and trails will provide recreational benefits and non-motorized connectivity to the residents. Parks staff noticed that the proposed trails do not adequately indicate non-county versus county trails throughout the plans.

The applicant's Letter of Intent states the following regarding open space areas, trails, and park amenities:

- *The 2022 El Paso County Parks Master Plan shows the project impacting a section of the proposed Judge Orr Secondary Regional Trail. The Judge Orr Secondary Regional Trail traverses the south side of the site, on the north side of Jones Road, as well as along an unnamed tributary of Upper Black Squirrel Creek near the southwest corner of the site. A 25-foot-wide trail easement is proposed to accommodate this trail, which will eventually connect to the proposed Great Plains Primary Regional Trail corridor to the east.*
- *The property is shown on the Parks Master Plan as being within a vast area designated as a candidate for regional park/open space area. There are no future parks shown within the property boundary. The Trails Master Plan identifies a proposed Secondary Regional Trail that follows the creek in the southwest corner of the site. A network of easements has also been provided to the residents which allow for equestrian trail connections, both within the larger development and to the proposed secondary regional trail. These easements allow users to navigate between individual lots, along right-of-way corridors, and create access to two private open spaces within the development without necessitating the use of vehicles.*
- *A trail easement is being provided through the development to accommodate a planned trail per the EPC Parks Master Plan. This trail will facilitate bike and pedestrian traffic and will act as a connection between the Judge Orr Secondary Regional Trail and the Great Plains Primary Regional Trail.*

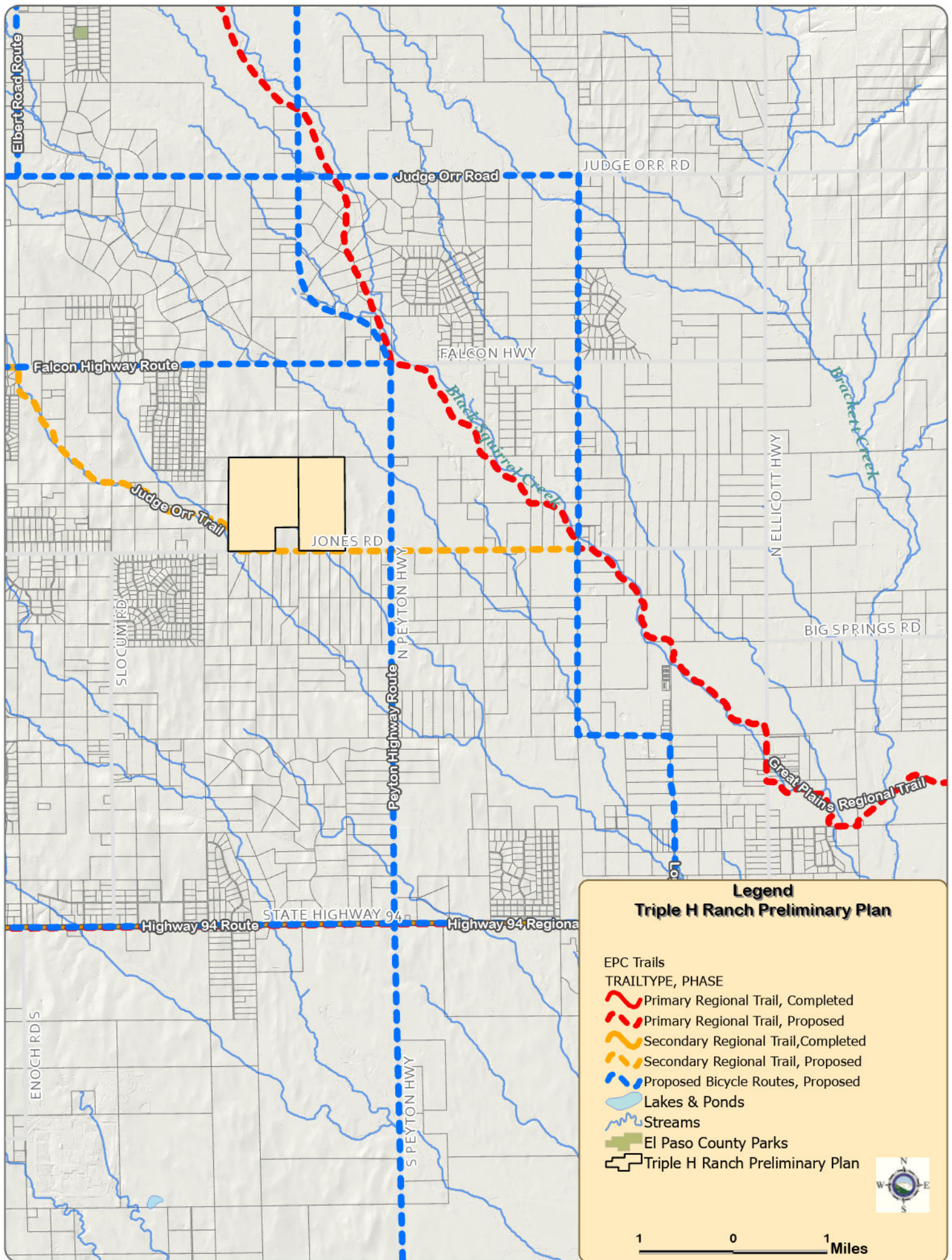
El Paso County Parks staff is pleased to see the applicant's willingness to provide open space tracts, a neighborhood park, and trail corridors. Parks staff is requesting the applicant update and revise the preliminary plan that clearly delineates all trail easements and explicitly distinguishes between County-maintained and non-County trails. The current plans are difficult to interpret and do not differentiate the responsible jurisdictions for the various trails shown throughout the submitted plans.

Parks staff recommends that the applicant, through forthcoming phased Final Plats, designate and provide to El Paso County a 25-foot public trail easement along the perimeter of the parcel that is not part of the subdivision to the south of the Triple H Ranch Preliminary Plan boundary. This will allow the Judge Orr Secondary Trail to continue and be connected via this project. Staff recommends that El Paso County relinquish the trail easement if in the future it is no longer required. This can be stated with a plat note to supplement the depiction on the preliminary plan drawing. Additionally, staff recommends a 25-foot trail easement to the southwestern boundary of The Triple H Ranch Preliminary Plan and along Judge Orr Road for the purpose of construction and maintenance of the Judge Orr Secondary Regional Trail.

Lastly, staff recommends regional and urban park fees in lieu of land dedication on all forthcoming final plats. A Park Lands Agreement may be an acceptable alternative to required fees, provided the agreement is approved by the County prior to recording the future final plat(s). Required park fees for this Preliminary Plan application are based on 244 single-family dwelling units.

Recommended Motion (Preliminary Plan):

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to The Triple H Ranch Preliminary Plan: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$123,220. A Park Lands Agreement may be an acceptable alternative to required fees, provided the agreement is approved by the County prior to recording the future final plat(s). (2) Designate and provide to El Paso County 25-foot public trail easements along the southwestern boundary of The Triple H Ranch Preliminary Plan that allow for public access, as well as construction and maintenance by El Paso County for the Judge Orr Secondary Regional Trail, and the easements be shown, noted, and dedicated to the county via the forthcoming Final Plat(s). (3) Parks staff requests that the applicant designate and provide to El Paso County a 25-foot public trail easement following near Harmony Hill Road, Appaloosa Run Drive, Draftline Drive, and Heritage Hollow Road which are at the south end of the Triple H Ranch Preliminary Plan boundary. Staff recommends that El Paso County relinquish the trail easement if in the future it is no longer required and the master planned proposed trail can be obtained. (4) Parks staff is requesting the applicant update and revise the preliminary plan that clearly delineates all trail easements and explicitly distinguishes between County-maintained and non-County trails.



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

January 5, 2026

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Triple H Ranch Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-25-004	Total Acreage:	752.68
		Total # of Dwelling Units:	244
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.81
N.E.S.	N.E.S.	Regional Park Area:	4
Andrea Barlow	Andrea Barlow	Urban Park Area:	3
abarlow@nescolorado.com	abarlow@nescolorado.com	Existing Zoning Code:	A-35
		Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):	NO
Regional Park Area: 4	Urban Park Area: 3	
0.0194 Acres x 244 Dwelling Units = 4.734	Neighborhood: 0.00375 Acres x 244 Dwelling Units = 0.00	
Total Regional Park Acres: 4.734	Community: 0.00625 Acres x 244 Dwelling Units = 0.00	
	Total Urban Park Acres: 0.00	

FEE REQUIREMENTS	Urban Park Area: 3
Regional Park Area: 4	Neighborhood: \$119 / Dwelling Unit x 244 Dwelling Units = \$0
\$505 / Dwelling Unit x 244 Dwelling Units = \$123,220	Community: \$184 / Dwelling Unit x 244 Dwelling Units = \$0
Total Regional Park Fees: \$123,220	Total Urban Park Fees: \$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to The Triple H Ranch Preliminary Plan: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$123,220. A Park Lands Agreement may be an acceptable alternative to required fees, provided the agreement is approved by the County prior to recording the future final plat(s). (2) Designate and provide to El Paso County 25-foot public trail easements along the southwestern boundary of The Triple H Ranch Preliminary Plan that allow for public access, as well as construction and maintenance by El Paso County for the Judge Orr Secondary Regional Trail, and the easements be shown, noted, and dedicated to the county via the forthcoming Final Plat(s). (3) Parks staff requests that the applicant designate and provide to El Paso County a 25-foot public trail easement following near Harmony Hill Road, Appaloosa Run Drive, Draftline Drive, and Heritage Hollow Road which are at the south end of the Triple H Ranch Preliminary Plan boundary. Staff recommends that El Paso County relinquish the trail easement if in the future it is no longer required and the master planned proposed trail can be obtained. (4) Parks staff is requesting the applicant update and revise the preliminary plan that clearly delineates all trail easements and explicitly distinguishes between County-maintained and non-County trails.

Park Advisory Board Action:

TRIPLE H RANCH PRELIMINARY PLAN

LETTER OF INTENT

NOVEMBER 2025

OWNER / APPLICANT:

P760 LAND, LLC
13395 VOYAGER PKWY., SUITE 130 PMB 2059
COLORADO SPRINGS, CO 80921
(209) 642-0761
GKUHNKE@GMAIL.COM KUHNKECOLORADO@GMAIL.COM ALEX.KUHNKE@CLOVISPOINTRE.COM

CONSULTANT:

N.E.S. INC.
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
(719) 471-0073
TKNAB@NESCOLORADO.COM

SITE DETAILS:

TSN: 3300000388 AND 3300000168

ADDRESS: 00001 JONES ROAD, PEYTON, CO 80831

ACREAGE: 752.68 AC

CURRENT ZONING: RR-2.5

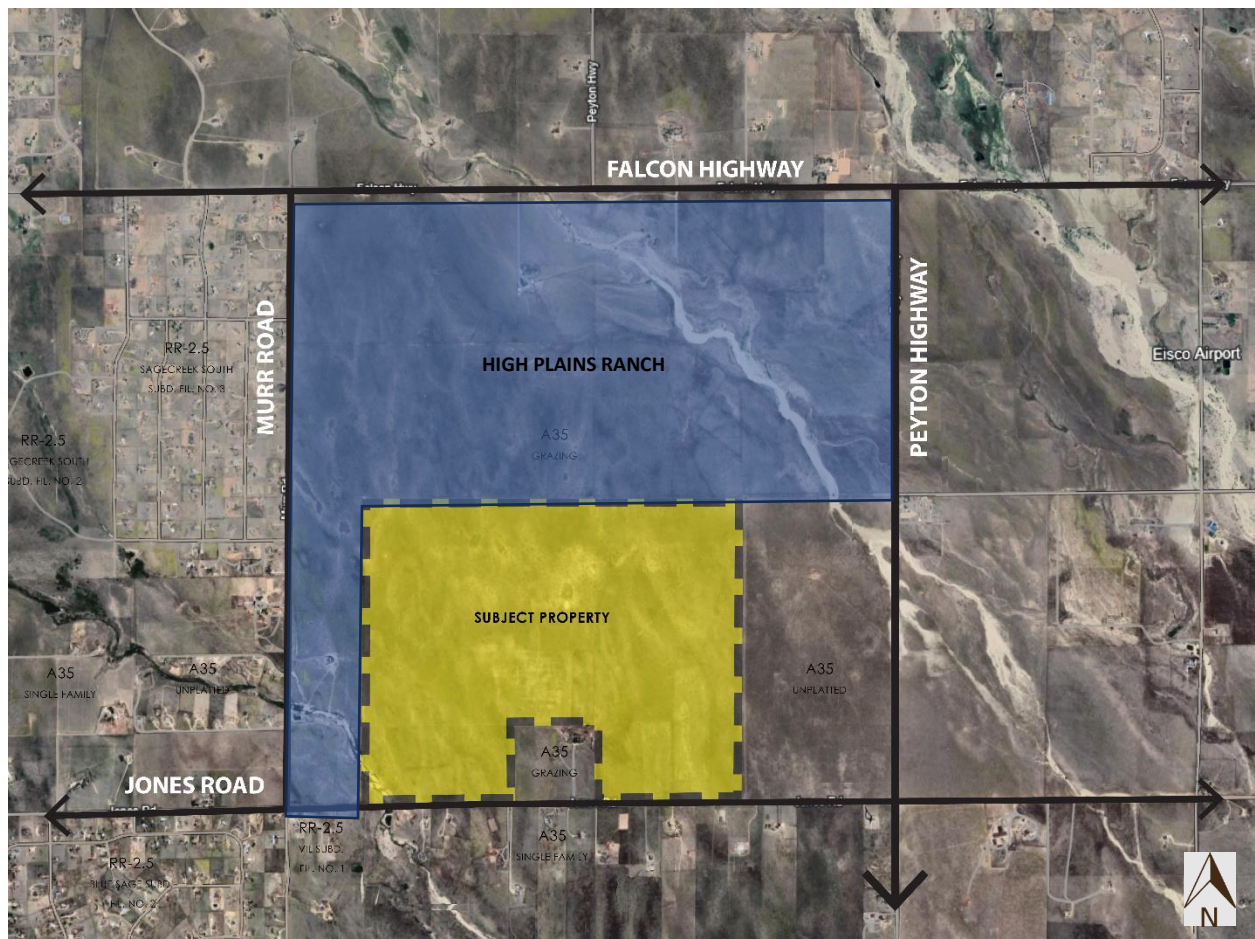
CURRENT USE: AG GRAZING

REQUEST

1. N.E.S. Inc., on behalf of P760 LAND, LLC, request approval of a Preliminary Plan consisting 244 2.5 ac lots. The 752.68 ac site also has a water tank site, two open space areas for recreation, and easement areas interconnected within the overall development for the residents to use as an equestrian trail network.
2. Request approval for early grading related to the tank site access. Heavy machinery needs to access the tank site to begin drilling operations to establish the necessary systems and infrastructure.

SITE LOCATION & DESCRIPTION

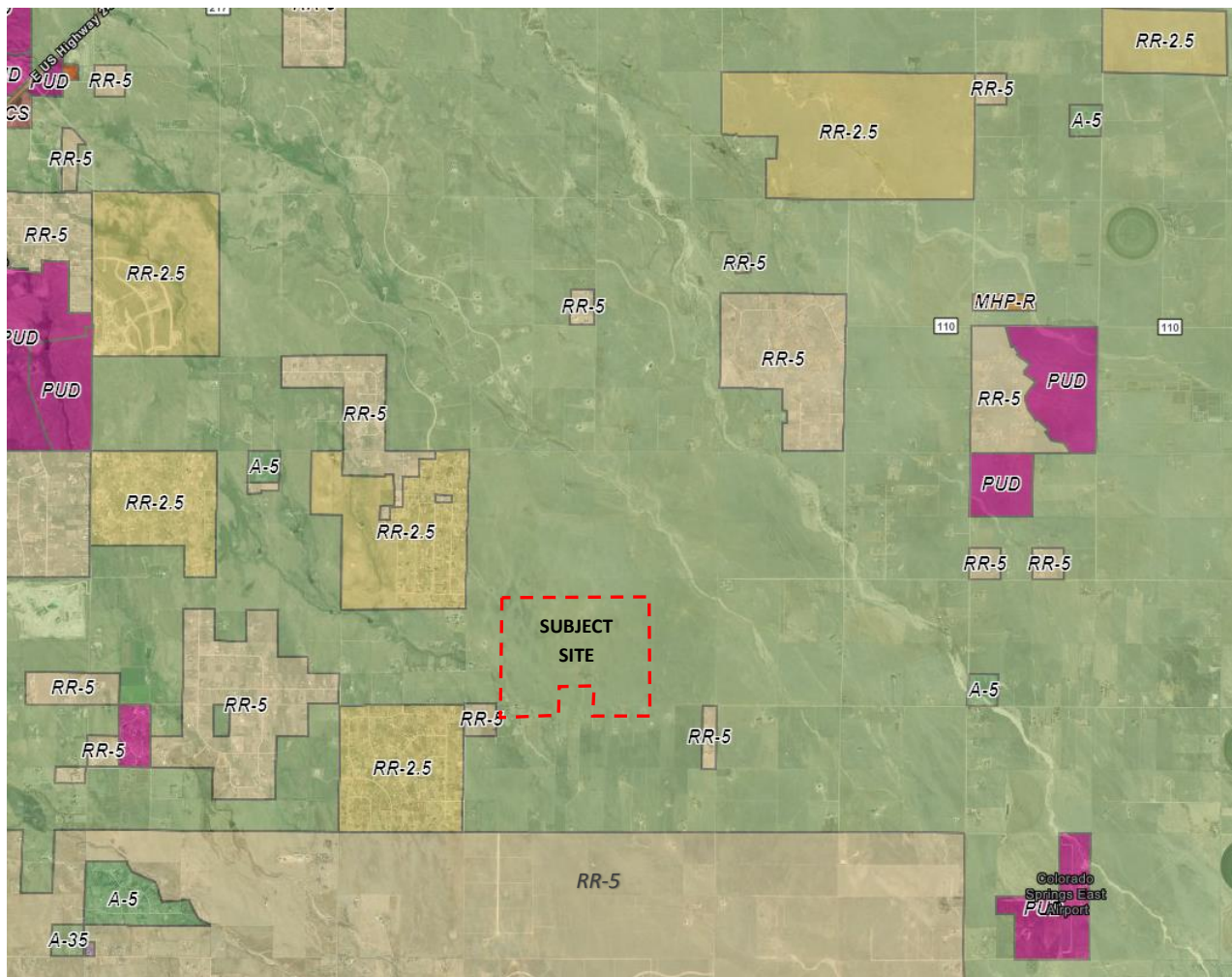
The 752.68 ac project site is located north of Jones Road, east of Murr Rd, south of Falcon Highway, and west of Peyton Highway, in northeast El Paso County. The site is gently undulating with little vegetation other than native prairie grass. An unnamed tributary to Black Squirrel Creek cuts across the southwest corner of the property, which includes floodplain and wetlands.



The property abuts Jones Road along the south boundary and excludes a 40 ac parcel, which is the residence of the original owners of the subject site. The north and west boundaries of the site abut currently undeveloped agricultural land. This area is proposed for 0.5 to 2.5-acre lot residential development with some civic and commercial uses under the High Plains Ranch Sketch Plan approved in 2006 (EPC File # SKP06002), which was extended in 2021 for a period of 5 years (SKP212).

SURROUNDING ZONING

This part of El Paso County is characterized by A-35 zoned agricultural land to the east which transitions to large lot residential development with expanding pockets of RR-2.5, RR-5 and PUD zoned rural residential moving west toward Falcon. There is also a large expanse of RR-5 zoning extending south to Hwy 94. The RR-2.5 zoned Sagecreek South Subdivision is located to the northwest of the site and to the south is the RR-2.5 zoned Blue Sage Subdivision. Adjacent to the Southwest corner of the site is the small RR-5 zoned V I L subdivision.



As noted above, while currently zoned A-35, the property immediately to the north and west is part of the High Plains Sketch Plan, which includes single-family 2.5 ac lots and a church site immediately adjacent to the subject site. Further to the north, this Sketch Plan proposes single-family 1 ac and 0.5 ac lots, commercial development and a school site. The A-35 zoned properties to the south of Jones Road are 35 ac and larger parcels for single-family residential use. To the west of Murr Road are larger parcels used primarily for grazing or single-family residential, with one 80 ac parcel being developed as a manufactured home park with sites for 16 homes, equivalent to 0.2 du/ac.

PROJECT DESCRIPTION & CONTEXT

The RR-2.5 zoning for this site allows for a potential 300 residential lots on the 752.68 ac property. However, the applicant plans to include amenity space and trails for residents with the intent of creating an equestrian friendly subdivision. The proposed preliminary plan illustrates a total of 244 residential lots to be constructed in five filings.

ACCESS & TRAFFIC

This site will be accessed from Jones Road, which is a rural major collector street. Two full-movement access points are proposed to serve the development located either side of the remaining 40 ac parcel. Within the developed site there will be a network of local rural residential roads to provide lot access and circulation through the site. The development will also provide vehicular connections to adjacent properties to the north and the west. These connections aim to provide more opportunities to integrate with the surrounding rural community and enhance overall access.

A Traffic Impact Study prepared by SM Rocha, LLC is submitted with the Preliminary Plan application. This identifies the primary street network in the study area. The TIS indicates that the majority of primary street intersections in the study area are operating at Level of Service (LOS) A with stop sign-controlled intersections. Some turn movements at Hwy 94/Peyton Hwy and Curtis Road/Jones Road operate at LOS B and C; however, no additional improvements to these intersections are needed as a result of this proposed development.

Full build out of the Triple H Ranch development will generate 2,301 additional daily trips, with 171 trips occurring during the morning peak hour (128 exiting/43 enter) and 229 trips during the afternoon peak hour (85 exit/144 enter). These trips will be distributed to the two site access points, with approximately 70% of the existing traffic expected to use the western access, with 70% of all exiting trips projected to travel west.

The TIS also projects traffic impacts to 2045 to take into account additional traffic from the anticipated development of vacant parcels in the study area. In 2045 most intersections will continue to operate at an acceptable A to D LOS in the current stop-controlled configuration. The westbound turn movement at Curtis Road and Jones Road will operate at LOS F.

Tables 9 and 10 of the TIS recommend a number of improvements to the study area intersections and roadways by 2045. The majority of these are triggered by the existing traffic conditions and general regional growth anticipated in the area. Additional public improvements that can be directly attributed to this development can be found on page 22 of the Traffic Impact Study.

Table 9 – Recommended Intersection Improvements

INTERSECTION	IMPROVEMENT	TIMING	RESPONSIBILITY
Falcon Highway / Murr Road	Construct eastbound right turn deceleration lane	With Site Development - Construction of approximately 215 DU	Developments and other trip generators within the overall area
Falcon Highway / Peyton Highway	Construct eastbound right turn deceleration lane	Warranted under existing conditions	Developments and other trip generators within the overall area
Curtis Road / Jones Road	Construct westbound left turn deceleration lane	With Site Development - Construction of approximately 100 DU	Developments and other trip generators within the overall area
	Construct westbound right turn deceleration lane	Warranted under existing conditions	Developments and other trip generators within the overall area
	Construct southbound left turn deceleration lane	Warranted under existing conditions	Developments and other trip generators within the overall area
Jones Road / Murr Road	Construct southbound left turn lane along Murr Road at Jones Road	With Site Development - Full Build-Out	Developments and other trip generators within the overall area
Peyton Highway / Jones Road	Construct northbound left turn lane along Peyton Highway at Jones Road	With Site Development - Construction of approximately 210 DU	Developments and other trip generators within the overall area
State Highway 94 / Peyton Highway	Construct eastbound right turn deceleration lane	Warranted without proposed development by Year 2045	Developments and other trip generators within the overall area
	Construct westbound right turn deceleration lane	Warranted under existing conditions	Developments and other trip generators within the overall area
	Construct northbound left turn deceleration lane	Warranted without proposed development by Year 2045	Developments and other trip generators within the overall area
	Construct southbound left turn deceleration lane	Warranted under existing conditions	Developments and other trip generators within the overall area
Access A / Jones Road	Construct eastbound left turn deceleration lane along	With Site Development - Construction of approximately 75 DU	Jones Road Property development

Table 10 – Recommended Roadway Improvements

ROADWAY	IMPROVEMENT	TIMING	RESPONSIBILITY
Curtis Road	Improve Curtis Road to County's Rural Minor Arterial cross-section	Shown in County's MTCP by Year 2045	Master Planned (may be reimbursable under MTCP)

TRAILS

The 2022 El Paso County Parks Master Plan shows the project impacting a section of the proposed Judge Orr Secondary Regional Trail. The Judge Orr Secondary Regional Trail traverses the south side of the site, on the north side of Jones Road, as well as along an unnamed tributary of Upper Black Squirrel Creek near the southwest corner of the site. A 25-foot-wide trail easement is proposed to accommodate this trail, which will eventually connect to the proposed Great Plains Primary Regional Trail corridor to the east.

DRAINAGE

The Preliminary Drainage Report prepared by Classic Consulting and Engineering in November 2025 analyzes the existing drainage characteristics of the site and any required improvements. The proposed Triple H Ranch development is situated within the Haegler Ranch and Geick Ranch drainage basins. Two full spectrum detention ponds are proposed along with roadside ditches, culverts to convey stormwater under roads, and swales. The implementation of these ponds and other associated infrastructure are designed to reduce stormwater flows below historic rates. The development's Metro District will maintain the two full spectrum detention ponds.

UTILITIES

The proposed single family residential lots will be served via well water provided by two Metropolitan District operated central well systems and on-site wastewater treatment systems. RMG Engineering personnel performed a site reconnaissance visit to evaluate numerous site conditions including: surface characteristics, topography, vegetation, natural and cultural features, and current and historic land uses. Test pits were also dug by RMG personnel and concluded this site is suitable for individual on-site wastewater treatment systems.

This proposed development is within the Mountain View Electric Certificated area. Mountain View Electric Association (MVEA) has existing facilities within this parcel of land.

The proposed gas services for each individual lot will be in the form of propane tanks.

FLOODPLAIN AND WETLANDS

A Natural Features and Wetlands Report has been prepared by Bristlecone Ecology and is submitted with this Preliminary Plan package. This report notes that the topography of the project area is located within the rolling foothills grasslands ecoregion of Colorado.

The report also reviewed the hydric soil ratings for all soil components present on the project site. Hydric soils provide optimal conditions for wetlands to become established. The report concluded that all primary soil series on the site are described as having low hydric to nonhydric ratings. The Pleasant soil series, a minor component within some of the primary soil series, was found on site and is rated as hydric in El Paso County. This means the presence of wetlands is moderate in depressions, and very low in other areas on site.

A formal wetland delineation was performed on August 7th, 2023, finding a total of 0.67 ac of wetlands present on the site. The wetland area is located within the floodplain in the southwest corner of the site along the unnamed tributary to Black Squirrel Creek. This floodplain type, map number, and date are as follows: Floodplain type – Zone A Map number – 08041C0590G Effective Date – 12/07/2018. The wetlands identified on site were not Riverine, as described in the NWI dataset, but rather represented a Palustrine system that receives infrequent flooding. No lake or pond areas were found on site as are described in the NHD. This site is situated within the Haegler Ranch and Geick Ranch drainage basins. In conclusion, Wetlands on site are presumed to be jurisdictional and may require a Section 404 permit from the USACE in accordance with the CWA.

NATURAL FEATURES AND VEGETATION

A Natural Features and Wetlands Report has been prepared by Bristlecone Ecology and is submitted with this Preliminary Plan package. This report notes that the topography of the project area is located within the rolling foothills grasslands ecoregion of Colorado. Dominant species within this ecoregion include Little and Big Bluestem, Switchgrass, and Yellow Indiangrass. No shrubs or trees were present on site other than at a home site along the south-central border of the site. The project site ranges in elevations between approximately 6,425 and 6,500 feet above mean sea level. The site contains no Colorado Natural Heritage Conservation Areas or Potential Conservation Areas.

NOXIOUS WEEDS

A Noxious Weeds Report has been prepared by Bristlecone Ecology and is submitted with this Preliminary Plan package. This report notes that scattered populations of Bull Thistle (*Cirsium vulgare*) were found in low numbers in the upland areas, likely where prior disturbance has occurred. This is a List B species, which requires treatment in the state of Colorado. Following construction, the Metropolitan District will be responsible for weed control in open space tracts. With individual lots, weed control will be the responsibility of the individual home owner.

WILDLIFE

The Report prepared by Bristlecone Ecology and is submitted with this Preliminary Plan notes that USFWS IPaC database was used to determine the likelihood of federally listed T&E species within the project area. Two mammals, two birds, two fishes, one insect, and one flower species were listed with a potential to occur. After a physical site reconnaissance, B.E. provided professional opinion that none of these eight species would be likely to occur or be impacted by this development. Based on the findings of the site reconnaissance, B.E. classified the expected impacts on grassland species as moderate, on

woodland species as negligible, and on reptiles and amphibians as moderate to low.

WILDFIRE

The Report prepared by Bristlecone Ecology and submitted with this Preliminary Plan also states roughly 95% of the site is designated as the “lowest” wildfire risk to assets and the remaining 5% is designated as “Low” risk. The overall Wildfire risk index for this project is expected to be similar before and after development.

COMMUNITY OUTREACH

The development team has begun conversations with adjacent property owners to discuss the proposed development. The owner of the 40 ac parcel on Jones Road is the original owner of the property and is aware that the applicant’s proposal to develop the property into 2.5-acre lots. The property owner to the west is aware of the development plans for the site as discrepancies in boundary locations has required coordination with the adjacent owner and the deeding of land between the two properties. The project has been discussed with the High Plains Ranch property owner/developer to the north in the context of mutually beneficial development options. The applicant is willing to hold a broader neighborhood meeting if this proves necessary during the Preliminary Plan review process.

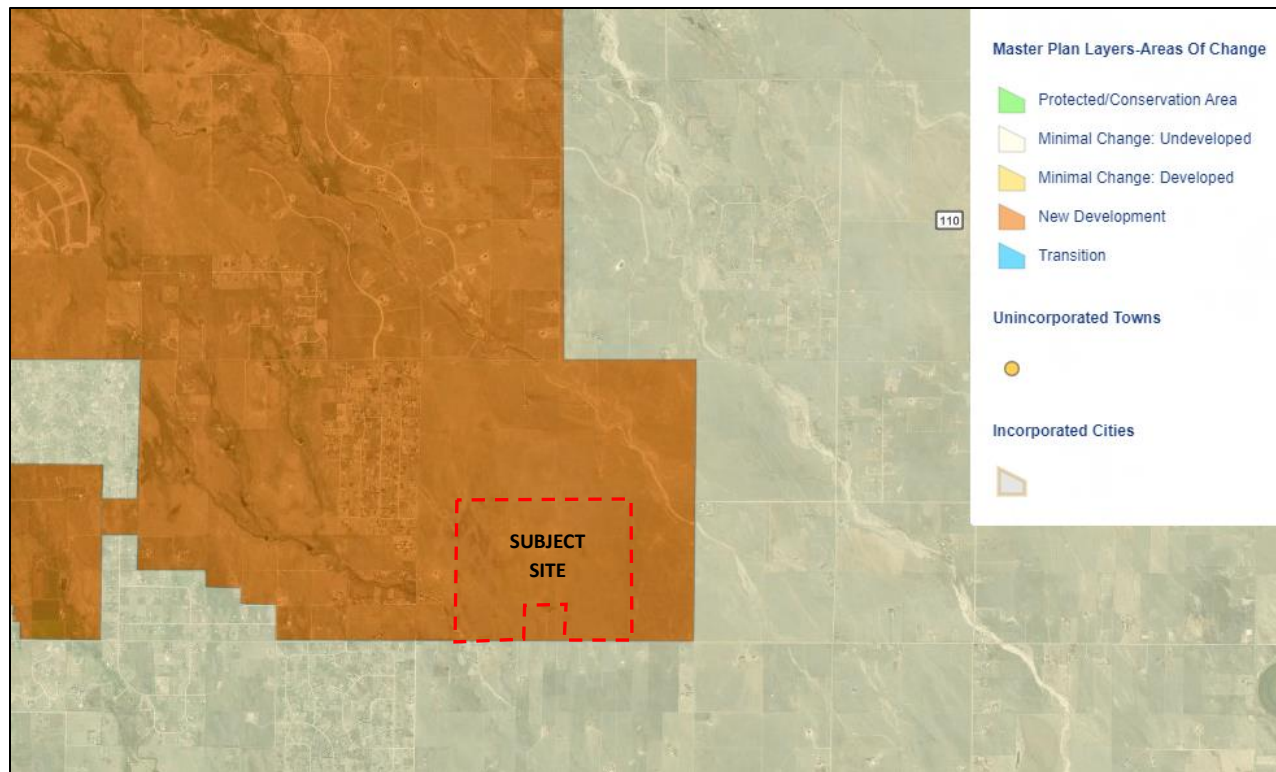
PROJECT JUSTIFICATION

The request is consistent with the criteria in Section 7.2.1.D.2.e for a Preliminary Plan as follows:

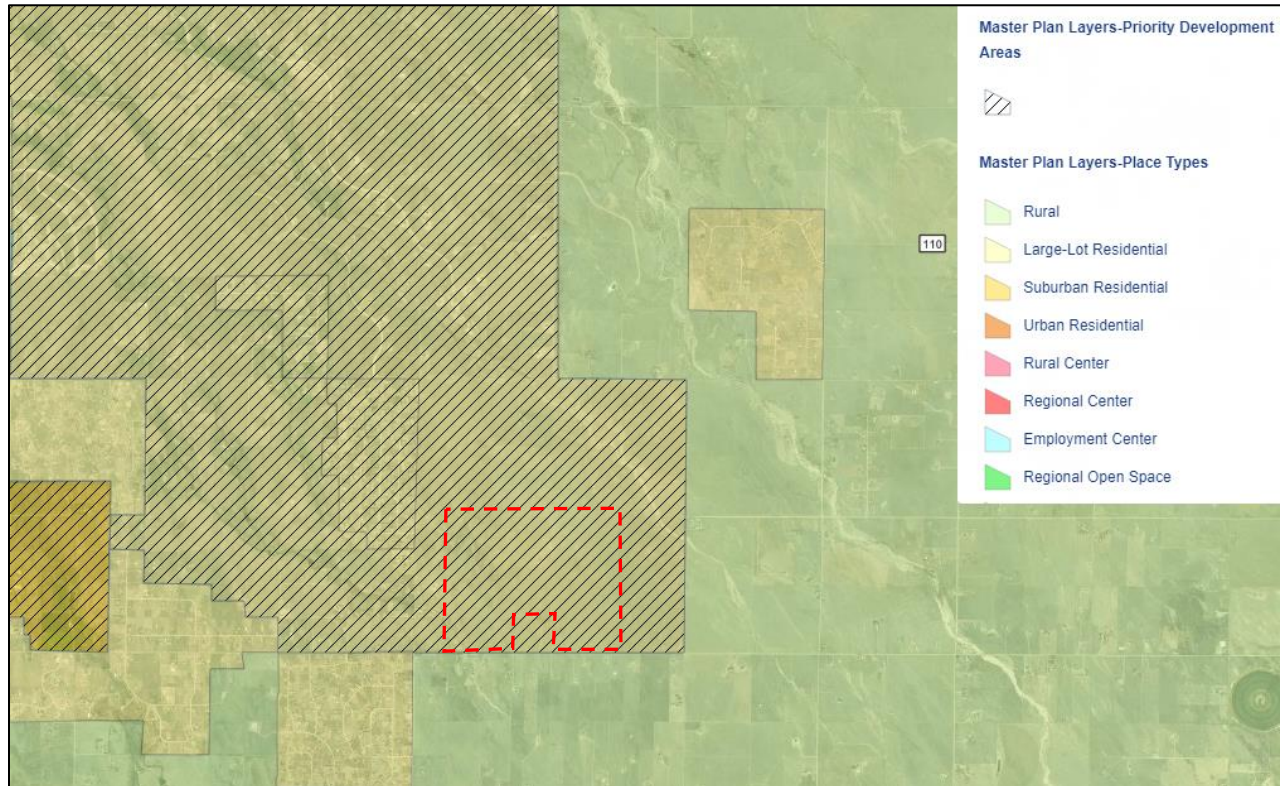
- 1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the master plan;***

Your El Paso County Master Plan

The property is not identified in any of the Key Areas in the YourEPC Master Plan. However, the property is classified on the Areas of Change Map as a New Development which are areas expected to significantly transform as new development takes place on undeveloped lands. Objectives and Land Use Strategies for this area include: Objective LU1-1: “Some areas of the County should be planned for new development, while other areas should be preserved, protected, or see little new development.” Areas that are adjacent to a built-out area should be developed to be consistent with the existing developed character. The subject property is in proximity to existing and proposed rural residential development of similar size and will be developed with lots and homes of similar size and character.



The Placetypes Map identifies the property as Large-Lot Residential. The Large-Lot Residential Placetype consists almost entirely of residential development and acts as the transition between Placetypes. Development in this Placetype typically consists of single-family homes and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The primary land use within this Placetype is single-family detached residential, typically on 2.5 ac lots or larger. The RR-2.5 zoning of Triple H Ranch is consistent with the primary land uses deemed appropriate for the Large-Lot Residential Placetype.



The subject property is also within a Priority Development Area. El Paso County is expecting significant growth over the next 20 years and this framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth. The site is within Highway 24 Priority Development Area where significant growth is expected along the corridor between Falcon and Peyton not only to connect the existing subdivisions, but also to capitalize on proximity to the Highway and the Falcon Regional Center. While an overall density of 2.5 ac per lot should be maintained within this area, consistent with the Large-Lot Residential Placetype, denser development should be allowed if compatible with the existing development pattern and central water and sewer are being extended to provide a transition to expanding Suburban Residential development in Falcon and areas to the south. The RR-2.5 zoning of Triple H Ranch is consistent with the master Plan Priority Development Area objectives.

Water Master Plan

The Applicant is proposing the future development be served by a newly created Metropolitan District, which will operate two central wells to serve the property. The creation of the Metropolitan District is in progress. The property lies within the El Paso County Water Master Planning area, Region 3, within the Black Squirrel Designated Basin.

Region 3 has a current water supply of 7,164 - acre feet per year and a current demand of 4,494 - acre feet per year. The 2040 water supply is projected to be 7,921 - acre feet per year and the projected

demand is 6,403 - acre feet. The 2060 water supply is projected to be 8,284 - acre feet per year, whereas the demand is anticipated to be 8,307 - acre feet per year; therefore, there is projected to be an approximate balanced supply of water for central water providers in this region of the County.

The following are policy guidelines from the Water Master Plan:

Goal 1.1: Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

The proposed project is located within the Upper Black Squirrel Creek designated basin. Three applications for water determination were filed for the Arapahoe Aquifer, the Denver Aquifer, and the Laramie-Fox Hills Aquifer. The estimated determination values for each aquifer resulting in an available legal water supply of 251.7 acre-feet annually. The domestic water demand will be met using two wells: one in the Arapahoe Aquifer and the other in the Laramie-Fox Hill Aquifer. The Denver Aquifer rights will be retained for additional future capacity, but a well in the Denver Aquifer will not be drilled at the present time. The Applicant requests that the finding of sufficiency for water quantity, dependability and quality be deferred to the Final Plat.

Policy 1.2: Integrate water and land use planning.

The development has water rights to serve the property as determined by the Colorado Ground Water Commissioner Findings.

Goal 5.2: Identify regional opportunities and barriers to satisfying water supply needs at full development build-out.

Policy 5.2.4: *Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.*

Water service will be provided by a Metropolitan District, which is in the process of being established. The owner has rights to water in two aquifers to serve the development, via two centralized wells.

Policy 5.5.1: *Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when economies of scale to do so can be achieved.*

The Preliminary Plan for 244 lots will result in lots equal to, or greater than, 2.5 acres that will utilize a central well system managed by a newly established metropolitan district.

Major Transportation Corridor Plan (MTCP)

The MTCP classifies Jones Road as a 2-lane rural major collector. No improvements are identified in the vicinity of the site on the 2045 Road Improvements Map.

Further afield, the MTCP indicates planned upgrades to Curtis Road by 2045 to function as a two-lane principal arterial roadway. The jogged alignment of Peyton Hwy across Falcon Hwy will also be eliminated to allow a consistent alignment across the roadway. This improvement is planned by 2030.

El Paso County Parks Master Plan

The property is shown on the Parks Master Plan as being within a vast area designated as a candidate for regional park/open space area. There are no future parks shown within the property boundary. The Trails Master Plan identifies a proposed Secondary Regional Trail that follows the creek in the southwest corner of the site. A network of easements has also been provided to the residents which allow for equestrian trail connections, both within the larger development and to the proposed secondary regional trail. These easements allow users to navigate between individual lots, along right-of-way corridors, and create access to two private open spaces within the development without necessitating the use of vehicles.

2. The subdivision is consistent with the purpose of this code;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed subdivision of rural residential is consistent with the County Master Plan and is compatible with the pockets of RR-2.5, RR-5 and PUD zoned rural residential to the west, and the approved sketch plan development characteristic to the north.

3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

There is no approved Sketch Plan for this property. The proposed subdivision is in conformance with the subdivision design standards, which are discussed in more detail below. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- Adequate provision for traffic, drainage, open space, recreation and parks;
- Provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- Adequate provision for water, sewer and other utilities;
- Ensuring that structures will harmonize with the physical characteristics of the site;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and

- Protecting the natural resources, considering the natural vegetation.

4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;*

The proposed single family residential lots are to utilize well water provided by two Metropolitan District operated central well systems and individual on-site wastewater treatment systems. The domestic water demand will be met using two wells: one in the Arapahoe Aquifer and the other in the Laramie-Fox Hill Aquifer. The Denver Aquifer rights will be retained for additional future capacity, but a well in the Denver Aquifer will not be drilled at the present time. The Applicant requests that the finding of sufficiency for water quantity, dependability and quality be deferred to the Final Plat.

5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;*

The site is suitable for individual on-site wastewater treatment systems within the cited limitations described in the Wastewater Study provided by RMG Engineers and Architects. There are no foreseeable or stated construction related issues or land use changes proposed at this time. The report does prescribe that no treatment areas are to be located within 50ft from any spring, lake, water course, irrigation ditch, stream, or wetland and 25 feet from dry gulches. The report concludes that if EPCDHE physical setback requirements are met (both horizontal and vertical) are met for each lot, other than the 5 lots bordering the drainage way, there are not restrictions on the placements of the individual on-site wastewater treatment systems.

6. *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];*

The Soils and Geology Report created by RMG Engineers and Architects in September of 2023 concludes the geologic conditions on site are considered typical for the Front Range region of Colorado. Geologic hazards found to be present at this site include faults, seismicity and radon. Geologic conditions found to be present at this site include potentials expansive and compressible soils and flood prone areas. Existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.

7. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

The Preliminary Drainage Report prepared by Classic Consulting and Engineering in November 2025 analyzes the existing drainage characteristics of the site and any required improvements. Two full spectrum detention ponds are proposed along with roadside ditches, culverts to convey stormwater under roads, swales. The implementation of these ponds and other associated infrastructure are designed to reduce stormwater flows below historic rates, which these measures comply with the requirements of the LDC and ECM. The development's Metro District will maintain the two full spectrum detention ponds.

8. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

Lots will be accessible by new public streets that will comply with the LDC and ECM. Street names have been approved by El Paso–Teller County 911 Authority.

9. The proposed subdivision has established an adequate level of compatibility by

a. Incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

The proposed subdivision is considerate of the existing natural features on site. Adequate distance is maintained between proposed development and the existing unnamed tributary to Black Squirrel Creek cuts across the southwest corner of the property, which includes floodplain and wetlands. Two open space areas and a network of tracts will be designed to create an equestrian friendly opportunity for residents.

b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;

A trail easement is being provided through the development to accommodate a planned trail per the EPC Parks Master Plan. This trail will facilitate bike and pedestrian traffic and will act as a connection between the Judge Orr Secondary Regional Trail and the Great Plains Primary Regional Trail.

c. Incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

The TIS recommend a number of improvements to the study area intersections and roadways by 2045. The majority of these are triggered by the existing traffic conditions and general regional growth anticipated in the area. Additional public improvements that can be directly attributed to this development can be found on page 22 of the Traffic Impact Study.

- d. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;***

The site will be served by well and septic as described above. Mountain View Electric will provide electric services and natural gas services will be supplied via individual propane tanks as stated in the Will Serve letter included in this submittal. Adequate streets are provided to serve the future residents of the subdivision.

- e. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and***

Both the Peyton and Ellicott Fire Protection Districts have adequate capacity to provide fire protection to the proposed subdivision. A Fire Protection Report and Will Serve letter from the respective Fire Chief can be submitted upon request.

- f. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.***

The proposed subdivision meets the applicable sections of the Code.

TRIPLE H RANCH
E1/2 AND E1/2 OF W1/2S SEC. 19 & W1/2 SEC. 20, TOWNSHIP 13S,
RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN

NOVEMBER 2025

GENERAL NOTES:

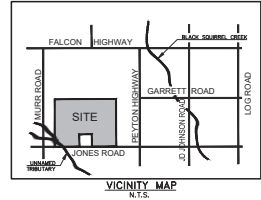
- ALL TRAILS TO BE NON-MOTORIZED TRAILS.
- TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY.
- LANDSCAPING IN TRACTS WILL BE MAINTAINED BY THE TRIPLE H RANCH METROPOLITAN DISTRICT.
- DEVELOPER SHALL ANALYZE THE NEED TO PROVIDE ALL NECESSARY OFFSITE ROAD IMPROVEMENTS TO PROVIDE AN APPROPRIATE LEVEL OF SERVICE TO THIS DEVELOPMENT. IF OFFSITE ROAD IMPROVEMENTS ARE NECESSARY, THEY WILL BE SPECIFICALLY OUTLINED PER A SUBDIVISION IMPROVEMENTS AGREEMENT OR DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND EL PASO COUNTY.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATION, UPON ACCEPTANCE EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
- NOTWITHSTANDING ANYTHING DECEIVED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING: THE LAND DEVELOPMENT CODE (LDC), THE ERM, THE DRAINAGE CRITERIA MANUAL (DCM), AND THE DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTIONS (RESOLUTION NO. 14-273), OR ANY AMENDMENTS THEREIN, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THE FOLLOWING UTILITY PROVIDERS WILL SERVE THE TRIPLE H RANCH PRELIMINARY PLAN AREA INSTALLED BY THE DEVELOPER:
WATER: TRIPLE H RANCH METROPOLITAN DISTRICT
WASTEWATER: INDIVIDUAL SEPTIC SYSTEM TO BE INSTALLED BY BUILDER
GAS: BLACK HILLS ENERGY (IF GAS SERVICE IS PLANNED FOR SUBDIVISION)
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; CMTS REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS. IF ANY FEDERAL OR STATE AGENCY, INCLUDING BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PEBBLE'S MEADOW LAMPING MOOSE).
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- UNLESS OTHERWISE INDICATED, ALL LOTS ADJACENT TO BOUNDARY HAVE 20' REAR PUBLIC UTILITY AND DRAINAGE EASEMENT; ALL LOTS HAVE THE FOLLOWING EASEMENTS: 20' FRONT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT AND ADDITIONAL 10' FRONT PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- THERE SHALL BE NO DIRECT LOT ACCESS TO JONES ROAD FOR ANY RESIDENTIAL LOTS.
- GEOLOGIC HAZARD NOTE
THE OVERALL SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARDOUS AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY" - JONES ROAD EPC SCHEDULE NO. 3300000168 AND 3300000388 EL PASO COUNTY, COLORADO" BY ROCKY MOUNTAIN GROUP ENGINEERS / ARCHITECTS DATED SEPTEMBER 15, 2023 IN FILE _____ AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- THE PHASING/FILING LINES SHOWN ON THIS PLAN MAY NOT REFLECT THE EXACT SEQUENCE OF DEVELOPMENT. FILING SIZE AND DEVELOPMENT TIMING ARE MARKET DRIVEN AND WE REQUEST THIS FLEXIBILITY WITH NO FUTURE PLAN AMENDMENTS.
- NO PROPOSED SCHOOL SITES PROPOSED WITHIN THIS PROPERTY. NO EXISTING FIRE HYDRANTS OR CISTERNS EXIST ON THE PROPERTY.

BASIS OF BEARINGS:

A PARCEL OF LAND LOCATED IN SECTIONS 19 AND 20, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND SECTION 19, MONUMENTED ON THE WEST END BY A 3/4 INCH REBAR WITH A 2-1/2 INCH ALUMINUM CAP ENGRAVED WITH THE APPROPRIATE MARKINGS FOR THE RESPECTIVE SECTION CORNER AND STAMPED "N 1/4 - 2000" - ALLEIGH - PLS 301307, FOUND 0.6' BELOW GRADE AND ON THE EAST END BY A 3/4 INCH REBAR WITH A 2-1/2 INCH ALUMINUM CAP ENGRAVED WITH THE APPROPRIATE MARKINGS FOR THE RESPECTIVE SECTION CORNER AND STAMPED "1/4 - 2000" - ALLEIGH - PLS 301307, FOUND 0.6' BELOW GRADE, DETERMINED BY GPS OBSERVATION TO BEAR NORTH 89°26'03" EAST, A DISTANCE OF 1327.90 FEET.

TRACT TABLE

FILING NO.	TRACT	AREA (SQ)	AREA (AC)	USE	OWNERSHIP/MAINTENANCE
1	A	370,618	8.51	NEIGHBORHOOD PARK, OPEN SPACE	TRIPLE H METRO DISTRICT
1	B	129,516	2.97	PRIVATE DRAINAGE, DETENTION POND	TRIPLE H METRO DISTRICT
1	C	1,250	0.28	LANDSCAPE, SIGNAGE, UTILITIES	TRIPLE H METRO DISTRICT
1	D	1,250	0.28	LANDSCAPE, SIGNAGE, UTILITIES	TRIPLE H METRO DISTRICT
1	E	1,250	0.28	LANDSCAPE, SIGNAGE, UTILITIES	TRIPLE H METRO DISTRICT
1	F	1,250	0.28	LANDSCAPE, SIGNAGE, UTILITIES	TRIPLE H METRO DISTRICT
1	G	393,236	9.03	PRIVATE DRAINAGE, DETENTION POND	TRIPLE H METRO DISTRICT
2	A	170,439	3.91	DISTRICT FACILITY, UTILITIES	TRIPLE H METRO DISTRICT
4	A	313,284	7.19	NEIGHBORHOOD PARK, OPEN SPACE	TRIPLE H METRO DISTRICT
5	A	313,777	7.20	PUBLIC DRAINAGE IMPROVEMENTS	EL PASO COUNTY
TOTAL TRACT AREA =			39.93 AC.		



SHEET INDEX:

COVER SHEET	SHEET 1 OF 20
STREET CROSS SECTIONS	SHEET 2 OF 20
LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT	SHEET 3 OF 20
PRELIMINARY PLAN	SHEET 4-11 OF 20
PRELIMINARY GRADING & UTILITY PLAN	SHEETS 12-19 OF 20
WATER STORAGE FACILITY PLAN	SHEET 20 OF 20

SITE DATA

TAX ID NUMBERS:	PORTION OF 33000-00-168 AND 33000-00-388
TOTAL AREA:	752.68 ACRES
DEVELOPMENT SCHEDULE	FALL 2026
SKETCH PLAN:	N/A
CURRENT ZONING:	RR-2.5
PROPOSED ZONING:	RR-2.5 (FILE NO. P251)
CURRENT USE:	AGRICULTURE, GRAZING/VACANT
PROPOSED USE:	SINGLE FAMILY RURAL RESIDENTIAL
LANDSCAPE SETBACKS:	JONES ROAD (RURAL MINOR ARTERIAL) 20 FT

FILING 1	PROPOSED GROSS DENSITY:	0.29 DU/AC (51 LOTS/176.12 AC)
	PROPOSED NET DENSITY:	0.33 DU/AC (51 LOTS/154.04 AC)
FILING 2	PROPOSED GROSS DENSITY:	0.34 DU/AC (78 LOTS/231.61 AC)
	PROPOSED NET DENSITY:	0.37 DU/AC (78 LOTS/210.72 AC)
FILING 3	PROPOSED GROSS DENSITY:	0.35 DU/AC (38 LOTS/109.84 AC)
	PROPOSED NET DENSITY:	0.37 DU/AC (38 LOTS/101.89 AC)
FILING 4	PROPOSED GROSS DENSITY:	0.33 DU/AC (55 LOTS/166.30 AC)
	PROPOSED NET DENSITY:	0.36 DU/AC (55 LOTS/153.41 AC)
FILING 5	PROPOSED GROSS DENSITY:	0.32 DU/AC (22 LOTS/68.71 AC)
	PROPOSED NET DENSITY:	0.34 DU/AC (22 LOTS/64.46 AC)
TOTAL	PROPOSED GROSS DENSITY (ENTIRE SITE):	0.32 DU/AC (244 LOTS/752.68 AC)
	PROPOSED NET DENSITY (ENTIRE SITE):	0.36 DU/AC (244 LOTS/684.52 AC)

ZONE DIMENSIONAL STANDARDS

ZONE	MIN. LOT SIZE	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE	MIN. LOT WIDTH AT FRONT SETBACK LINE	FRONT BUILDING SETBACK	SIDE BUILDING SETBACK	REAR BUILDING SETBACK
RR-2.5	2.5 AC.	30'	N/A	200'	25'	15'	25'

LAND USE DATA TABLE

LAND USE	ACRES	% OF LAND
SINGLE FAMILY LOTS	645.58	85.8%
PUBLIC ROAD ROW	68.17	9.1%
PRIVATE PARKS / OPEN SPACE	15.82	2.1%
PUBLIC DRAINAGE (BLACK SQUIRREL CREEK)	7.20	0.9%
PRIVATE DRAINAGE (POND)	12.00	1.6%
METRO DISTRICT (TANK SITE)	3.91	0.5%
TOTAL	752.68	100%

PROJECT TEAM

OWNER:	P760 LAND, LLC 13385 VOYAGER PARKWAY, STE. 130 COLORADO SPRINGS, CO 80921
OWN. CONSULTANT:	CLASSIC CONSULTING 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903 (719) 785-2802 MR. MARK A. WILKINSON, P.E.
APPLICANT/LANDSCAPE CONSULTANT:	NES 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903 (719) 471-0073 MS. ANDREA BARLOW

PCD NO. SP25



TRIPLE H RANCH
PRELIMINARY PLAN
TITLE SHEET

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 500'	SHEET	1 OF 20
CHECKED BY	(V) 1" = N/A	JOB NO.	2604.00	

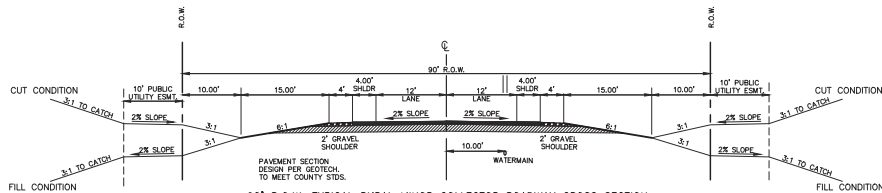
619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)



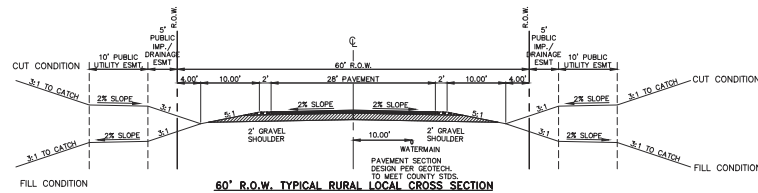
TRIPLE H RANCH

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

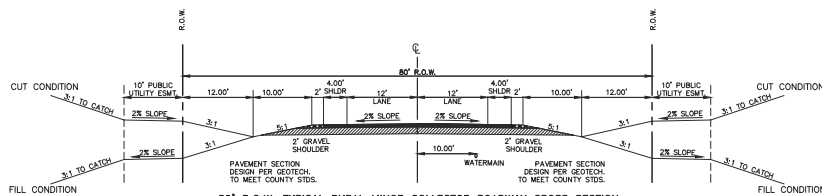
PRELIMINARY PLAN



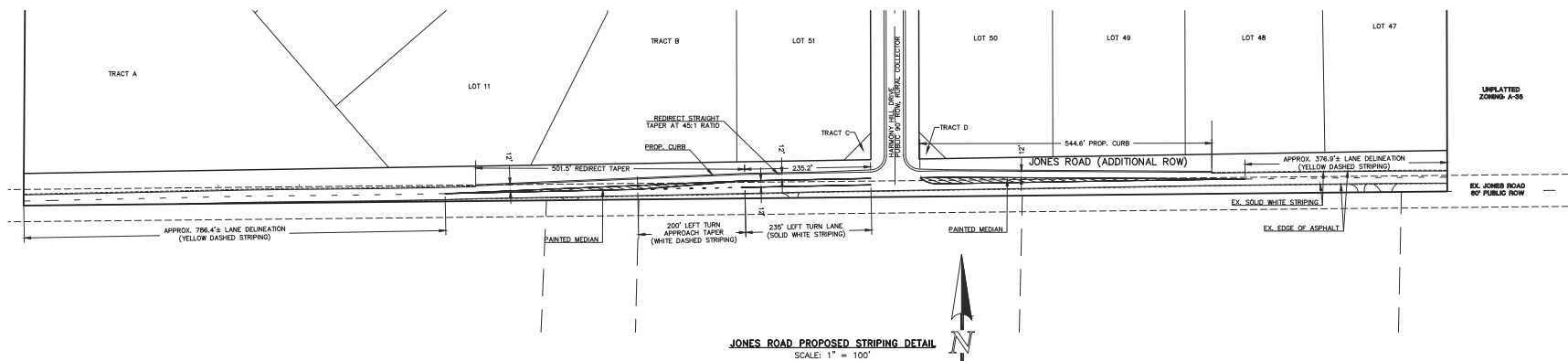
90' R.O.W. TYPICAL RURAL MINOR COLLECTOR ROADWAY CROSS SECTION
SCALE: 1" = 10'
SIGN PLACEMENT PER 2009 MUTCD
FIG. 2A-2 A AND LOCATED
8' BEHIND GRAVEL SHOULDER
(JONES ROAD TO SILVER LANE LANE)



60' R.O.W. TYPICAL RURAL LOCAL CROSS SECTION
SCALE: 1" = 10'
SIGN PLACEMENT PER 2009 MUTCD
FIG. 2A-2 A AND LOCATED
8' BEHIND GRAVEL SHOULDER
HARMONY HILL DRIVE (DRAFTLINE TRAIL TO END), GRAZING MEADOW WAY, SILVER LANE LANE, STERLING SPUR ROAD, BUFFALO RIDGE ROAD, PALMWOOD RUN DRIVE, APPALOOSA RUN DRIVE, BUCKSON RIDGE TRAIL, BLACKSMITH HILL PATH, SUNSET MESA LANE, SAGEBRUSH RIDGE WAY, BRONCO PASS LANE, HALTER RIDGE ROAD, IRON SADDLE LANE, GOLDEN SPUR WAY AND HERITAGE HOLLOW DRIVE



80' R.O.W. TYPICAL RURAL MINOR COLLECTOR ROADWAY CROSS SECTION
SCALE: 1" = 10'
SIGN PLACEMENT PER 2009 MUTCD
FIG. 2A-2 A AND LOCATED
8' BEHIND GRAVEL SHOULDER
(SILVER LANE LANE TO DRAFTLINE TRAIL)



JONES ROAD PROPOSED STRIPING DETAIL
SCALE: 1" = 100'



TRIPLE H RANCH

PRELIMINARY PLAN
STREET CROSS SECTIONS

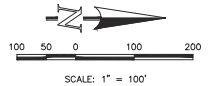
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DRAWN BY	KES	(H) 1" = N/A	SHEET	2 OF 20
CHECKED BY	(V) 1" = N/A	JOB NO.	2604.00	

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SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO



BOUNDARY LINE _____
PROPERTY LINE _____
EASEMENT SETBACK LINE - - - - -
LINE OF SIGHT - - - - -

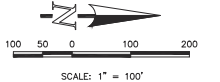


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CHECKED BY		(V) 1"= N/A	JOB NO.	2604.00

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Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

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PRELIMINARY PLAN

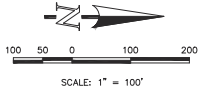


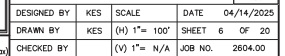


DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	5 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

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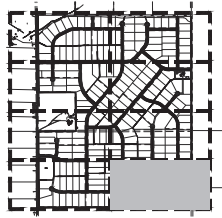


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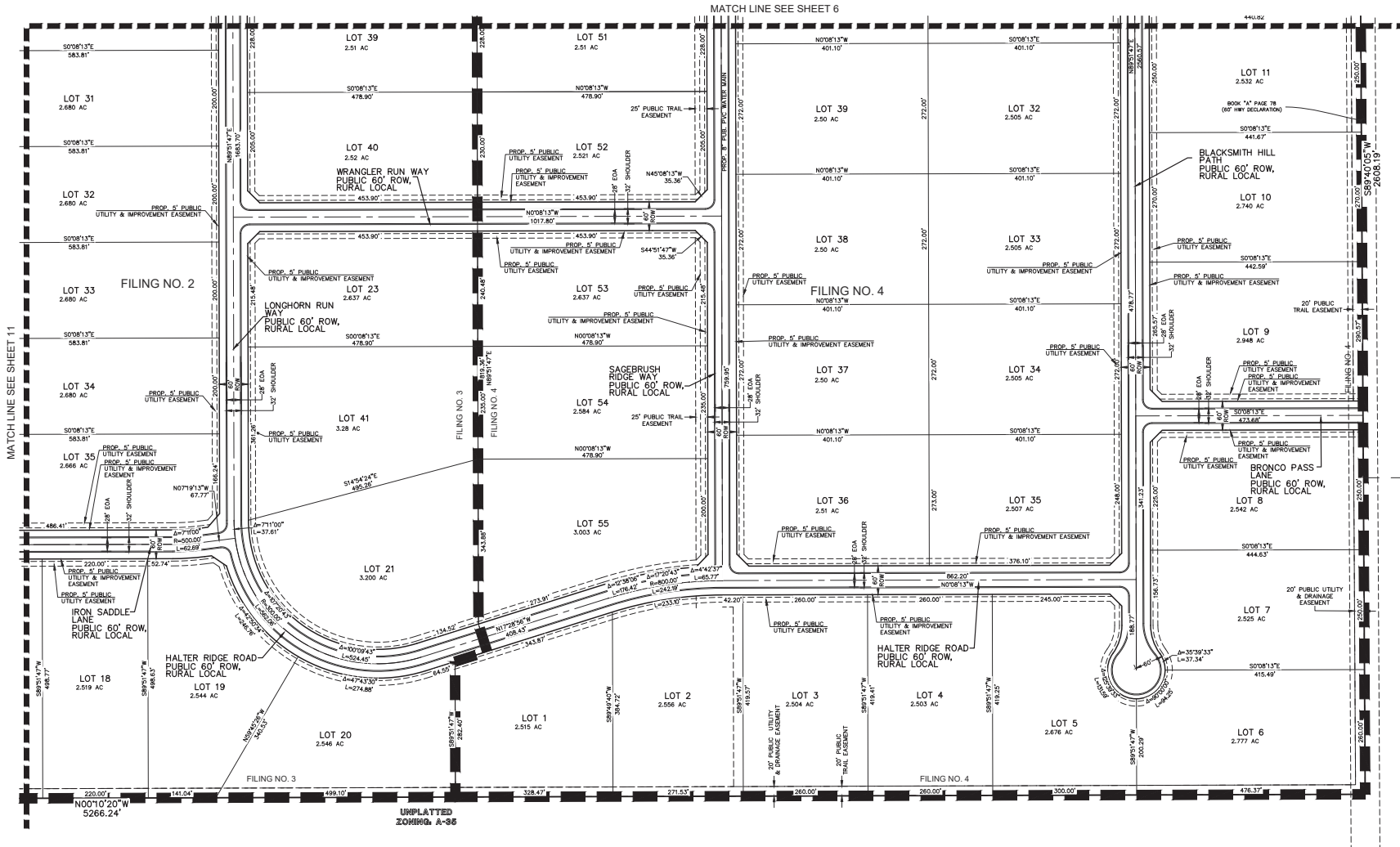
TRIPLE H RANCH

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



KEY MAP
NOT TO SCALE



LEGEND

BOUNDARY LINE	—————
PROPERTY LINE	—————
EASEMENT SETBACK LINE	- - - - -
LINE OF SIGHT	—————
EXISTING STORM LINE	—————



TRIPLE H RANCH
PRELIMINARY PLAN

DESIGNED BY	KES	SCALE	DATE	04/14/2025
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CHECKED BY	(V) 1" = N/A	JOB NO.	2604.00	

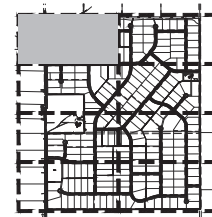
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Colorado Springs, Colorado 80903
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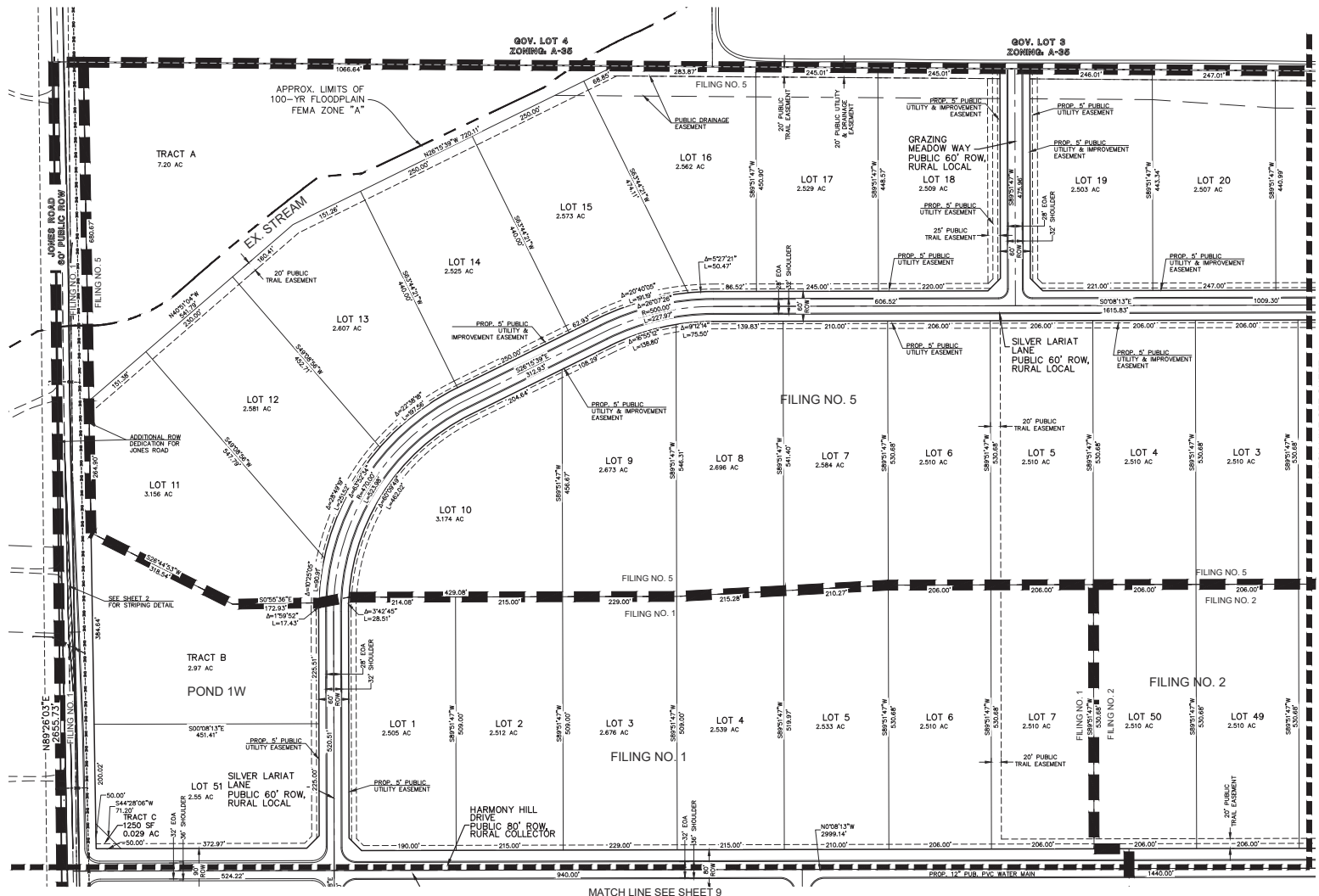
TRIPLE H RANCH

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN

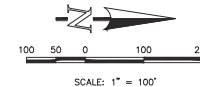


KEY MAP
NOT TO SCALE



LEGEND

BOUNDARY LINE	_____
PROPERTY LINE	_____
EASEMENT SETBACK LINE	_____
LINE OF SIGHT	_____
EXISTING STORM LINE	_____



TRIPLE H RANCH
PRELIMINARY PLAN

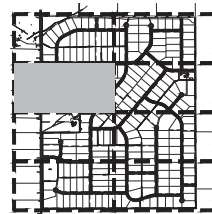
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CHECKED BY	(V) 1" = N/A	JOB NO.	2604.00	

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SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



KEY MAP
NOT TO SCALE



LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- EXISTING STORM LINE



100 50 0 100 200

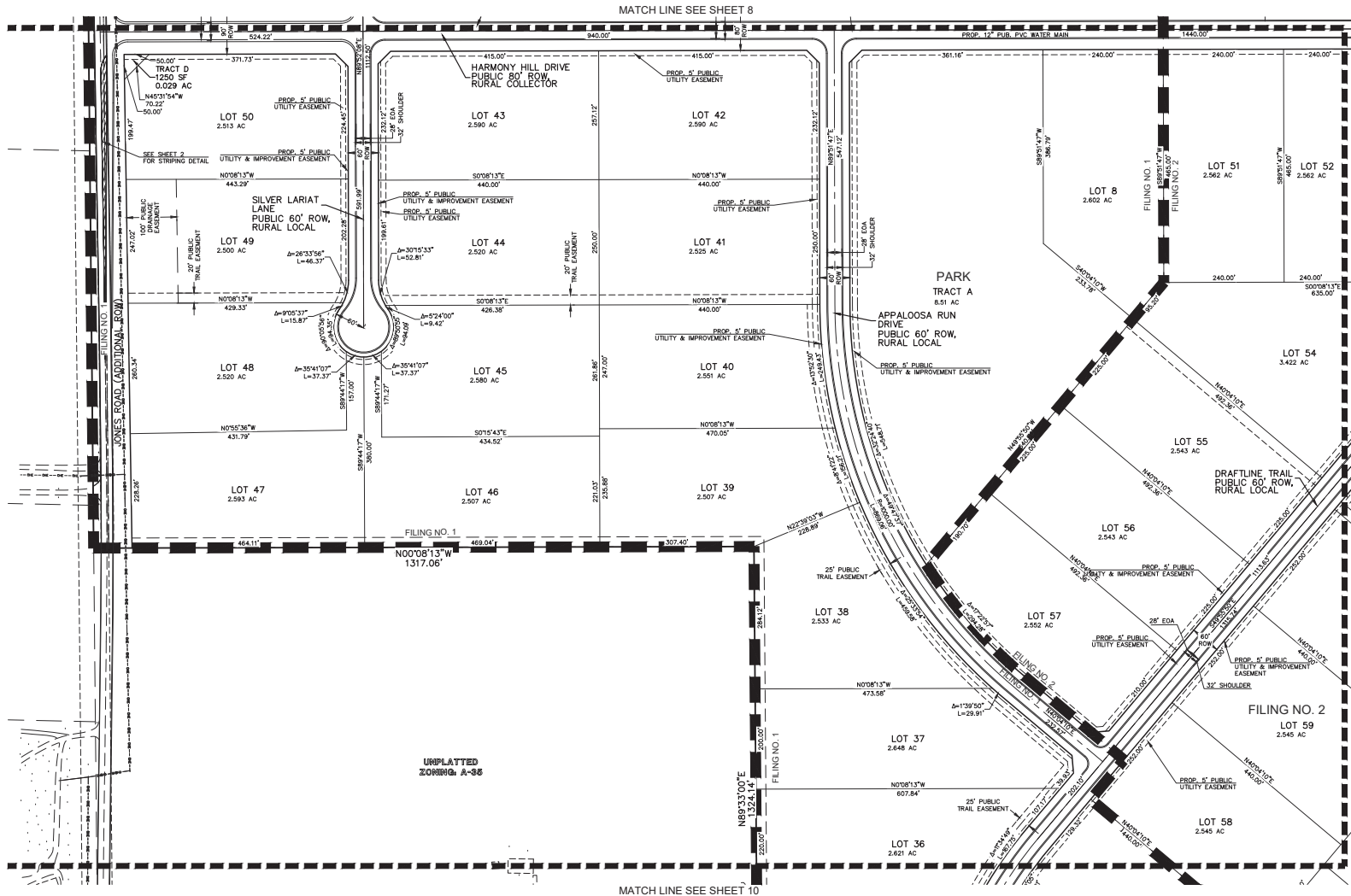
SCALE: 1" = 100'



TRIPLE H RANCH
PRELIMINARY PLAN

DESIGNED BY	KES	SCALE	DATE
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CHECKED BY	(V) 1" = N/A	SHEET 9 OF 20	JOB NO. 2604.00

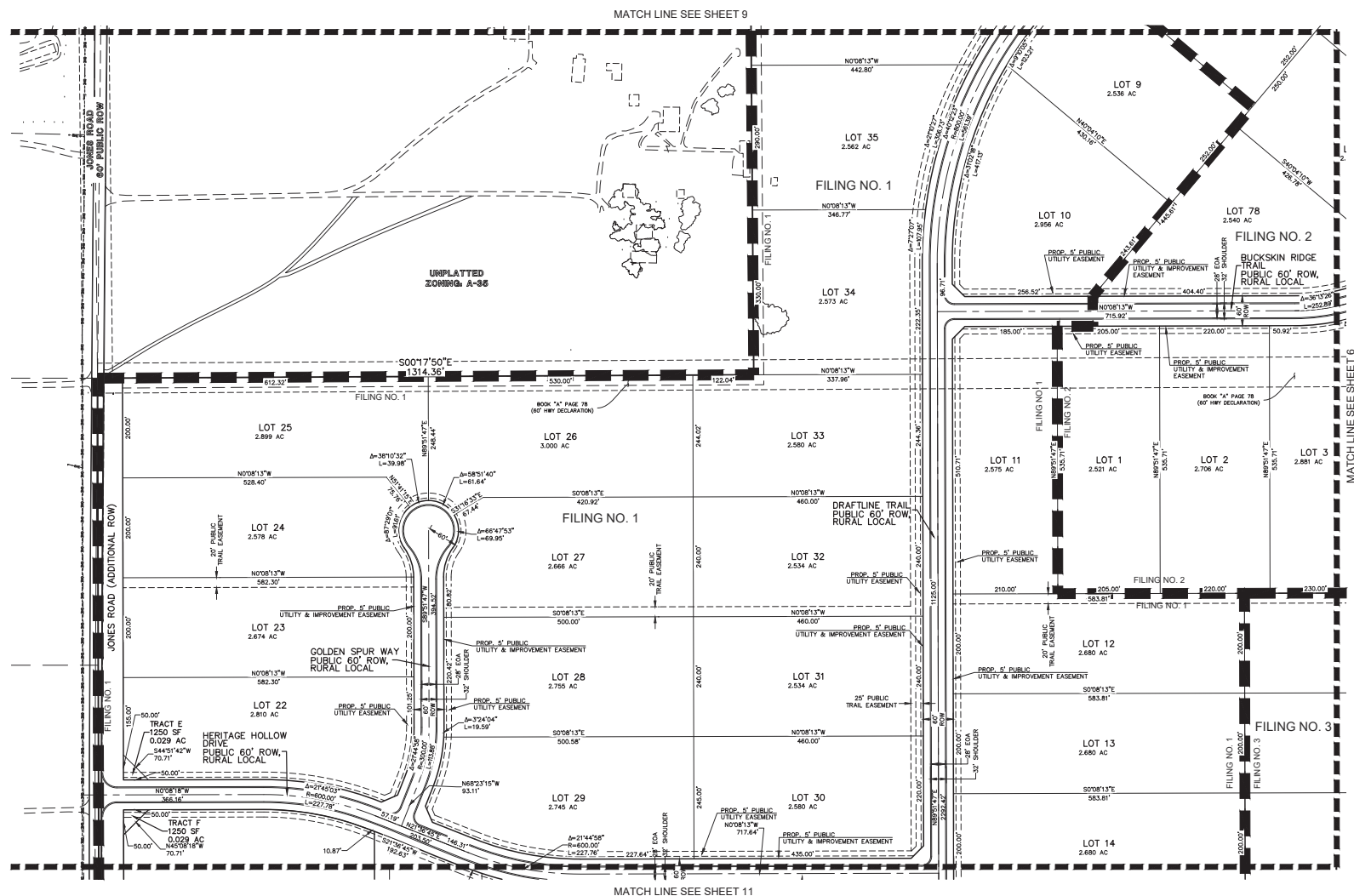
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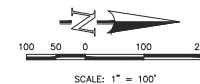
MATCH LINE SEE SHEET 10

UNPLATTED
ZONING: A-95

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO



BOUNDARY LINE
PROPERTY LINE
EASEMENT SETBACK LINE
LINE OF SIGHT
EXISTING STORM LINE



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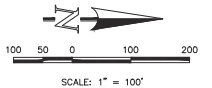
TRIPLE H RANCH
PRELIMINARY PLAN

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1"= 100'	SHEET	10 OF 20
CHECKED BY		(V) 1"= N/A	JOB NO.	2604.00

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PRELIMINARY PLAN



DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	11 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

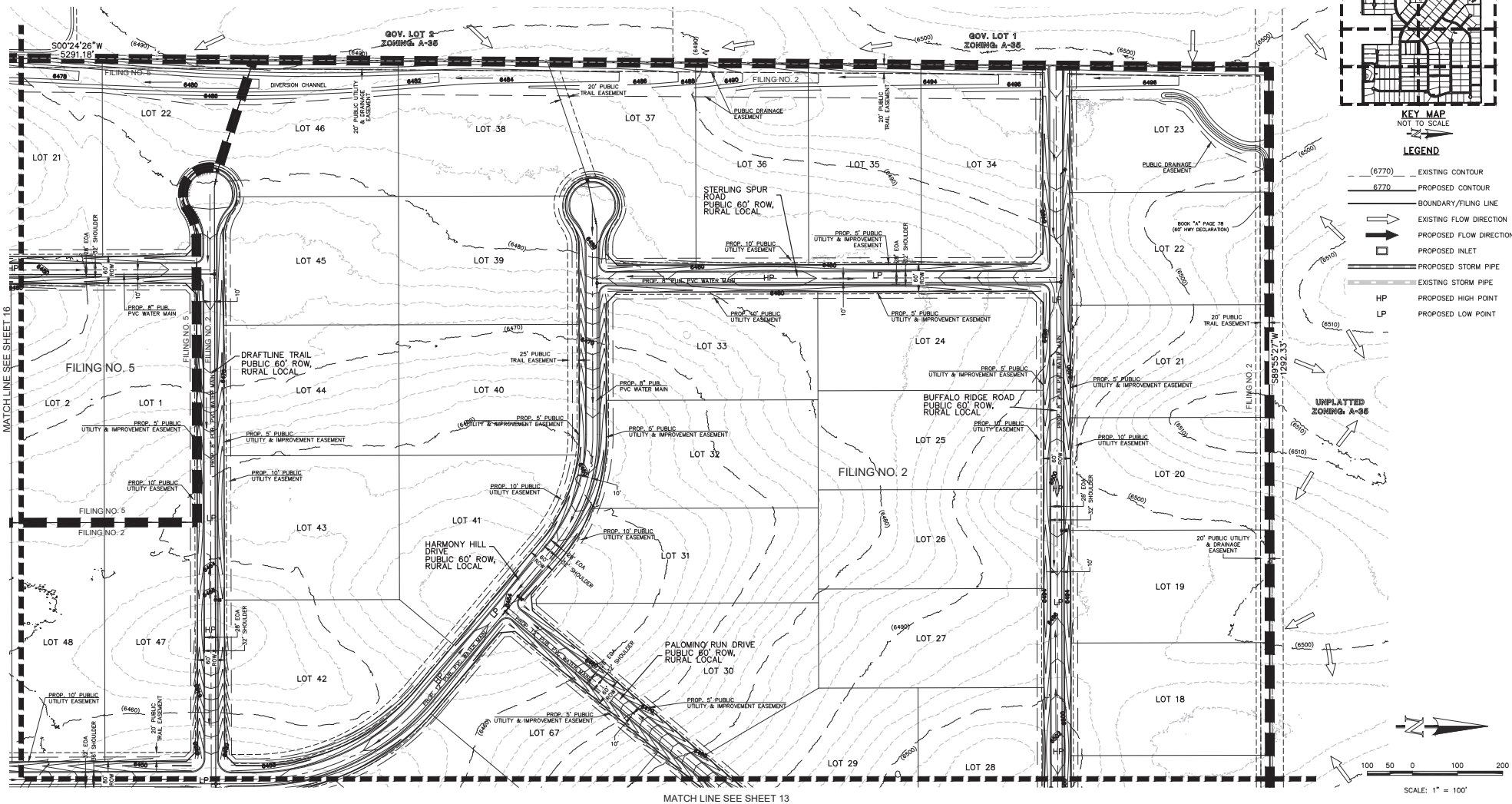
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903	(719)785-0790 (719)785-0799 (Fax)	DRAWN BY KES	(H) 1" = 100'	SHEET 11 OF 20
		CHECKED BY	(V) 1" = N/A	JOB NO. 2604.00

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SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



CLASSIC CONSULTING <small>819 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</small>		TRIPLE H RANCH PRELIMINARY PLAN PRELIMINARY GRADING & UTILITY PLAN	
		DESIGNED BY: KES DRAWN BY: KES CHECKED BY:	SCALE: (H) 1" = 100' (V) 1" = N/A DATE: 04/14/2025 SHEET: 12 OF XX JOB NO.: 20

CLASSIC CONSULTING

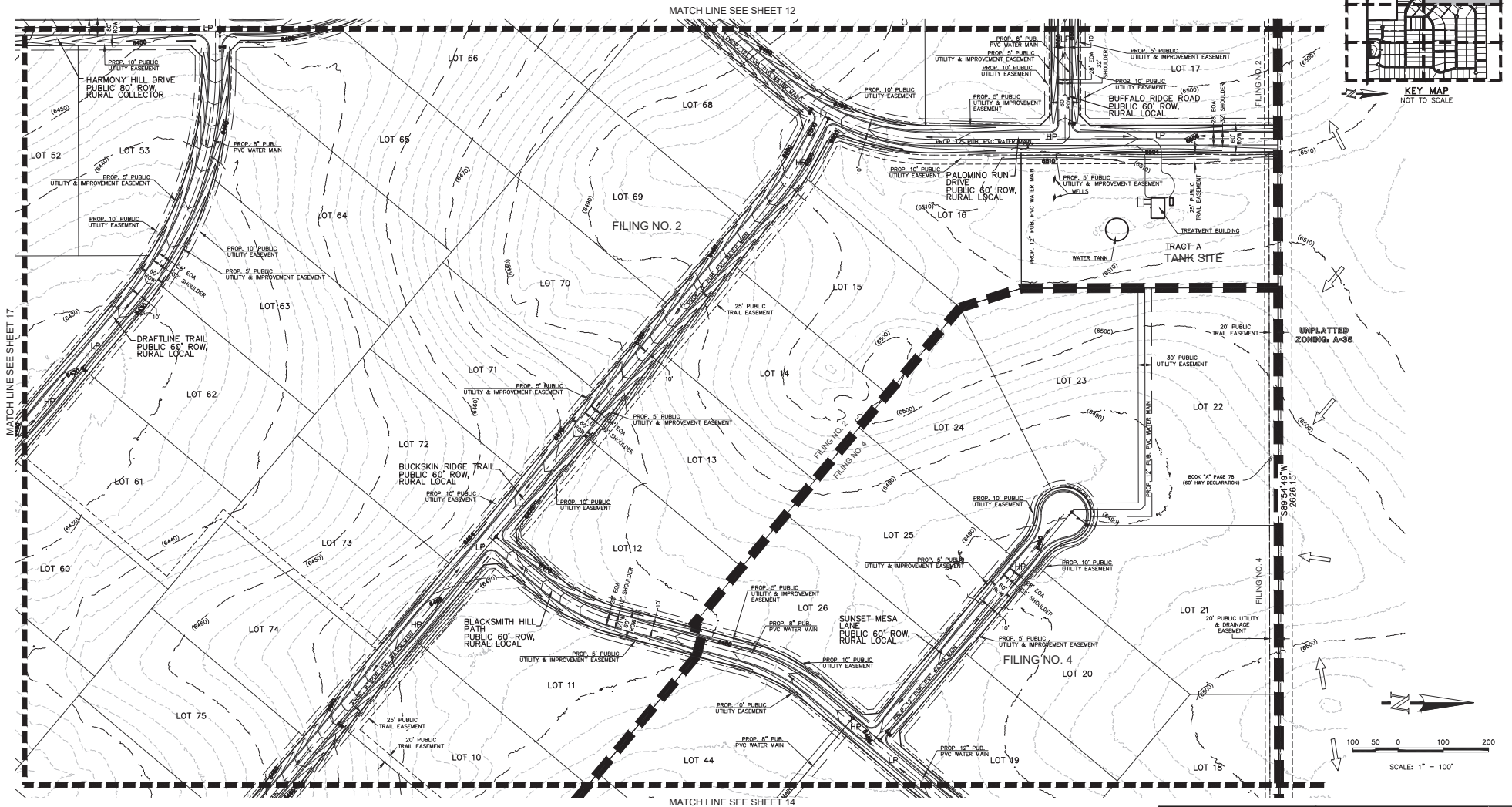
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51

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SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



LEGEND

(6770)	EXISTING CONTOUR	□	PROPOSED INLET
6770	PROPOSED CONTOUR	—	PROPOSED STORM PIPE
—	BOUNDARY/FILING LINE	—	EXISTING STORM PIPE
→	EXISTING FLOW DIRECTION	HP	PROPOSED HIGH POINT
→	PROPOSED FLOW DIRECTION	LP	PROPOSED LOW POINT

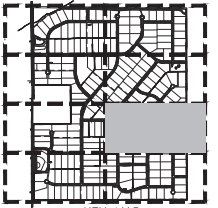
CLASSIC CONSULTING		TRIPLE H RANCH	
PRELIMINARY PLAN		PRELIMINARY GRADING & UTILITY PLAN	
DESIGNED BY	KES	SCALE	DATE 04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET 13 OF 20
CHECKED BY	(V) 1" = N/A	JOB NO.	2604.00

819 N. Cascade Avenue, Suite 200 (719) 785-0796
Colorado Springs, Colorado 80905 (719) 785-0799 (fax)

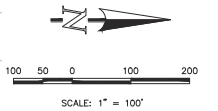
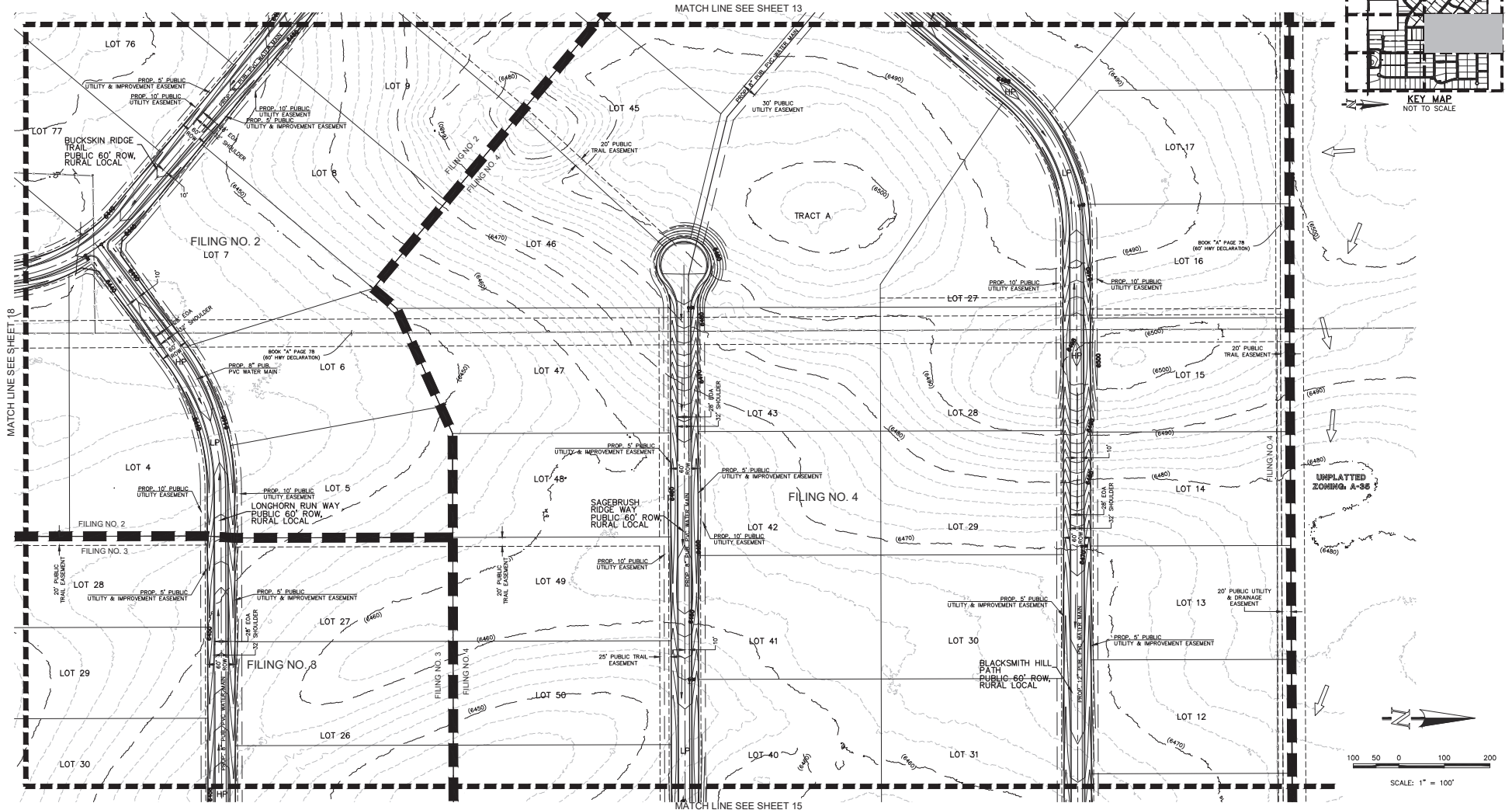
TRIPLE H RANCH

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



KEY MAP
NOT TO SCALE



LEGEND

(6770)	EXISTING CONTOUR	□	PROPOSED INLET
6770	PROPOSED CONTOUR	—	PROPOSED STORM PIPE
—	BOUNDARY/FILING LINE	—	EXISTING STORM PIPE
→	EXISTING FLOW DIRECTION	HP	PROPOSED HIGH POINT
→	PROPOSED FLOW DIRECTION	LP	PROPOSED LOW POINT



TRIPLE H RANCH

PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	14 OF 20
CHECKED BY	(V)	1" = N/A	JOB NO.	2604.00

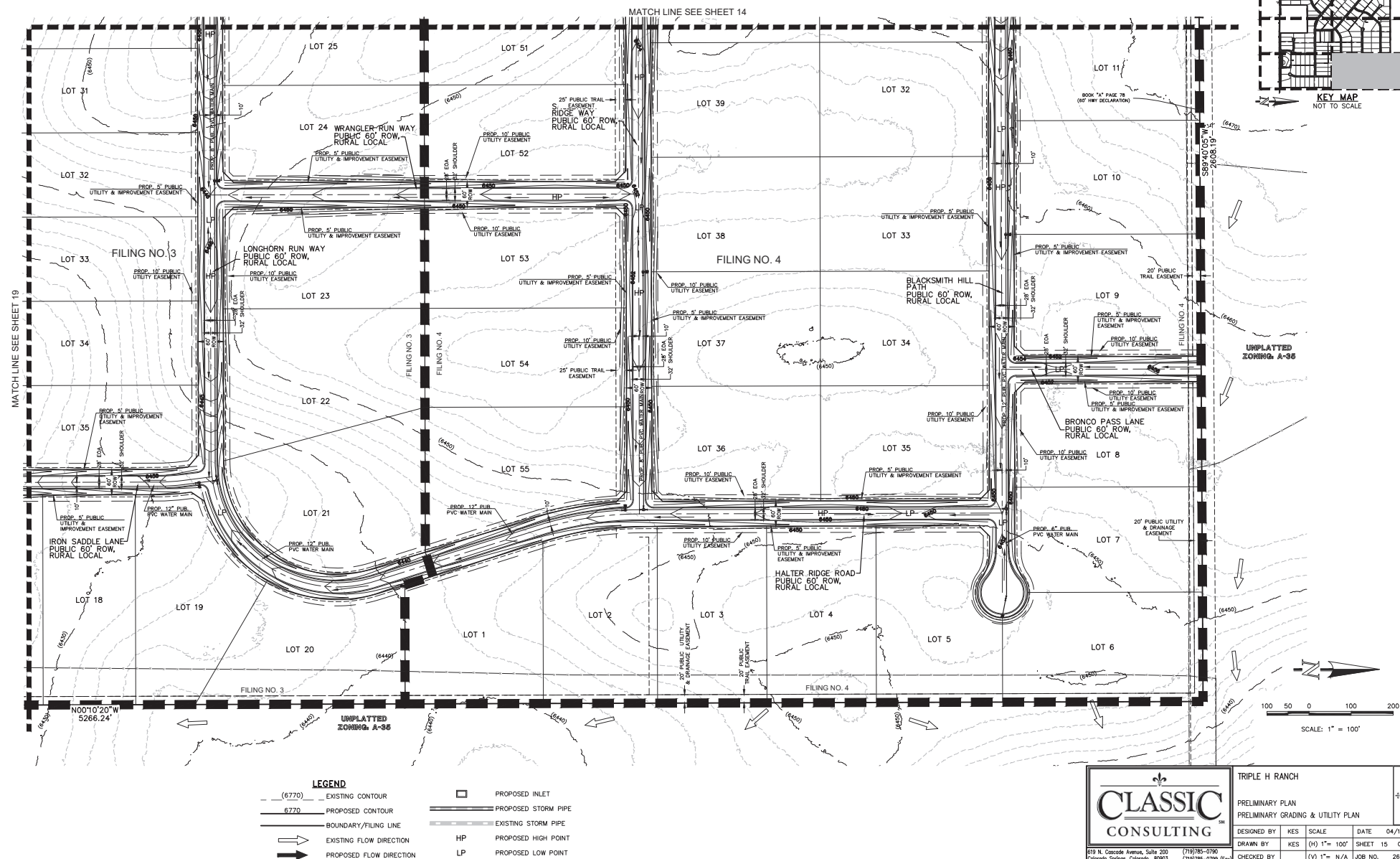
819 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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(719) 785-0799 (Fax)

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KEY MAP
NOT TO SCALE



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TRIPLE H RANCH

PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	KES	SCALE	DATE	04/14/2025
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CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

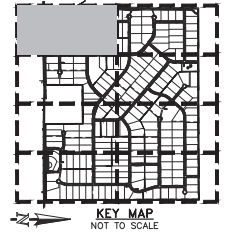
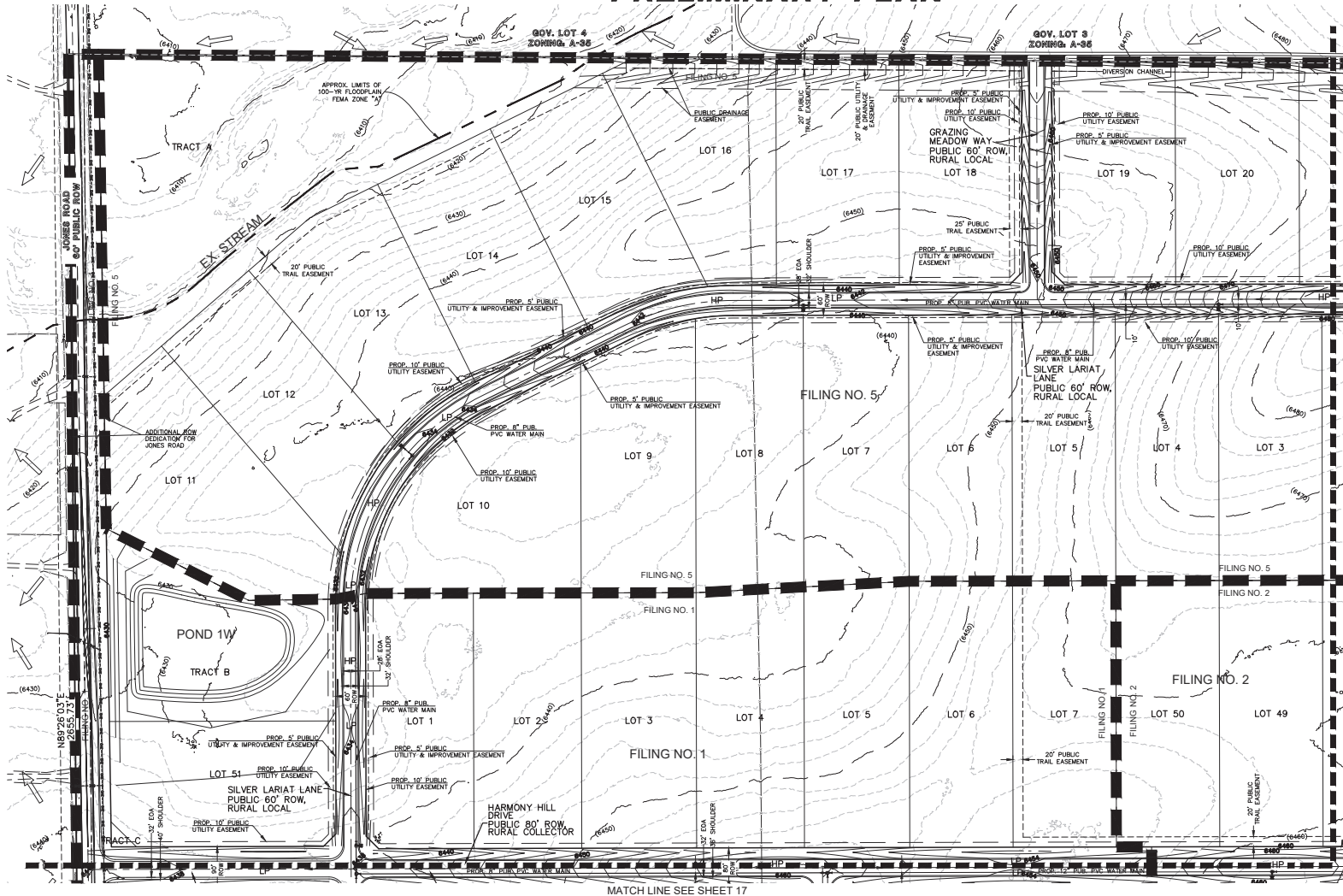
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Colorado Springs, Colorado 80903 (719)785-0790

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SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN





LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



100 50 0 100 200
SCALE: 1" = 100'

<div></div>	TRIPLE H RANCH				<div></div>	
	PRELIMINARY PLAN					
	PRELIMINARY GRADING & UTILITY PLAN					
DESIGNED BY	KES	SCALE	DATE	04/14/2025		
DRAWN BY	KES	(H) 1" = 100'	SHEET	16	OF	20
CHECKED BY	(V) 1" = N/A	JOB NO.	2604.00			

819 N. Cascade Avenue, Suite 200
Durham, Colorado 80620
(719) 785-0790
(719) 785-0790 (Fax)

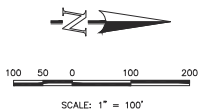
819 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903



(719) 785-0796
(719) 785-0799 (Fax)

CLASSIC
CONSULTING

PRELIMINARY PLAN

KEY MAP
NOT TO SCALE

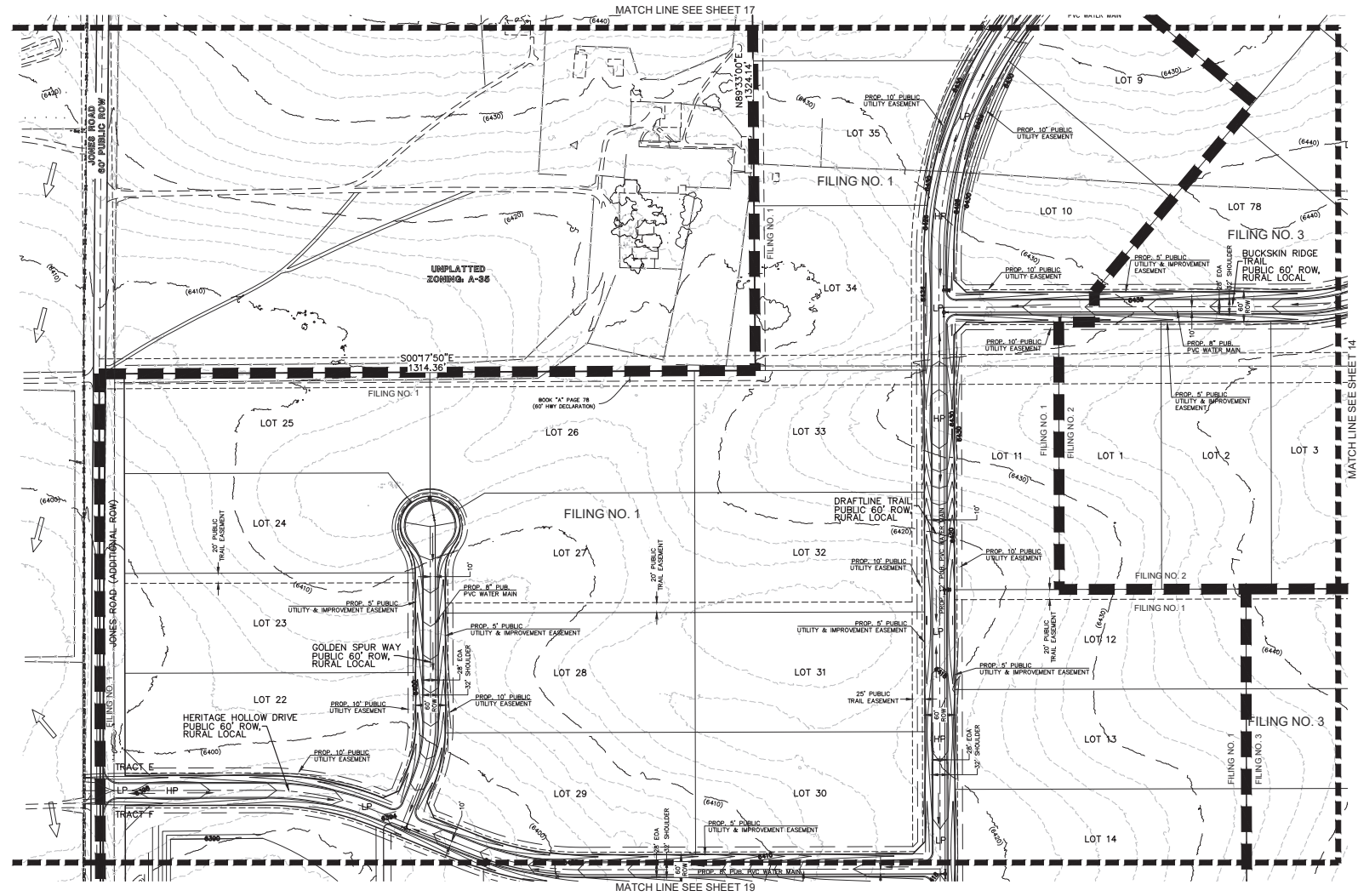
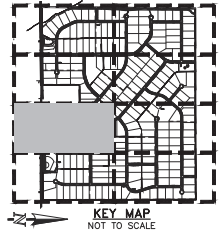


	TRIPLE H RANCH				
	PRELIMINARY PLAN				
	PRELIMINARY GRADING & UTILITY PLAN				
	DESIGNED BY				
	KEYS	SCALE	DATE	04/14/2025	
	KEYS	(H) 1" = 100'	SHEET	17	OF 20
	CHECKED BY	(V) 1" = N/A	JOB NO.	2604.00	

TRIPLE H RANCH

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT

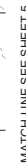
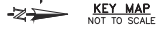
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SCALE: 1" = 100'

CLASSIC CONSULTING		TRIPLE H RANCH		PRELIMINARY PLAN PRELIMINARY GRADING & UTILITY PLAN	
DESIGNED BY	KES	SCALE	DATE	04/14/2025	
DRAWN BY	KES	(H) 1" = 100'	SHEET	18	OF 20
CHECKED BY	(V)	1" = N/A	JOB NO.	2604.00	

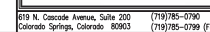
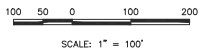
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PRELIMINARY PLAN

PRELIMINARY PLAN



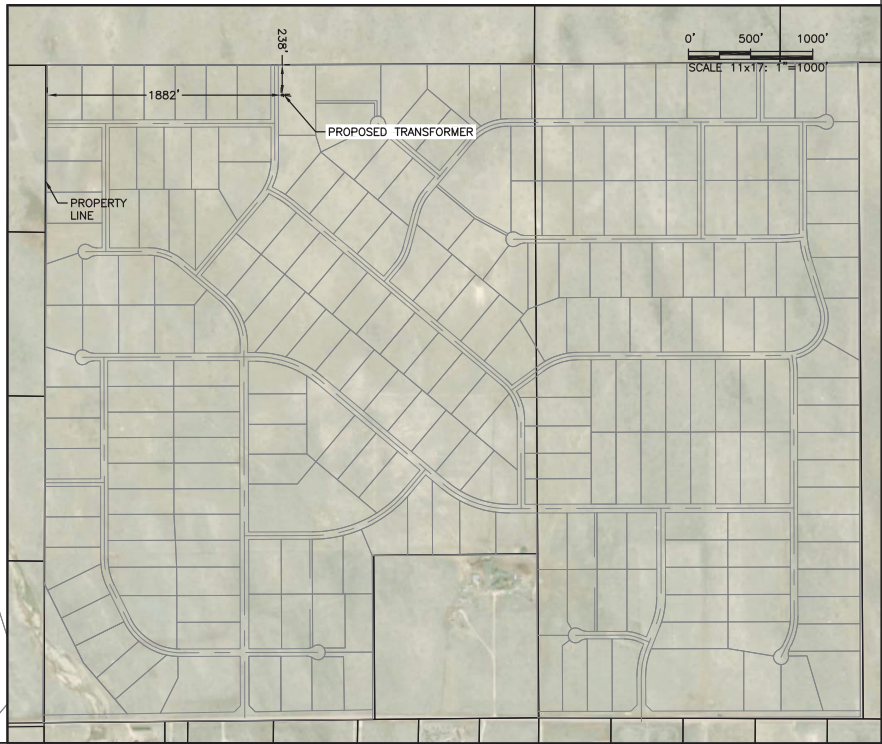
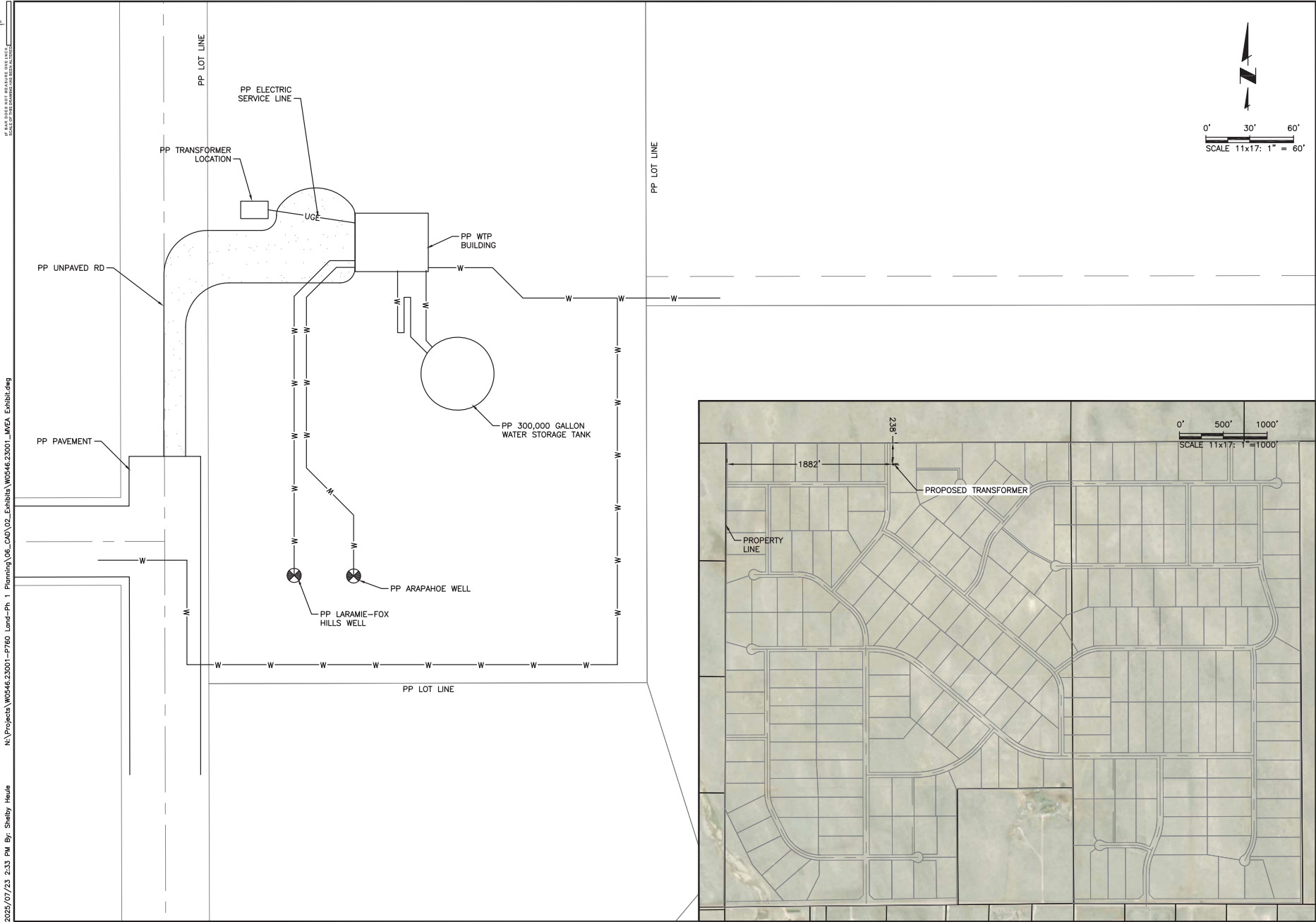
(6770) — EXISTING CONTOUR
 6770 — PROPOSED CONTOUR
 ——— BOUNDARY/FILING LINE
 → EXISTING FLOW DIRECTION
 → PROPOSED FLOW DIRECTION
 □ PROPOSED INLET
 ——— PROPOSED STORM PIPE
 - - - EXISTING STORM PIPE
 HP PROPOSED HIGH POINT
 LP PROPOSED LOW POINT



PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET	19 OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00





Colorado Springs, CO
505 S. Tejon Ave.
Colorado Springs, CO 80910
Phone: 719.227.0072
www.respec.com

RESPEC

P760 LAND, LLC

TRIPLE H RANCH PROPOSED WATER SYSTEM

SITE PLAN

NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			
6			
7			

PRELIMINARY NOT
FOR CONSTRUCTION

Proj. #: W0546.23001
Date: 07/23/25
Design: REN
Drawn: SNH
Check: JPM

SHEET NUMBER
1

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Flying Horse North Filing No. 7 Final Plat

Agenda Date: January 14, 2026

Agenda Item Number: #6 - B

Presenter: Ross Williams, Senior Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by HR Green Development, LLC., on behalf of PRI #2, LLC., for Flying Horse North Filing No. 7 Final Plat. The total proposed Flying Horse North subdivision totals 1,459 acres and is located immediately north of Black Forest Regional Park, bounded by Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north. Filing No. 7 includes 47 single-family rural residential lots with a minimum lot size of approximately 2.5 acres on a total of 266.85 acres. The 2022 El Paso County Parks Master Plan shows the project directly impacting the Fox Run Regional Trail.

Background: In May 2016, the Park Advisory Board endorsed the Flying Horse North PUD Development Plan (included in packet). At that time, Flying Horse North consisted of 283 single-family rural residential lots with a minimum lot size of 2.5 acres, 114.4 acres of open space (22%), and a 199.1-acre 18-hole golf course. A portion of the original 2016 PUD Development Plan was abandoned with the submittal of the Flying Horse North Phase II Sketch Plan / PUD Development Plan and Preliminary Plan in June 2022. Consistent with the previously endorsed plan, the Phase II Plan proposed a dedication of open space that far exceeded the 10% minimum requirement by providing 202.23 acres, or approximately 27% of the site, as open space, but also included approximately three miles of the proposed Fox Run Regional Trail. As such, El Paso County Parks integrated the realigned Fox Run Regional Trail into its 2022 El Paso County Parks Master Plan and Trails Master Plan. Over the next two years, Parks staff worked closely with HR Green to develop a viable and sustainable trail alignment.

Current Submittal. The current Flying Horse North Filing No. 7 Final Plat submittal has reverted to the original 2016 PUD Development Plan, featuring large 2.5+ acre lots. Because of the new stormwater regulations and updated engineering criteria, each new filing has been resubmitted under a similar arrangement: a PUD amendment followed by the final platting. Upon receipt of the initial PUD amendments, Parks staff was immediately concerned about the future of the Fox Run Regional Trail and contacted HR Green for clarification. HR Green staff explained the situation and also submitted a plan for the Fox Run Regional Trail for the remainder of this development, which includes the current filing. The representative also stated that the amended PUD Development Plans and Preliminary Plans and Final Plats would also show more open space than was included in the original 2016 plan, and recent amendments and final plat submittals have shown this increase in available open space.

As shown in the 2022 El Paso County Parks Master Plan, the Fox Run Regional Trail traverses the northern boundary of Flying Horse North, through Filing No. 7, following the south side of Hodgen Road as it travels to the west. Upon reviewing Filing No. 7 Final Plat, the plans do show this alignment, however, staff noted that the proposed trail is located currently within gas and electrical easements along the Hodgen Road right-of-way. On December 4, 2025, EPC Parks staff met virtually with HR Green and explained that the proposed trail easement must be located outside of the utility easements and must align with a recently dedicated trail easement in a small residential development located to the west and immediately adjacent Flying Horse North. HR Green agreeably noted these changes, proposed a new and much more sustainable trail alignment, and stated that they will be properly representing the trail and easement in future submittals of Flying Horse North Filing No. 7. Staff is continually impressed by the applicant's willingness to work with El Paso County Parks as the regional trail alignment nears finalization.

In the submitted Letter of Intent, the applicant mentions the following in regard to parks, trails, and open space:

- “Filing No. 7 is harmonious with the surrounding RR-5 zoning proposing parks, trails, open space and lots that complement the general size and scale of surrounding properties. The subdivision also identifies regional trail connections within the overall FHN PUD that will ultimately connect to the existing trail network.”
- “Parks, open spaces and trails are proposed to further preserve the natural features beyond the large lots that characterize FHN.”

Lastly, HR Green explained that the applicant intends to enter into a Regional Trail Agreement for the construction of the Fox Run Regional Trail through Flying Horse North. Parks staff explained the process for doing so and emphasized the need for a well-planned and sustainably constructed trail, particularly in areas with challenging terrain features. Staff sent the applicant a Trail Construction Design Guidelines document, which included specifications for trail surfacing materials.

In addition to the dedication of the required 25' regional trail easement through Flying Horse North Filing No. 7, staff recommends regional park fees in lieu of land dedication.

Recommended Motion (Filing No. 7 Final Plat):

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to Flying Horse North Filing No. 7 Final Plat: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement through Filing No. 7 that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown, noted, and dedicated to the County on this Final Plat; and (2) fees in lieu of land dedication for regional park purposes in the amount of \$23,735 will be required at time of the recording of this Final Plat. A Regional Trail Agreement may be an acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording this Final Plat.

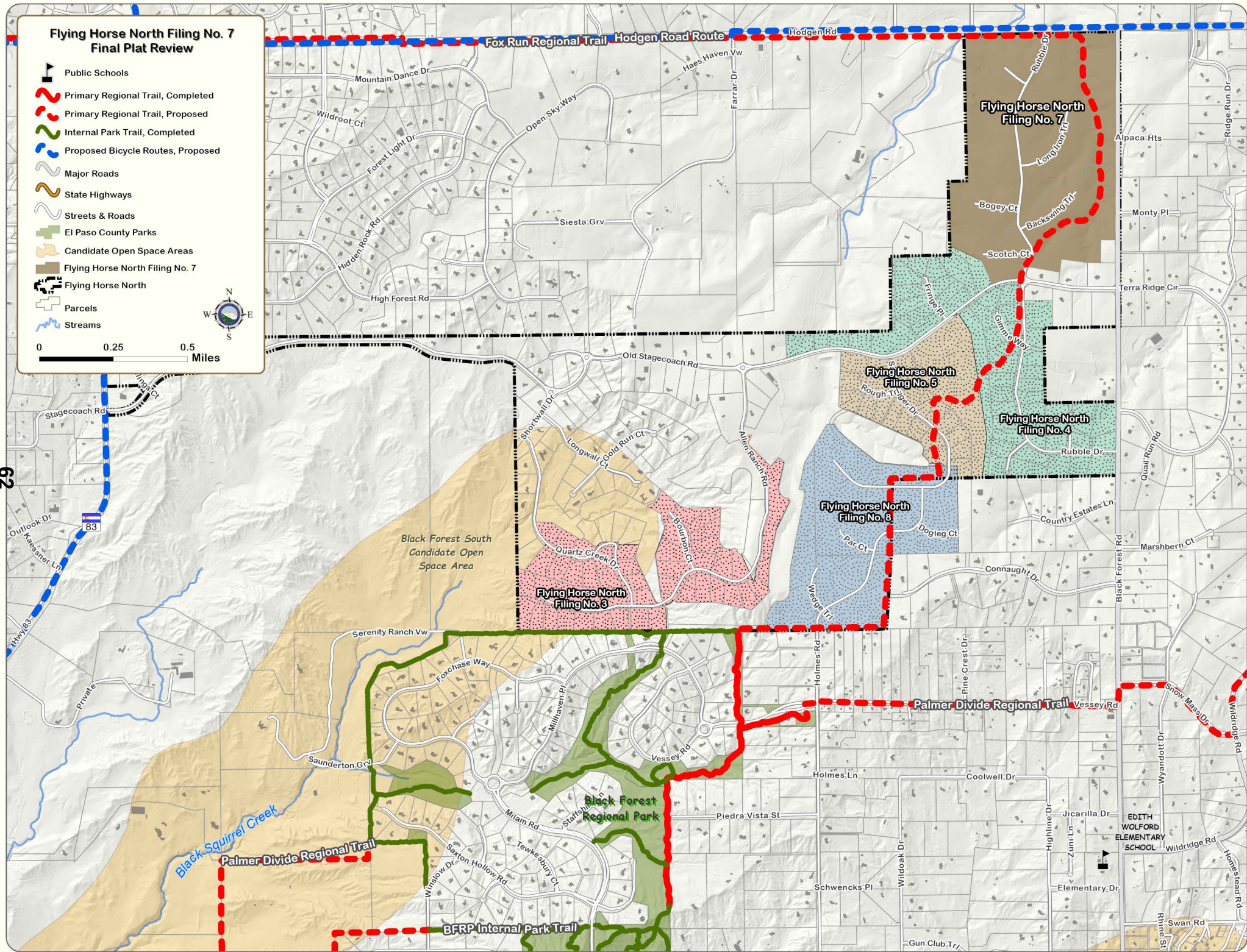
**Flying Horse North Filing No. 7
Final Plat Review**

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- El Paso County Parks
- Candidate Open Space Areas
- Flying Horse North Filing No. 7
- Flying Horse North
- Parcels
- Streams



0 0.25 0.5
Miles

62



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Park Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

January 14, 2026

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Flying Horse North Filing No.7 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-25-032	Total Acreage:	266.85
		Total # of Dwelling Units:	47
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.44
PRI #2, LLC.	HR Green Development, LLC.	Regional Park Area:	2
Drew Balsick	Richie Lyon / Blaine Perkins	Urban Park Area:	1
6385 Corporate Drive, Suite 200	1975 Research Parkway, Suite 230	Existing Zoning Code:	PUD
Colorado Springs, CO 80919	Colorado Springs, CO 80920	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS	Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):	NO
Regional Park Area: 2	Urban Park Area: 1	
0.0194 Acres x 47 Dwelling Units = 0.912	Neighborhood: 0.00375 Acres x 47 Dwelling Units =	0.00
Total Regional Park Acres: 0.912	Community: 0.00625 Acres x 47 Dwelling Units =	0.00
	Total Urban Park Acres: 0.00	

FEE REQUIREMENTS	Urban Park Area: 1
Regional Park Area: 2	
\$505 / Dwelling Unit x 47 Dwelling Units = \$23,735	Neighborhood: \$119 / Dwelling Unit x 47 Dwelling Units = \$0
Total Regional Park Fees: \$23,735	Community: \$184 / Dwelling Unit x 47 Dwelling Units = \$0
	Total Urban Park Fees: \$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to Flying Horse North Filing No. 7 Final Plat: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement through Filing No. 7 that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown, noted, and dedicated to the County on this Final Plat; and (2) fees in lieu of land dedication for regional park purposes in the amount of \$23,735 will be required at time of the recording of this Final Plat. A Regional Trail Agreement may be an acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording this Final Plat.

Park Advisory Board Action:

FLYING HORSE NORTH

FILING NO. 7 FINAL PLAT

Letter of Intent

September 30, 2025



Owner:
Flying Horse Development, LLC

Applicant:
HR Green Development, LLC



PCD File Number:
SF25_____



FLYING HORSE
NORTH®

Owner / Applicant Information

Owner:

Company: PRI #2, LLC.
Contact Person: Mr. Drew Balsick
Email: DrewB@classichomes.com
Telephone No.: (719) 785-3237

Applicant

Company: HR Green Development, LLC
Contact Person: Mr. Blaine Perkins
Email: blaine.perkins@hrgreen.com
Telephone No.: (719) 394-2430

Property Tax Schedule Nos.

The following property is included in this application: Schedule Nos. 5130000006 and 5130000005

Reports Included by Reference

- *Soils and Geology Study, Flying Horse North* by Entech Engineering, Inc.
- *Fire Protection Report, Flying Horse North Filing No. 6* by HR Green & Peregrine Fire
- *Natural Features Report Flying Horse North* by Bristlecone Ecology
- *Noxious Weed Management Plan Flying Horse North* by Bristlecone Ecology
- *Traffic Impact Study* by SM Rocha
- *Wastewater Disposal Report* by Entech Engineering Inc.
- *Water Resources Report* by HR Green
- *Wildland Fire & Hazard Mitigation Plan* by Peregrine Fire

Application Request

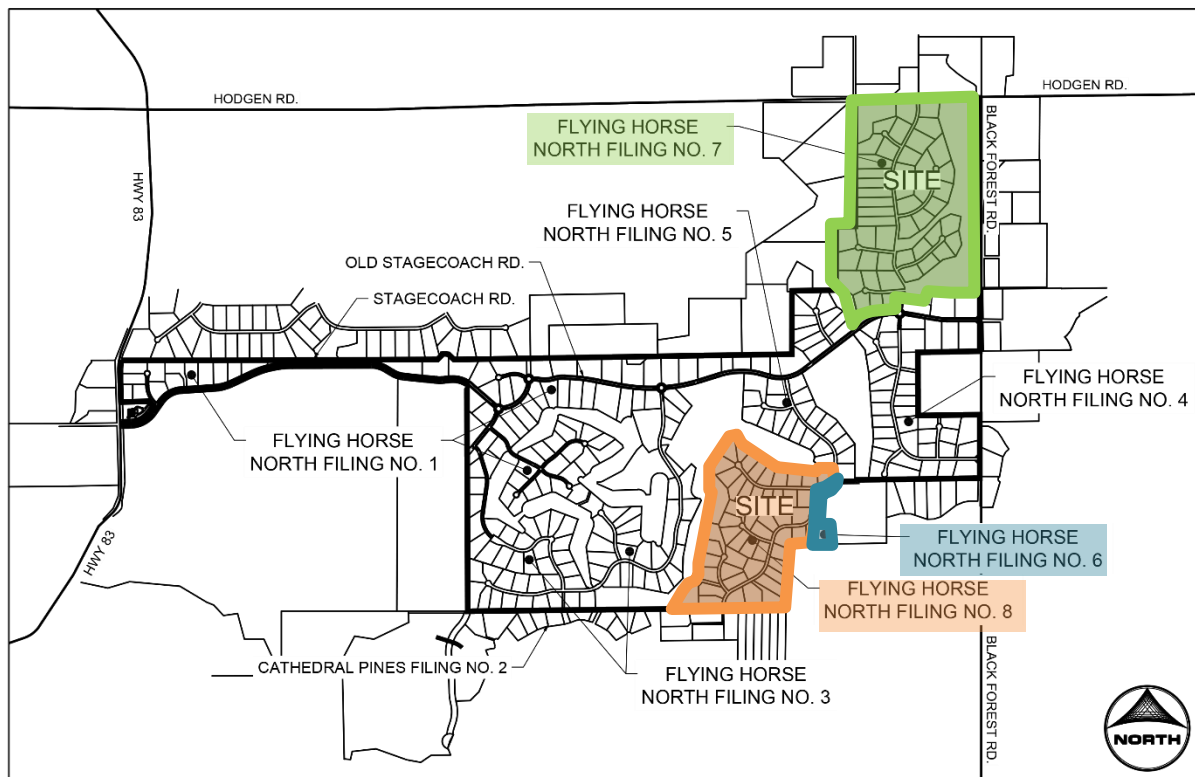
HR Green Development, LLC on behalf of Flying Horse Development, LLC requests approval on the following application within El Paso County.

- A Final Plat for Flying Horse North No. 7 consisting of 47 single-family residential lots on 266.85 acres, more or less.

Project Description

The overall Flying Horse North community (hereafter called "FHN") is generally located east of Highway 83, north and south of Old Stagecoach Road which transverses through the center of the property in an east/west direction. The property is also southwest of the intersection of Hodgen Road and Black Forest Road. The FHN community contains approximately 1,479.859 acres and is approved for a total of 299 lots per the most recent PUD (PUDSP252).

FLYING HORSE NORTH



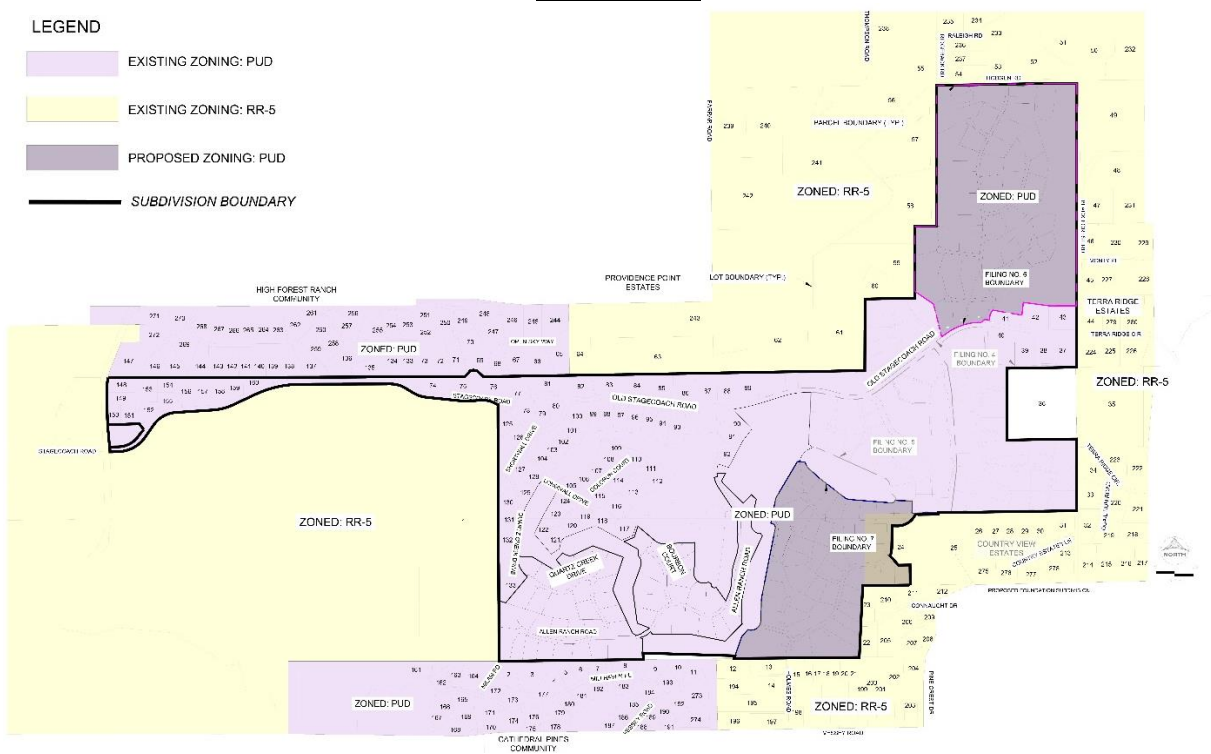
VICINITY MAP
NOT TO SCALE

LAND USE

The proposed Filing No. 7 is consistent with the surrounding PUD zoning within the existing filings of FHN and the adjacent RR-5 zoning. Most of the lots proposed are well over the minimum requirement of 2.5 acres and closer to 5-acres in size which is complimentary to the surrounding properties. The interface between the subdivision and surrounding land uses is consistent with the interface already existing between the FHN community and neighboring land uses. **Filing No. 7 is harmonious with the surrounding RR-5 zoning proposing parks, trails, open space and lots that complement the general size and scale of surrounding properties. The subdivision also identifies regional trail connections within the overall FHN PUD that will ultimately connect to the existing trail network.**



EXISTING ZONING: PUD
EXISTING ZONING: RR-5
PROPOSED ZONING: PUD
SUBDIVISION BOUNDARY



SM Rocha, LLC Traffic and Transportation Consultants, prepared a traffic analysis for Filing No. 7, which can be found within the submittal documents. Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create minimal negative impact on traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within the analysis. FHN Filing No. 7 proposes access from Stagecoach Road and Hodgen Road.

FHN Filing No. 7 does not lie within a designated floodplain per the FEMA flood insurance rate map 08041C0315G, effective date December 7, 2018.

Entech Engineering has provided a Soils and Geology Report with this submittal. Within this report is a detailed analysis showing the current potential geologic hazard constraints and mitigation measures that will be necessary for development. There are no prohibitive geologic hazards within the Filing No. 7 boundary that are considered no-build areas and all listed geologic constraints can be mitigated with construction measures such as earthwork, over-excavation, and/or foundation perimeter drains. Shallow groundwater preventing the construction of permanent dwelling unit structures was not identified.

A mineral rights certification affidavit was submitted with the FHN Filing No. 7 Final Plat application showing that there was not a mineral estate owner on the property.

WATER

The FHN Filing No. 7 development consists of estate lots that are a minimum of 2.5 acres. These lots are to have domestic water serviced via private wells on their respective lots. The Water Supply Memo verifying water sufficiency demonstrates compliance with the County and State's requirements for water supply and quality for the proposed development. This document was approved by the State and the Board of County Commissioners for the FHN subdivision.

WASTEWATER

FHN Filing No. 7 consists of estate lots that are a minimum of 2.5 acres. These lots are to have private on-site wastewater systems consisting of the requisite domestic septic infrastructure such as piping, tanks, and leach fields on respective lots. The septic systems are to be designed by a State of Colorado Professional Licensed Engineer on a lot by lot basis and installed by certified contractors. The systems are to be reviewed and approved by the County and State prior to construction. The FHN Filing No. 6 final plat application includes a Wastewater Report and a Soils and Geology Report that assesses the greater FHN area in regards to OWTS compliance and recommendations. It is expected that individual lot OWTS systems will require specific test pits and reports for their respective designs and installations. There are no geologic hazards or environmental features that prohibit the use of private OWTS on the proposed lots. Any OWTS no-build areas are identified on the Plat and are typically delineated Drainage Easements for anticipated ponding stormwater. All private lot OWTS is to meet County and State requirements for setbacks from property boundaries, lot lines, roadways, wells, and drainageways.

DRAINAGE

A Drainage Report and Stormwater Management Plan report prepared by HR Green Development, LLC is submitted as part of this FHN Filing No. 7 final plat application. Natural tertiary drainageways throughout the site were assessed for any required permanent erosion and sediment control measures. Overland flow across undisturbed areas is the most common method of conveyance within this portion of FHN community and proposed roadside swales, public and private culvert pipes, and proposed drainage swales are implemented within the design to convey stormwater to the respective Ponds A, B, or C for full spectrum detention. The ponds and their outlet structures are designed for detention and release rates to drain off-site at or below historical rates, as required. Water quality is provided within the ponds for disturbances for the construction of the public roadways and the estate lots are considered a large lot water quality exclusion according to the County PBMP Part II.E Exclusion Evaluation table. It is not anticipated that any proposed development within FHN Filing No. 7 will have detrimental impacts to the existing drainageways or adjacent subdivisions.

SCHOOLS

FHN Lies within the Lewis-Palmer School District #38 and Academy School District #20. Neither school district has requested land for a future school site within FHN.

ECOLOGIC/WILDLIFE ANALYSIS

The FHN property does not have any significant environmental issues and there is no known threatened species on the property. The FHN site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. Development of the site could impact some habitat for wildlife, but based on the findings, impacts to grassland species is relatively low, and to woodland species as moderate to low. Incorporated open spaces will conserve some of the open grassland habitats and possibly improve the quality through supplemental plantings.

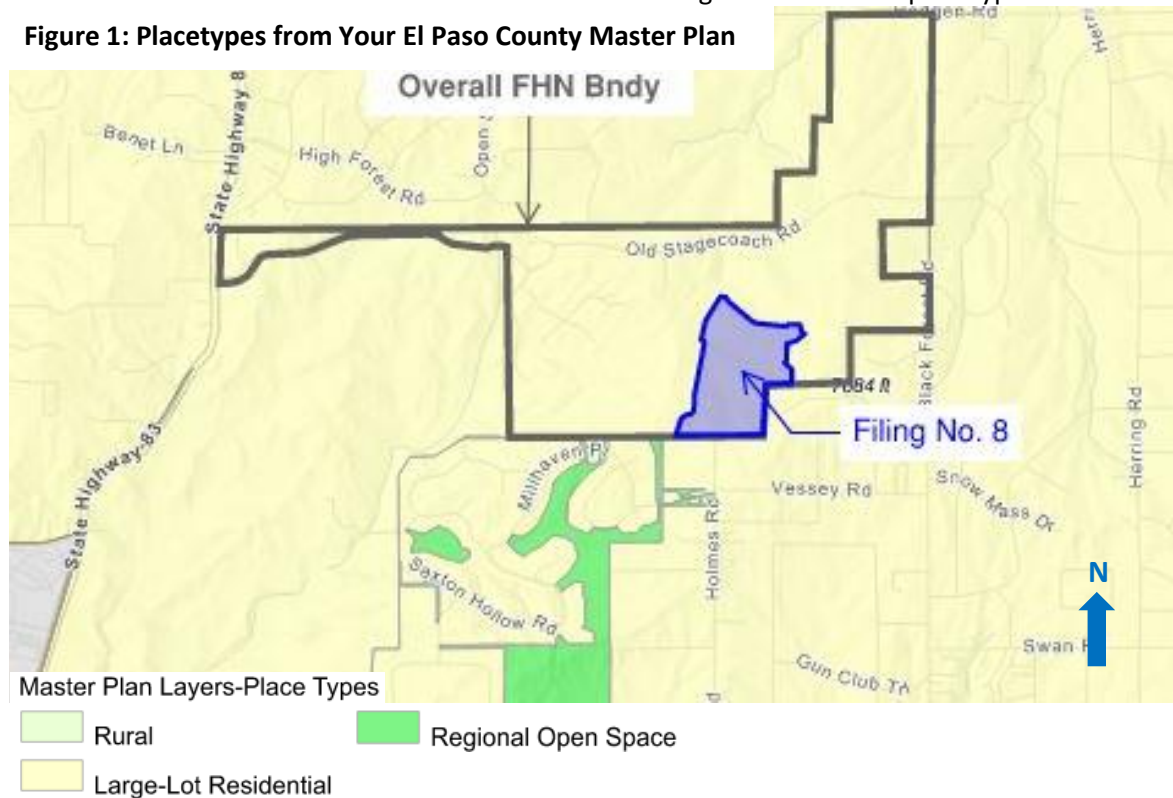
Implementation of a stormwater management plan will assist in protecting water quality in downstream reaches, which will provide additional benefits to aquatic species including invertebrates. Increased flows and riparian tree and shrub plantings will introduce riparian and wetland habitats that do not currently exist, diversifying the property. Detention facilities may add seasonal water features that could support additional wildlife such as waterfowl. Few sensitive species were present and only in small numbers, and thus are not expected to be affected any more than other species. No state listed species were present. Riparian tree plantings along drainageways will enhance and integrate the existing grassland habitats with high-value riparian ecosystems. The creation of detention facilities is expected to create small pockets of marshes/wetlands. Therefore, species that occur in drainageways are expected to benefit from the habitat restoration and management plan for the drainages and open space. Implementation of the stormwater management plan will assist in protecting water quality in the drainages. Additional measures to reduce impacts to wildlife include:

- Limiting the use of herbicides, pesticides, and fertilizers;
- Minimizing the installation of fencing; and when fencing is needed, use wildlife friendly fences or include specific wildlife crossings along fence lines.
- Minimize road crossings for the open space corridors to reduce conflict with vehicles.
- Managing pets to avoid conflicts with wildlife.

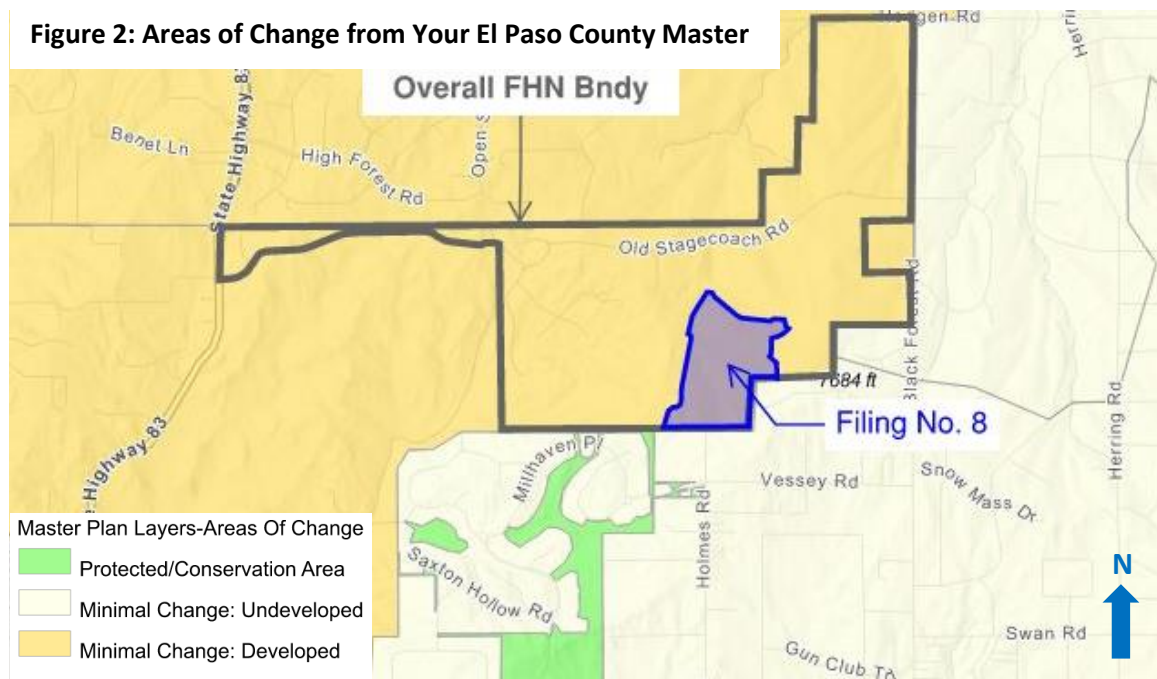
EL PASO COUNTY MASTER PLAN

Per the 2021 'Your El Paso County Master Plan' FHN Filing No. 7 is listed as Large-Lot Residential placetype. The proposed single detached residential subdivision is consistent with this identified placetype and its primary land use of single-family detached residential. The proposed 2.5 acre minimum lot size conforms with the "character" of the large-lot residential placetype.

Figure 1: Placetypes from Your El Paso County Master Plan



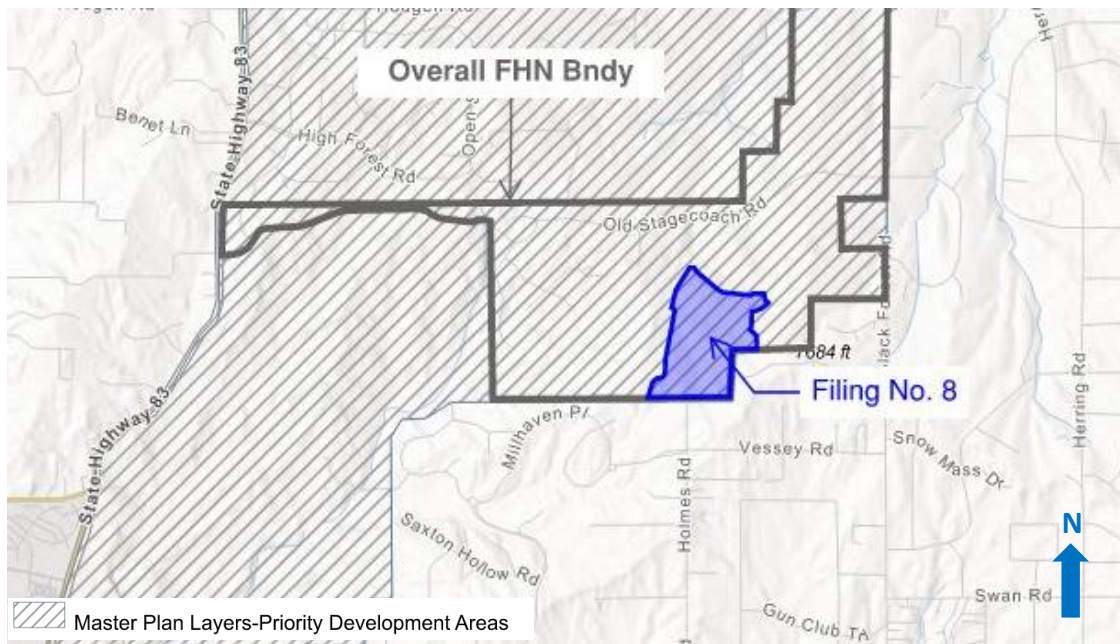
Additionally, the FHN overall subdivision lies within the minimal change: developed category for the areas of change listed in the current master plan. Per this designation, “these areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.” FHN is categorized as a planned subdivision and still has large areas left to develop. However, the identity of this subdivision is set and there is little to no chance of significantly impacting the character of the surrounding area.



The EPC Master Plan also identifies key areas within the county for priority of development. FHN is listed as a “priority development area” for housing and communities, see Figure 3 below. FHN is located within the large-lot residential priority development area: Black Forest/North Central Area. FHN is consistent with this Priority Development Area, proposing development to accommodate future residents in a manner that plans carefully to promote health of the Black Forest. Parks, open spaces and trails are proposed to further preserve the natural features beyond the large lots that characterize FHN. FHN meets and exceeds the minimum typical lot size of 2.5 acres described in the Large-Lot Residential placetype with most lots closer to 5 acres in size creating a development pattern that matches the existing character of the developed Black Forest community.



Figure 3: Priority Development Areas from Your El Paso County Master Plan



WATER MASTER PLAN

The El Paso County Water Master Plan (WMP) identifies eight different planning regions in the County. FHN falls in Region 2 which includes the Monument area and the western portion of Black Forest. The existing central water systems in Region 2 are all located in the Monument area. Region 2 is the only region in El Paso County that is projected to have an average-year water surplus in 2060. There is no public water infrastructure proposed for FHN Filing No. 7 as the private single-family residential lots will have private wells. There is no proposed infrastructure within the Filing that requires a service letter or contract with a Metro District or any other entity, at this time.



Project Justification

Per Chapter 7.2.1.D3(f), the following criteria listed below outline the compliance criteria to approve a Final Plat within El Paso County. The proposed FHN Filing No. 7 Final Plat substantially complies with all approval criteria.

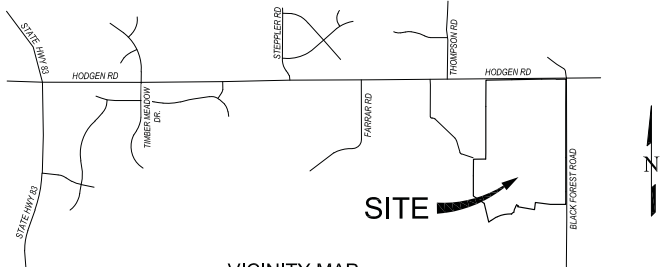
FINAL PLAT

1. THE SUBDIVISION IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;
See above information for reference.
2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;
The proposed Final Plat for FHN Filing No. 7 conforms with all design standards and code sections of the FHN PUD Preliminary Plan.
3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;
The proposed Final Plat application is consistent with all applicable design standards.
4. EITHER A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;
Water sufficiency and quality has been determined and the proper documents are supplied as a part of the Final Plat application, specifically a Water Supply Memo which is the State and Board of County Commissioners Water Supply document.
5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. § 30-28-133(6)(B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;
There is no proposed public sewage disposal system for this Filing. All proposed lots within the subdivision filing are estate lots of a minimum 2.5 acres, qualifying individual lots to have private OWTS. Respective lot builds are to obtain their own OWTS permits for their individual builds.
6. ALL AREAS OF THE PROPOSED SUBDIVISION WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS HAVE BEEN IDENTIFIED AND THAT THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS [C.R.S. § 30-28-133(6)(C)];
See above information.
7. ADEQUATE DRAINAGE IMPROVEMENTS ARE PROPOSED THAT COMPLY WITH STATE STATUTE [C.R.S. § 30-28-133(3)(C)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM;
The Final Drainage Report and Construction Drawings within the Final Plat application demonstrate compliance with the County Drainage Criteria Manual and best practices for stormwater conveyance and full spectrum detention. Full Spectrum Detention Ponds were proposed for detention and designed release rates at or below historical rates in previous filings that will provide stormwater detention for this filing. Hydraulic design of the filing via drainageways and storm system infrastructure such as culvert pipes are designed to meet criteria for the minor and major storm events.
8. LEGAL AND PHYSICAL ACCESS IS PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;
See above information.

9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;
See above information.
10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE;
See above information.
11. OFF-SITE IMPACTS WERE EVALUATED AND RELATED OFF-SITE IMPROVEMENTS ARE ROUGHLY PROPORTIONAL AND WILL MITIGATE THE IMPACTS OF THE SUBDIVISION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 8;
Off-site impacts were evaluated for stormwater drainage as well as traffic impacts. The Final Drainage Report assesses on-site and off-site areas impacted by this development and addresses mitigation required, as shown on the Grading and Erosion Control Plans and Construction Drawings. Full spectrum detention ponds from previous filings were designed to detain stormwater and release at rates at or below historical runoff quantities have been constructed to be in compliance with drainage criteria. The Filing No. 7 Final Drainage Report assesses these downstream facilities for compliance with developed conditions of this filing. A Traffic Impact Report has been provided with the Final Plat application to demonstrate compliance with the County Traffic Criteria Manual. Off-site roadways are assessed within the study and any improvements shown within the engineering design plans are included to follow the recommendations within the report.
12. ADEQUATE PUBLIC FACILITIES OR INFRASTRUCTURE, OR CASH-IN-LIEU, FOR IMPACTS REASONABLY RELATED TO THE PROPOSED SUBDIVISION HAVE BEEN CONSTRUCTED OR ARE FINANCIALLY GUARANTEED THROUGH THE SIA SO THE IMPACTS OF THE SUBDIVISION WILL BE ADEQUATELY MITIGATED;
An SIA has been provided with the Final Plat application.
13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND
The proposed application satisfies all applicable sections of the current EPC LDC.
14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§ 34-1-302(1), ET SEQ.]
There are no known commercial mining deposits located with FHN.

FLYING HORSE NORTH FILING NO. 7

A PORTION OF THE EAST HALF OF SECTION 30 AND A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

BE IT KNOWN BY THESE PRESENTS:

THAT PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION: FLYING HORSE FILING NO. 7

A TRACT OF LAND BEING A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHERLY END BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "ALESSI PLS 30130" AT GRADE AND THE NORTHERLY END BY A 2.5" ALUMINUM CAP STAMPED "CCES T11S R65W SW 1/16" 0.1" BELOW GRADE, ASSUMED TO BEAR N00°09'36"E A DISTANCE OF 1,325.45 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF TRACT A, AS PLATTED IN FLYING HORSE NORTH FILING NO. 4, AS RECORDED UNDER RECEPTION NUMBER 225715505, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING, THENCE ON THE EASTERLY BOUNDARY LINE OF RECORDS FLYING HORSE FILING NO. 4 THE FOLLOWING TWO (2) COURSES:

- N13°57'08"W A DISTANCE OF 628.43 FEET;
- N55°57'42"W A DISTANCE OF 423.40 FEET;

THENCE N00°08'15"E A DISTANCE OF 1,197.98 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30;
THENCE N89°01'31"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 399.42 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 30; THENCE N00°08'48"E, ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,604.74 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE N88°58'45"E, ON A LINE 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2270.00 FEET; THENCE S71°21'27"E, A DISTANCE OF 28.72 FEET; THENCE N88°58'45"E, A DISTANCE OF 259.36 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BLACK FOREST ROAD SAID POINT BEING ALSO 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE S00°04'48"W, ON THE WESTERLY RIGHT OF WAY LINE OF SAID BLACK FOREST ROAD SAID POINT BEING ALSO 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,595.64 FEET; THENCE S00°00'53"W ON SAID WESTERLY RIGHT-OF-WAY LINE AND ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,520.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238; THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING TEN (10) COURSES:

- N89°59'04"W A DISTANCE OF 502.35 FEET;
- N62°41'19"W A DISTANCE OF 492.47 FEET;
- S06°27'11"W A DISTANCE OF 236.35 FEET;
- N80°16'16"W A DISTANCE OF 554.19 FEET;
- N65°08'05"W A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S56°06'05"E, HAVING A DELTA OF 24°24'59", A RADIUS OF 530.00 FEET, A DISTANCE OF 225.86 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S12°54'16"E, HAVING A DELTA OF 52°02'48", A RADIUS OF 100.00 FEET, A DISTANCE OF 90.84 FEET TO A POINT ON CURVE;
- N89°31'45"W A DISTANCE OF 6.27 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 38°46'50", A RADIUS OF 1,040.00 FEET AND A DISTANCE OF 703.92 FEET TO A POINT OF TANGENT;
- S05°41'25"W A DISTANCE OF 92.29 FEET TO ON CURVE, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11,624,258 SQUARE FEET OR 266.856 ACRES, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FLYING HORSE NORTH FILING NO. 7, ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO, THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON, THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY

HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, A.D.

BY: JEFFREY B. SMITH, AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY,

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D., BY JEFFREY B. SMITH AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AS MANAGER OF PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION IS NOVEMBER 17, 2025.
- BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHERLY END BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "ALESSI PLS 30130" AT GRADE AND THE NORTHERLY END BY A 2.5" ALUMINUM CAP STAMPED "CCES T11S R65W SW 1/16" 0.1" BELOW GRADE, ASSUMED TO BEAR N00°08'36"E A DISTANCE OF 1,325.45 FEET.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- THIS PLAT SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIES UPON TITLE COMMITMENT NO. _____, PREPARED BY CORE TITLE GROUP LLC, WITH AN EFFECTIVE DATE OF _____ AT ____ A.M., THE NUMBERS IN OUR COMMENTS CORRESPOND TO THE NUMBERING SYSTEM USED IN SAID TITLE COMMITMENT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY, THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- FLOODPLAIN STATEMENT: THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 08041C0305G AND 08041C0315G, EFFECTIVE DATE DECEMBER 7, 2018.
- UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT, AND DRAINAGE EASEMENT, AND AN ADDITIONAL 10 FOOT WIDE PUBLIC UTILITY EASEMENT, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- THIS PLAT IS REGULATED BY A P.U.D., DEVELOPMENT PLAN MAJOR AMENDMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED (PUDSP252).
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FILE NO. PUDSP252 OR FINAL PLAT FILE NO. _____ FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC IMPACT STUDY; MASTER DEVELOPMENT DRAINAGE PLAN; PRELIMINARY DRAINAGE REPORT; WATER RESOURCES REPORT; GEOLOGY REPORT; PRELIMINARY SOILS INVESTIGATION REPORT; WASTEWATER DISPOSAL REPORT OWTS REPORT.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. THE PEBBLES MEADOW JUMPING MOUSE).
- THE NUMBER OF LOTS BEING PLATTED IS 47, THE NUMBER OF TRACTS BEING PLATTED IS 2 AND 1 TRACT FOR RIGHT-OF-WAY PURPOSES.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS FOR FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NUMBER 218129432 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- THE FLYING HORSE NORTH METROPOLITAN DISTRICTS NO. 1-5 WERE ESTABLISHED IN RESOLUTION NO. 23-346, RECORDED UNDER RECEPTION NO. 223082756, RECORDS OF EL PASO COUNTY, COLORADO.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS, THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY, PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER UNLESS OTHERWISE INDICATED, HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNER SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- INDIVIDUAL LOT PURCHASER IS RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- UTILITY PROVIDERS:
WATER AND SANITARY SEWER: _____
ELECTRIC: _____
GAS: _____
INDIVIDUAL WELL AND SEPTIC SYSTEM
MOUNTAIN VIEW ELECTRIC ASSOCIATION
BLACK HILLS ENERGY

GENERAL NOTES CONTINUED:

- THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- INDIVIDUAL WELL PERMITTING IS THE RESPONSIBILITY OF EACH PROPERTY OWNER, PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- THE STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
- WATER RIGHTS AVAILABLE TO SERVE AN INDIVIDUAL WELLS ON LOT SHALL BE OWNED BY THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AND NOT THE PROPERTY OWNERS. EACH PROPERTY OWNER MUST OBTAIN A WATER CERTIFICATE FROM THE HOMEOWNERS ASSOCIATION GRANTING THE RIGHT TO WITHDRAW THE WATER TO SUPPORT WELL PERMIT APPLICATIONS.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS, ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- THE SUBDIVISION HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS. MITIGATION MEASURES AND EXPLANATION OF CONSTRAINTS IN THE AREA CAN BE FOUND IN THE SOILS AND GEOLOGY STUDY FLYING HORSE NORTH FILING NO. 7 BY ENTECH ENGINEERING, INC., IN FILE PCD FILE NO. _____ AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS ARE LISTED AND MAPPED IN THE REPORT AND ARE SHOWING ON THIS FINAL PLAT:
-EXPANSIVE SOILS (SPORADIC AND WILL NEED TO BE IDENTIFIED ON A LOT SPECIFIC BASIS)
-DRAINAGE AREAS OF INTEREST (FLOODPLAIN AREAS, POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREAS, SEASONALLY WET AREAS, PONDED WATER AREAS)
- MITIGATION MEASURES ARE TO BE TAKEN TO REMOVE THESE GEOLOGIC HAZARDS TO ALLOW DEVELOPMENT OF LOTS IN WHICH THEY OCCUR, ON A PER LOT BASIS. MITIGATION MEASURES INCLUDE OVERLOT GRADING SUCH AS LOT EARTHWORK FILL TO RAISE PROPOSED BUILDING ELEVATIONS AND REGRADING TO REMOVE PONDING LOCATIONS, INSTALLATION OF FOUNDATION PERIMETER DRAINS, AND INSTALLATION OF UNDERSLAB DRAINS OR INTERCEPTOR DRAINS, THE DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE THE ESTABLISHED NO-BUILD AREAS THAT CANNOT BE MITIGATED AND COINCIDE WITH THE GEOLOGIC HAZARDS OF THE SITE, THE EXTENTS OF THE GEOLOGIC HAZARDS ARE NOT NO-BUILD AREAS AS MITIGATION MEASURES ARE TO BE TAKEN TO ALLOW DEVELOPMENT WITHIN THESE AREAS, THERE IS A 10' NO-BUILD SETBACK FROM THE DRAINAGE EASEMENTS, ALL GEOHAZARDS IDENTIFIED WITHIN THIS FILING ARE NOT RESTRICTIVE TO DEVELOPMENT AND ARE TO BE MITIGATED WITH EARTHWORK AND GRADING EFFORTS AND MAY BE FURTHER MITIGATED ON A LOT BY LOT BASIS WITH INDIVIDUAL LOT BUILD EFFORTS SUCH IMPLEMENTATION OF FOUNDATION DRAINS, SEE THE FLYING HORSE NORTH FILING NO. 8, SOILS & GEOLOGY STUDY PREPARED BY ENTECH ENGINEERING, INC., FOR RECOMMENDATIONS.
- GROUNDWATER MONITORING IS TO BE CONDUCTED FOR ONE YEAR FOR LOTS WITHIN SHALLOW GROUNDWATER AREAS WHICH ARE IN AREAS IN WHICH PROPOSED FLOOR LEVELS ARE AT LEAST THREE FEET ABOVE MAXIMUM ANTICIPATED GROUNDWATER LEVELS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL, AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- PER ECM SECTION 17.1.B, THE RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE ECM SECTION. THE IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA OF EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY, PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER UNLESS OTHERWISE INDICATED, HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES, HOMEOWNER SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- THE 25 FOOT WIDE EASEMENT SHOWN HEREON IS TO BE DEDICATED TO EL PASO COUNTY FOR THE USE OF A PUBLIC REGIONAL TRAIL, THE EASEMENT SHALL ALLOW PUBLIC ACCESS, AS WELL AS CONSTRUCTION AND MAINTENANCE BY EL PASO COUNTY OF THE FOX RUN PRIMARY REGIONAL TRAIL REGIONAL TRAIL SHOWN HEREON TO BE CONVEYED BY SEPARATE DOCUMENT, FINAL TRAIL LOCATION TO BE DETERMINED DURING CONSTRUCTION AND SUBJECT TO CHANGE.

TRACT TABLE				
TRACT	USE	MAINTENANCE	OWNER	AREA
A	DETENTION POND, DRAINAGE, ACCESS, MAINTENANCE, LANDSCAPING	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	72,206 ACRES
B	DETENTION POND, DRAINAGE, ACCESS, MAINTENANCE, LANDSCAPING	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	10,228 ACRES
C	R.O.W, BLACK FOREST ROAD/R.O.W, HODGEN ROAD	EL PASO COUNTY	EL PASO COUNTY	4,259 ACRES

SUMMARY:		
47 LOTS	166,890 ACRES	82.54%
2 TRACTS	82,434 ACRES	30.89%
PUBLIC RIGHT-OF-WAY-TOTAL	17,535 ACRES	6.57%
TOTAL	266,859 ACRES	100.00%
DENSITY 0.176 D.U. PER ACRE		

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____ BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 33198
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR FLYING HORSE NORTH FILING NO. 8 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS ____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION, THE DEDICATION OF LAND TO THE PUBLIC EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

____ O'CLOCK ____ M., THIS ____ DAY OF _____, 20____, A.D., AND

WAS RECORDED UNDER RECEPTION NUMBER _____ OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____ DEPUTY STEVE SCHLEKER, RECORDER

FEES:

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

OWNER:
PRI #2 LLC
2138 FLYING HORSE CLUB DRIVE, COLORADO SPRINGS, CO 80921

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
4732 Eagleidge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247



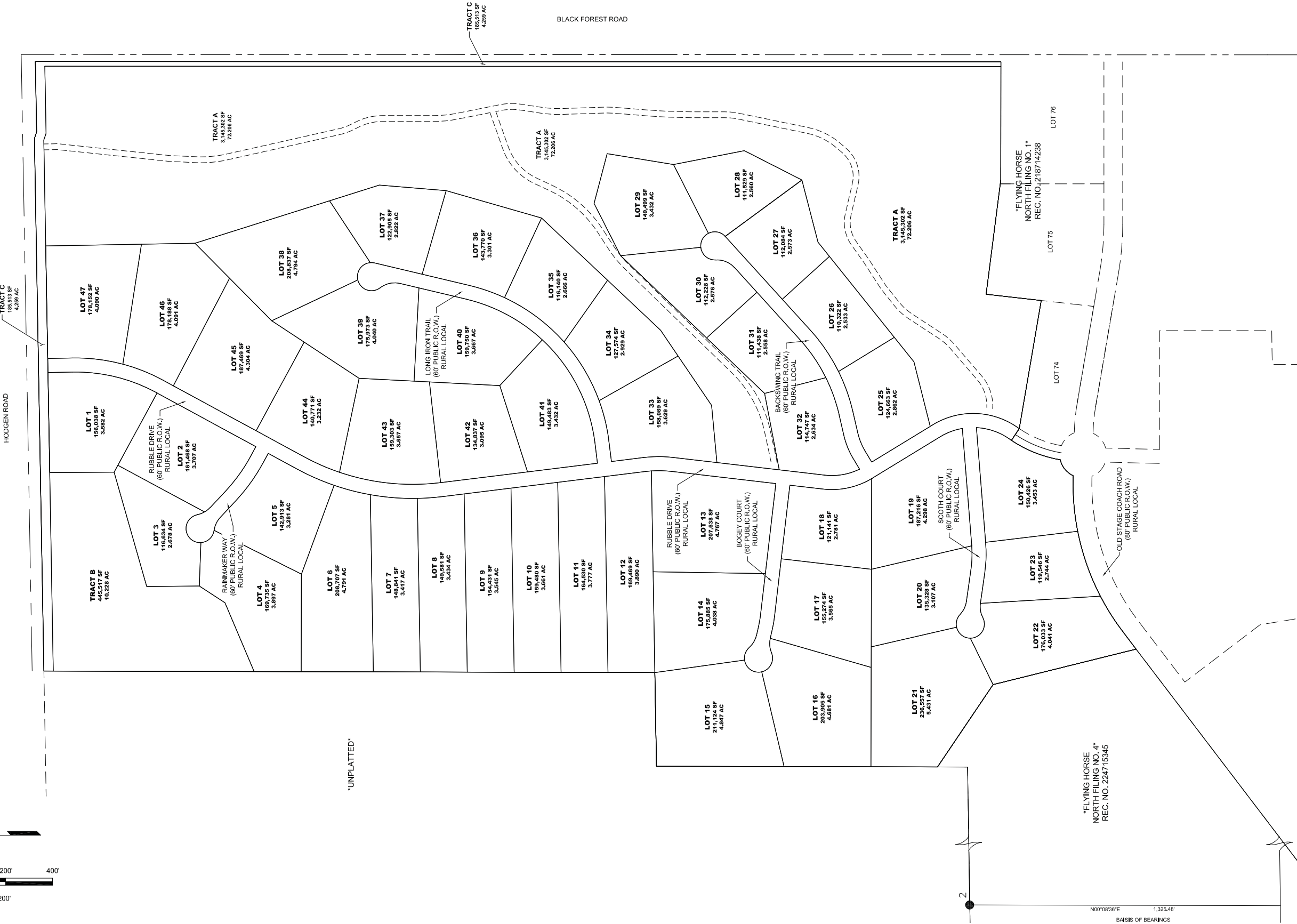
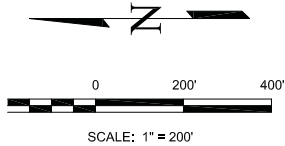
FLYING HORSE NORTH FILING NO. 7
PLAT

A PORTION OF THE E1/2 OF SECTION 30 AND A PORTION OF THE SW1/4 OF SECTION 30, T11S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	N/A
JOB NO.	2417-08
DATE CREATED	10/23/25
DATE ISSUED	DRAFT
SHEET NO	1 OF 5

FLYING HORSE NORTH FILING NO. 7

A PORTION OF THE EAST HALF OF SECTION 30 AND A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



FLYING HORSE NORTH FILING NO. 7
PLAT

A PORTION OF THE E1/2 OF SECTION 30 AND A PORTION OF SW1/4 OF
SECTION 30, T11S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	1" = 200'
JOB NO.	2417-08
DATE CREATED	10/23/25
DATE ISSUED	DRAFT
SHEET NO	2 OF 5

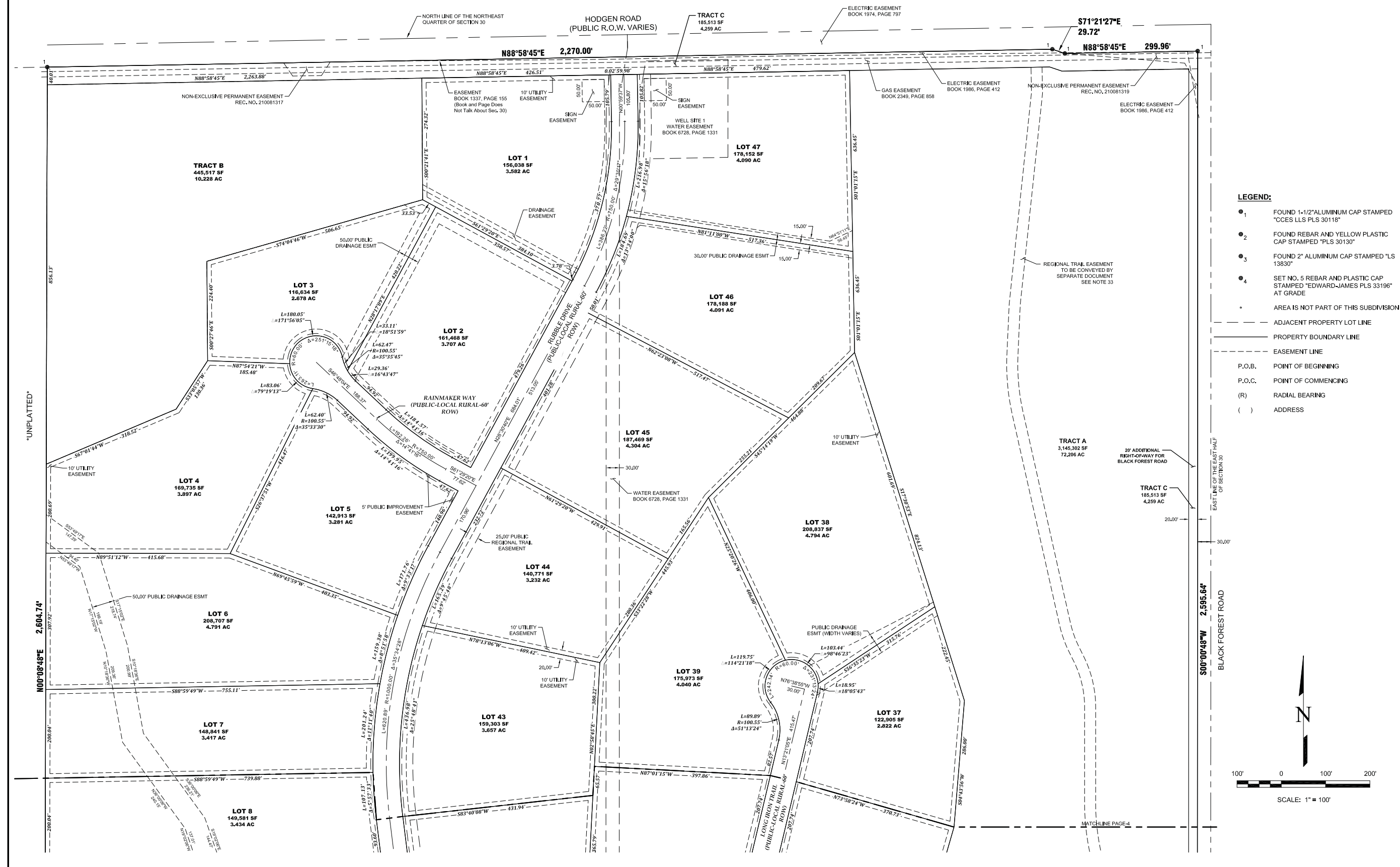
**EDWARD-JAMES
SURVEYING, INC.**
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206

NO.	REVISIONS	DESCRIPTION	DATE

*FLYING HORSE
NORTH FILING NO. 1*
REC. NO. 218714238

*FLYING HORSE
NORTH FILING NO. 4*
REC. NO. 224715345

A PORTION OF THE EAST HALF OF SECTION 30 AND A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

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**EDWARD-JAMES
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976 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
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4732 Eagle Ridge Circle
Pueblo, CO 81008
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Fax: (719) 545-6247



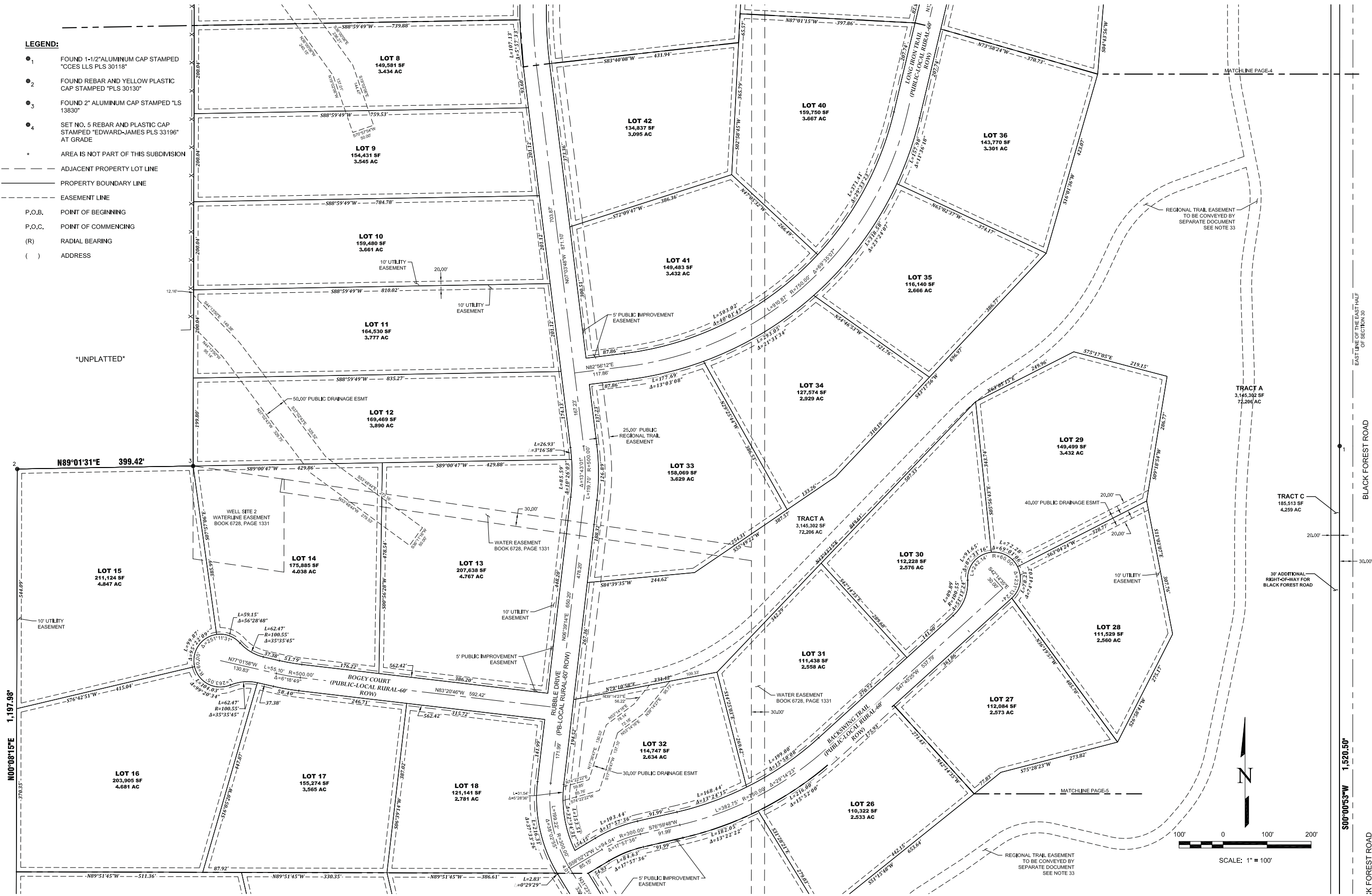
**FLYING HORSE NORTH FILING NO. 7
PLAT**

A PORTION OF THE E1/2 OF SECTION 30 AND A PORTION OF THE SW 1/4 OF SECTION 30, T11S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE 1" = 100'	
JOB NO.	2417-08
DATE CREATED	10/23/25
DATE ISSUED	DRAFT
SHEET NO	3 OF 5

FLYING HORSE NORTH FILING NO. 7

A PORTION OF THE EAST HALF OF SECTION 30 AND A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES
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**FLYING HORSE NORTH FILING NO. 7
PLAT**
A PORTION OF THE E1/2 OF SECTION 30 AND A PORTION OF THE SW1/4 OF
SECTION 30, T11S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

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H-SCALE	1" = 100'
JOB NO.	2417-08
DATE CREATED	10/23/25
DATE ISSUED	DRAFT
SHEET NO.	4 OF 5

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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2026 Sunshine Act Memorandum

Agenda Date: January 14, 2026

Agenda Item Number: #7 - A

Presenter: Todd Marts, Executive Director

Information: **Endorsement:** X

Background Information:

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act, the Park Advisory Board annually endorses a memorandum at the January meeting that addresses the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

Please find enclosed the draft memorandum for consideration and / or endorsement.

Recommended Motion:

Move to endorse the 2026 Sunshine Act Memorandum.

MEMORANDUM

TO: Kristy Smart, Clerk to the Board

FROM: Todd Marts, Executive Director

RE: 2026 Sunshine Act Memorandum
Park Advisory Board

DATE: January 14, 2026

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act (Sunshine Act), the following information addresses whereby each county Board or Commission shall notify the Clerk to the Board Manager of the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

The Director of the Parks Department, or his designee, shall be responsible for ensuring that appropriate notice of Park Advisory Board (PAB). Notice will be given in the form of an agenda which will state the date, time, and location of the meeting and a brief description of the agenda items for the respective meeting as required by the Sunshine Act. The respective agendas will be posted on the Agenda Management Site located on the El Paso County Clerk to the Board website at <https://clerkandrecorder.elpasoco.com/clerk-to-theboard/>

The Director of the Parks Department, or his designee, shall serve as the official custodian of the PAB meeting minutes. The record of all meeting minutes will be on file at the Parks Department, 2002 Creek Crossing, Colorado Springs, Colorado, 80905, and are available at this location for public review and will be posted on the website.

This procedure for compliance with the Sunshine Act for the 2026 calendar year was endorsed by the El Paso County Park Advisory Board at their meeting on January 14, 2026.

Please contact me if you have questions or need additional information.

2026 ACTION PLAN

PARK OPERATIONS DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Brian Bobeck	Fox Run Regional Park Pond and Gazebo Renovation	Renovate ponds and gazebo per engineered design	Objective 1 - Infrastructure	
Brian Bobeck	Fox Run Regional Park Irrigation Design	Assessment and design of new irrigation system to replace aging infrastructure	Objective 1 - Infrastructure	
Kyle Melvin	Homestead Ranch Regional Park Trail Improvements	Phase III trail improvements	Objective 1 - Infrastructure	
Kyle Melvin	Fountain Creek Regional Park Restroom Renovation	Interior and exterior restorations	Objective 1 - Infrastructure	
Adam Baker	Homestead Ranch Regional Park Restroom Improvements	Clean, seal, epoxy restroom floors	Objective 1 - Infrastructure	
Adam Baker	Falcon Regional Park Dog Park Improvements	Install gravel and picnic tables in existing shade structure	Objective 1 - Infrastructure	
Jamie Haas	Fountain Creek Nature Center Landscape Improvements	Install new irrigation and landscape	Objective 1 - Infrastructure	
Jamie Haas	Fountain Creek Regional Park Improvements	Replace wood fence around Duckwood trailhead parking lot	Objective 1 - Infrastructure	
Scott Myers	Fox Run Regional Park Irrigation Controllers	Relocate irrigation controllers from basements of Pine Meadows and Oak Meadows restrooms	Objective 1 - Infrastructure	
Scott Myers	Playground Rules Signs	Install / Update playground rules signs at all County playgrounds	Objective 4 - Health and Safety	
Adam Robertson	Pikes Peak Center Landscape Bed Renovation	Convert two existing landscape beds from wood mulch to gravel	Objective 1 - Infrastructure	
Adam Robertson	Bear Creek Regional Park Landscape Improvements	Renovate the north landscape bed at the intersection of 21st Street and Argus	Objective 1 - Infrastructure	
Ben Dumakowski	Fox Run Regional Park Signage Improvements	Update and consolidate Stella Road entrance signage	Objective 1 - Infrastructure	
Ben Dumakowski	Fox Run Regional Park Dog Park Improvements	Install double gates for utility vehicle access	Objective 1 - Infrastructure	

2026 ACTION PLAN

PARK PLANNING DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Jason Meyer	Asset Management Plan	Park system facility condition index & assessment	Objective 1 - Infrastructure	
Ashlyn Mathy	Land Development Code Update	Participate in Land Development Code Update	Objective 1 - Infrastructure	
Jason Meyer	FEMA Projects- Falcon & Fountain Creek Trail	Advance FEMA funded projects at Falcon Regional Park and Fountain Creek Regional Trail	Objective 1 - Infrastructure	
Jason Meyer	FEMA Projects- Hanson Trailhead	Select concept and advance design of Hanson Trailhead	Objective 1 - Infrastructure	
Jason Meyer	Ute Pass Regional Trail Phase 2	Construction between Winnemucca Road and US 24	Objective 1 - Infrastructure	
Jason Meyer	Bear Creek Regional Park Sport Courts and Archery Range	Renovate the Tennis courts, add pickleball courts, Replace the Archery Range, and expand the parking lot	Objective 1 - Infrastructure	
Jason Meyer	Fountain Creek Regional Park Well Replacement & Pond	Well replacement, pond dredging, lining, new irrigation, sidewalks	Objective 1 - Infrastructure	
Jason Meyer	Fox Run Restrooms	Renovation of Oak and Pine Meadows Restrooms	Objective 1 - Infrastructure	
Ross Williams	Black Forest Section 16 Trailhead	Complete expansion of the trailhead parking	Objective 1 - Infrastructure	
Ross Williams	E-Bike Policy	Coordinate with all park divisions to establish a new E-bike Policy and implement.	Objective 2 - Service Quality	
Ross Williams	Willow Springs Ponds Rehabilitation	Research water rights, start concept plan	Objective 1 - Infrastructure	
Ross Williams	Paint Mines Formation Protection	Installation of fencing, barriers, wayfinding, and trail improvements	Objective 1 - Infrastructure	
Ashlyn Mathy	Black Forest Section 16 Trailhead	Construction of dedicated equestrian parking area	Objective 1 - Infrastructure	
Ashlyn Mathy	Fountain Creek Regional Trail at Southmoor Drive	Enhancements to the Fountain Creek Regional Trail at Southmoor Drive	Objective 1 - Infrastructure	

2026 ACTION PLAN

RECREATION AND CULTURAL SERVICES DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Theresa Odello	Leave No Trace	Train 50% of staff and volunteers in LNT and explore steps toward Nature Center certification.	Respond to Growing Community	
Andy Talley	Native Plants Garden at FCNC	Design, purchase, and plant native plants in the ADA re-build area, with the help of volunteers and BGC Grant	Infrastructure	
Jessica Miller	Wayfinding Signs at FCNC	Design and install wayfinding signs on trails surrounding FCNC.	Infrastructure & Health & Safety	
Victoria Dinkel	Tiger Salamander Exhibit	Research, design, and install a permanent public exhibit of the Tiger Salamander.	Respond to Growing Community	
Kylee Taylor	50 th Anniversary	Work to plan, coordinate, and execute a year-long celebration of Bear Creek Nature Center's 50 th Anniversary.	Respond to Growing Community	
Mary Jo Lewis	Bear Creek Exhibit	Coordinate the design, creation, and installation of A Closer Peek at Bear Creek: new exhibit.	Respond to Growing Community	Bid Awarded
Andschana Aljets	Fair Printed Material	Adjust Digital and Print communications timelines to allow for detailed review and editing across all communication channels.	Community Trust (improved communications)	
Skye Bogle	Fair Website Updates	Streamline fair website to create a user-friendly experience and increase accessibility.	Respond to Growing Community	
Ryan Dorough	Recreation Registration Software	Assist with ease of participant registration by rolling out a new registration module, to include staff training and implementation.	Service Quality & Respond to Growing Community	Training scheduled for January

Community Services Department							
Parks / Recreation & Cultural Services Divisions							
December 2025 Monthly Report							
Facility Revenue Totals To Date		2025				2024	2023
		Budget	Current	Balance		Totals to Date	Totals to Date
Parks Facility Reservation Revenue		\$ 180,000	\$ 206,161	\$ (26,161)		\$ 211,845	\$ 268,779
County Fair / Fairgrounds		\$ 301,000	\$ 442,945	\$ (141,945)		\$ 462,596	\$ 461,067
Total		\$ 481,000	\$ 649,106	\$ (168,106)		\$ 674,441	\$ 729,846
Fundraising Revenue		2025	2025			2024	2023
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date
County Fair Sponsorships	Fair Operations	\$ 80,000	\$ 112,500	\$ (32,500)		\$ 112,500	\$ 102,500
Partners in the Park Program	Park Operations	\$ 45,000	\$ 95,000	\$ (50,000)		\$ 92,500	\$ 77,500
Trust for County Parks	Park Operations	\$ 10,000	\$ 100,824	\$ (90,824)		\$ 72,812	\$ 49,171
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 79,442	\$ (54,442)		\$ 64,602	\$ 30,702
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 70,000	\$ (30,000)		\$ 80,000	\$ 70,000
Total		\$ 200,000	\$ 457,766	\$ (257,766)		\$ 422,414	\$ 329,873
Grant / 3rd Party Funding		Awarded					
Parks Division Reservations		2025	2025	2025	2024	2024	2023
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance	Rental	Attendance
January	10	1626	N/A	10	1072	11	966
February	11	893	N/A	15	898	15	778
March	86	2997	N/A	15	292	51	1306
April	325	10789	4.3	278	7613	299	10619
May	482	17943	4.1	491	16030	448	16919
June	614	20929	4.5	635	23181	552	20087
July	579	19616	4.32	579	20387	594	22852
August	442	19278	4.67	502	21409	445	22024
September	363	14455	4.8	431	18958	442	22133
October	188	7804	5	164	7764	222	11174
November	18	2926	4.8	14	1294	14	577
December	4	46	N/A	2	18	12	500
Total	3122	119302	4.5	3134	118916	3105	129935

<u>Parks Facility Reservations</u>		2025	2025	2024	2024	2023	2023	
<u>December</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Bear Creek Regional Park</u>								
Archery Lanes								
Athletic Fields								
Pavilions						2	151	
Trails		3	36			1	150	
Vendor								
Tennis Courts								
Pickleball Courts						1	2	
Vita Course								
Meeting Room				1	15	5	35	
<u>Black Forest Regional Park</u>								
Athletic Fields								
Pavilions								
Vendor								
Tennis Courts / Pickleball Courts								
<u>Falcon Regional Park</u>								
Baseball Fields								
Athletic Field								
Vendor								
<u>Fountain Creek Regional Park</u>								
Athletic Fields								
Pavilions								
Trails								
Disc Golf Course						1	125	
Vendor								
<u>Fox Run Regional Park</u>								
Athletic Fields								
Gazebo								
Warming Hut						1	12	
Pavilions								
Vendor								
Trails								
<u>Homestead Ranch Regional Park</u>								
Pavilions								
Athletic Fields								
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail								
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail								
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
<u>Paint Mines Trail</u>		1	10	1	3			
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>						1	25	
<u>Total Park Facility Reservations</u>		4	46	2	18	12	500	

		2025	2025	2025	2024	2024	2023	2023
<u>Fairgrounds Facility Reservations</u>								
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		40	1,745	N/A	17	385	8	173
February		24	1,165	N/A	19	770	14	735
March		18	1,225	N/A	22	1000	12	1160
April		15	1360	N/A	26	6873	18	7161
May		20	1572	N/A	26	4657	23	4150
June		29	733	N/A	50	6639	17	4490
July		18	890	N/A	8	415	13	280
August		26	363	N/A	10	685	12	3869
September		38	1,652	N/A	62	946	40	4232
October		40	2527	N/A	62	1095	79	2042
November		23	419	N/A	60	898	48	118
December		54	1,169	N/A	56	855	53	1217
Total		345	14,820	N/A	418	25,218	337	29,627
<u>Fairgrounds Facility Reservations</u>		<u>2025</u>	<u>2025</u>	<u>2024</u>	<u>2024</u>			
December		Rentals	Attendance	Rentals	Attendance			
<u>Swink Hall - Fairgrounds</u>								
Lion's Club Meeting		1	50	1	30			
Jr. Livestock Committee Meeting		1	20	1	15			
Fair Advisory Board Meeting		1	30	1	25			
4-H Hitch'N'Post Meeting		1	20	1	20			
Fairground Corporation Meeting		1	5	1	20			
Kitchen - Garza Catering		4	16	1	25			
Kitchen - Fire Prairie Salsa		7	14					
Bellm Banquet		1	200	28	140			
<u>Grand Stands Building</u>								
North Kitchen - Paradise Café		6	48					
<u>Track</u>								
<u>Grounds & Stable</u>								
<u>Livestock Arena</u>								
4-H Mini Horse Clinic		1	15	1	25			
4-H Mini Horse Turkey Trot Show		1	50					
Open Ride		1	1	6	180			
Calhan Posse - Float Building		1	30	15	375			
<u>Whittemore - Fairgrounds</u>								
Youth Basketball		19	380					
Youth Baseball		6	90					
EPCP Toy Giveaway		2	200					
<u>FSB Pavilion</u>								
<u>Arena</u>								
Month Total Fair Facility Reservations		54	1,169	56	855			

Vandalism Report								
Incident	Date	Location	Area	Cost				
Rear tires on County trucks units 902, 904 punctured	12/27/2024	Park HQ Parking Lot	Central	\$600				
Restroom mirror broken	2/1/2025	Warming Hut Restroom	North	\$250				
Graffiti removal	2/1, 2/17, 3/6	Carp Lake Tunnel	South	\$600				
Graffiti removal	2/17, 2/24, 3/9	Crews Gulch Tunnel	South	\$600				
Graffiti removal at multiple sites	3/10/2025	Rainbow Falls	Central	\$2,540				
Graffiti removal at multiple sites	4/30/2025	Carp Lake &, Crews Gulch Tunnel	South	\$2,000				
Illegal dumping clean-up	4/30/2025	Maxwell St. & S. Academy	South	\$4,100				
Illegal dumping clean-up (dog park)	7/24/2025	Falcon Regional Park	East	\$500				
Gate damage	7/29/2025	Maxwell Street & S. Academy	South	\$500				
Illegal dumping	7/30/2025	Stratmoor Valley	South	\$500				
Graffiti removal	9/22/2025	Fallen Timber restroom	North	\$100				
Trash, debris in men's restroom. Dog bags flushed	9/28/2025	Fox Run Regional Park	North	\$100				
Graffiti removal at multiple sites	9/29/2025	Rainbow Falls	Central	\$2,250				
Graffiti removal	10/20/2025	Crew Gulch Tunnel	South	\$500				
Graffiti removal	10/22/2025	Carp Lake Tunnel	South	\$200				
Graffiti removal, repaint wall of restroom	10/22/2025	Duckwood Restroom	South	\$1,000				
			Total	\$16,340				

Volunteerism		2025		2024		2023		
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		131	779	167	827	138	728	
February		149	813	272	1,259	292	1,302	
March		168	995	234	1,009	229	932	
April		187	1,123	421	1,724	413	1,701	
May		288	1,852	607	2,617	501	2,225	
June		525	4,490	669	2,831	658	2,263	
July		470	3,269	628	5,290	444	5,200	
August		278	1,369	392	1,870	470	2,296	
September		349	1,608	359	1,443	476	1,640	
October		523	2787	569	2,815	574	2,339	
November		500	2,670	433	1,813	365	1,769	
December		238	903	244	1205	304	1395	
Totals		3806	22,658	4995	24,703	4,864	23,790	
		2025						
December		Volunteers	Total Hours					
Park Advisory Board		N/A	N/A					
Fair Advisory Board		13	47					
Fairgrounds Corporation		5	10					
Fair and Events Center		17	68					
Friends of the Nature Centers		40	298					
Adopt-A-Park / Trail / Volunteer Projects		163	480					
Total		238	903					
Programming		2025	2025	2025	2024	2024	2023	2023
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		41	846	5.00	48	1434	45	1152
February		39	1032	N/A	49	1995	43	2032
March		95	2626	4.99	79	3920	89	2376
April		177	14160	4.96	172	4379	161	5139
May		183	10024	4.97	170	6313	162	4216
June		113	4655	4.95	98	8080	89	2647
July		147	34866	4.95	87	33789	105	36715
August		69	5929	4.97	76	6515	54	5058
September		108	7516	4.98	108	9116	116	5245
October		151	3631	4.99	141	5799	156	4656
November		58	2166	4.98	53	2126	45	1854
December		35	2928	4.98	39	3197	42	2451
Totals	800 / 21,000	1,216	90379	4.97	1,120	86663	1107	73541

		2025	2025	2025				
December	Facility	Programs	Attendance	Evaluation				
Bear Creek Nature Center Decorating	BCNC	1	9					
Bear Creek by Candlelight	BCNC	1	275	5.00				
Pioneers Museum Family Day	BCNC	1	700					
Nature Explorers: Cozy Winter Campfire	BCNC	2	50	5.00				
Group Visit: Special Kids, Special Families	BCNC	1	12					
Kids Morning Out: Nature's Gifts	BCNC	1	12					
Little Wonders: Rudolph's Relatives	BCNC	2	50	4.90				
Brenda's Retirement Gathering	BCNC	1	35					
Bear Den Rental	BCNC	2	47					
Christmas Bird Count	BCNC	1	12					
Christmas Bird Count Tally Rally	BCNC	1	30					
Nature Adventures: Whitetail Games	FCNC	1	26	5.00				
2s & 3s Outdoors: 12 Days of Fountain	FCNC	2	24	5.00				
Program Room Rental	FCNC	3	80					
Birthday Party	FCNC	1	40	5.00				
Outreach: Career Day at Doherty High School	FCNC	1	35					
Adult Birding Club: Class & Field Trip	FCNC	2	28	4.90				
Winter Solstice Celebration	FCNC	1	20	5.00				
Nature Hikes with Santa	FCNC	2	124	5.00				
Group Visit: Adult Care Group & Hiking Group	FCNC	2	20					
Group Visit: UCCS Students	FCNC	2	40					
Colorado School for the Deaf & Blind - Story & Hike	FCNC	1	24					
Fountain Christmas Bird Count Tally Rally	FCNC	1	15					
Homesteading Group	FEC	1	20					
Country Holiday Fair	FEC	1	1200					
TOTALS		35	2928	4.98				
Visitor Contacts <i>(does not include programs)</i>	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	645	566	0	0				
February	837	620	0	350				
March	1541	1210	0	0				
April	1270	927	1704	0				
May	1634	1523	3467	748				
June	2316	1727	2033	2730				
July	2514	1842	2683	2621				
August	2290	1450	3773	3238				
September	1295	1317	2166	1056				
October	1584	1538	2220	0				
November	1051	1237	0	0				
December	1009	838	0	0				
Totals	17986	14795	18046	10743				

**ADMINISTRATIVE SERVICES
MONTHLY REPORT**

NOVEMBER / DECEMBER 2025

General Updates:

- ❖ Facility rentals have generated \$206,161, which exceeded our annual \$180,000 goal by 12%.
- ❖ The 2026 facility reservations opened up for online facility rentals on January 2, 2026, at 8:00 am. Citizens are able to start booking pavilions, etc. for the April 1 through October 31, 2026, reservation season.

Special Events:

November/December

1. The Colorado XC State Championship was held on the east trail system of Bear Creek Regional Park. Approximately 1,200 kids were qualified to participate in the event. The Norris Penrose Event Center hosted the start and finish areas and other event activities.



2025 Cheyenne Mountain High School Cross Country State Championship

2. Bear Creek Regional Park and the West trail system were host to the “Colorado Cold Rush Ultra” 50K/Half Marathon and 10K running event. Approximately 150 runners braved the cold for a 6 a.m. start. The long-distance runners experienced an elevation change from 6,100 ft to 9,100 ft. The last runners finished around 5 pm. The event calls itself the “coolest” winter running event!
3. The Bear Creek East trails, in partnership with Bear Creek Nature Center hosted the 11th annual Bear Run. Approximately 600 2-legged and many 4-legged ‘bears’ could be seen running and walking the trails. The event also included bear yoga and a costume contest.



2025 Bear Run at Bear Creek Regional Park

PARKS DEPARTMENT

2002 Creek Crossing Street | Colorado Springs, Colorado | 80905
www.elpasocountyparks.com | parks@elpasoco.com

COMMUNITY OUTREACH

Monthly Report – December 2025

1. Outreach News:

This year, our dedicated staff has supported 12 volunteer projects and welcomed two new Adopt-a-Park/Trail groups, bringing our total to 36 groups committed to enhancing our parks and trails. We remain steadfast in our mission to expand opportunities that connect our community with the incredible resources County Parks offer. Through collective efforts, we also helped raise over **\$195,324** through the Trust for County Parks, ensuring these cherished spaces continue to thrive for everyone to enjoy.

2. Friends Groups:

We are proud to have six active Friends Groups supporting our parks, nature centers, and programs: Bear Creek Dog Park, Bear Creek Garden Association, Black Forest Section 16, Equestrian Skills Course, Friends of El Paso County Nature Centers, and Fox Run Regional Park.

3. Partners in the Park Program:

El Paso County Parks is dedicated to responsible stewardship of our regional parks, trails, open spaces, and nature centers, ensuring these treasured resources remain accessible, well-maintained, and welcoming for all. With community demand for outdoor recreation continuing to grow, partnerships play a vital role in helping us meet these needs.

Our Partners in the Park program provides a unique opportunity for organizations and individuals to make a lasting impact. For an annual contribution of \$5,000 over three consecutive years, partners receive recognition through custom signage, complimentary pavilion rentals, and a featured spotlight on our social media channels.

We are currently seeking partners to support the **Fountain Creek Regional Trail, Crews Gulch, Santa Fe Regional Trail, and Santa Fe Open Space.**

We sincerely appreciate the generosity and dedication of our partners, whose support helps secure the future of El Paso County Parks and enhances the experience for all visitors. We invite you to join us next month for the Partners in the Park presentation and reception, to be held in conjunction with the Park Advisory Board meeting on **February 11, 2026.**

PARKS DEPARTMENT
RECREATION & CULTURAL SERVICES DIVISION

MONTHLY REPORT: DECEMBER 2025

Programs & Special Events:

- The sound of carols, the smell of chili, and the lights of the luminaria welcomed 275 people to our annual **Bear Creek by Candlelight** celebration on Friday, Dec. 5th. We tried a new entertainment format this year, with audience seating for a Christmas sing-along with the Peppergrass Band, a talk about the Wolf Rescue Center, a story by Santa, and a new puppet show each hour. Sponsor Texas Roadhouse added the chili dinner component participants have come to love and cookies and hot cocoa also helped warm bellies after walking on the luminary-lit trails. Commissioner Wysong joined us to greet people, and everyone had a very merry time!



- Nature gives us many gifts, including the gift of snow! Children between the ages of 6-11 spent the morning at Bear Creek Nature Center on December 13th learning about snow. We used microscopes to see the beauty of each snowflake, then compared them to sugar and salt crystals! With plenty of games, hiking, and crafts, **Kids Morning Out** is a gift to us all!
- Fountain Creek Nature Center partnered with the **Colorado School for the Deaf and Blind** to host a program for deaf and hard of hearing children and their families. Staff from Colorado School for the Deaf and the Blind introduced participants to the ASL signs for local animals, offered a handful of early literacy activities, and did an interactive reading of *Counting Winter*. They later enjoyed a short walk along the nature trail where everyone spotted some white-tailed deer!
- Fountain Creek Nature Center hosted its annual **Nature Hikes with Santa** on a beautiful winter day! After reading along to the story *The Night Before Christmas*, kids got to chat one-by-one with Santa about the animals they liked. Then he led them along the trail to discover gifts nature gives us – fun leaves to crunch, cute animals in the forest, beautiful birds on the water, and more. After leaving a gift for nature – birdseed scattered along the trail – the kids and their families enjoyed cookies, cocoa, crafts, and making music with the band Peppergrass. It was a fun and festive way to celebrate gratitude and giving!



- Fountain Creek Nature Center brought back its **Winter Solstice Celebration** due to popular demand! On a mild December evening Mr. Andy taught a full house old ways cultures have celebrated the longest night of the year, plus a few new traditions. With the lighting of candles, sharing of stories, a nocturnal nature walk lit by luminaries, and cocoa and cookies, the group celebrated and learned together. One young participant declared he wanted wreath-making to be his family's new tradition!



Outreach Events and Other Items:

- Lots of reindeer with shiny noses, blue, pink, purple, gold and red, were dancing around at the **Pioneers' Museum Winter Festival** on Saturday, December 6th. Around 700 people came to our Bear Creek nature Center table to learn about El Paso County Nature Centers and make a fancy reindeer finger puppet and many of them came back to see our two puppet shows about a Bear and Santa's animal helpers.
- December was a festive and impactful month at the **El Paso County Fair & Events Center**, filled with holiday cheer and community connection. The Country Holiday Fair welcomed over 1,200 attendees and featured Santa, Kyle the Alpaca, and Tulip & Poppy the mini-Highlanders, along with kids' crafts, 55 local vendors, and a community toy drive. The celebration continued as the Fair wrapped up with the Calhan Christmas Parade of Lights, making it a true hometown holiday experience. We were also proud to host the Eastern Plains Community Pantry Toy Giveaway, helping bring joy to families across the community. Beyond the holiday events, the Center remained busy with regular community meetings and athletic activities, hosting five youth basketball teams and a baseball travel team for ongoing practices in Whittemore. BST Promotions held their annual Race Banquet to celebrate the racing season, and our commercial kitchens saw increased use as local businesses ramped up production for the holidays. December was a wonderful close to the year, highlighting the Fairgrounds as a hub for celebration, service, and community support.





Special Events and Program Calendar

January 15 - February 11, 2026

Date	Day of Week	Program	Location	Target Audience	Notes*	PAB Attend?
January 15	Thursday	2s & 3s Outdoors: Nature in Shape	Fountain Creek Nature Center	Children ages 2-3 and their families	\$3/person, 2-3:15pm	
January 16	Friday	2s & 3s Outdoors: Nature in Shape	Fountain Creek Nature Center	Children ages 2-3 and their families	\$3/person, 10-11:15am	
January 17	Saturday	Build a Bird with Bricks & Minifigs	Fountain Creek Nature Center	All!	\$25/kit, 10-11:30am	
January 17	Saturday	Winter Skate Day	El Paso County Fair & Events Center	All!	1-4pm, \$5 per person	
January 17	Saturday	Sustainability Series--Sourdough Success with Hatch & Gather	Bear Creek Nature Center	Adults and teens	\$15 per person/ 9:30-11am	
January 21	Wednesday	Little Wonders: Fox & Gingerbread Man	Bear Creek Nature Center	Children ages 2-3 with an adult	10-11:15am or 1-2:15 pm, \$3/person	
January 22	Thursday	Nature's Classroom Homeschool Field Trip-Winter Adaptations	Bear Creek Nature Center	Ages 8+	1-3pm, \$4 per person	
January 24	Saturday	Taproom Takeover Fundraiser	Mash Mechanix	Adults 21+, children allowed	5-9pm, Free to attend but purchase of beverages and tips go to the Friends of El Paso County Nature Centers	
January 24	Saturday	Puppet Theater	Bear Creek Nature Center	All ages	1pm/ \$2 suggested donation per person or \$5 suggested donation per family	
January 31	Saturday	Live Birds of Prey	Fountain Creek Nature Center	Ages 7+	\$5/person, 10-11:30am	
February 5	Thursday	Nature Adventures: Art in Nature	Fountain Creek Nature Center	Children ages 3-6 with their families	\$3/person, 2-3:30pm	
February 6	Friday	Nature Adventures: Art in Nature	Fountain Creek Nature Center	Children ages 3-6 with their families	\$3/person, 10-11:30am	
February 7	Saturday	Drawing Winter Trees in Ink	Fountain Creek Nature Center	Ages 7+	\$40/person, 10am-12pm	

* Nature Center Members may receive an additional discount

MONTHLY REPORT: DECEMBER 2025

PARK PLANNING DIVISION

Crews Gulch Regional Trail Paving Project – The Crews Gulch Primary Regional Trail runs southwest to northeast from Ceresa Park and the Fountain Creek Regional Trail, northeast through Widefield Community Park, to its terminus at Fontaine Boulevard. The 2017 Widefield Community Park Master Plan identified the southern section of the Crews Gulch Trail as a candidate for concrete paving, thus allowing for more robust ADA accessibility through the park. El Paso County Parks was awarded a 2022 Community Development Block Grant (CDBG) to complete this project, and the newly paved trail section was completed and opened to the public in late July 2023. EPC Parks was awarded a 2024 \$195,000 Community Development Block Grant to complete the second phase of the paving project in 2025. Elite Surface Infrastructure has completed constructing the 8' concrete trail, ADA accessible pedestrian ramps, curb, gutter, and bench access. The project was completed in late August 2025 with grant close-out completed in late October 2025.

Fountain Creek Nature Center Sidewalks – The main sidewalk leading from the parking lot to the main entrance does not meet ADA compliance. Additionally, the current storm drains are not adequately sized to convey stormwater. El Paso County completed the design of this project in 2022-23. El Paso County Parks was awarded a Community Development Block Grant (CDBG) for this project in July 2023. A contract was awarded to CMS of Colorado Springs, and pre-construction meeting was held June 3rd, 2024. Demolition and construction began in October 2024 and was completed in late April 2025 with the final installation of the guardrails and benches. CDBG project closeout has been completed and the contract has been closed. This project is complete.

Fountain Creek Regional Park Paving and Sidewalks– Several parking lots and sidewalks within the Duckwood active-use area are showing signs of disrepair. This project includes various paving, patching, concrete curb and gutter, and ADA improvements. Parks staff met on-site with the Facilities ADA team in March and will develop a scope of work. A professional engineering firm will be contracted to assess the sidewalks and make recommendations to ensure ADA compliance from the dog park, Duckwood pond, and pavilion area. This work is on hold and will be incorporated into a new project in 2026.

Fox Run Nature Center – TDG Architecture was selected to provide professional architecture, site design, and engineering for the Fox Run Nature Center in June 2022. Regular design meetings and public engagement have continued to inform the design of the nature center. Key design milestones include Conceptual design completed in 2022; design development completed in 2023; and final design, regulatory and permitting will be achieved by end of 2024. Due to the economic challenges of

the past year, including rising material costs, supply chain issues, and the increasing financial demands on our nonprofit community, this project is on pause.

Fox Run Regional Park Oak and Pine Meadow Restrooms – This project involves renovating the Oak and Pine Meadow restrooms from a pit vault composting system to a flush system. The current pit vault composting waste systems will be removed, and a new on-site wastewater treatment system will be installed with new internal plumbing and fixtures. The project design was completed by Design Edge in 2023. Bids for construction were received in May 2024, and a contract was awarded to IS West. Construction began in early July with substantial completion achieved in December. IS West completed punch list items in April 2025. OWTS inspection and testing was completed in May, and the restrooms were opened to the public. A second OWTD inspection was completed in September. This project is complete.

Fox Run Regional Park Pond and Gazebo Renovation – The wedding gazebo located in Fox Run Regional Park is beyond its useful life with varying structural issues. The project consists of improvements to the two ponds, a new wedding gazebo that will be relocated to the pond edge and closer to the existing amphitheater, various site improvements such as grading, drainage, ADA parking and accessibility to the new gazebo and existing restrooms, and trail improvements around the ponds. El Paso County Parks contracted with Matrix Design to develop design and construction documents. Final drawings and specifications were received in May 2025. The RFP for construction was advertised and responses received in August 2025. Project was awarded to Timberline Building Systems. Construction began in October 2025 with anticipated completion June 2026.

Hanson Trailhead (FEMA) – FEMA awarded El Paso County funds to complete the design and engineering for repairs at Hanson Trailhead. A scope of work was developed and advertised in December 2024. Four proposals were received in January with a contract awarded to Olsson in April for \$796,165. The design project started in May and will take approximately 18 months. Concept plans were delivered and are currently being reviewed by the project team.

Homestead Ranch Regional Park Trails and Drainage – The Homestead Ranch Regional Park Master Plan identified the need to improve the condition of trails and site drainage. This is the second phase of planned trails and drainage improvements. The project includes grading, minor trail realignments, drainage improvements, and other stormwater improvements within the park. Timberline Trailcraft was contracted for the trail improvements and construction was completed late September 2025.

June 2023 Flood Repairs (FEMA) – El Paso County received FEMA funds to complete repairs at several locations across the regional park system. This includes the Woodlake Trail, Falcon Regional Park, and Fountain Creek Regional Trail. An IFB to complete trail resurfacing of the Woodlake Trail was issued in March. Integrated Wall Solutions was selected and completed the project in August at a cost of \$140,001.

Paint Mines Interpretive Park Fencing Project – Following recommendations from the 2024 Paint Mines Interpretive Park Master Plan, approximately 2,800 feet of new 2-rail post and dowel fencing will be installed at the approaches to the main formation area, while another 2,065 feet of existing 3-rail post and dowel fencing will be modified to 2-rail. Contract Equipment Operators (CEO) was awarded the contract, and the fencing project was completed in late August 2025.

Pineries Open Space – El Paso County Parks has been awarded a seven-week GOCO / Mile High Youth Corps grant to construct a 2-mile natural surfaced singletrack trail in the southwest corner of

the open space property. In support of the project, El Paso County has contracted with Rocky Mountain Field Institute to provide project management and technical assistance. A site visit was held in July and the work is scheduled to be completed between July and September. This trail will create an approximate 3.75-mile loop in addition to the existing 8.5-mile loop. In addition to trail construction, a forest mitigation project is underway to clear the trail corridor and address other dead-standing and pine beetle areas. RMFI/MHYC, with assistance from North District Park Operations staff, have completed the trail and associated puncheons and bridge. The trail is officially open at this time, with only wayfinding signage left to install. An additional trail tread maintenance project was completed by RMFI in late October 2025.

Santa Fe Open Space Trail Construction Project – The 2024 Capital Improvement Program identified a project to commence in summer 2025, which will involve the construction of approximately 0.35 mile of singletrack trail on the open space's northwest side, as well as to an overlook on the open space's southern boundary. Trail corridor forestry work has been completed, and Rocky Mountain Field Institute (RMFI) has been chosen to complete the trail work, which will also include the construction of crib steps and a puncheon/boardwalk. RMFI completed the project in June 2025 and two park benches were installed in July 2025. An additional trail tread maintenance project was completed by RMFI in late October 2025.

Ute Pass Regional Trail – El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75-mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. A third grant was awarded to the County in 2022. A revised scope of work was approved in 2022 to reduce the project to 1.5 miles to end at the intersection of US 24 and Fountain Ave. Stantec Consulting Services was selected to complete engineering and design of the Ute Pass Regional Trail. Permitting, regulatory approvals, and coordination with several agencies are ongoing. The final design package was completed in early 2025. An IFB was issued in October with bids due in November. AA Construction was selected. Work will begin in early 2026 and be completed by December.

Development Application Reviews – Staff reviewed 2 development applications for endorsement at the January 2026 meeting and provided 10+ internal administrative comments for applications reviewed during December 2025. Staff created a new presentation format for PAB hearings. This presentation format provides targeted information to the PAB members and makes projects easier to understand and is organized in a way that allows staff to provide information on development applications in a seamless and streamlined way.

Asset Management – El Paso County, in support of the County-wide strategic plan objectives, has launched on an asset management plan. As part of the effort, El Paso County Parks will be working with the Department of Public Works consultant to perform a comprehensive inventory and condition assessment of the entire regional park system. Onboarding of the Asset Specialist is ongoing. The RFP for the inventory and condition assessment was issued in September. Matrix Design was selected and will begin work in early 2026 with completion by the end of year. County parks also launched a trail counter program and purchased six trail counters to start collecting user data. A presentation to PAB is being planned in early 2026.

Fountain Creek Watershed, Flood Control, and Greenway District – Staff continue to serve on the Technical Advisory Committee. The committee helps develop and implement watershed restoration and enhancement projects. The district has launched the greenway master plan and staff is participating as a stakeholder. A portion of the Fountain Creek Regional Trail was realigned as part of a bank stabilization and creek alignment project at Southmoor Drive north of Camping World.

Geographic Information Systems (GIS) – Staff is working with the County Information Technology Department to expand El Paso County Parks’ use of GIS for data collection, asset management, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been developed and set into production.

Grants – There are no grant applications at this time.

Interdepartmental Coordination – Staff is representing County Parks and providing technical assistance for several projects to ensure compliance with the El Paso County Parks Master Plan and to support advancement of multi-modal opportunities. This includes the Peyton Drainage and Transportation Master Plan, Eastonville Road design project, South Powers Extension Study, the Pikes Peak Area Council of Governments (PPACG) Active Transportation Plan, Jackson Creek Parkway Corridor Plan, Vollmer and Shoup Road Roundabout Design, North Calhan Highway Expansion Design, and the El Paso County Land Development Code update.

PARK OPERATIONS DIVISION

Central District:

District Properties - Bear Creek Regional Park, Bear Creek Dog Park, Bear Creek Nature Center, Rainbow Falls Historic Site, landscape maintenance at eleven (11) County facilities, Ute Pass Regional Trail, Jones Park Open Space

Monthly Summary – Central staff continued their daily efforts to keep all properties clean and safe during the month of December. Snow removal, tree and landscape bed pruning, wood mulch turning and addition in multiple landscape beds, playground inspections, daily illegal camping checks, yard organization, box blading of trails and lots, leaf and debris removal were priorities during the reporting period.

The Recreation and Cultural Services division hosted the annual Bear Creek by Candlelight event at Bear Creek Nature Center on December 5th. The event consists of a lighted trail walk, chili, hot chocolate, cookies, and a visit by Santa. Park staff assisted this event with Christmas tree retrieval, snow and ice removal on the trail corridor and building surrounds, large exhibit relocation, and extra attention to the grounds and restrooms.

A large landscape bed at Bear Creek Terrace is in the process of being renovated. An additional landscape bed near the larger bed has been added to this project and staff completed the removal of multiple large juniper shrubs and other plant material from the overgrown and declining beds. Low water, drought tolerant shrubs and perennials will be added in the spring, along with boulders and rock mulch, providing the pavilion complex with a clean new look.

Park staff continued their weekly monitoring visits to Rainbow Fall Historic Site to check for trash and graffiti.

The Downtown team’s priorities during the reporting period included landscape bed pruning, winter watering, leaf and debris removal.

East District:

District Properties – El Paso County Fair and Events Center, Falcon Regional Park, Falcon Regional Dog Park, Homestead Ranch Regional Park, Paint Mines Interpretive Park, Rock Island Regional Trail, Drake Lake Open Space, Palmer Divide Trail at Wood Lake, Heritage Ranch Open Space, Latigo Trails Open Space, Falcon Vista Open Space, Peyton Pines Open Space, Forest Green Open Space

Monthly Summary – The fairgrounds team prepped for and staffed the Calhan Holiday Fair hosted at the El Paso County Fairgrounds in conjunction with the Calhan Parade of Lights. This event brought in a good crowd and was a great way for the El Paso County community to celebrate the holidays. In addition to the Holiday Fair, the fairgrounds were used for monthly community meetings, a 4H Miniature Horse Show, and weekly youth sports program practices.

The Fairgrounds team continues to work on our winter task list. This month tasks included painting in Swink Hall, deep cleaning of the restrooms and entryways, organization and cleaning of closets and storage areas. The team will continue to work on this list for the next few months as we prepare for the 2026 rental season.

The Parks team started their off-season project lists as well. The team is working on several projects this month including painting and repairing handrails for the floating dock at HRRP, restroom painting and deep cleaning of the maintenance shop area, trail corridor widening and clearing.

The team started a trail resurfacing project at Homestead Ranch Regional Park on top of the bluff along the eastern loop. We had some material leftover from the trail project that was completed this summer, so we wanted to extend a portion of the trail to prepare for the third and final phase of the trail work slated for 2026.

North District:

District Properties - Fox Run Regional Park, Fox Run Regional Trail, Black Forest Regional Park, Black Forest Section 16, Pinerias Open Space, Palmer Lake Recreation Area, Santa Fe Open Space, New Santa Fe Regional Trail, Baptist Road Trailhead, Forest Lakes Regional Trail, Cherry Creek Regional Trail

Monthly Summary – North district staff has been taking advantage of the mild winter weather. There were two small snowstorms that required clean up, but most of the month was warm and allowed us to focus on culvert maintenance, pine needle removal, and sign repairs. Much of our summer equipment has been transported to fleet for annual maintenance. We are preparing to paint the interior of the Fox Run maintenance shop. Removing the shop supplies from the walls will allow us to reorganize as well. The 5-S organizing system has been implemented but painting will help us continue with the process further.

The 2025 Treecycle Christmas tree disposal area is staged at the Baptist Road trailhead. We will chip the trees following the first two weekends of January. The Baptist area typically generates several thousand dollars to help support youth sport programs in the area. The Environmental Division has provided a roll-off to assist us with the mulch removal.

North district staff installed a horse mounting block in the Black Forest Section 16 parking lot. It is a welcomed addition to the property and provides a safe area for citizens to mount their horses. We also installed speed bumps near the entrance to the Pinerias Open Space and Black Forest Regional Parks. They will help control speed limits and prevent road damage.

The lake and gazebo renovation project at Fox Run Regional Park is well underway. All the unsuitable sediment has been removed from the upper and lower lakes. Most of the grading has been completed as well. The lake liners will be installed following final grading efforts. A large temporary fence has been installed surrounding the job site to ensure public safety.

South District:

District Properties - Fountain Creek Regional Park, Fountain Creek Dog Park, Fountain Creek Nature Center, Fountain Creek Regional Trail, Clear Springs Ranch, Christian Open Space, Willow Springs Park, John Ceresa Park, Crews Gulch Trail, Kane Ranch Open Space, Stratmoor Hills Park, Stratmoor Valley Park, Schreder Open Space, Widefield Community Park, Grinnell Boulevard

Monthly Summary – The South District team spent time working on 5S cleaning practices, general parks cleaning, landscape maintenance, and equipment fabrication.

Staff designated time to build lockable trailer racks for our small equipment. These racks will make the mowing crew more efficient and provide a way to secure equipment. The crew will now be able to carry safely and securely 3 string trimmers, a backpack sprayer, a pole saw, a backpack blower, and trimmer line.

The South district team has been working on organizing the maintenance yard. Removal of items that have not been used in a long time, old scrap iron, old wood, and organizing equipment stored outdoors. We have also dedicated time organizing the upstairs storage area in the maintenance shop.

Our team began renovations of the three demonstration gardens in Fountain Creek Regional Park. All weeds were pulled, trees and shrubs trimmed, mulch turned, and the general area around them revitalized. In the coming months, new rock mulch will be installed, new vegetation added during the spring, and other items touched up to make these gardens look great again.

Our first snow fell in early December and our team worked several shifts to ensure citizen and employee safety at the DMV office, as well as the parks properties. We had a few minor equipment failures, but those are all being rectified by Fleet to ensure proper equipment function.