



COLORADO

Parks and Wildlife

Department of Natural Resources

Pueblo Service Center
600 Pueblo Reservoir Road
Pueblo, CO 81005
P 719-561-5300 | F 719-561-5321

June 30, 2024

William S. Bechaver
BH2 Land Surveying, LLC

RE: Application LU-23-040 Plat Amendment

Dear William S. Bechaver,

Colorado Parks and Wildlife (CPW) has received and appreciates the request for comments on the proposed plat amendment in the Panadero Development. As mentioned in the letter of request a creation of eight, (8) new parcels will occur with current zoning allowing the creation of twenty-two, (22) parcels. CPW appreciates and encourages the creation of larger sub-parcels as to minimize and reduce the fragmentation of existing habitat.

CPW encourages the use of existing infrastructure and roads to create access to the new parcels to reduce impacts to habitat and minimize newly disturbed areas. CPW recommends controlling any noxious weeds if future utility access is developed. Additionally, CPW recommends re-seeding any disturbed areas with native vegetation.

CPW appreciates this opportunity to review the proposed plat amendment and the creation of fewer larger sized sub-parcels to reduce impacts to habitat and local wildlife. If you have any further questions please feel free to contact local District Wildlife Manager Spencer Gerk at (719)-989-1027.

Sincerely,

Michael D Brown

Michael D Brown
Area Wildlife Manager
Area 11-Pueblo

