

11060 Fontaine Blvd – Grand Mtn School
PPR Amendment – Letter of Intent

March 31, 2026

ATTN:

Miranda Benson
El Paso County Planning & Community Development
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Project Information

Address: Grand Mountain School
11060 Fontaine Blvd
Colorado Springs, CO 80925
Zoning: PUD
TSN: 5513301002

Applicant: Robert Austin
R. Austin Architect, LLC
PO Box 62603
Colorado Springs, CO 80962
719-309-8709
robby@raustinarchitect.com

Owner contacts: Jeff Baerresen
Operations Officer – Facilities Dept
719-391-3533
baerresenj@wsd3.org

Project Description & Request

The project scope includes a new, single-story, 70' X 68'-4" (4783 SF) modular classroom building. The new building will be located near the northeast corner of the existing main building and to the north of an existing modular building. The new building will contain four classrooms used for elective classes (specials), restrooms, and a utility closet.

Parking

Since the new building will contain elective classes, it will accommodate existing students and will not result in an increase in students or vehicle trips to the school. The existing parking lot and number of parking spaces (including ADA-compliant spaces) will remain as-is.

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Site Utilities

A new electrical transformer and meter panel will be set near the southeast corner of the new modular building. The water supply and sanitary service for the new building will connect to the lines serving the existing modular building on the west side. An existing storm sewer inlet will be relocated to the east side of the new modular building.

Please let me know if you have any questions or concerns.

Thanks,



Robby Austin, AIA
President of R. Austin Architect, LLC

Expand on drainage/storm. Relocated inlet will connect to existing system which releases into existing pond. Ensure release rate is not over existing flows from approved report (See PPR1826 for approved report). Include this in drainage memo requested on site plan.