



## Support Services

645 Widefield Drive  
Colorado Springs, CO 80911  
PH: 719-391-3530 FAX: 719-391-3534

January 27, 2023

Kari Parsons

El Paso County Development Services  
Colorado Springs, CO 80910

Dear Kari:

In reference to your correspondence dated January 10, 2023, file number SF231, parcel numbers 5500000281, 5500000282, 5500000283, 5500000369, 5500000370, 5500000371 5500000405, requested by Jason Alwine of the Matrix Design Group, Inc, described as "489 units on 128 acres for a density of 3.83 DU/ Acre. The lots along the southern border are larger in size 2.5 acres with a 100' building setback as required per BOCC resolution and PUD-06-007;". While Widefield School District #3 has no objections to this project due to the already agreed upon school site agreement for the Lorson Ranch development, we are in need of land in and around Lorson Ranch due to overcrowding at Grand Mountain School. Only having one school in Lorson Ranch does not accommodate for the growth and number students in this area and has negatively impacted the Lorson Ranch community. Due to the agreement, Widefield School District #3 has no choice but to accept fees in lieu of land.

Widefield School District #3 is concerned about additional traffic the new subdivisions will cause in front of the school and at the roundabout located at the southwest corner of Grand Mountain School. Widefield School District #3 respectfully requests the additional right turn lane turning into the main entrance of Grand Mountain School that was to be installed after the start of the subdivisions east of Grand Mountain School be installed soon. The community continues to complain about the speed and amount of traffic around the school. If you have further questions please feel free to contact me at [gishd@wsd3.org](mailto:gishd@wsd3.org), 719-391-3531.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Gish".

David Gish

Chief Operations Officer  
Widefield School District #3