

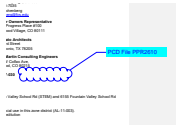
V1_Letter of Intent_COMMENTS.pdf Markup Summary

eschoenheit (4)

12500 W. COMMER
Lakewood, CO 80026

~~PPR-07-030~~

Subject: Line
Page Label: 1
Author: eschoenheit
Date: 4/9/2026 4:05:20 PM
Status:
Color: ■
Layer:
Space:



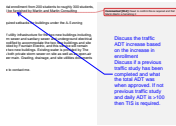
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Page Label: 1
Author: eschoenheit
Date: 4/9/2026 4:05:37 PM
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PCD File PPR2610

Discuss the total GSF (all floors) of the buildings to be demo'd and the total GSF of new building to be constructed.

Subject: Text Box
Page Label: 2
Author: eschoenheit
Date: 4/14/2026 10:06:22 AM
Status:
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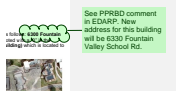
Discuss the total GSF (all floors) of the buildings to be demo'd and the total GSF of new building to be constructed.



Subject: Callout
Page Label: 4
Author: eschoenheit
Date: 4/14/2026 10:07:34 AM
Status:
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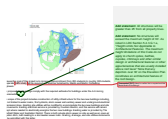
Discuss the traffic ADT increase based on the increase in enrollment
Discuss if a previous traffic study has been completed and what the total ADT was when approved. If not previous traffic study and daily ADT is >100 then TIS is required.

MirandaBenson2 (3)



Subject: Planner
Page Label: 3
Author: MirandaBenson2
Date: 4/16/2026 3:27:51 PM
Status:
Color: ■
Layer:
Space:

See PPRBD comment in EDARP. New address for this building will be 6330 Fountain Valley School Rd.



Subject: Planner
Page Label: 4
Author: MirandaBenson2
Date: 4/16/2026 3:26:02 PM
Status:
Color: ■
Layer:
Space:

Add statement: All structures will be greater than 25' from all property lines.

Add statement: No structures will exceed the maximum height of 30'. As noted in LDC Section 5.4.3.G.1.a, "Height Limits Not Applicable to Architectural Features. The maximum height limitations of this Code do not apply to church spires, belfries, cupolas, chimneys and other similar design or architectural features or other appurtenances that are usually installed above roof level." Note that any depiction over 30' on the Elevation Plan constitutes an architectural feature of the roof design.



Subject: Planner
Page Label: 4
Author: MirandaBenson2
Date: 4/16/2026 3:56:25 PM
Status:
Color: ■
Layer:
Space:

Please add a paragraph for any alternative Parking and/or Landscaping design requests. **If none are requested, please just add a sentence confirming that you intend to meet all general requirements of Chapter 6 of the Land Development Code.

To: El Paso County Planning and Zoning

From: Wember Owner's Representative
Dallas Leasure, APM
dleasure@wemberinc.com

Re: Letter Of Intent – Site Development Plan for 6155 Fountain Valley Schools

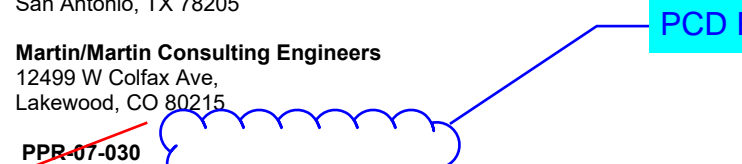
Owner: Fountain Valley Schools
6155 Fountain Valley School Rd
Colorado Springs, CO 80911
719-390-7035
John Litchenberg
jlitchenberg@fvs.edu

Applicant: Fountain Valley Schools
6155 Fountain Valley School Rd
Colorado Springs, CO 80911
719-390-7035
John Litchenberg
jlitchenberg@fvs.edu

Consultant: Wember Owners Representative
7350 E Progress Place #100
Greenwood Village, CO 80111

Lake Flato Architects
311 Third Street
San Antonio, TX 78205

Martin/Martin Consulting Engineers
12499 W Colfax Ave,
Lakewood, CO 80215

PCD File: ~~PPR-07-030~~ 

SITE DETAILS

TSN: 55000-00-164

Building Address(s): 6300 Fountain Valley School Rd (STEM) and 6155 Fountain Valley School Rd (Humanities Building)

Acreage: 937 ac

Zoning: A-5, CAD-O. Listed as special use in this zone district (AL-11-003).

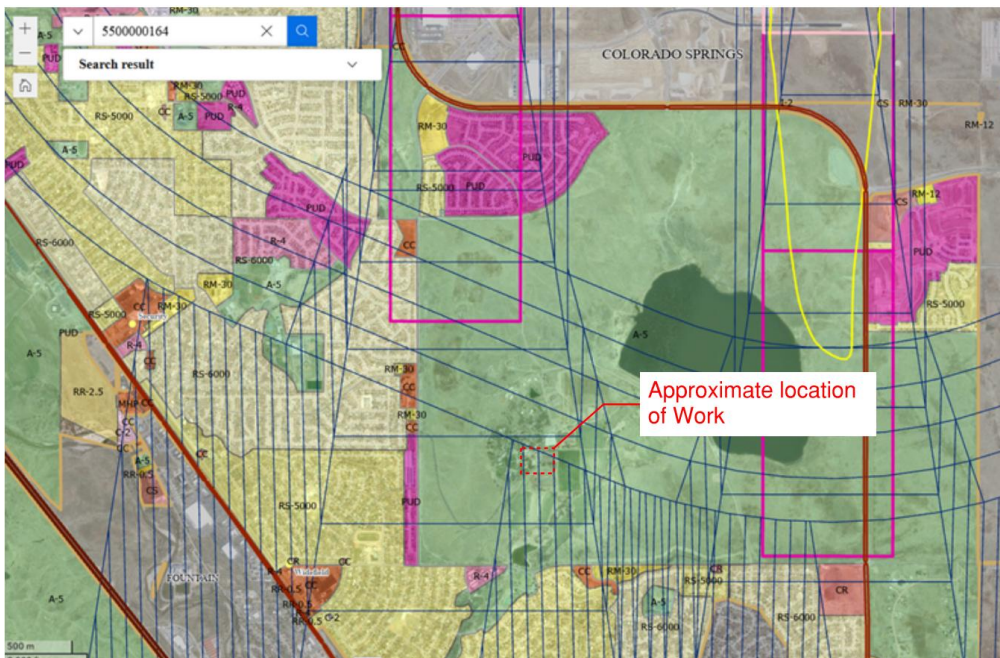
Current Use: Private Educational Institution

To Whom it may concern,

This letter of intent is on behalf of Fountain Valley Schools, the owner of property at 6155 Fountain Valley School Rd, Colorado Springs, CO 80911 (tax schedule ID [5500000164](#)). The school's CFO is Dave Mesko (email: dmesko@fvs.edu), its COO is John Litchenberg (email: jlitchenberg@fvs.edu), and the owner's representative is Dallas Leasure (email: dleasure@wemberinc.com, phone: 719-922-1293) with Wember Owner's Representatives. The architect of record is Lake | Flato Architects (Project Manager: Danny Davy, ddavy@lakeflato.com). The civil engineer of record is Martin & Martin Consulting Engineers (Project Manager: Nicole Kontour, email: NKontour@martinmartin.com). The applicant is Fountain Valley Schools.

This property is currently zoned **A-5, CAD-O, and is listed as special use in this zone district (special use application: AL-11-003, approved June 23, 2011)**. The project management team is not proposing any changes to that zoning. Wember, On behalf of Fountain Valley Schools, requests approval of a Site Development Plan on approximately 12.68 acres of Fountain Valley School's property that sits approximately 1,700 feet east of Grinnell Blvd and 1800 feet South of Goldfield Drive.

Commented [DL1]: M/M to confirm disturbance amount



The proposed project scope consists of the following:

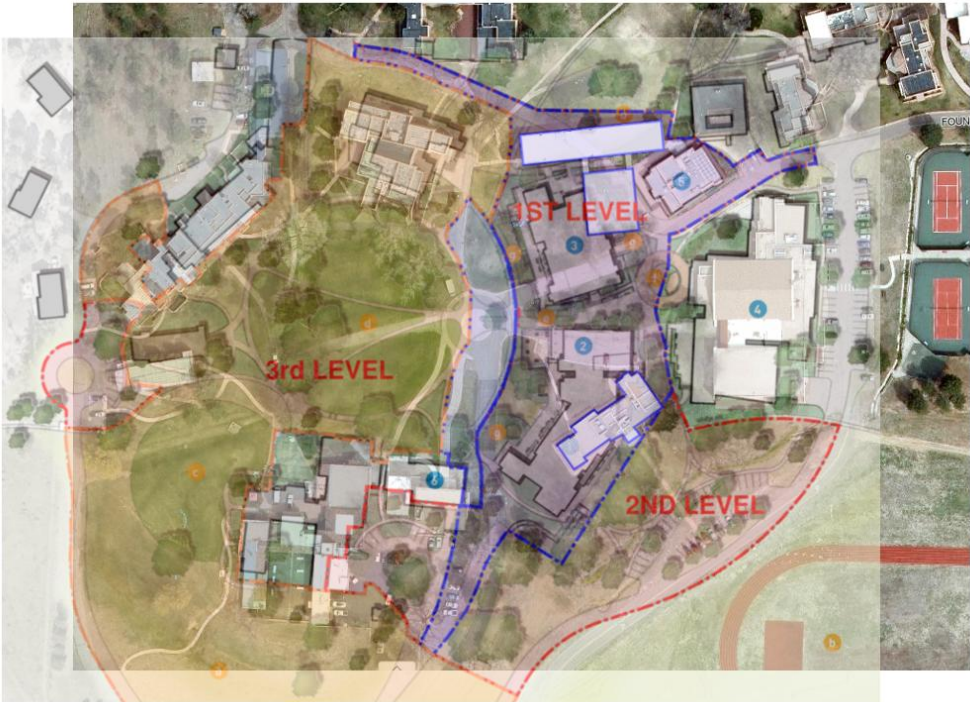
- Demolition of the existing Administrative and Classroom Buildings.
- Demolition of related existing site utilities.
- New construction of a 24,600 sf Humanities Building.
- New construction of a 20,800 sf STEM (Science, Technology, Engineering, and Math) Building.
- New construction of vehicle and pedestrian access within the existing campus core area.
- New construction of utility infrastructure to support the proposed buildings and site improvements.

Discuss the total GSF (all floors) of the buildings to be demo'd and the total GSF of new building to be constructed.

El Paso County Enumerations assigned the two new building addresses as follows: **6300 Fountain Valley School Rd (STEM Building)** which is located to the north and denoted with a "3" in the screenshot below, and **6155 Fountain Valley School Rd (Humanities Building)** which is located to the south and denoted with a "2".



See PPRBD comment in EDARP. New address for this building will be 6330 Fountain Valley School Rd.



Due to the owner's funding circumstances, the project could be rolled out in 2 phases, as shown in the screenshot below. Phase I includes both buildings, the site work adjacent to both new buildings, and all required fire lanes and ingress and egress roads to be in place. Phase II encompasses the remaining site work as described in the design drawings published by Lake Flato Architects.



Add statement: All structures will be greater than 25' from all property lines.

Add statement: No structures will exceed the maximum height of 30'. As noted in LDC Section 5.4.3.G.1.a, "Height Limits Not Applicable to Architectural Features. The maximum height limitations of this Code do not apply to church spires, belfries, cupolas, chimneys and other similar design or architectural features or other appurtenances that are usually installed above roof level." Note that any depiction over 30' on the Elevation Plan constitutes an architectural feature of the roof design.

Commented [DL2]: Need to confirm this is required and that Martin Martin is furnishing it

Because the goal of this project is to increase total enrollment from 200 students to roughly 300 students, a separate traffic study will be required and shall be furnished by Martin and Martin Consulting Engineers.

The proposed new buildings comply with the required setbacks for buildings under the A-5 zoning requirements.

The scope of the project includes construction of utility infrastructure for the two new buildings including, but not limited to water mains, fire hydrants, storm sewer and sanitary sewer and underground electrical transmission lines. Existing site utilities will be modified to accommodate the two new buildings and site improvements. Existing electrical service is provided by Fountain Electric, and this service will remain except where needed to electrically energize the two new buildings. Existing water is provided by The Widefield Water and Sanitation District. There is both private storm sewer on site as well as an open-air irrigation ditch, both leading to a stormwater sewer main. Grading, drainage, and site utilities documents will be submitted with this letter.

If there are any questions or comments, feel free to contact me.

Sincerely,

WEMBER
OWNER'S REPRESENTATIVE

Dallas Leasure
Asst. Project Manager
dleasure@wemberinc.com
C: (719) 922-1293

Discuss the traffic ADT increase based on the increase in enrollment
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