



DEVELOPMENT SERVICES DEPARTMENT

Review Agency Comment Sheet

**Date:** 10/17/16

**Review Agency:** School District No. 3  
**Reviewer:**

**File Number:** PUDSP-16-003      **Project Manager:** Kari Parsons 719-520-6306

**Send comments to:** [DSDcomments@elpasoco.com](mailto:DSDcomments@elpasoco.com)

**Project Name:** Lorson Ranch East –Planned Unit Development/Preliminary Plan (PUDSP)

Request by Cygnet Land LLC, for approval of a PUD development plan that will also constitute preliminary plan approval authorizing the development of 838 single-family lots, attached single-family, multi-family, rights-of-way, and open space within 225.76 acres. The proposed development is in the overall PUD (Planned Unit Development) zone district. The property is located east of Fontaine, east of the East Tributary of the Jimmy Camp Creek Channel and north of Pleasant Valley Subdivision.

**Commissioner District:** # 4

**Tax ID# (s):** 55000-00-297, 272, 271, 269, 268, 266, 55231-00-001

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**Outside Review Agencies:** Please email comments to the [DSD comments](mailto:DSDcomments@elpasoco.com) email noted above. Comments can be Faxed to 719-520-6695 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

**County Review Agencies:** Please type your comments in **Arial 12**.

**All comments and this sheet must be returned to the  
EPC Development Services Department no later than:**

**Date: November 22, 2016**

NOTE: If plan sets are returned Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

**Fire District:** ☐ Yes (Fire Marshall Review Optional)      ☐ No (Fire Marshall Review Required)



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

November 21, 2016  
Kari Parsons  
El Paso County Development Services  
Colorado Springs, CO 80910

Kari:

In reference to your correspondence dated 10/17/2016, a request by Cygnet Land LLC, for approval of a PUD development plan that will also constitute preliminary plan approval for the development of 838 single-family lots, multi-family, and open space. This plan works very well with Widefield School District #3's plan for the development of implementation of an upcoming Bond Issue that Widefield will take to the voters next November. This development plan will hopefully put the needed infrastructure and road access to the school site before the Bond Issue is voted on. We look forward to this phase moving forward and Widefield School District #3 has no objections to this plan.

If you have further question please feel free to call me at 719-391-3531.

Thank you,

Dennis Neal  
Chief Operations Officer  
Widefield School District #3