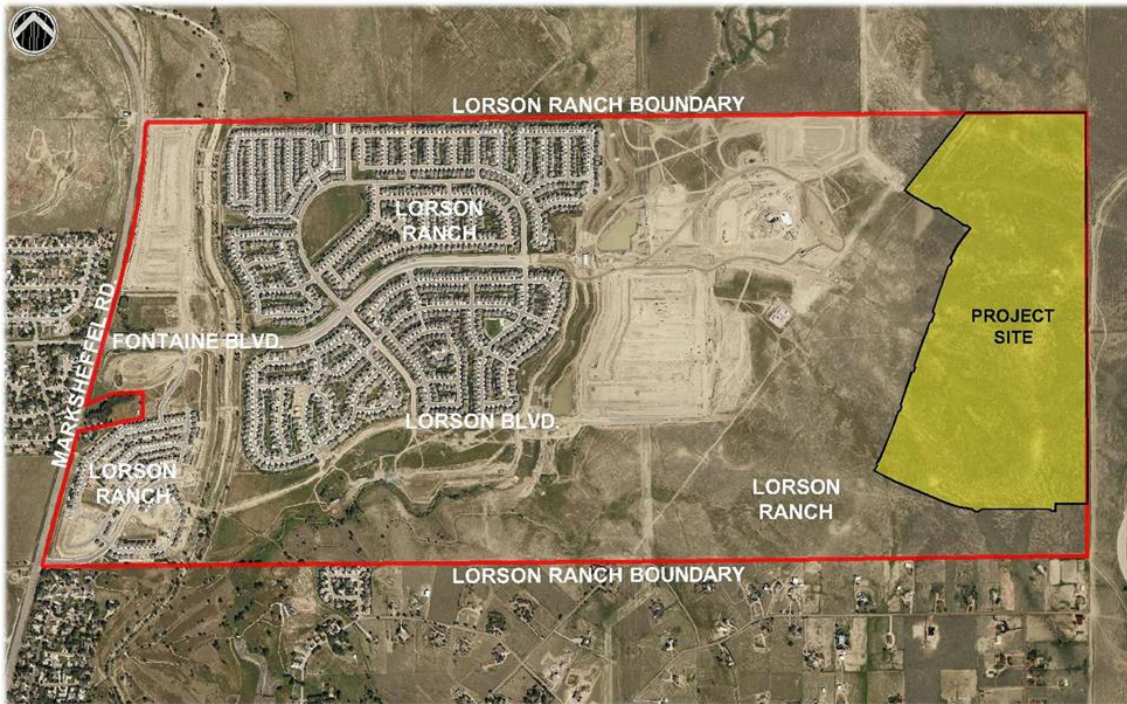


**RIDGE AT LORSON RANCH  
LETTER OF INTENT  
Planned Unit Development, Preliminary Plan & Early Grading**

**April 19, 2021**



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**Site Location, Size, Zoning:**

Matrix Design Group, on behalf of Lorson LLC, is respectfully submitting development applications for the proposed Ridge at Lorson Ranch project to include a combined PUD Development Plan/ Preliminary Plan, request for early grading, and request for sufficiency of water findings to permit future administrative review of final plats. The site is 206.473 acres with 994 single family detached residential lots located in the eastern portion of Lorson Ranch. The Ridge at Lorson Ranch is a continuation of the Lorson Ranch development. The site is currently zoned PUD with a density cap of 4-6 DU/ Acre. The Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016, depicts RLM (Residential Low/ Medium 4-6 DU/ Acre). The proposed PUDSP application submittal includes 994 new single family lots on 206.473 acres for a density of 4.81 DU/ Acre and is in compliance with the approved Sketch Plan.

The site is bordered by the recently approved Hills at Lorson Ranch and in progress Skyline at Lorson Ranch developments to the west; vacant Lorson Ranch property to the south; vacant land to the north; as well as A-35 zoned land (Ag grazing) and A-35 RR-5 State of Colorado lands to the east. The parcel that makes up this submittal is vacant with no existing buildings, structures, or facilities. The site contains no natural drainage ways or significant natural features.

**Request & Justification:**

The purpose of this application is to request approval of a combined PUD Development and Preliminary Plan (PUDSP); a Pre-Development Early Grading Request; and request for administrative review of future final plats as part of the findings of water sufficiency as part of this PUDSP submittal. The necessary public rights-of-way for any public roadways will be



provided for review and approved for use with the final plat for the Ridge at Lorson Ranch. The PUD Development and Preliminary Plan shows the general concept for the design of the single-family detached residential community and open spaces, as well as identify the development standards for the proposed residential product types. The plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Since the site is quite large and grading operations are expected to be substantial, the early grading request will permit grading operations to begin upon approval of the PUD/ Preliminary Plan and prior to Final Plat.

The proposed PUDSP illustrates 994 new detached single-family residential units on 206.473 acres for a density of 4.81 DU/ Acre. The PUDSP includes 27.335 acres of park space, open space and landscape area; 47.914 acres of new public streets right-of -way; and 9.355 acres of R.O.W. reservation for future Meridian Road. The site layout incorporates a mix of lot sizes to include: 50' x 110' (5,500 SF); 60' x 110' (6,600' SF); and 45' x 85' (3,825 SF). All streets shall be public, permitting on-street parking, with corner lots for all unit types designed with additional corner lot width to accommodate sight distance and sidewalk requirements. In addition to the on-street parking, each lot will provide a full-length driveway for off-street parking. There shall be no direct access to any arterial or collector streets. Fontaine Blvd. as well as Lorson Blvd. are designed to handle existing and proposed traffic expected within the Lorson Ranch community. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the overall Lorson Ranch development, open space and community connections are planned providing access to open space corridors such as Jimmy Camp Creek to the west, a pocket parks and the adjoining neighborhoods. This is achieved via planned trails through open space tracts, internal sidewalks, and the existing utility/ powerline easement While the PUDSP drawings illustrate a single phase due to major utility infrastructure needs, the platting of individual lots and construction of housing may occur in phases based on market trends. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

El Paso County PUD Section 4.2.6(D) Approval Criteria, Water Master Plan, Highway 94 Small Area Plan, 1998 El Paso County Policy Plan, and El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria:

The purpose of the PUD is to provide the information necessary to rezone a property to the PUD Zoning district and to provide a graphical representation to serve as the zoning of the property after approval. The PUDSP sets forth the stated purpose of the PUD Zoning and Preliminary Plan Criteria through illustrated detailed use design, dimensional and development standards, utility connections, landscaping and other important site improvements.

The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as a framework for land use applications and development in the County. The County Wide Policy Plan ties the specific small area plans, and other Master Plan elements such as the Water Master Plan, Master Plan for Mineral Extraction, El Paso County Department of Parks and Leisure Services Master Plan and the Major Transportation Corridors Plan together. The Policy Plan provides general direction in terms of water use, density, buffers, transitions, and



infrastructure where no small area plan exists. Ridge at Lorson Ranch PUDSP meets the requirements of these planning tools as outlined in more detail within the sections below.

The Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016 (SKP-15-001) illustrates the proposed PUDSP area as RLM (Residential Low/ Medium) with a permitted density of 4-6 DU/ Acre. The PUDSP submitted with this application remains consistent with the approved Sketch Plan Amendment by maintaining the approved residential zoning designation and approved densities of 994 new single family lots on 206.473 acres for a density of 4.81 DU/ Acre.

The proposed property is suitable for the intended use and the use is compatible with both the existing and allowed land uses on the neighboring properties to the west and south consisting of single family residential or open space. The new development will be in harmony with the existing surrounding character of the area and natural environment using varying residential densities, perimeter buffering and provisions for both natural and built open space. There are no areas of significant historical, cultural, or recreational features found on site.

The project has been designed to not be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrated in the zoning code and application packet.

The proposed PUDSP will not have a negative impact upon the existing and future development of the area, but rather continue with the planned sequencing of phasing and development. This design approach supports *Policy 6.1.1: Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County* and *Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

The proposed single family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance and are adequately sized to meet the demands of this phase and other future phases. A sufficient water supply has been acquired from the Widefield Water & Sanitation District and can provide the water necessary for the proposed 994 units. In addition, a wastewater system has been established and can adequately serve the proposed units. Please refer to the water and wastewater reports for more information.

By providing open space areas and extending existing utility services already approved and in place, Ridge at Lorson Ranch supports *Policy 6.1.5: Support the development of well-planned mixed-use projects* and *Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

A "Geology and Soils Report, The Ridge at Lorson Ranch, El Paso County, Colorado" (RMG-Rocky Mountain Group, March 22, 2021) is included with the submittal package. As part of this report, 134 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic



constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, radon, and erosion. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. In addition to the previously identified mitigation alternatives, surface and subsurface drainage systems should be implemented. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

#### 2003 Highway 94 Comprehensive Plan

Per the Highway 94 Comprehensive Plan Map 8.1, the portion of Ridge at Lorson Ranch located north of Fontaine Blvd. is within Sub-Area 4 of the 2003 Highway 94 Comprehensive Plan. The remaining areas of the Ridge at Lorson Ranch are outside the Highway 94 planning study area.

Sub-Area 4 is characterized as the Colorado Centre and calls for higher intensity land uses that will blend with the existing Colorado Springs character. This proposal meets several of the Highway 94 plan's goals, including:

*-Goal 1. Guide growth in a manner that respects the emerging needs of the community....:*

Lorson Ranch provides valuable and affordable housing to the Fountain Valley area. Lorson Ranch also provides housing along existing major transportation corridors such as Marksheffel Rd.

*-Goal 2. Achieve a desirable and efficient use of the land while enhancing the physical environment through functional and compatible land use configurations:*

This site was previously approved for residential uses and this PUDSP continues the existing pattern of residential development.

*-Objective 2.2: Ensure that the nature and intensity of proposed development are consistent with the Land Use Map and Sub-Area scenarios:*

*-Goal 3. Ensure that residential development is appropriate for the Planning Area:*

Ridge at Lorson Ranch continues the existing development pattern already approved, built, and thriving elsewhere in Lorson Ranch.

#### El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria

- 1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;* The site is partially located within the Highway 94 comprehensive plan and meets the Highway 94 Plan's goals as listed above.
- 2. The subdivision is consistent with the purposes of this Code;* The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.
- 3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;* The subdivision is in conformance with previously approved 2016 minor sketch plan amendment for Lorson Ranch. The proposed project maintains a density of 4-6 DU/ acre as illustrated on the approved sketch plan.

4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);* A sufficient water supply has been committed to and will be provided for by the Widefield Water and Sanitation District. WWSD provided water commitment letters have been included as part of this application indicating capacity to provide sufficient quantity and quality of water for this development.
5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;* A public wastewater system will be provided for by the Widefield Water and Sanitation District. WWSD provided commitment letters have been included as part of this application indicating capacity to provide wastewater disposal services for this development.
6. *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];* A "Geology and Soils Report, The Ridge at Lorson Ranch, El Paso County, Colorado" (RMG- Rocky Mountain Group, March 22, 2021) is included with the submittal package. As part of this report, 134 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, radon, and erosion. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. In addition to the previously identified mitigation alternatives, surface and subsurface drainage systems should be implemented. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.
7. *Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;* Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A preliminary drainage report for this development has been included for review and approval by El Paso County.
8. *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;* The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. The Ridge at Lorson Ranch includes the continuation of two major roadways, the eastward extension of both Fontaine Blvd. and Lorson Blvd. The extension of these roadways will provide the necessary points of ingress/ egress for this development and create

numerous circulation routes through internal neighborhoods. Fontaine Boulevard is planned to connect to future Meridian Road and R.O.W. has been extended to accommodate the future connection. As part of this extension, future R.O.W. for Meridian Road has been provided. However, due to steep grades and intersection spacing concerns Lorson Boulevard is not currently proposed for connection to future Meridian Road. Internal streets will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the access points provided. Public sidewalks will be constructed as necessary to provide pedestrian connections throughout the development.

9. *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM; Legal and physical access will be provided to all parcels by public rights-of-way.*
10. *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities; While there are no major recreational facilities such as large playfields proposed within Ridge at Lorson Ranch, the project site is proposing neighborhood pocket parks, trails and pedestrian connections to existing trail systems within Lorson Ranch East.*
11. *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision; All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for multiple years. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.*
12. *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal. In addition, a fire protection district commitment to serve this development has been provided.*



13. *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.* The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code. There are no proposed deviation requests at this time.

**EL PASO COUNTY WATER MASTER PLAN:**

Ridge at Lorson Ranch is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services have been provided in previous Lorson Ranch filings and will be extended to this proposed development. There are no proposed wells or individual septic systems within Ridge at Lorson Ranch. The WWSD has provided an intent to serve commitment letter for the proposed 994 units and landscaping. The Ridge at Lorson Ranch will seek the Colorado State Engineer's sufficiency of water finding for both quantity and quality as part of this PUDSP permitting administrative review of future final plats.

Ridge at Lorson Ranch is located in Pressure Zone 6 (upper zone). WWSD has an existing 16" diameter potable water main in Grayling Drive, Walleye Drive, and a Booster Station (Rolling Hills Booster Pump Station) located on the north side of Grayling Drive east of Lamprey Drive. In addition, a 12" water main is constructed from Lorson Ranch to an offsite water tank (Rolling Hills Tank) which will serve this development.

The WWSD has a regional lift station south of Lorson Ranch at Marksheffel Road and Mesa Ridge Parkway that will be used to provide wastewater gravity service to Lorson Ranch. Existing sanitary sewer has been stubbed out to this site from Lorson Ranch East and will provide gravity sewer service to the site.

The WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three year average demand is 2615 ac-ft per year which is 49.6% of the existing physical supply.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single family lot. This subdivision also includes irrigation for 6.27 acres of fully irrigated landscaping (park) and 6.58 acres of partially irrigated landscaping which has been estimated at 82 single family equivalents.

The new water commitments are 376.58 ac-ft per year for the 994 lots and the landscaping (82sfe). Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected. Based on the wastewater loading, the total wastewater load projected for this site is 0.020377 MGD for the 994 lots.

The Widefield Water and Sanitation District has an excess capacity in their existing water supply system to serve this subdivision. The WWSD has excess capacity at their existing wastewater treatment plant to treat an additional 0.47 MGD of wastewater effluent. The proposed development will only contribute an additional 0.020377 MGD of flow to the existing plant.





In addition, Ridge at Lorson Ranch meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

through integrated master planning of site planning, landscape and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod.

**Master Plan for Mineral Extraction:**

The *1996 Master Plan for Mineral Extraction* updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the “Preservation of Commercial Mineral Deposits Act” of 1973 and the second is to provide guidance to the El Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as ‘Valley Fill’ containing sand and gravel with silt and clay deposited by water in one or a series of stream valleys. The proposed project does not contain any mineral deposits of commercial value.

**Total Number of Residential Units, Density, and Lot Sizes:** 994 Single-Family Detached Residential Units for a density of 4.81 DU/ Acre. The site layout includes a mix of residential lot size: 50’ x 110’ (5,500 SF); 60’ x 110’ (6,600’ SF); and 45’ x 85’ (3,825 SF).

**Total Number of Industrial or Commercial Sites:**

There are no industrial or commercial sites proposed with this project.

**Phasing Plan and Schedule of Development:**

Ridge at Lorson Ranch will be developed as a single phase due to necessary utility commitments and infrastructure connections. The plat filings may be submitted in phases pending market demand; however major roadway and utilities will be installed with the first phase.

**Areas of Required Landscaping:**

The proposed PUDSP includes landscape design and streetscape planting requirements for the streetscapes along a portion of Fontaine Boulevard, Lorson Boulevard, Walleye Drive and Grayling Drive as well as for the proposed pocket park areas. The landscape design includes a mix of deciduous and evergreen trees with varying ground plane treatments for passive and active play areas. There are no landscape waivers being requested at this time.

**Approximate Acres and Percent of Land Set Aside for Open Space:**

Per the EPCLDC, 20.65 acres or 10% of the total site area of open space is required within the PUD zoning district. The PUDSP proposes 27.335 acres of open space, landscape area, and



pocket parks totaling 13.24% of the overall site acreage. The 27.335 acres of open space tracts include 6.439 acres of powerline easement, 18.205 acres for open space and landscape area, and 2.691 acres for pocket parks as illustrated on the landscape plans. Within the total open space tracts, there is 2.319 acres of detention area. The open space tracts include elements such as landscaping, existing natural open space to remain, trails, pocket parks and detention facilities. Of the 27.335 acres being provided with the Ridge at Lorson Ranch, 6.439 acres consist of the powerline easement. This easement forms a natural buffer within the community providing opportunities for pedestrian trail connectivity. In addition, trail corridors have been illustrated on the plans along the powerline easement providing numerous connections to adjoining neighborhoods. The total open space provided with this application is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment.

The owner/ developer will seek to enter into a Park Lands Agreement with the El Paso County Parks Department for application of urban park credits in relation to the development and construction of the proposed pocket parks. Any Park Lands Agreement will be coordinated during the Final Plat process.

**Types of Proposed Recreational Facilities:**

While there are no major recreational facilities such as large playfields proposed within Ridge at Lorson Ranch, the project site is proposing neighborhood pocket parks, trails and pedestrian connections to existing trail systems within previous filings of Lorson Ranch.

**Traffic Engineering:**

Vehicular access and street layout shall be as illustrated on the PUDSP with all roadways to be public, built to El Paso County standards. The applicant requests that platted lots within Ridge at Lorson Ranch be included in the county wide Public Improvements District (PID 2) implemented as part of the Traffic Impact Fee resolution.

Ridge at Lorson Ranch includes the continuation of two major roadways, the eastward extension of both Fontaine Blvd. and Lorson Blvd. The extension of these roadways will provide the necessary points of ingress/ egress for this development and create numerous circulation routes through internal neighborhoods. Fontaine Boulevard is planned to connect to future Meridian Road and R.O.W. has been extended to accommodate the future connection. Lorson Boulevard is not currently proposed for connection to future Meridian Road due to steep grades and intersection spacing concerns. In addition, a 90' R.O.W. reservation for future Meridian Road is shown as Tracts U and V totaling 9.355 acres.

**Proposed Services:**

- 1. Water/ Wastewater: Widefield Water and Sanitation District
- 2. Gas: Black Hills Energy
- 3. Electric: Mountain View Electric
- 4. Fire: Security Fire Protection District
- 5. School: Widefield District #3
- 6. Roads: El Paso County Road and Bridge
- 7. Police Protection: El Paso County Sheriff's Department



**Impacts associated with the PUD Development Plan & Preliminary Plan:**

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0976G' effective date December 7, 2018.

Site Geology: RMG has provided a Geology Soils Report with this submittal. This report has identified any potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during final design and construction on site.

Wetlands: There are no drainage areas, drainage ways or water courses found on site, as a result there are not wetlands present. All drainage and erosion criteria have been met following El Paso County Development Standards.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Ridge at Lorson Ranch community with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule and White-Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors



- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that the application will have significant impacts on wildlife in the area.