



Date: February 19, 2021

To: Katie Carleo, AICP
Principal Planner - City of Colorado Springs
30 South Nevada Avenue, Suite 701
Colorado Springs, Colorado 80903

From: Brett Ridgway
Chief Business Officer - District 49
10850 East Woodman Road
Peyton, Colorado 80831

RE: Woodmen Heights Master Plan Amendment / Rezone Application – Phase III sites

Mrs. Carleo,

This letter is to notify the City of Colorado Springs that District 49 is in full support of the Master Plan Amendment, Concept Plan, and Rezone application submitted by the current owners, RAO Investments, LLC for the 22 acres school site located east of Forest Meadows Avenue and south of the future alignment of Cowpoke Road within Woodmen Heights Master Plan. The School District no longer has plans to construct a school at this location. Per our Agreement with RAO Investments, LLC, upon approvals of both the Rezone of the site to residential use, and the approval of the Master Plan Amendment to a density of 3.5 to 7.99 dwelling units per acre (du/ac) by the City of Colorado Springs, RAO Investments will be making a payment to District 49 to cover all school related fees associated with this site. For your reference I have attached Exhibit A on page 2 showing the property.

Sincerely,



Brett Ridgway
Chief Business Officer – District 49

CC: Melissa Andrews – Community & Facility Planning Manager – District 49
Joe Stifter – Vice President of Land – View Homes
Tim Buschar – Director of Entitlement – COLA, LLC

EXHIBIT A:

WOODMEN HEIGHTS MASTER PLAN

