



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
Land Use Review Division

April 8, 2021

Galloway & Company  
Attn. Adam Koester  
1155 Kelly Johnson Blvd. Suite 305  
Colorado Springs, CO 80920

**RE: Approval Letter – PUD Development Plan for the Maverik - 1125 E. Woodmen Road Project**  
**File Number: AR PUD 20-00641**

Dear Mr. Koester,

The City's Land Use Review Division administratively approved the above-mentioned PUD development plan for the Maverik – 1125 E. Woodmen Road project on March 18, 2021. The application allows for the development of a 4,425 square foot commercial building for a convenience store with fuel sales use and ancillary site improvements. The plat for this project is Looart Subdivision Filing No. 7. This approval is subject to the following conditions:

1. Development must conform completely to the approved development plan.
2. All site grading must substantially comply with the grading illustrated on the preliminary grading plan.
3. The building architecture must substantially comply with the elevation drawings.
4. Utility main and service locations on this plan are illustrative only, and are not approved with this development plan.
5. No fee or land dedication for school dedication is required per the City PLDO as land dedication has been requested.
6. No fee or land dedication for parks dedication is required per the City PLDO as land dedication has been requested.
7. All landscaping must comply with the details of the approved Final Landscape Plan in this application. **An Irrigation Plan application is due at time of building permit** (residential submittals are due with the first permit and commercial submittals are due no later than 90 days after the Building Permit approval per Code language).
8. A sign permit through Development Review Enterprise is required for all signage, prior to installation.

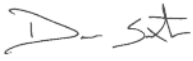
Please attach one copy of the approved development plan set to each set of construction drawings submitted to the Regional Building Department in conjunction with the building permit application. A Certificate of Occupancy will not be issued for the development until all private and public improvements shown on the plan are completed or financially secured.

This development plan approval will **expire six (6) years** from the approval date unless a building permit is issued for the construction of the project. If any changes to the approved site or building design become necessary prior to, or during construction, an amended development plan will need to be submitted for City Planning review and approval.

The City of Colorado Springs is committed to excellent customer service. We would like to hear your comments about the service you received during the review of this application and your interaction with our department. Please consider completing the survey through SpeakUP COS located at <https://coloradosprings.granicusideas.com/surveys/planning-department-customer-service-survey>. Your response is completely confidential.

If you have any questions regarding the above sections, please contact me at [daniel.sexton@springsgov.com](mailto:daniel.sexton@springsgov.com) or by phone at 719-385-5366.

Sincerely,



Daniel Sexton, AICP  
Principal Planner

- C: City Planning File Nos. AR PUD 20-00641  
Development Review Enterprise – approval letter via email ([drew.foxx@coloradosprings.gov](mailto:drew.foxx@coloradosprings.gov))  
Engineering Development Review – approval letter via email ([Development.Review@coloradosprings.gov](mailto:Development.Review@coloradosprings.gov))  
Fire Prevention – approval letter via email ([Steven.Smith@coloradosprings.gov](mailto:Steven.Smith@coloradosprings.gov))  
CSU – approval letter via email ([buckslips@csu.org](mailto:buckslips@csu.org))  
Page Saulsbury – approval letter via email ([Page.Saulsbury@coloradosprings.gov](mailto:Page.Saulsbury@coloradosprings.gov))

Enclosures (0): None