July 31, 2021

R&R Engineers-Surveyors,
1635 W. 13th Avenue, Suite 310
Denver, CO 80204

RE: **Approval Letter – PUD Development Plan and Administrative Relief for The Caliber at Crest Project**
File Nos.: **AR PUD 21-00163 and AR R 21-00164**

Dear Mr. Loughrey,

The City's Land Use Review Division administratively approved the above-mentioned PUD development plan and administrative relief applications for the Caliber at Crest project on July 31, 2021. The plan allows for the development of 296-unit multi-family residential complex with ancillary site improvements. The administrative relief request would allow for the development exceed the maximum building height of 45 feet established by Ordinance #20-52 by 6.75 feet. The plat for this project is Looart Subdivision Filing No. 8. 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. School district and parkland dedication fees are due per the City PLDO. The parkland fee is $309,024.00 and the school district fee is $368/unit (8 du/ac and over) for this site. The fee is determined as of the date of approval and is subject to increase. These fees are due to be paid prior to building permit approval. To pay the fees please bring a check to 2880 International Circle Suite 200-7 or to pay by credit card call 719-385-5982.
6. A Preliminary Landscape Plan is approved in this application. A **Final Landscape and Irrigation Plan are due at time of building permit** per Code language.
7. 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.
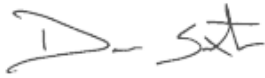
This development plan approval will **expire six (6) years** from the approval date unless a building permit is issued for the construction of the project. If any changes to the approved site or building design become necessary prior to, or during construction, an amended development plan will need to be submitted for City Planning review and approval.

The Administrative Relief shall be void if the required permits are not obtained within **one (1) year** of the final approval date. Prior to expiration, a one (1) year extension of approval may be granted by the manager for good cause.

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@coloradosprings.gov or by phone at 719-385-5366.

Sincerely,

Daniel Sexton, AICP
Planning Supervisor

C: City Planning File Nos. AR PUD 21-00163 and AR R 21-00164
        Development Review Enterprise – approval letter via email (drew.foxx@coloradosprings.gov)
        Engineering Development Review – approval letter via email (Development.Review@coloradosprings.gov)
        Fire Prevention – approval letter via email (Steven.Smith@coloradosprings.gov)
        CSU – approval letter via email (buckslips@csu.org)
        Page Saulsbury – approval letter via email (Page.Saulsbury@coloradosprings.gov)

Enclosures (0):   None