



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division

Friday, September 10, 2021

Galloway & Company, Inc.
Attn: Nathan Abbott
6162 S. Willow Dr., Suite 320
Greenwood Village, CO 80111

RE: Approval Letter for King Soopers Fueling Station Development Plan
File Number: AR DP 21-00202

Dear Mr. Abbott:

The City's Land Use Review Division administratively approved the above-mentioned development plan application for the King Soopers Fueling Station project on Friday, September 10, 2021. The development plan approves the demolition of an existing fueling station, convenience store and car wash and the construction of a new fueling station, pay kiosk, canopy and associated site improvements. The site improvements include parking, landscaping and trash enclosure. The plat for this project is Yorkshire Estates Subdivision Filing No. 3. 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. All landscaping must comply with the details of the approved Final Landscape and Irrigation Plans in this application. **No further Landscape or Irrigation Plan applications are necessary** unless significant changes to the approved plans occur prior to Certificate of Occupancy.
6. 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 this approval, please contact me at William.Gray@coloradosprings.gov or at (719) 385-5090.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Gray", with a horizontal line underneath.

William Gray
Senior Planner

C: City Planning File Nos. AR DP 20-00202 and AR FP 21-00202
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