



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division

March 1, 2022

Brooks Swenson
NES Inc.
609 N Cascade Avenue, Suite 200
Colorado Springs, CO 80903

RE: Approval Letter for Lot 4 Looart Subdivision Filing No. 8 PUD Development Plan
File Number: AR PUD 21-00627

Dear Mr. Swenson:

The City's Land Use Review Division administratively approved the above-mentioned PUD Development Plan for Lot 4 Looart Subdivision Filing No. 8. The project allows for the development of two commercial 6,350 sf buildings for retail or restaurant and ancillary site improvements. 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. 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).
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 the above sections, please contact me at 719-385-5621 or tamara.baxter@coloradosprings.gov.

Sincerely,



Tamara Baxter
Senior Planner

- C: City Planning File No: **AR PUD 21-00627**
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)