



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division

November 7, 2022

AIMCO
Attn: Alex Ong
4582 S. Ulster Street, Suite 1450
Denver, Colorado 80237

RE: Approval Letter for 1756 Silversmith Apartments (Flying Horse No. 22 Filing 4 – Apartments)
File Number: AR PUD 19-00162-A1MJ22 (DEPN-22-0045)

Dear Alex

The City's Land Use Review Division administratively approved the above-mentioned major development plan amendment for the 1756 Silversmith Apartments **modifying the site layout for a previously approved apartment development to include 95 total units** on November 7, 2022. The plat for this project is Flying Horse No. 22 Filing 4. 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 for this site. The fee is determined as of the date of approval of this plan and is subject to increase. These fees are due to be paid prior to building permit approval. To calculate the required fees per unit, please coordinate with Candy Fontecchio. 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. Final grading plans are included in the approved development plan set. Per note 17 on the cover sheet, any grading changes greater than 12-inches require a development plan amendment.
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.

If you have any questions regarding the above sections, please contact me at Katelynn.wintz@coloradosprings.gov or by phone at 719-385-5192.

Sincerely,

Katelynn Wintz, AICP
Planning Supervisor

C: City Planning File Nos. AR PUD 19-00162-A1MJ22 (DEPN-22-0045)
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)