



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division

June 21, 2022

Kimley-Horn and Associates, Inc.
Attn: Adam Monchak
2 N. Nevada Ave.
Colorado Springs, CO 80903

RE: Approval Letter for CSU Wilson Tank Site – Development Plan
File Number: AR DP 21-00526

Dear Mr. Monchak:

The City's Land Use Review Division administratively approved the above-mentioned application for the CSU Wilson Tank Site project on June 21, 2022. The development plan allows for the demolition of an existing water storage tank and the construction of a new 5 million-gallon (MGD) water storage tank, and associated site improvements. The plat for this project is Wilson Tank Site. 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 sending us a quick comment through City's GoCOS! app located at: <https://coloradosprings.gov/page/citizen-request-gocosprings-app>. Your feedback 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,



William Gray
Senior Planner

- C: City Planning File Nos. AR DP 21-00526 and AR FP 21-00527
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)
Ann Odom – (zone change) site plan and approval letter via email (ann.odom@coloradosprings.gov)
Travis Rehder – (master plan/ annexation) approval letter via email (Travis.Rehder@coloradosprings.gov)
Page Saulsbury – approval letter via email (Page.Saulsbury@coloradosprings.gov)

Enclosures (0):