



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division
Development Review Enterprise

May 18, 2022

Michael Drago
Entitlement and Engineering Solutions, Inc.
501 S. Cherry Street, Suite 300
Glendale, CO 80246

RE: Approval Letter – Development Plan for the Kum & Go Gas Station
File Number: AR DP 21-00813

Dear Mr. Drago:

The City's Land Use Review Division administratively approved the above-mentioned Development Plan for the Kum & Go Gas Station project on May 18, 2022. **This approval will allow for the development of a convenience store, 6MPD fuel canopy, and associated drives, parking and landscaping.** The plat for this project is AR FP 21-00814. This approval is subject to the following conditions:

1. Development must conform completely to the approved development plan set.
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.
6. No signage is approved per this letter; a sign permit through Development Review Enterprise is required for all signage prior to installation.
7. Semi-trucks shall not travel east onto Brookside from the proposed site.
8. Condition of Approval: The applicant shall submit revised plans showing wastewater service line information to CSU for approval prior to issuance of a building permit.

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 matthew.alcuran@coloradosprings.gov or at (719) 385-7347.

Sincerely,

A handwritten signature in black ink that reads "Matthew Alcuran".

Matthew Alcuran

CC: City Planning File No(s). AR DP 21-00813
Development Review Enterprises – approval letter via email (drew.foxx@coloradosprings.gov)
Engineering Development Review – approval letter via email
(Shirley.Applegate@coloradosprings.gov)(Patrick.Morris@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)