



CITY PLANNING DEPARTMENT
Land Use Review Division

June 11, 2026

N.E.S.
Attn. Andrea Roman
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903

RE: Approval Letter for a Development Plan Modification of Corporate Ridge No. 1 Lot 4
File Number: DEPN-26-0039

Dear Ms. Roman,

The City's Land Use Review Division administratively approved the above-mentioned Development Plan Modification application for Corporate Ridge Filing No. 1 Lot 4 Development Plan Modification on June 10, 2026. This application further modifies the previous Development Plan, as modified, for Corporate Ridge No. 1 Lot 4 and establishes a data center use in the existing industrial building and site improvements on the 21.96 acre, BP (Business Park) zoned, site located at 1565 High Tech Way. The recorded plat for this project is Corporate Ridge Filing No. 1. This approval is subject to the following conditions:

1. Development must conform completely to the approved development plan modification as approved.
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. Parkland Dedication Ordinance, School Ordinance, and Citywide Development Impact Fees: After review with partner agencies, no Citywide Development Impact (Police & Fire) fees under City Code 7.5.532 are required for this development modification. The generator area is considered an auxiliary component supporting the data center building, which was approved before the effective date of CDI through AR DPA 00-00177 and related modifications. Data center projects have unique elements and impacts, and each project will be evaluated on a case-by-case basis for CDI determinations
5. Colorado Springs Utilities:
 - a. The Applicant will notate at time of construction drawing submittal if the existing 8-inch DIP water distribution main #W.246517 is to remain for hydrant or other purposes.
 - b. The Applicant will show on the plan at time of construction drawing submittal the relocation of the existing 12-inch DIP water main #W.246704.
 - c. At time of construction drawing submittal, the Applicant will show the full extent of all water/wastewater mains/service lines within the chiller footprint/shaded area and confirm if abandon in place, removed, or relocated.
 - d. The Applicant will show at time of construction drawing submittal the primary meter relocated outside of the infiltration area.
 - e. At time of construction drawing submittal, the Applicant will show and label the existing public utility easement under reception number 210713078.
6. 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.

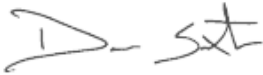
7. Financial Assurances for public and private improvements are **due at time of building permit issuance**, per City Code and policy. Please contact the City's Engineering Development Review Division of Public Works Department at (719) 385-5918 for assurance information pertaining to public or stormwater improvements. For private improvement assurances, please contact the City's Development Review Enterprise at (719) 385-5982 or DREplanninginfo@coloradosprings.gov.
8. This development is subject to a Development Agreement. The Agreement shall be finalized no later than July 16, 2026. The Development Agreement, as authorized by City Code Section 7.5.414 Development Agreements, sets forth the overarching obligations for site improvements, operational parameters and performance measures (e.g. surrounding permissible noise, landscaping/screening, lighting and other site improvements) associated with the development.
9. 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 this approval, please contact me at Daniel.Sexton@ColoradoSprings.gov or at (719) 385-5366.

Sincerely,



Daniel Sexton, AICP
LUR/DRE Planning Manager

C: City Planning File No. DEPN-26-0039
Development Review Enterprise – approval letter via email (Tamara.Baxter@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):