



**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**  
**Land Use Review Division**

September 27, 2019

Total Green  
Sun Lee  
1115 S Chelton Rd  
Colorado Springs, CO 80910

**RE: Approval Letter for Total Green**  
**File Number: CPC CU 19-00040**

Dear Ms. Lee,

On September 19, 2019, the City Planning Commission approved the Conditional Use request for Total Green. Per City Code Section 7.5.905.D, the approval date shall be the final City Planning Commission action.

This approval is subject to the following conditions:

1. Development must conform completely to the approved development plan.
2. Utility main and service locations on this plan are illustrative only, and are not approved with this development plan.

Note this approval does not guarantee any MMJ licensing approvals through the City Clerk's Office.

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 this approval please contact me at Morgan.Hester@coloradosprings.gov or at (719) 385-5177.

Sincerely,

Morgan Hester, AICP  
Principal Planner

C: City Planning File Nos. CPC CU 19-00040  
Development Review Enterprise – approval letter via email ([Rochelle.Lozano@coloradosprings.gov](mailto:Rochelle.Lozano@coloradosprings.gov))  
Engineering Development Review – approval letter via email ([Shirley.Applegate@coloradosprings.gov](mailto:Shirley.Applegate@coloradosprings.gov))  
Fire Prevention – approval letter via email ([Steven.Smith@coloradosprings.gov](mailto:Steven.Smith@coloradosprings.gov))  
CSU – approval letter via email ([buckslips@csu.org](mailto:buckslips@csu.org))  
Page Saulsbury – approval letter via email ([Page.Saulsbury@coloradosprings.gov](mailto:Page.Saulsbury@coloradosprings.gov))  
City Clerk's Office – approval letter via email ([Lee.McRae@coloradosprings.gov](mailto:Lee.McRae@coloradosprings.gov))