



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
Land Use Review Division

12/11/2024

Ann Odom  
N.E.S. Inc.  
619 North Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

**RE: Approval Letter for Hancock / Chelton Single-Family Detached Conditional Use**  
**File Number: CUDP-24-0020**

Dear Ann:

The City Planning Commission on December 11<sup>th</sup>, 2024 approved the conditional use application to allow single-family detached residential units to be developed at the northwest corner of the Hancock Expressway and Chelton Road. This approval is subject to the following conditions:

1. A Development Plan and Final Plat are required prior to issuance of building permits.
2. **Condition of Approval:** any future development plan shall adhere to the R-Flex Medium zone district's dimensional standards for all lot configurations.

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 conditional use approval will expire **four (4) 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 [Allison.Stocker@coloradosprings.gov](mailto:Allison.Stocker@coloradosprings.gov) or at (719) 385-5396.

Sincerely,

Allison Stocker, AICP  
Planner II

C: City Planning File Nos. CUDP-24-0020  
Development Review Enterprise – approval letter via email ([dan.sexton@coloradosprings.gov](mailto:dan.sexton@coloradosprings.gov))  
Engineering Development Review – approval letter via email ([Development.Review@coloradosprings.gov](mailto:Development.Review@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))

Caroline Miller – approval letter via email when PLDO &/or CDI applies ([Caroline.Miller@coloradosprings.gov](mailto:Caroline.Miller@coloradosprings.gov))