



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

June 17, 2021

NES
 Jennifer Shagin
 Sent Via Email (jshagin@nescolorado.com)

RE: The Marek COS – Record of Decision
 File: CPC CU 21-00044 and AR FP 21-00193

INFORMATION

Name of Applicant: Jennifer Shagin
 Decision Date: June 17, 2021
 Address of Premises: 0 E WOODMEN RD
 Tax Schedule Number: 5307000114
 Zone District: PBC AO

CPC

The City Planning Commission on June 17, 2021 approved the applications for the Marek COS. Per City Code Section 7.5.905.D, the approval date shall be the final City Planning Commission action. The plat for this project is pending subject to recordation. 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. PLDO Fulfillment for Park land shall meet the following:

Total Park Land Dedication Requirement (Combined Neighborhood & Community P		
Based Upon Standard of 5.5 acres / 1,000 population		
Estimate, subject to change		
# OF UNITS PER STRUCTURE	ACRES OF DEDICATION PER UNIT*	FEE S IN LIEU PER UNIT*
1	0.0146	\$1,696
2-4	0.0117	\$1,362
5-19	0.0106	\$1,228
20-49	0.0096	\$1,117
50+	0.0090	\$1,044
A. LAND DEDICATION FORMULA FOR NEIGHBORHOOD & COMMUNITY PARKS		
320	X 0.0090	= 2.88
NUMBER OF UNITS	ACRES OF DEDICATION PER UNIT	LAND DEDICATION REQUIREMENT ACRES
B. FEE IN LIEU FORMULA FOR NEIGHBORHOOD & COMMUNITY PARKS		
320	X \$1,044.00	= \$334,080.00
NUMBER OF UNITS	FEE S IN LIEU PER UNIT	FEE IN LIEU REQUIREMENT
*Acres and fees based on 2019 American Community Survey 5-year estimates 2015-2019.		
*Land Value based on A Real Property Appraisal Report prepared by East-West Econometrics, May 2020.		
*Additional direct platting fees not included in this calculation.		

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. 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 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 please contact me at andrew.bowen@coloradosprings.gov or by phone at 719.385.5099.

Sincerely,



Andrew Bowen AICP, *Senior Planner*

- C: City Planning File Nos. CPC CU 21-00044 and AR FP 21-00193
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)