



March 28, 2024

Escape, LLC US
c/o Erik Watts, Oliver E Watts Consulting Engineer, Inc
614 Elkton Dr
Colorado Springs, CO 80907

RE: Cascade Multi-Family Development Plan Major Amendment
File Number: DEPN-22-0083

Dear Mr. Watts:

On March 28, 2024, the City's Land Use Review Division administratively approved the Development Plan Major Amendment for the Cascade Multi-Family project based on City Code Section 7.5.503.C, Amendment Requirements. The project amends the approved development plan (AR DP-18-00149) on Lot 1 only, by increasing the number of multi-family dwelling units from six (6) to (8) units, eliminating a single-family residential unit, resulting in a net increase of one (1) residential unit, and modifies parking and landscaping. The plat for this project is Cascade Subdivision No. 1.

This approval is subject to the following conditions:

1. Development must conform 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 comply with the elevation drawings.
4. The utility main and service locations on this plan are illustrative only and are not approved with this development plan.
5. The project requires fees in lieu of land dedication for schools in the amount of \$368.00 per unit.
6. This project requires fees in lieu of land dedication for parks in the amount of \$1,426.11 per unit.
7. The fees are due prior to building permit approval. These fees can be paid in person, via check, or credit card at 2880 International Circle, Suite 200-7, or by calling (719) 385-5982. Fees are determined as of the date of approval and are subject to increase.
8. 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.

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 William.Gray@coloradosprings.gov or at (719) 385-5090.

Sincerely,



William Gray
Senior Planner

C: City Planning File Nos. DEPN-22-0083
Development Review Enterprise – approval letter via email (daniel.sexton@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):