



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division

January 13, 2025

Swagata Guha, RA, LEED AP BD+C
Design Edge, PC
Colorado Springs, CO 80903

RE: Approval Letter for Penrose Library Fencing FBZ Warrant with an associated FBZ Minor Improvement Plan
File Number: FBZN-24-0005

Dear Swagata Guha:

The City's Downtown Review Board on **09-03-2024** approved the FBZ Warrant with an associated FBZ Minor Improvement Plan for the Penrose Library Fencing Project subject to revisions to the application's site plan and project statement. The revisions have been completed and the application has been reviewed administratively. As of January 13, 2025, the City's Urban Planning Division administratively approved the above-mentioned application. The approval allows for construction of a 7' fence surrounding the entire property's perimeter along W. Pikes Peak Ave., N. Cascade Ave., and Kiowa St., with associated landscaping and minor site improvements located on the property addressed as 20 N Cascade Ave. This approval is subject to the following conditions:

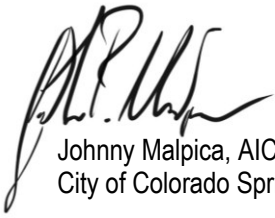
1. Development must conform completely to the approved development plan.
2. The building architecture must substantially comply with the elevation drawings.
3. Utility main and service locations on this plan are illustrative only, and are not approved with this development plan.
4. This project does not require payment of PLDO (Parkland Dedication Ordinance) and CDI (City Wide Development Impact) Fees.
5. All site landscaping approved with this application must substantially comply with the submitted site plan.
6. 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 Form-Based Zone Warrant with an associated Minor Improvement 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 Johnny.Malpica@ColoradoSprings.gov or at (719) 385-5369.

Sincerely,



Johnny Malpica, AICP | Planner II
City of Colorado Springs, Urban Planning Division

C: City Planning File Nos. FBZN-24-0005
Development Review Enterprise – approval letter via email (dan.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)
Travis Rehder – (Master plan/ Annexation) approval letter via email (Travis.Rehder@coloradosprings.gov)
SECWCD – (Annexation) approval letter via email (Margie@secwcd.com)
Page Saulsbury – approval letter via email (Page.Saulsbury@coloradosprings.gov)
Caroline Miller – approval letter via email when PLDO &/or CDI applies (Caroline.Miller@coloradosprings.gov)

Enclosures (1): Approved Site Plan – “FBZN-24-0005 – Approved Site Plan”