



**Colorado Springs Utilities**  
**Utility Development Services**  
1521 South Hancock Expressway, Mail Code 1812  
Colorado Springs, Co 80903  
Main #719-668-8259

November 5, 2019

April DeNio  
IBEX Realty Group  
1076 Lucky Lady Dr  
Woodland Park, Co 80863

RE: Availability of utility service to property located outside the limits of Colorado Springs City as follows:

A parcel of land with Tax Schedule No. 8316419008, located in Section 16, Township 13 South, Range 68 West, of the 6th Principal Meridian, County of El Paso, Colorado.

Dear Ms. April DeNio,

The above referenced property is located outside the City of Colorado Springs city limits; yet it is located within the Colorado Springs Utilities' electric and water service territories, and as such, can be provided with electric and water services by Colorado Springs Utilities. These services are presently available to meet the demands anticipated because of the proposed development, subject to the conditions presented in this letter.

Connections to the Utilities' system are contingent upon the customer meeting all the requirements of the Utilities' tariffs and City of Colorado Springs ordinances that are in effect for each requested utility service at the time the application for service is made by the customer and formally accepted by the Utilities. Connection requirements may include provisions for necessary line extensions and/or other system improvements, and payment of all applicable system development charges, recovery agreement fees and other fees applicable to the requested service. For information or questions concerning these requirements please call Colorado Springs Utilities Development Services (719) 668-8259.

Although Colorado Springs Utilities diligently seeks to expand facilities as necessary to meet anticipated load growth, Colorado Springs Utilities' services are provided to eligible customers at the time of connection to the distribution system on a "first come, first served" basis after acceptance of the customer's application as described above. In certain instances, our services and system capacities are limited. Accordingly, no specific allocations or amounts of Colorado Springs Utilities' facilities or supplies are reserved to serve the subject property and no commitments are made as to the availability of utility service at future times.

If you have any questions or concerns, please contact me at [bmludiker@csu.org](mailto:bmludiker@csu.org).

Sincerely,

Blanche Ludiker  
Colorado Springs Utilities  
Development Services