



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

June 18, 2021

Jennifer Zezlina
RMG Architects and Engineers
19375 Beacon Lite Road
Monument, CO 80132

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

Parcels of land with Tax Schedule No. 5332309004, 5332309005 and 5332309006, located in Section 32, Township 13 South, Range 65 West, of the 6th Principal Meridian, County of El Paso, Colorado.

Dear Ms. Jennifer Zezlina,

The above referenced property is located outside the City of Colorado Springs city limits; yet it is located within the Colorado Springs Utilities' gas service territory, and as such, can be provided with gas 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.

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.

Sincerely,

Blanche M Ludiker
Engineering Support Specialist
Colorado Springs Utilities
Development Services



June 17, 2021

Jennifer Zezlina
RMG
19375 Beacon Lite Rd.
Monument, CO 80132

SUBJECT: Commitment Letter - Subdivision
Mountain View Electric Association, Inc. (the Association)

Dear Ms. Zezlina:

Mountain View Electric Association, Inc. (the Association) has these comments about the following:

Project Name: Northcrest Center Filing 2, Lots 3, 4 and 5

Description: A proposed office warehouse and storage yard located off Constitution Ave. and Bismark Rd. in Township 13, Range 65, Section 32.

This area is within Mountain View Electric Association, Inc. certificated area. The Association currently serves this parcel according to our Line Extension Policy. Information concerning connection requirements, fees, and upgrades under the Association's Line Extension Policy can be obtained by contacting the Association's Engineering Department.

The Association has existing facilities within this parcel of land. Any removal, damage or relocation of facilities will be at the expense of the applicant, and a review of easements will be required.

If additional information is required, please contact me at (719) 494-2636. Our office hours are 7:00 a.m. to 5:30 p.m., Monday – Thursday.

Sincerely,

Gina Perry

Gina Perry
Engineering Coordinator II

This Association is an equal opportunity provider and employer.





CIMARRON HILLS FIRE DEPARTMENT

1835 Tuskegee Place Colorado Springs, CO 80915 719.591.0960 Fax 719.591.0996

Fire and Life Safety Division Commitment Letter

June 21, 2021

RE: Northcrest Center 31,215 SF Warehouse/Office
Lots TSN# 53323-09-004, 005, and 006

To Whom It May Concern,

The Cimarron Hills Fire Protection District (CHFPD) has reviewed the preliminary plans for the above property. The Property will be located in the Fire District at Constitution and Canada. We acknowledge that the intended and anticipated use of the property is Mixed/Commercial.

We will provide emergency services from our full-time staffed facilities, the closest is located at 1885 Peterson Road. This approximately 1 mile away with a response time of 5 minutes. We respond with a light rescue/brush engine and a heavy engine or ladder truck with a crew of 5-6 personnel.

Our services will include emergency and non-emergency response, public education, code compliance and plan review. We sincerely look forward to providing our services to this new property.

If you have any questions or need any other information, please don't hesitate to contact the Cimarron Hills Fire and Life Safety Division.

Sincerely,

John (J.T.) McLeod
Division Chief of Fire and Life Safety
Fire Inspector III-Plans Examiner
719-591-0960
jmcleod@cimarronhillsfire.org



CHEROKEE METROPOLITAN DISTRICT
6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842
Telephone: (719) 597-5080 Fax: (719) 597-5145

June 24th, 2021
Jennifer Zezlina
RMG – Rocky Mountain Group
19375 Beacon Lite Road
Monument, CO 80132

Sent via email: jzezlina@rmg-engineers.com

Re: Water and Sewer Service to **Northcrest PEMB**
Commitment Letter No. **2021-10**

Dear Jennifer Zezlina,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and sewer services for the Northcrest PEMB development located at the northwest corner of Canada Drive and Constitution Avenue. The proposed location for this development is located within the District's established boundaries and therefore is eligible for service connections from the District.

Cherokee Metropolitan District staff, along with the developer, have determined that the following will be the total water demand required by this development:

Type of Use	Demand (AF/yr)
Domestic	3.5
Irrigation	0.7
Total	4.2

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 3,100 gallons of wastewater per day, representing 0.1% of CMD's wastewater capacity. This usage is in line with anticipated wastewater demand for this area of the District.

This water commitment is hereby made exclusively for this specific development project at this site within the District. To confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment. If the subject project is re-platted, you must submit a new commitment request prior to submitting the re-plat to El Paso County, which may result in a recalculation of the water demand for the project.

If I may be of further assistance please contact me at your convenience.

Sincerely,



Amy Lathen
General Manager

Cc: Peter Johnson; Water Counsel w/ encl: sent via email
Steve Hasbrouck; Board President w/ encl: sent via email
Jeff Munger; Water Resource Engineer: sent via email
Kevin Brown; Jr. Engineer: sent via email