



May 18, 2018

Gabe Sevigny  
El Paso County Planning & Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

RE: Space Village Filing No. 3 Subdivision Improvement Agreement

Mr. Sevigny,

Since public improvements will not be tied to the approval of the plat for Space Village Filing No. 3, an executed SIA does not seem necessary at this juncture. If the County wishes to postpone execution of the SIA (in the event public improvements become necessary for future development within the platted area), Olsson Associates recommends placing a note on the face of the plat to indicate such intent. If a platted note is amenable to the County, please advise on the required language.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Josh Erramouspe', is written over a light blue grid background.

Josh Erramouspe  
Olsson Associates

This is the note that needs to be on the final plat:

NO LOTS SHALL BE SOLD, CONVEYED OR TRANSFERRED, WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNLESS AND UNTIL THE REQUIRED PUBLIC IMPROVEMENTS FOR THE SUBDIVISION HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS, PRELIMINARY ACCEPTANCE OF SAID IMPROVEMENTS HAS BEEN RECEIVED FROM EL PASO COUNTY, AND DEFECT WARRANTY COLLATERAL HAS BEEN POSTED WITH THE COUNTY. IN THE ALTERNATIVE, THE PROPERTY OWNER MAY ENTER INTO A SUBDIVISION IMPROVEMENTS AGREEMENT WITH EL PASO COUNTY WHICH WILL ALLOW FOR THE SALE OF LOTS AND THE ISSUANCE OF BUILDING PERMITS UPON THE PROVISION OF CONSTRUCTION COLLATERAL.

# Markup Summary

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dsdsevigny (1)

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**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdsevigny  
**Date:** 6/14/2018 9:57:02 AM  
**Color:** ■

This is the note that needs to be on the final plat:  
NO LOTS SHALL BE SOLD, CONVEYED OR TRANSFERRED, WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNLESS AND UNTIL THE REQUIRED PUBLIC IMPROVEMENTS FOR THE SUBDIVISION HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS, PRELIMINARY ACCEPTANCE OF SAID IMPROVEMENTS HAS BEEN RECEIVED FROM EL PASO COUNTY, AND DEFECT WARRANTY COLLATERAL HAS BEEN POSTED WITH THE COUNTY. IN THE ALTERNATIVE, THE PROPERTY OWNER MAY ENTER INTO A SUBDIVISION IMPROVEMENTS AGREEMENT WITH EL PASO COUNTY WHICH WILL ALLOW FOR THE SALE OF LOTS AND THE ISSUANCE OF BUILDING PERMITS UPON THE PROVISION OF CONSTRUCTION COLLATERAL.