



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

August 4, 2020

Al Watson  
DSI  
PO BOX 50822  
Colorado Springs, Co 80919

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 5408101057, 5405412001, 5405412002, 5405412003 and 5405412004, located in Section 08, Township 14 South, Range 65 West, of the 6th Principal Meridian, County of El Paso, Colorado.

Dear Mr. Al Watson,

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 gas service territories, and as such, can be provided with electric and 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. 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



July 14, 2020

Lindsay Darden  
Project Manager  
El Paso County Dev Services Department  
2880 International Circle  
Colorado Springs, CO 80910-6107

Dear Ms. Darden:

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

**Project Name: Claremont Business Park 2, Filing #1**

**Project Number: SF 2014**

**Description:** Approval is being requested for Claremont Business Park 2, Filing #1 for 10 lots along with Tracts and road right of ways. This approximately 13 acre development is located northwest of the intersection of Highway 24 and Marksheffel Road in Section 05, Township 14 South, Range 65 West.

A portion of this commercial property is within MVEA certificated service area. MVEA will serve this area according to our existing extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under MVEA line extension policy. Information concerning these requirements can be obtained by contacting the Engineering Department of MVEA.

MVEA will require utility easements determined necessary by MVEA to install new facilities and for relocation of existing facilities that are currently in place. The expense of relocation of existing electric facilities will be at the expense of the applicant. MVEA requests platting of existing MVEA facilities with easement on the plat.

If additional information is required, please contact our office at (719) 495-2283.

Sincerely,

Cathy Hansen-Lee  
Engineering Administrative Assistant

This Association is an equal opportunity provider and employer.