



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

May 11, 2022

Jordan Montoya  
O'Neil Group  
455 East Pikes Peak Avenue, Suite 100  
Colorado Springs, CO 80903

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

The parcels of land with Tax Schedule No. 4300000553, 4300000552, 4300000548, 4300000551, located in Section 00, Township 13 South, Range 64 West, of the 6th Principal Meridian, County of El Paso, Colorado.

Dear Jordan Montoya,

The above referenced properties are located outside the City of Colorado Springs city limits; yet they are located within the Colorado Springs Utilities' natural gas service territory, and as such, can be provided with natural 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](mailto:bmludiker@csu.org).

Sincerely,

Blanche M Ludiker  
Engineering Support Specialist  
Colorado Springs Utilities  
Development Services



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Jordan Montoya  
O'Neil Group  
455 East Pikes Peak Avenue, Suite 100  
Colorado Springs, CO 80903

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

To Jordan Montoya:

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

**Project Name: Meadowlake Industrial**

**Description:** A proposed rezone for commercial development located off Curtis Rd. and Falcon Highway in Township 13S, Range 64W, Section 09.

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

This Association is an equal opportunity provider and employer.

