

N^o 22114

**PIKES PEAK
REGIONAL BUILDING DEPARTMENT
CERTIFICATE OF OCCUPANCY**

FOR PROPERTY LOCATED AT

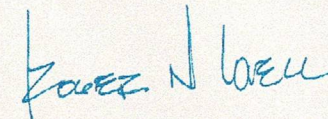
8114 OPPORTUNITY VW, COLORADO SPRINGS, CO

THIS IS TO CERTIFY THAT THIS BUILDING, UNDER BUILDING PERMIT NUMBER L56379
HAS BEEN INSPECTED AND APPROVED FOR THE FOLLOWING OCCUPANCY/USE

[Business B]

THE BUILDING OFFICIAL SHALL BE NOTIFIED OF ALL ALTERATIONS OR CHANGES OF
OCCUPANCY OR USE THAT ARE MADE AFTER THE ISSUANCE OF THIS CERTIFICATE.

ISSUE DATE:
7TH DAY OF SEPTEMBER, 2019



BUILDING OFFICIAL

THIS CERTIFICATE MUST BE POSTED IN ALL COMMERCIAL AND PUBLIC BUILDINGS

**PIKES PEAK REGIONAL BUILDING DEPARTMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910**

October 1, 2018

Matt Steed
8110 Opportunity View
Colorado Springs, CO 80939

Re: 8114 Opportunity View, Permit L56379

Dear Mr. Steed:

Your request for a variance to Section 604.3.2, ICC/ANSI A117.1-2003, to allow an obstruction within clear floor space, where prohibited, has been granted by the Board of Review.

Please do not hesitate to contact me should you need further assistance with this matter.

Very truly yours,

PIKES PEAK REGIONAL BUILDING DEPARTMENT


Roger N. Lovell
Regional Building Official

RNL:llg



PIKES PEAK REGIONAL BUILDING DEPARTMENT

2880 International Circle
Colorado Springs, Colorado 80910
Website: <http://www.pprbd.org>



BUILDING PERMIT

CALL 327-2880 for Inspections!!

Permit-Number: L56379

TIMBERLINE LANDSCAPING, INC.
8114 OPPORTUNITY VW
COLORADO SPRINGS, CO 80939

Issue Date: 6/27/2018
at 12:04 PM by JANE

Contractor: TIMBERLINE LANDSCAPING, INC.

Computed Valuation: \$231,486.00
Valuation: \$238,646.00

Plan: C105402

Permit Fee: \$1,242.00

Project: NEW WASH BAY
(324) NEW OFFICES, BANKS, AND PROFESSIONAL BLDGS/INT FINISHES

Block: Lot: School: 49 Zone: M

Subdiv: Parcel: 5300000176 Units: 1

Utility #: Gas #: CO: 0 CO-Date:

Setbacks: Front: Side: Side: Rear:

Type of Construction: V-B Sprinklers: None

Occupancy:	Level	Occupancy	Sq. Feet
	P00	B	2019
			2019 Total Square Feet

Description:

Subcontractors:

By completing and obtaining this permit, I understand that I must comply with all of the requirements of the Pikes Peak Regional Building Code, all zoning, and all other ordinances, relating to building lines, uses, and construction within this jurisdiction. I also certify that I am the duly authorized representative of the above listed contractor.

IMPORTANT NOTICE!

This permit will be Administratively Closed if you do not receive an inspection or report your work progress within 180 days of issuance or if more than 180 days pass between inspections. If the work is in progress and you do not receive an inspection within the above time period, you must notify the REGIONAL BUILDING DEPARTMENT of such progress in order to keep the permit from expiring. Call 327-2880 to report your progress.

This building permit does not guarantee the installation and/ or connection of public utilities.

Permit issued to: STEED, MATTHEW



CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842

Telephone: (719) 597-5080 Fax: (719) 597-5145

June 27, 2018

Matt Steed
c/o Timberline Landscaping, Inc.
2480 N. Powers Boulevard
Colorado Springs, CO 80915

Re: Will Serve Letter for 8114 Opportunity View

Dear Mr. Steed,

As requested, this letter is being provided to you as a Will Serve Letter by the Cherokee Metropolitan District (District) to provide water and sewer services to the Timberline Landscaping Storage Yard (Wash Bay) located at 8114 Opportunity View. This parcel of land, which this development resides, is located within the District's service boundary, therefore, the District stands ready and willing to provide water and sewer service.

The District's water and sewer infrastructure is in place and sized accordingly to meet the demands of this development. The District's Water Reclamation Facility (WRF) has the capacity to meet the sewer demand for this development. The WRF is rated for 4.8 million gallons per day (MGD), of which 2.6 MGD is owned by the District and reserved for District's customers.

In conclusion, this Will Serve Letter provides reasonable information on the District's ability to provide the required water and sewer services. A quantitative commitment letter will be provided once the water and sewer demands are given to the District. Please give me a call if you have any questions.

Best Regards,

A handwritten signature in cursive script that reads "Jonathon Smith".

Jonathon Smith
Water & Wastewater Collections Manager

Ec: Brian Beaudette, Interim General Manager, Cherokee Metropolitan District