



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

February 16, 2024  
Kristian Guntzelman  
5381 Sugar Camp Rd  
Milford, OH 45150

RE: Availability of utility service to the property located outside the City of Colorado Springs city limits and outside the corporate limits of the Town of Green Mountain Falls as follows:

The parcel(s) of land with Tax Schedule No(s) 8322200018, located in Section 22, Township 13 South, Range 68 West, of the 6th Principal Meridian, County of El Paso, Colorado.

Dear Kristian Guntzelman,

In regard to the availability of electric service from Colorado Springs Utilities (CSU), the above referenced property (Property) is located outside the City of Colorado Springs (City) city limits and outside the corporate limits of the Town of Green Mountain Falls (GMF), but within the CSU electric service territory and can be provided electric service by CSU, subject to certain conditions, including but not limited to, those conditions presented in this letter.

The Property is not located within CSU's gas or wastewater service territories, so these services cannot be provided to the Property by CSU.

Additionally, regarding CSU water service, CSU has authorization to operate a satellite water distribution system to provide water service to properties within the area defined as the Ute Pass Service Area ("UP Service Area"). CSU's research indicates that a portion of this property is situated below the 7780 feet and the Property is located within the UP Service Area and is subject to those conditions presented in this letter. Accordingly, CSU water service can be made available to the Property provided that: the structures within the Property are situated below the elevation that can be served by CSU's existing Ute Pass Water Treatment Plant, which is 7,880 feet. New water connections for the Property may also be subject to approval by and restrictions of the appropriate fire district (Green Mountain Falls/Chipita Park Fire District).

Moreover, connections to CSU water system in the UP Service Area are contingent upon the customer meeting all the requirements of any applicable CSU's tariffs and City 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 CSU. Connection requirements may include provisions for necessary line extensions, pumping facilities, and/or other system improvements, and payment of all applicable system development charges, recovery agreement charges, and other fees or charges applicable to the requested service. Information concerning these requirements can be obtained from the Utilities Development Services Office, Leon Young Service Center, 1521 Hancock Expressway, Colorado Springs, CO 80903, phone (719) 668-8259.

CSU has available water supplies to serve the amounts needed to meet the estimated demand of 3.05 ac/ft per year and can provide water service to the Property subject to those conditions presented in this letter. Although CSU diligently seeks to expand its water supplies and facilities as necessary to meet anticipated load growth, CSU services are provided to eligible customers at the time of connection to the distribution system on a "first come, first served" basis after CSU's acceptance of the customer's application.

If you have any questions, concerns or if you would like to further pursue this matter, please contact me at [bmludiker@csu.org](mailto:bmludiker@csu.org).

Sincerely,

Blanche M Ludiker  
Engineering Support Specialist  
Colorado Springs Utilities  
Utilities Development Services