

# LANDSCAPE COMPLETION AGREEMENT

THIS AGREEMENT, entered between Clark Family Trust, hereinafter called the "Owner/ Developer," and El Paso County, as represented by its Planning & Community Development Department (PCD), hereinafter called the "County," shall become effective upon the date of approval of the Site Development Plan/Site Plan (including the Landscape Plan) by the PCD.

WHEREAS, Table 5.1 of the El Paso County Land Development Code identifies the requirement for Site Development Plan or Site Plan approval prior to establishing certain land uses; and

WHEREAS, Section 6.2.2 of the El Paso County Land Development Code identifies landscaping requirements to be satisfied in conjunction with establishing or modifying a land use where either a Site Development Plan or Site Plan are required; and

WHEREAS, a Landscape Plan is a component of Site Development Plan or Site Plan utilized to establish compliance of the proposed landscaping with the various LDC landscaping standards; and

Whereas, the Site Development Plan/ Site Plan for this property was approved by the DSD on \_\_\_\_\_ under File Number \_\_\_\_\_, and included a Landscaping Plan; and

WHEREAS, Section 6.2.2.G.2.i of the El Paso County Land Development Code provides that all required landscaping be completed, inspected, and approved prior to the issuance (or authorization) of a Certificate of Occupancy or establishment of the use, except where surety acceptable to the Development Services Department Director guaranteeing the completion of the landscaping is provided. but also allows for acceptable assurances to be provided by an Owner/ Developer in the event the Owner/ Developer wishes to occupy the proposed structure prior to the installation of the required landscape improvements previously approved by the DSD; and

WHEREAS, the Owner/ Developer is the owner of property affected by said regulation located at 847 Struthers Ranch Rd Colorado Springs, Co 80921 (street address) and more particularly described as \_\_\_\_\_, El Paso County, Colorado; and  
*(Legal Description)*

WHEREAS, the Owner/ Developer wishes to supply surety in the form of An Irrevocable Letter of Credit (insert one of the following:)

- a) An Irrevocable Letter of Credit from BOK Financial in the amount of \$ \$43,880.00
- b) Cashier's check in the amount of \$ \_\_\_\_\_
- c) Certificate of Deposit for the amount of \$ \_\_\_\_\_
- d) Subdivision Performance Bond of \$ \_\_\_\_\_
- e) (Any method other than that identified in a), b), c) and d) above must be a method acceptable to the Board of County Commissioners.

in order to occupy the proposed structure prior to the installation of the landscaping.

THEREFORE, IT IS HEREBY AGREED:

1. The Owner/ Developer will construct and install, at its own expense, all of the landscape improvements as indicated upon the Landscape Plan approved by the Development Services Department said improvement costs attached hereto as "Exhibit A."
2. To secure and guarantee performance of its obligations as set forth herein, the Owner/ Developer is hereby providing surety in an amount covering all of the costs of material and labor associated with the Landscaping Plan. The surety shall be in the form of An Irrevocable Letter of Credit, negotiable for the amount of \$ 43,880.00, and shall extend for a period of at least ten (10) months, from the date of Site Development Plan/ Site Plan (including the Landscape Plan) approval until \_\_\_\_\_ (date).
3. Upon installation of the landscaping as indicated upon the Landscape Plan (approved by the DSD) and subsequent to inspection by the El Paso County for compliance with said Landscape Plan (or certification of by a landscape architect of compliance if authorized by the Development Services Department Director), the surety provided will be released upon written request from the Owner/ Developer.
4. Should the required landscape improvements not be installed within the thirty (30) days prior to the expiration of this Agreement to guarantee surety, the DSD may request release from the Board of County Commissioners of the surety.
5. Should the Owner/ Developer fail to install the landscape improvements (as indicated upon Exhibit A) within the specified time frame, the Owner/ Developer authorizes right-of-entry onto the property by the DSD and others that may be necessary to install said improvements in order to fulfill the requirements of this Agreement.
6. A Final Certificate of Occupancy may be authorized by the DSD based upon this completion agreement; however conditions may be placed upon that approval and failure to comply with the approved Landscape Plan, this agreement, or any conditions placed upon the issuance of the Certificate of Occupancy may be considered violations of the LDC pursuant to Chapter 11 of the LDC.

Signed and acknowledged this 13 day of December, 2023.

  
 \_\_\_\_\_ Owner 12-14-23  
 Vernon Clark Owner/ Developer

3585 Hill Cir Colorado Springs, CO 80904 719-661-0486  
 (Address and Telephone Number)

Subscribed, sworn to and acknowledged before me this 13 day of December, 2023, by the parties above named.

My commission expires: 07-29-2026

*City Manager*

Notary Public

CRYSTAL PAULASKI  
Notary Public  
State of Colorado  
Notary ID # 19944010816  
My Commission Expires 07/29/2026

Executive Director, Planning & Community Development Department

# Hammers Construction, Inc.

**Property Name:** Struthers Ranch

**Estimator:** Dan Dowgiallo

Must enter information into green fields for merge to work

**Note any job over 5k must be approved by the Enhancement Manager or General Manager - NO EXCEPTIONS**

Qty	Unit	Description	Cost	Total	Description	Hours	Wages	Total
<b>MATERIALS - PLANTS</b>					<b>LABOR</b>			
<small>If plants are used include additive at 20.00/gal</small>								
21		Pinon Pine	\$220.00	\$4,620.00	Site grading	0.00	\$27.00	\$0.00
22		Hawthorne	\$170.00	\$3,740.00	Planting Labor	165.00	\$27.00	\$4,455.00
2		Honeylocust	\$360.00	\$720.00	sod install		\$27.00	\$0.00
10		Canada Red Cherry	\$170.00	\$1,700.00	Hardscape labor	0.00	\$27.00	\$0.00
20		Armstrong Juniper	\$23.00	\$460.00	Irrigation labor		\$35.00	\$0.00
18		Buffalo Juniper	\$23.00	\$414.00	Supervision	0.00	\$45.00	\$0.00
12		Blue Rug Juniper	\$23.00	\$276.00			\$25.00	\$0.00
15		Spartan Juniper	\$50.00	\$750.00			\$25.00	\$0.00
9		Red Twig Dogwood	\$16.00	\$144.00	<b>Mat. Procurement</b>	0.00	\$45.00	\$0.00
28		Gold Finger Pontetilla	\$16.00	\$448.00	<b>Travel</b>	10.00	\$27.00	\$270.00
21		Western Sand Cherry	\$16.00	\$336.00	<b>Cleanup</b>	0.00	\$27.00	\$0.00
40		Majic Carpet Spirea	\$14.00	\$560.00	<b>Total Hours</b>	<b>175.00</b>		
24		Compact Viburnum	\$22.00	\$528.00	<b>TOTAL LABOR (2)</b>		<b>\$4,725.00</b>	
13		Feather Reed Grasses	\$6.50	\$84.50	<b>EQUIPMENT / MISC</b>			
20		May Night Salvia	\$7.00	\$140.00	<b>Truck &amp; Trailer</b>	\$150/day		\$1,500.00
<b>TOTAL PLANT MATERIALS</b>			<b>\$14,920.50</b>		<b>Skid Steer</b>	\$525/day		\$0.00
<b>MATERIAL - HARD GOODS</b>					<b>Sod Cutter</b>	\$75/day		
0	Ton	3/4 Denver Granite	\$59.95	\$0.00	<b>Trencher</b>	\$385/day		\$0.00
0	Ton	1.5 Arkansas Tan	\$46.95	\$0.00	<b>Dingo</b>	525		\$0.00
38	Yrds	Compost	\$33.00	\$1,254.00	<b>mini ex</b>	150		
3	Yrds	Planters Mix	\$31.95	\$95.85	<b>Equipment</b>	Price		
0	Yrds	Mulch	\$59.95	\$0.00	<b>Dump Fee</b>	\$400/Dumpster		\$0.00
0	Pcs	Steel Edging	\$25.95	\$0.00	<b>Delivery Fees</b>	\$260/Load		\$0.00
55	Kit	Tree stake Kit	\$25.00	\$1,375.00	<b>TOTAL EQUIPMENT (3)</b>		<b>\$1,500.00</b>	
		Irrigation		\$0.00	<b>SUBCONTRACTOR</b>			
		Retaining Wall		\$0.00	<b>Green Belt Turf</b>			\$9,512.28
				\$0.00	<b>Landscape Endeavors</b>			\$3,576.06
				\$0.00	<b>20.00% MARK UP</b>			\$3,272.09
				\$0.00	<b>TOTAL SUBCONTRACTOR (4)</b>		<b>\$16,360.43</b>	
				\$0.00	<b>JOB ESTIMATE SUMMARY</b>			
				\$0.00	<b>TOTAL MATERIAL COSTS (1)</b>			\$21,295.05
				\$0.00	<b>TOTAL LABOR (2)</b>			\$4,725.00
<b>TOTAL HARD GOODS</b>			<b>\$2,724.85</b>		<b>TOTAL EQUIPMENT/MISC (3)</b>			\$1,500.00
<b>TOTAL HARD GOODS AND PLANTS</b>			<b>\$17,645.35</b>		<b>SUB TOTAL</b>		<b>\$27,520.05</b>	
8.00%	Taxes		\$1,411.63		<b>OVERHEAD</b>			\$0.00
15.00%	Guarantee (Plants)		\$2,238.08		<b>PROFIT</b>			\$0.00
					<b>TOTAL SUBCONTRACTOR (4)</b>			\$16,360.43
<b>TOTAL MATERIAL COSTS (1)</b>			<b>\$21,295.05</b>		<b>PROPOSAL PRICE \$43,880.00</b>			

DONT FORGET DUMP FEES ON REMOVALS AND EQUIPMENT CHARGES

T&M      PROPOSAL      CONTRACT      WARRANTY  
INCOMPLETE      COMPLETE