

# WOODMEN HILLS

METROPLITAN DISTRICT

---

February 5, 2021

El Paso County Regional Building Department  
2880 International Circle  
Colorado Springs, CO 80910

**Re: Letter of Commitment for Service for 7585 Falcon Market Place, Falcon, Colorado**

To Whom It May Concern:

This is a letter of commitment for service for the above parcel. The lands are currently within the District boundaries of Woodmen Hills Metropolitan District. Woodmen Hills Metropolitan District will provide water and sanitary sewer. Water reserves are adequate as is capacity in the WHMD Regional Water Reclamation Facility.

If you have any questions please call the District office.

Respectfully,



Jerry Jacobson  
General Manager  
Woodmen Hills Metropolitan District



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

December 1, 2020

Joseph Menke  
Kimley-Horn  
2 North Nevada Ave.  
Colorado Springs, CO 80903

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

Parcels of land with Tax Schedule No. 5301402002, located in Section 01, Township 13 South, Range 65 West, of the 6th Principal Meridian, County of El Paso, Colorado.

Dear Mr. Joseph Menke,

The above referenced property is located outside the City of Colorado Springs city limits; yet it is located within the Colorado Springs Utilities' gas service territory, and as such, can be provided with 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.

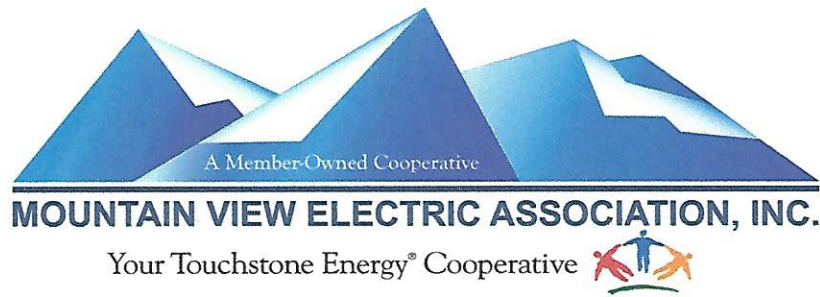
Connections to the Utilities' system are contingent upon the customer meeting all the requirements of the Utilities' tariffs and City of Colorado Springs ordinances that are in effect for each requested utility service at the time the application for service is made by the customer and formally accepted 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 Ludiker  
Engineering Support Specialist  
Colorado Springs Utilities  
Development Services



December 16, 2020

Joseph Menke  
Kimley-Horn  
2 North Nevada Avenue, Suite 300  
Colorado Springs, CO

### Commitment Letter

Dear Mr. Menke:

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

**Project Name: Commercial Auto Repair Shop**

**Description:** A commercial auto repair shop is proposed on Lot 4 of Falcon Marketplace with an address of 7585 Falcon Market Place. This location is northwest of Meridian Road and Woodmen Road. This parcel is located in Section 01, Township 13 South, Range 65 West.

This area is within MVEA certificated service area. MVEA will serve this area according to our 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 work with the developer for any utility easements needed as the construction moves forward in order to serve this commercial site. There are existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant and a review of easements will be required in order to serve.

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.





**XFINITY Communities**<sup>TM</sup>  
Better Service. Better Entertainment. Better Living

December 14, 2020

Joseph Menke  
Developer  
Kimley-Horn  
2 North Nevada Avenue Suite 300  
Colorado Springs, CO 80903

**RE: Falcon MarketPlace**  
**7585Falcon Market PL**

Please accept this letter as confirmation that Comcast Cable Corporation is the local cable operator in Colorado Springs, El Paso County, Colorado and has the ability to provide Broadband Services to the above location.

Should you require additional information, please contact me at (720) 215-0376

Sincerely,  
*David Johnson*

David Johnson  
Construction Specialist 2  
84 Inverness Circle  
Englewood, Co 80112  
David\_Johnson1@comcast.com

This letter is not intended to give rise to binding obligations for either party. Any contractual relationship between the parties will be the result of formal negotiations and will only become effective upon execution of the contract by representatives of the parties authorized to enter into such agreements. During any negotiations, each party will bear its own costs and will not be responsible for any costs or expenses of the other party, unless separately agreed to in writing.