



Colorado Springs Utilities
It's how we're all connected

February 2, 2017

Ronald Waldthausen
1378 Promontory Bluff View
Colorado Springs, CO 80921

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

A parcel of land with Tax Schedule No. 5408101046, located in Section 08, Township 14 South, Range 65 West, of the 6th Principal Meridian, County of El Paso, Colorado.

Dear Mr. Waldthausen,

The above referenced property is located outside the City of Colorado Springs city limits; yet the southern portion is located within the Colorado Springs Utilities' electric territory. The gas service is completely in the territory for the property. Electric can be supplied to the southern portion, and gas services can be supplied to the entire property by Colorado Springs Utilities. These services are presently available to meet the demands anticipated as a result 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 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, telephone (719) 668-8111.

Although the Utilities diligently seeks to expand its supplies and facilities as necessary to meet anticipated load growth, the 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 supplies and system capacities may be limited. Accordingly, no specific allocations or amounts of the Utilities' facilities or supplies are reserved for service to 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 rsolberg@csu.org or (719)668-8267

Sincerely,

Ryne Solberg
Utilities Development Services

1521 Hancock Expressway
P.O. Box 1103, Mail Code 1812
Colorado Springs, CO 80947-1812
Phone 719-668-8111



February 6, 2017

Ron Waldthausen
Land First, Inc.
1378 Promontory Bluff View
Colorado Springs, CO 80921

Commitment Letter

Dear Mr. Waldthausen:

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

Project Name: Claremont Commercial Subdivision #2

Description: Approval is being requested for Filing #2 of Claremont Commercial Subdivision with 16 commercial lots, tracts and road right of ways. This 13.72 acre development is located northwest of the intersection of Highway 24 and Marksheffel Road in Section 05 and 08, Township 14 South, Range 65 West.

A portion of this commercial property is within MVEA-certificated service area. MVEA will serve this area according to our existing 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 require utility easements determined necessary by MVEA to install new facilities and for relocation of existing facilities that are currently in place. The expense of relocation of existing electric facilities will be at the expense of the applicant. MVEA requests platting of existing MVEA facilities with easement on the plat.

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.

Limon 719-775-2861 • Falcon 719-495-2283 • 1-800-388-9881 • www.mvea.coop

P.O. Box 1600 • Limon, Colorado 80828-1600 • 11140 E. Woodmen Road • Falcon, Colorado 80831