



LANDSCAPE COMPLETION AGREEMENT

THIS AGREEMENT, entered between STEEL STRUCTURES AMERICA, INC, hereinafter called the "Owner/ Developer," and El Paso County, as represented by its Development Services Department (DSD), 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 DSD.

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 10-15-2019 under File Number CON2010, 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 10910 BASE CAMP RD, MONUMENT, CO 80910 (street address) and more particularly described as LOT 2, GREATER EUROPE MISSION SUBDIVISION FILING NO 1, El Paso County, Colorado; and
(Legal Description)

WHEREAS, the Owner/ Developer wishes to supply surety in the form of PERFORMANCE BOND (insert one of the following:)

- a) An Irrevocable Letter of Credit from _____ in the amount of \$ _____
- b) Cashier's check in the amount of \$ _____
- c) Certificate of Deposit for the amount of \$ _____
- d) Subdivision Performance Bond of \$ 100,000
- 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 PERFORMANCE BOND, negotiable for the amount of \$ \$100,000.00, 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 12-15-22 (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 14th day of December, 2021.

~~Shawn Sternberg~~ Shawn Sternberg Owner/ Developer SR. President
3635 Cowington Ave, Post Falls, ID
 (Address and Telephone Number) 83854

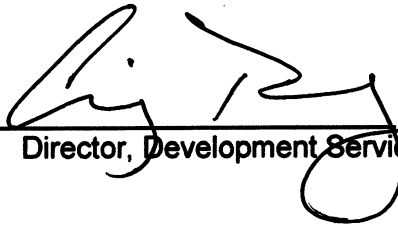
Subscribed, sworn to and acknowledged before me this 14th day of December, 2021, by the parties above named.

My commission expires: June 25, 2026

Holly M. Horton



Notary Public

A handwritten signature in black ink, consisting of several loops and strokes, positioned above a horizontal line.

Director, Development Services Department

EXHIBIT A


ESTIMATE OF GUARANTEED FUNDS
Landscaping Improvements

Landscaping improvements are as follows:

ITEM	TOTAL COST
1. IRRIGATION SYSTEM	52,000 ⁰⁰
2. INSTALL PLANTS & SEED	56,000 ⁰⁰
3.	
4.	
5.	
6.	
7.	
8.	
9.	
COMPLETE LANDSCAPE TOTAL	108,000 ⁰⁰

Estimate prepared by: DAVE HARLAND - BID FROM LANDSCAPER

Date: 12-13-21

Approved by Owner/Developer:  Date: 12-13-21

Elite insulation & gutter solutions llc 719 7264784
 CESAR LUNA
 214 CORONA STREET
 COLORADO SPRINGS CO 90903



STEEL STRUCTURES AMERICA
 18910 BASE CAMP RD
 MONUMENT CO
 BUILDING A

ESTIMATE

Estimate # 0098900217

Estimate Date 11/12/2021

Item	Description	Unit Price	Quantity	Amount
	install irrigation system as shown in irrigation plan provided after back flow preventer	51560.00	1.00	51,560.00
	Austrian pine 6"	0.00	33.00	0.00
	17 Rocky Mountain junipers 6"	0.00	17.00	0.00
	rock cotoneaster 5 gal.	0.00	25.00	0.00
	alpine currant. 5 gal.	0.00	39.00	0.00
	sea green juniper 5 gal.	0.00	12.00	0.00
	Shenandoah red switch grass	0.00	48.00	0.00
	install soil amendments,install native low grow seed and cover with straw blanket.	0.00	40573.00	0.00
	total	56020.00	1.00	56,020.00

NOTES: irrigation work can be done now but planting and native seed will wait until next spring .
 will need half payment upfront for irrigation.
 irrigation work is 100% guaranteed for 1 year. trees and plants are guaranteed for 1 year and 1 replacement Only.
 maintenance is not included. we are licensed, insured and certified.

	Subtotal	107,580.00
	Total	107,580.00
	Amount Paid	0.00
	Estimate	\$107,580.00

EL PASO COUNTY



COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Construction Permit: CON2010

Name of Development/Subdivision: Monument Steel Structures
Location of Construction: 18910 Base Camp Road Monument, CO 80910
Description of Construction / Fee: Site Development Major \$1,737.00
Development/Subdivision DSD File Number: PPR1919 / PPR205
Date of Plan Approval and / or Dev. Agreement: 10/15/2019
Value of Construction: Date / Type of Surety / Provider: \$220,704.33

Responsible Person/Company: Justin Sternberg
Responsible Party Street Address: 3635 E. Covington Ave.
Responsible Party City / State / Zip: Post Falls, Idaho
Responsible Party Phone / Email: JustinSternberg@gmail.com

Land Development Code and Engineering Criteria Manual Compliance Guideline Checklist:

- Preliminary Plan Approval Early Grading or Development / Subdivision Construction Plan Approval
- Preliminary Drainage Report Approval or Final Drainage Letter / Report Approval
- All County permits obtained
(May include but not limited to ESQCP, Grading, Access, etc.)
- Copies of Other Agency / Entity Permits
(May include but not limited to Colorado Discharge, Construction Activity, Corp of Engineers, Floodplain, Endangered Species, US Fish and Wildlife, etc.)
- Surety Estimate and appropriate surety posted
- Pre-construction Meeting / Construction permit fee paid

This is to advise that the person or company responsible for construction of all public and common development improvements, as authorized by this Construction Permit and in accordance with the above referenced development or subdivision improvements agreement agrees to construct the required improvements in full conformance of all County rules, regulations, codes, standards, and ordinances, approved plans, applicable development or subdivision improvements agreement, and development permits or approvals. It is understood and agreed that, upon completion of construction and at the time of any request for release of surety, preliminary or final acceptance, the project's engineer shall certify that the work has been entirely completed, and that it conforms in all respects, with all County rules, regulations, codes, standards, and ordinances, approved plans, applicable development or subdivision improvements agreement, and development permits or approvals; and to all specifications required by the laws and regulations of the State of Colorado.

Applicant signature

County Representative signature

Notice-to-Proceed will be issued once initial stormwater inspection has been completed.

- Install initial control measures and call El Paso County Stormwater (719) 520-6826 for inspection prior to any additional land disturbance.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM