

# Memorandum

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**To:** Mayor and City Council  
**From:** Gary R. Kerr  
**Date:** 11/4/2010  
**Re:** Conditional Acceptance Cold Springs Village P.R.U.D. Phase # 2

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Nilson & Co. Inc Dba Nilson Home has completed all subdivision improvements for Mason cove Subdivision. Bruce Higley, our Public Works Inspector, has inspected this subdivision and found all subdivision improvement items completed and in good condition. It is my recommendation we give Conditional Acceptance Subdivision approval for the above-referenced PRUD.

Conditional Acceptance will start the one-year conditional period and release all escrow funds minus the 10% contingency witch will be held for the one-year period.