

CRAIG A. SCHNEIDER, AIA

architect

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April 8, 2020

El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910-6107

Attn: Mr. Gabe Sevigny, Project Manager

Re: O'Reilly Auto Parts Store  
2417 Marksheffel Road  
Colorado Springs, CO #11 (C11)  
Project Number: PPR 202

Dear Mr. Sevigny:

The following are in response to comments from Mountain View Electric Association, Inc., dated January 16, 2020.

*Comment : 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.*

**Response: For response to this comment, please refer to the attached response letter from RTM Engineering Consultants, LLC, dated 3-30-2020.**

*Comment: MVEA has existing facilities within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant. MVEA requests no trees or shrubs be planted, or placing of sound barrier walls/fences within ten (10) feet of any existing or newly constructed electrical facilities.*

**Response: For response to this comment, please refer to the attached response letter from Breckon Land Design, dated 2-26-2020.**

*Comment: MVEA will require utility easements determined necessary by MVEA to install new facilities and for relocation of existing facilities.*

**Response: For response to this comment, please refer to the attached response letter from RTM Engineering Consultants, LLC, dated 3-30-2020.**

Please contact our office with any questions.

Sincerely,



Craig A. Schneider, AIA

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Attachments: Response Letter from RTM Engineering Consultants, LLC, dated 3-30-2020  
Response Letter from Breckon Land Design, dated 2-26-2020

Copy of this letter only to: Mr. Steve Peterie, O'Reilly Auto Parts





March 30, 2020

Ms. Cathy Hansen-Lee  
Mountain View Electric Association, Inc.  
11140 E. Woodmen Road  
Falcon, CO 80831

Re: O'Reilly Auto Parts, Site Plan  
2417 Marksheffel Road  
Colorado Springs, CO (C11)  
Project Number: PPR 202

Dear Cathy:

See below for responses to Mountain View Electric Association Plan Review comments dated 1-16-2020. Comments not included below will be responded to by other consultants. Numbered items below match those of the plan review letter.

Comment – 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.

Response: So noted. Our office has been in contact with MVEA's Corrie Smith, regarding placement of a new pad mount transformer within an existing utility easement along our north property line.

Comment – MVEA will require utility easements determined necessary by MVEA to install new facilities and for relocation of existing facilities.

Response: So noted. Our office has been in contact with MVEA's Corrie Smith, regarding placement of a new pad mount transformer within an existing utility easement along our north property line.

Respectfully,

A handwritten signature in blue ink, reading 'Jon E. Eckhardt'.

Jon E. Eckhardt, P.E.







Breckon Land Design Inc.  
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Landscape Architecture • Civil Engineering • Graphic Communication • Erosion Control • Irrigation Design • Land Planning

February 26, 2020

Mr. Gabe Sevigny  
Project Manager  
El Paso County Dev Services Department  
2880 International Circle  
Colorado Springs, CO 80910-6107

**RE:** Colorado Springs, CO #11 (C11) Mountain View Electric Association, Inc. Comments

Dear Mr. Sevigny:

We have received your review comments of the aforementioned development and have made the required changes to the construction documents. Attached with this letter are revised copies of the construction documents for your review. The following is a clarification of your comments as well as a discussion of some of the changes made:

Sheet L1

1. Trees and shrubs have been removed along east access road per 10' electrical utility easement requirement.

We hope this addresses your concerns. If you have any further questions or comments, please contact me at 208-376-5153 or via email at [jbreckon@breckonld.com](mailto:jbreckon@breckonld.com).

Sincerely,  
Breckon Land Design, Inc.

Jon Breckon, PLA, ASLA

Cc: File