



Your Touchstone Energy® Cooperative 

September 19, 2022

Ryan Howser  
El Paso County Development Services  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

SUBJECT: Engineering Review Comment  
Mountain View Electric Association Inc. (The Association)

To El Paso County:

The Association has these comments about the following:

**Project Name: The Villas at Claremont Ranch – Final Plat**  
**Project Number: SF2228**

**Description:** Proposed development of 83 single family lots and 5 tracts located off Marksheffel Rd. and Meadowbrook Pkwy. in Township 14S, Range 65W, Section 04.

This area is within the Association's certificated service area. The Association will serve this area according to our Line Extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under the Association's Line Extension Policy. Information concerning these requirements can be obtained by contacting the Engineering Department.

The Association requests a ten (10) foot easement behind all curb, all open spaces will be defined as a public utility easement, and a twenty (20) foot exterior boundary utility easement on the plat and all tracts. The Association also requests the platting of the Association's existing facilities with easements on the plat. Additional easements may be required.

The Association has existing facilities near and within this parcel of land. If there is any damage, removal or relocation of facilities it will be at the expense of the applicant.

If additional information is required, please contact me at (719) 494-2636. Our office hours are 7:00 a.m. to 5:30 p.m., Monday – Thursday.

Sincerely,

*Gina Perry*  
Gina Perry  
Engineering Coordinator

10 foot easements adjacent to Tract A (private roads) and residential lots are labeled on sheet 5 of the plat.

No additional easements were added along the subdivision boundary, as such easements were previously dedicated by the plat of Claremont Ranch Filing No. 7, and remain in effect.

Other existing easements are shown and labeled.

