



March 21, 2018

Kari Parsons  
Project Manager  
El Paso County Dev Services Department  
2880 International Circle  
Colorado Springs, CO 80910-6107

Dear Ms. Parsons:

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

**Project Name: Lorson Ranch East, Filing #1**

**Project Number: SF 18 8**

**Description:** Lorson Ranch East Subdivision is requesting approval of Filing #1 with 303 lots and 20 tracts on a 126.255 acre parcel. This subdivision is located along of Fontaine Blvd. and east of Marksheffel Road in Section 13, 14, 23 and 24, Township 15 South, Range 65 West.

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.

MVEA requests a ten (10) foot front lot and tract utility easement, five (5) foot each side lot utility easement, and ten (10) foot rear lot line easement along with a twenty (20) foot exterior easement on plat. MVEA also requests platting of existing MVEA facilities with easement on the plat. If open space, drainage and landscape tracts are designed in this subdivision MVEA requests these areas be listed to include utilities. This will allow for design to all lots.

Additional easements may be required once a review of civil drawings with grading and erosion plan is provided to MVEA.

If the above easement(s) are not provided on the final plat MVEA may not be able to serve the subdivision.

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.

**Page Two: Lorson Ranch East, Filing #1**

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Mountain View will require that the owner or developer of this project coordinate with it and the El Paso County concerning the location of any roads or other public improvements that it constructs, including any offsite modifications to existing roads or other public improvements, in order that arrangements can be made, in advance of entering into any construction contracts affecting such facilities, to complete any necessary relocation of Mountain View facilities prior to construction of said improvements, all in accordance with Colorado law and Mountain View's published policies and Bylaws. Mountain View will not proceed to relocate any facilities until after such coordination is complete and Mountain View has been paid those relocation costs that are properly owned it under its published policies and Bylaws and Colorado law.

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](http://www.mvea.coop)

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