



December 8, 2020

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: Homestead North Preliminary Plan**

**Project Number: SP 208**

**Description:** SL Land request approval for the preliminary plan for Homestead North, Phase I with 147 single family residential lots and 11 tracts along with open space and road right of ways on approximately 60 acres. This filing is located north of Woodmen Road and southeast of Vollmer Road in Section 27, 28 and 33, Township 12 South, Range 65 West.

This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Connection requirements include provisions for construction of a new transmission line and a substation 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 and rear lot line utility easement, five (5) foot each side lot line utility easement along twenty (20) foot exterior easements. If open space, drainage and tracts are designed in this subdivision MVEA requests these areas be listed to include utilities. Additional easements may be required once a review of civil drawings with grading and erosion plan is provided to MVEA in order to serve this filing.

As discussed, and mutually agreed upon by MVEA and the Sterling Ranch Development, the electrical requirements of the Sterling Ranch Development will require construction of a new transmission line and a substation. This transmission line will need to extend from off-site onto the Sterling Ranch Development. The substation itself will be built within the Sterling Ranch Development. MVEA has been working with the Sterling Ranch Developers to site these facilities.

If additional information is required, please contact our office at (719) 495-2283.

Sincerely,

*Cathy Hansen-Lee*  
Cathy Hansen-Lee

Engineering Administrative Assistant

This Association is an equal opportunity provider and employer.

