



LETTER OF INTENT

August 8, 2018

El Paso County Planning & Community
2880 International Circle
Colorado Springs, CO 80903

RE: Letter of Intent

Mountain View Electric Association, Inc.
Project EX 18-001 – Yoder Substation

Dear Ladies and Gentlemen:

This Letter of Intent is submitted in support of a request for approval of:

- A subdivision exemption, pursuant to Section 7.2.2E of the El Paso County Land Development Code, from a parcel of land currently owned by Mark Kneiss, II.

NEED FOR THE PROJECT

All of southeastern El Paso County is served with electricity from either Mountain View's Ellicott Substation or its Rush Substation. The long distribution lines connecting these substations to the distant consumers are becoming overloaded, and it is increasingly difficult to maintain proper electrical voltage levels at the point of use of the electricity. The area is continuing to be subdivided, including into 35 acre parcels, so the electrical needs of the area will continue to grow in the future as these parcels are developed. Mountain View has determined that the best plan to assure sufficient electrical service to the area in the future is the development of additional substation capacity east of Ellicott.

THE PROPOSED SUBSTATION PROPERTY

Mountain View proposes to purchase a five acre substation site from Mark Kneiss II in the Southwest quarter of Section 3, Township 14 South, Range 61 West of the 6th P.M. The site is located in the southeast corner of parcel number 1400 00 0507, approximately 775 feet east of Yoder Road and approximately one mile north of Colorado Highway 94. Mountain View has a contract with Mr. Kneiss to purchase the site, conditional on approval by the County of this Application. Mountain View proposes that access to the site would be by a gravel access road from Yoder Road adjacent to the South Line of said Section 3.

MVEA is providing tree planting at a number that is less than the El Paso land development code 6.2.2(D)(b) requires because:

- A. The subject parcel is abutted on two sides by properties that are used for residential (west and north) and by properties used for agriculture on two sides (east and south). All abutting properties are zoned agriculture.
- B. The subject parcel is located in a sparsely populated area.
- C. Water resources are scarce in the area and we intend not to drill a well thus requiring tree water to be hauled in by truck.
- D. Screen trees will be installed only in locations which most benefit existing neighbors located to the west and to the north.

THE SUBSTATION

Since the substation site is immediately adjacent to Mountain View's existing 69kV transmission line, no additional transmission lines to serve the substation will be needed other than the short connecting spans to be located on Mountain View's property. The currently proposed substation will cover one acre, 180 feet by 240 feet. It will be surrounded by a six-foot high chain link fence with an additional foot of barbed wire above the chain link. The area within the chain link fence will be rocked and kept weed-free to maintain safety and to provide a neat and clean appearance.

ACCESS ROADS AND GATES

Yoder Road will be used for construction and maintenance of the substation, followed by a gravel access road in the county section-line right-of-way adjacent to the existing transmission line corridor. All construction and maintenance vehicles will follow designated routes to access the line.

SUMMARY

Mountain View believes that approval of this request complies with all requirements of the El Paso County Land Development Code, and that it is a benefit to the owners of the land in question and those of neighboring properties. Mountain View request approval of the Subdivision Exemption.

Respectfully submitted,
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.

By: 
David J. Waldner, Manager of Engineering

This association is an equal opportunity provider and employer.

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