



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 ADR 182 – Yoder Substation

Dear Ladies and Gentlemen:

This Letter of Intent is submitted in support of a request for approval of Administrative Relief for the property at 1625 North Yoder Road after a grant of the subdivision exemption, as the remaining property will comprise less than 35 acres.

THE PROPOSED SUBSTATION PROPERTY

Mountain View proposes to purchase a five-acre substation site from Mark Kneis II in the Southwest quarter of Section 3, Township 14 South, Range 61 West of the 6th P.M., approximately 775 feet east of Yoder Road and approximately one mile north of Colorado Highway 94. Mountain View has a contract with Mr. Kneis to purchase the site, conditional on approval by the County of this Application. The proposed site is square, approximately 467 feet on a side, and whose south line is thirty feet north of the South Line of said Section 3. 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. Mountain View is a Colorado cooperative electric utility rendering retail electric service in eight counties in eastern Colorado, including major portions of El Paso County. Mountain View holds a Certificate of Public Convenience and Necessity from the Colorado Public Utilities Commission for its service territory. Mountain View owns and operates a 69kV transmission line, located one mile north of State Highway 94, and running between its Ellicott Substation and its Rush Substation. The five acre project site is located north of this transmission line and immediately adjacent to the County's reserved section line road right of way.

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.

CRITERIA FOR APPROVAL

This proposal meets the criteria set forth in the Land Development Code for the Administrative Relief regulations. The proposed application conforms to the requirements of Sections 5.5.1 of the Land Development Code.

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 Administrative Relief.

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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