



December 19, 2017

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: Retreat at Timber Ridge PUD**

**Project Number: PUD 17-003**

**Description:** It is proposed to develop Retreat at Timber Ridge subdivision with 205 residential lots on a minimum lot size of 2.5 acres. This 263 acre development is currently zoned RR-5. The development is designed to have residential lots, open spaces and tracts. This subdivision is to be located along Vollmer Road and south of Burgess Road in Section 21, 22, 27 and 28, Township 12S, Range 65W.

This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Due to the density of this development and developments in the vicinity, connection requirements will include provisions for construction of a new transmission line and a substation along with other system improvements, and payment of all fees under MVEA line extension policy.

MVEA requests the Final Plat reflects utility easements of ten (10) foot front, side and rear lot line along with a twenty (20) foot exterior easement. 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. 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 development.

MVEA may have existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant.

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)

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