

8482 BOHLEEN RD  
4306101023

ADD23510  
PLAT 10488  
ZONE RR-0.5

**APPROVED**  
**Plan Review**  
08/25/2023 10:34:49 AM  
dsdarchuleta  
EPC Planning & Community  
Development Department

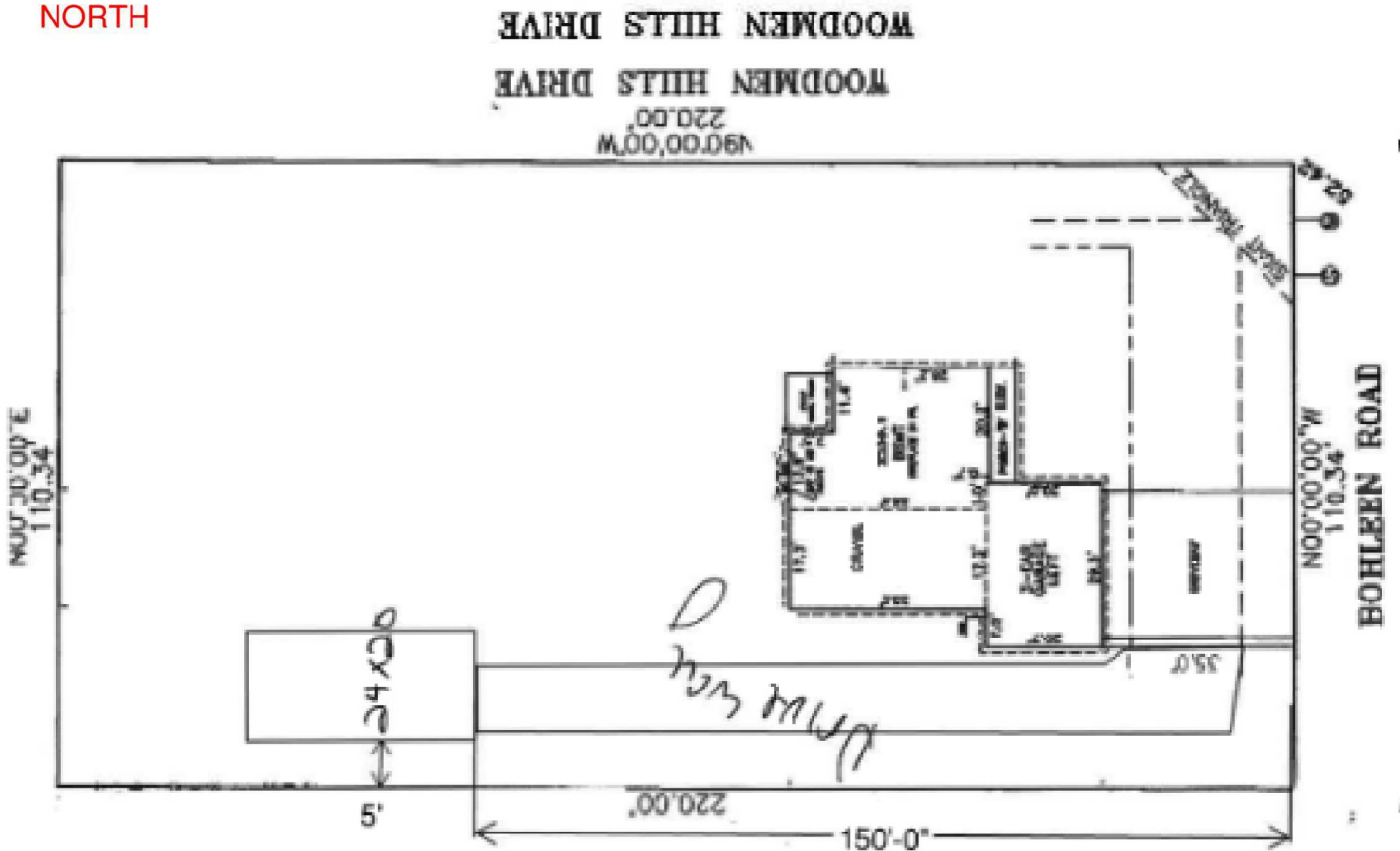
ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OBTAIN THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAWS AND/OR REGULATION  
Planning & Community Development Department  
approval is contingent upon compliance with all  
applicable notes on the recorded plat.

**Not Required**  
**BESQCP**  
08/25/2023 10:34:54 AM  
dsdarchuleta  
EPC Planning & Community  
Development Department

An access permit must be granted by the  
Planning & Community Development Department  
prior to the establishment of any driveway onto a  
County road.  
Diversion of blockage of any drainage way  
is not permitted without approval of the  
Planning & Community Development Department

It is the owner's responsibility to  
coordinate with easement holders  
to avoid impact to utilities that  
may be located in the easements.

↑  
NORTH



ZONE RR-0.5  
SIDE SETBACK IS 5' PAST 60'



August 15, 2023

John Kessler  
8482 Bohleen Rd.  
Colorado Springs, CO 80831

RE: Utility Encroachment

To Whom It May Concern:

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

**Project Location: 8482 Bohleen Rd., Lot 544 Woodmen Hills Filing 9**

**Description:** Mr. Kessler is requesting permission from MVEA for the encroachment of the rear lot line utility easement to 5' instead of 10' as platted, to construct a carport.

MVEA has no objection to the 5' encroachment to the rear lot line utility easement, however a 5' rear easement shall remain.

This area is within MVEA's certificated service area. MVEA will serve this area according to our Line Extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under MVEA's Line Extension Policy. Information concerning these requirements can be obtained by contacting the Engineering Department.

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

If additional information is required, please contact me at (719) 494-2636. Our office hours are 7:00 a.m. to 5:30 p.m., Monday – Thursday.

Sincerely,

Gina Perry  
Engineering Coordinator

This Association is an equal opportunity provider and employer.

