



November 17, 2016

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: Lorson Ranch East, PUDSP**

**Project Number: PUDSP-16-003**

**Description:** It is proposed to develop Lorson Ranch East on 225.76 acres with 838 single family residential lots and tracts in four phases. This development is located east of Marksheffel Road with Lorson and Fontaine Boulevard crossing the development east and west. This development is also known as Section 13, 14, 23 and 24, Township 15 South, Range 65 West.

This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, 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 is currently working with the developer on the need for future access from the future Fontaine Blvd to the existing MVEA substation by large semi-trucks for maintenance and replacement of large substation equipment if ever needed. See the included Google screenshot. Local maintenance trucks will continue to access the substation from the west residential streets with the option to use the new access when provided.

This association is an equal opportunity provider and employer.

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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

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MVEA requests utility easements in line with earlier filings at Lorson Ranch of ten (10) foot front lot, five (5) foot side lot utility easement, and ten (10) foot rear lot line easement. MVEA also requests a twenty (20) foot exterior easement on plat and the platting of existing MVEA facilities with easement. 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 in order to serve this development.

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

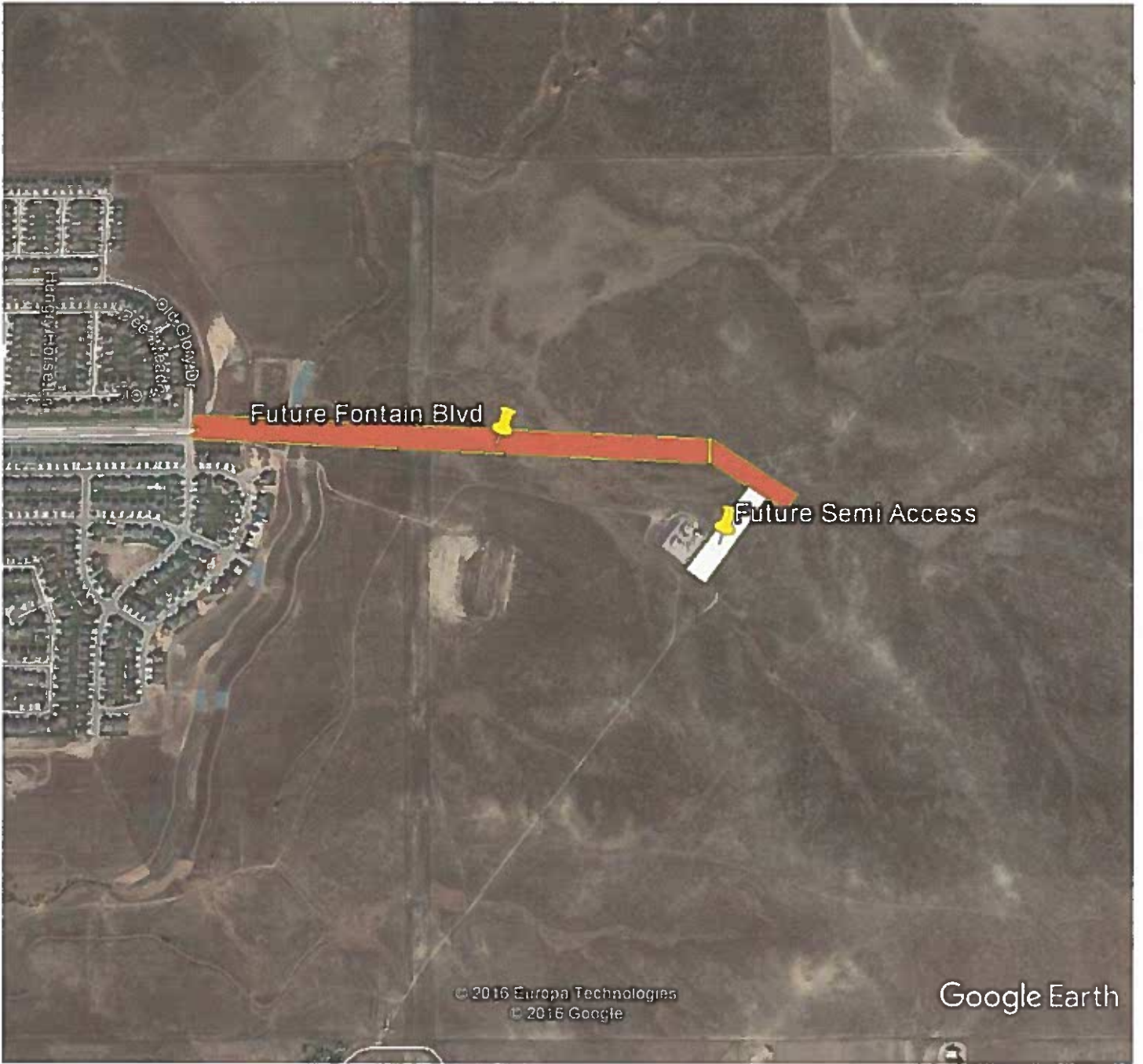
Mountain View will require that the owner or developer of this project coordinate with it and the El Paso County concerning the location of any roads or other public improvements that it constructs, including any offsite modifications to existing roads or other public improvements, in order that arrangements can be made, in advance of entering into any construction contracts affecting such facilities, to complete any necessary relocation of Mountain View facilities prior to construction of said improvements, all in accordance with Colorado law and Mountain View's published policies and Bylaws. Mountain View will not proceed to relocate any facilities until after such coordination is complete and Mountain View has been paid those relocation costs that are properly owned it under its published policies and Bylaws and Colorado law

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

Sincerely,



Cathy Hansen-Lee  
Engineering Administrative Assistant



Google Earth

