



Your Touchstone Energy® Cooperative 

August 30, 2018

Kari Parsons, Project Manager
El Paso County Dev Services Department
2880 International Circle
Colorado Springs, CO 80910-6107

Dear Ms. Parson:

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

Project Name: Sterling Ranch, Sketch Plan Amendment

Project Number: SKP 183

Description: SR Land, LLC is requesting approval for a Sketch Plan Amendment for Sterling Ranch. This proposed Amendment is to modify the density of two residential areas, relocate the water tank site and add a proposed electrical substation site. Sterling Ranch Subdivision is located north of Woodmen Road and southeast of Vollmer Road in Section 32 & 33, Township 12 South, Range 66 West along with Section 4 & 5, Township 13 South, Range 66 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 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. Any removal or relocation of facilities it will be at the expense of the applicant.

As discussed and mutually agreed upon by MVEA and the Sterling Ranch Development, the electrical requirements of the Sterling Ranch Development will require construction of a new transmission line and a substation. This transmission line will need to extend from off-site onto the Sterling Ranch Development. The substation itself will be built within the Sterling Ranch Development. MVEA has been working with the Sterling Ranch Developers to site these facilities. In the interim MVEA's existing distribution facilities that would initially extend into the development are capable of serving 250 new homes or the equivalent electric load.

MVEA will continue to ask for utility easements on the new design of ten (10) foot front and rear lot line utility easement, five (5) foot side lot line utility easement along with a twenty (20) foot exterior easement on plat. Additional easements may be required once a review of civil drawings with grading and erosion plan is provided to MVEA.

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.