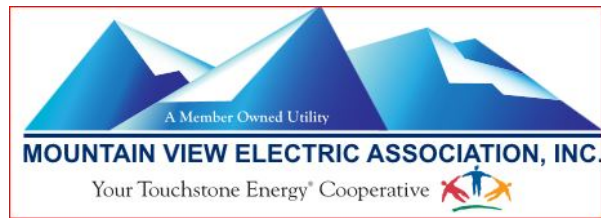




505 N. Denver Ave  
Loveland, CO 80537  
970-667-7602



11140 E Woodman Rd.  
Flacon, CO 80831  
719-495-2283

**June 1, 2020**

**El Paso County  
Development Services Department  
2880 International Circle, Suite 110  
Colorado Springs, Colorado 80910**

Attention: Project Manager: Rad Dickson ([raddickson@elpasoco.com](mailto:raddickson@elpasoco.com))

Re: Vollmer MVEA Substation at Sterling Ranch  
EPC File # EX201

Dear Mr.Dickson

Please accept this letter and attachments in response to specific agency review comments provided through the EPC Development Services Department EDARP portal regarding the application referenced above. The comments requiring specific response are listed below:

1. You must notify everyone adjacent to the master parcel. I have counted 20 adjacent properties to parcel number 5200000362

Response: Through subsequent discussion with you, it was determined that the properties notified as set forth in the original application submission were in compliance with direction provided by EPC.

2. The initial Letter of Intent was returned with several comments from EPC. Those include:
  - a. The letter of intent must address the criteria of section 7.2.2 of the El Paso County LDC.
  - b. Indicate this is a request for a subdivision exemption plat.
  - c. Change "Site Plan" to Subdivision exemption plat
  - d. ..indicate this the location of the plat has been accepted through a 1041 submittal process and indicate the El Paso county project number.
  - e. Exhibit B: Grading, Erosion and sediment Control Plan – Acknowledged – this will be submitted for review with the commercial development plan.

Response: attached is a revised Letter of Intent incorporating modifications to address these comments.

3. Severed Mineral Rights and Notification:

Comments to title report submitted:

-Mineral rights have been severed. See page 7

Response: Legal Counsel for Mtn. View has further researched this matter and has determined that although at one time minerals were severed, as this time they run with the underlying estate owned by the applicant. See attached letter and documentation from attorney Matthew J. Richardson dated May 27, 2020 regarding this matter.

4. The preliminary plat provided several comments through out. The following is a summary of the comments and response provided on the revised plat attached hereto:

1. *"Identify basis of bearing" :*

Addressed: This is shown in Note 1, and next to the drawing line work as described.

2. *"For a total of \_\_\_\_\_ acres"*

Addressed: The Legal Description on the revised plat now says "SAID PARCEL CONTAINS A CALCULATED AREA OF 5.00 ACRES"

3. *"Add the following note to the General Notes on the cover sheet: All easements that are dedicated hereon for public utility purposes related to gas and electric shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect."*

*Not Addressed. This reception number refers to Colorado Springs Utilities easements. CSU utilities will not be necessary for this parcel. CSU only provides gas service in this area, and it is not needed for an electric substation.*

4. *"Considering the development in this area, if this access and utility easement is to be a permanent roadway it should be named. Street naming documentation can be found at: <http://elpasoteller911.org/StreetNaming>"*

*Addressed : As requested by the Pikes Peak Regional Building Department, a temporary address of 9167 Mohawk Road has been identified on the revised plat attached hereto. Future Preliminary Plans will be submitted to reflect and name the adjacent roadways. This substation will be accessed by the access easements shown. This easement will be recorded by separate instrument.*

5. *"All standard notes are still required on a exemption plat"*

Addressed. Additional standard notes have been added.

6. *"Note Regarding Stormwater Drainage"*

Addressed. The note has been added to the drawing.

7. *"Addresses"*

Addressed. The note has been added to the drawing. This is now stated in Survey Note # 6 on the revised plat

8. *"Easement and Tract Maintenance etc"*

Not addressed. This parcel is private and will be owned and maintained by MVEA. No parks, or other tracts exist.

9. *"Label the new tract \_\_\_\_"*.

Addressed. The tract is now labeled on the revised plat: " MVEA SUBSTATION , 5.00 ACRES, 9167 MOHAWK ROAD

10 *"BODD Signature Block"*

Addressed. has been added to revised plat

11. *"line weights \_\_\_\_\_ etc."*

Addressed. have been addressed on revised plat

12. add *" EX 20-001"*.

Addressed. has been added to the revised plat

Thank you for your consideration of this response and please contact me should you have any questions regarding any of the information provided. Please advise as to the next steps we need to take in the process and when a hearing may be scheduled with the Board of County Commissioners.

Sincerely,

Phil B. Mazur - Consulting Agent to Mountain View Electric Association Inc.

Cc: David Waldner – Manager of Engineering

Matt Richardson – Legal Counsel

Attachments:

1. Revised Letter of Intent
  2. Updated Mineral Interest Letter
  - [3. Revised Subdivision Exemption Plat](#)
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