



April 16, 2019

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, Filing #4

Project Number: SF 198

Description: Lorson, LLC is requesting approval of Lorson Ranch East, Filing #4 with 246 lots and 9 tracts on a 58.471 acre parcel. This subdivision is located south of Fontaine Blvd. and east of Jimmy Camp Creek in Section 13 and 23 and 24, Township 15 South, Range 65 West, El Paso County.

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 notes utility easements show on the plat of ten (10) foot front lot and tract utility easement, five (5) foot each side lot line, and ten (10) foot rear lot line easement along with a twenty (20) foot exterior easement on 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. If the requested utility easement(s) are not provided on the final plat MVEA may not be able to serve this filing of the subdivision.

This Association is an equal opportunity provider and employer.

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MVEA has existing facilities near 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