



January 23, 2018

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: Settlers View Subdivision, Preliminary Rezone

Project Number: P174, SP17006

Description: Gary & Brenda Brinkman are requesting approval for a rezone and preliminary plan to develop a 40 acre parcel into 14 single family residential lots. This development to be called Settlers View subdivision is located north of Hodgen Road and west of Stepler Road with a legal of Section 23, Township 11 South, Range 66 West in El Paso County.

This area is within MVEA certificated service area. MVEA will continue to 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 requests a ten (10) foot front, side and rear lot line utility easement along with a twenty (20) foot exterior easement on plat. MVEA also requests platting of existing MVEA facilities with easement on the 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 in order to provide service.

MVEA was granted utility easements recorded on Book 6262, Page 1269 within this parcel that can only be vacated by separate quit claim document. Please contract myself for the packet and procedures.

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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

This association is an equal opportunity provider and employer.

Limon 719-775-2861 • Falcon 719-495-2283 • 1-800-388-9881 • www.mvea.coop

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