



December 11, 2017

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

Dear Mr. Sevigny:

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

**Project Name: Claremont Ranch, Lot 2 Site Dev Plan**

**Project Number: PPR-17-053**

**Description:** Approval is being requested to subdivide Lot 2, Block 1-Claremont Ranch, Filing #9A and develop a food restaurant with drive thru on the newly formed Lot 2B, Block 1-Claremont Ranch, Filing #9B. This lot will have approximately 0.82 acre. The proposed commercial development is located east of Marksheffel Road and south of Constitution Avenue in Section 04, Township 14 South, Range 66 West.

This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.

MVEA will request utility easements from the developer for this commercial property in order to serve. If drainage and landscaping are designed in this parcel MVEA requests these areas be listed to include utilities.

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

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](http://www.mvea.coop)

P.O. Box 1600 • Limon, Colorado 80828-1600 • 11140 E. Woodmen Road • Falcon, Colorado 80831