



April 26, 2022

Kari Parsons  
El Paso County Development Services  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

SUBJECT: Engineering Review Comment  
Mountain View Electric Association Inc. (The Association)

To El Paso County:

The Association has these comments about the following:

**Project Name: Copper Chase at Sterling Ranch I**

**Project Number: PUDSP222**

**Description:** Proposed development of 138 single family lots located off Vollmer Rd. and the future Marksheffel Rd. in Township 12S, Range 65W, Sections 32 and 33.

**EXISTING EASEMENTS  
FROM STERLING RANCH  
FILING NO. 2 PLAT  
SHOWN. NO ONSITE,  
EXISTING FACILITIES  
DISCOVERED.  
EASEMENTS ADDED  
(INTERIOR LOT ESMTS  
WILL BE SHOWN ON PLAT)**

This area is within the Association's certificated service area. The Association will serve this area according to our Line Extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under the Association's Line Extension Policy. Information concerning these requirements can be obtained by contacting the Engineering Department.

The Association requests a ten (10) foot front lot line utility easement behind the public improvement easement, side and rear lot utility easements and all tracts, along with a twenty (20) foot exterior utility easement on the plat. The Association also requests the platting of the Association's existing facilities with easements on the plat. Additional easements may be required.

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

If additional information is required, please contact me at (719) 494-2636. Our office hours are 7:00 a.m. to 5:30 p.m., Monday – Thursday.

Sincerely,

*Gina Perry*

Gina Perry, Engineering Coordinator

This Association is an equal opportunity provider and employer.

