



August 19, 2020

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

Dear Ms. Parson:

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

**Project Name: Sterling Ranch, Phase II**

**Project Number: SP 203**

**Description:** SR Land, LLC is requesting approval for the preliminary plan for Sterling Ranch, Phase II. This proposed development is approximately 88 acres to be designed with 212 single family development along with tracts for landscaping, drainage & utilities and one tract for a future school site. This Filing is located north of Woodmen Road and southeast of Vollmer Road in Section 33, Township 12 South, Range 65 West.

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 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. Any removal or relocation of facilities it will be at the expense of the applicant.

As discussed and mutually agreed upon by MVEA and the Sterling Ranch Development, the electrical requirements of the Sterling Ranch Development will require construction of a new transmission line and a substation. This transmission line will need to extend from off-site onto the Sterling Ranch Development. The substation itself will be built within the Sterling Ranch Development. MVEA has been working with the Sterling Ranch Developers to site these facilities. In the interim MVEA's existing distribution facilities that would initially extend into the development are capable of serving 250 new homes or the equivalent electric load.

This Association is an equal opportunity provider and employer.

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MVEA requests a ten (10) foot front and rear lot line utility easement, five (5) foot side lot line utility easement along with a twenty (20) foot exterior easement on plat. If open space, drainage and landscape tracts are designed in this phase 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 serve this subdivision.

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