



July 21, 2020

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: Ponderosa at Lorson Ranch, Filing 3

Project Number: SF 2016

Description: Development of a townhome community is being proposed for Ponderosa Filing #3 at Lorson Ranch. This development is designed with 90 townhome units and 17 Tracts on an approximately 10.377 acre parcel. This development is located north of Fontaine Blvd. and east of Marksheffel Road in Section 14, Township 15 South, Range 65 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 requests a blanket utility easement in order to give flexibility to both MVEA and the developer with the design of this housing complex and the infrastructure of the electric service. The blanket utility easement needs to include open space, drainage and landscape to allow for the design to all townhomes in order to serve.

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.

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.

