



Right of Way & Permits

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Town of Parker Community Development Department  
20120 E. Mainstreet  
Parker, CO 80138

Attn: Patrick Mulready

**Re: Compark Village Filing No. 10 MDP, Case # SUB15-0054**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the minor development plat for **Compark Village Filing No. 10**. To ensure that adequate utility easements are available within this development, PSCo requests that 6-foot wide dry utility easements be dedicated on private property adjacent to the front lot lines and 8-foot on the rear lot lines of each lot in the subdivision or platted area identified as single-family lots (Tracts G and H); and, 10-foot wide dry utility easements on private property adjacent to all public streets and around the perimeter of the balance of the tracts, parcels and/or open space areas **for connectivity throughout the development**.

PSCo also requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

***Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.***

PSCo requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Please be aware PSCo owns and operates existing natural gas distribution facilities within the subject property. The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas service or modification to existing facilities. It

is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center, at 1-800-922-1987** to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George  
Contract Right-of-Way Referral Processor  
Public Service Company of Colorado

14' and 15' Utility Easements have been added along Belford Avenue and the western limits of the development. Additional easements will be granted on the Future Development Tracts (Tracts A, C, G & H) when those tracts are replatted.

No additional easement language has been added to the plat.