



Right of Way & Permits

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

Attn: Ryan McGee

Re: Parker Auto Plaza F1 A2, Case # SUB18-020

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Parker Auto Plaza F1 A2**; acknowledges the platted utility easements; and, to ensure that adequate utility easements are available within this development, requests that minimum 10-foot wide dry utility easements are dedicated on private property around the perimeter of each commercial/industrial lot in the subdivision or platted area. These easements are dedicated to the Town of Parker for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in 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 also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Please be aware PSCo owns and operates existing natural gas distribution facilities along Pine Lane and South Parker Road. The property owner/developer/contractor must complete the **application process** for any new natural gas service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 for utility locates prior to construction.

Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions with this referral response.

Donna George
Right-of-Way and Permits
Public Service Company of Colorado