



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

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City of Westminster Department of Community Development
4800 West 92nd Avenue
Westminster, CO 80031

Attn: Patrick Caldwell

Re: Uplands – Parcel A

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the official development plan and PUD for **Uplands – Parcel A**. For future planning and to ensure that adequate utility easements are available within this development, PSCo will need minimum 10-foot wide dry utility easements abutting all rights-of-way and private drives within each planning area. This is for connectivity throughout the development.

As the project progresses, the following dry utility easements will be required **within all residential lots**:

- 6-feet wide for natural gas distribution facilities with a minimum 5-foot clearance from any structure and where there is drivable pavement with plowing and space for service truck access
- 8-feet wide for electric distribution facilities including space for transformers, pedestals, and cabling; space consideration must also be given to locate pad mount transformers and pedestals on private property
- if gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement
- bear in mind that these utility easements must have 5-foot separation from gravity-fed wet utilities and 10-foot separation from forced-fed water utilities

Please be aware PSCo owns and operates existing natural gas and electric facilities throughout the proposed project areas. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or *modification* to existing facilities including relocation and/or removal via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities. The vacation of any existing PSCo express easements will require a quitclaim deed and must be completed by a PSCo Right-of-Way Agent.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

