

**From:** [Gittins, Julie K](#)  
**To:** [Kim White](#); [Kim White](#)  
**Cc:** [Jean Johnston](#)  
**Subject:** RE: Minor Subdivision for Love Tract, post-annexation hearing  
**Date:** Wednesday, May 31, 2023 2:17:19 PM  
**Attachments:** [image002.png](#)

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Kim,

Good morning!

Xcel (aka PSCo) has reviewed the information provided. Currently we do not have gas service to this lot. The gas main will need to be extended north down CR 471 to the lot and then down a utility easement to the north end of the lot where it will dead end (blue line below). Please see the following requirements below for the utility easement and required clearances in order for Xcel to provide gas service to this project.



**In order to meet the clearance requirements from other utilities, the following guidelines must be adhered to:**

- There must be 5' between electric and gas service lines as we cannot joint trench
- Gas lines must be a minimum of 10' away from water, sewer and fire hydrants.
- Water/sewer stubs need to be at least 5' - 10' into the lot so our lines are not compromised when

- pits are dug.
- There must be a 16' separation between two structures if installing gas and electric meters across from each other.
  - Service lines must be a minimum of 5' away from the foundation
  - Meters must be on a gable end on the front third of the building in an easily seen and easily accessible location.
  - No distribution or service lines under retaining walls
  - No trees or boulders installed on top of gas lines. Trees must be a minimum of 5' away. Shrubs and flowers are acceptable.
  - No back lot installation
  - 10' utility easement
  - Xcel does not sleeve under roads for service laterals (if applicable) for future build out. Road cuts will need to be done.
  - Xcel avoids installing under asphalt/concrete with the exception of gas service lines

If the required separations are not met, Xcel may not be able to serve this project.

Xcel will require the developer to stake the route and oversee the installation. Any re-routes will be done at the developers cost.

To ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

*Ten-foot (10') wide dry utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision or platted area identified as **single-family lots**. Ten-foot (10') wide dry utility easements are hereby dedicated on private property adjacent to all public streets, and around the perimeter of each **commercial/industrial** and **multi-family** lot in the subdivision or platted area including tracts, parcels and/or open space areas. These easements are dedicated to **the City/County** 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 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 also 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.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [Building and Remodeling | Partner Resources | Xcel Energy](#) . 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 for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Reinforcements may be needed based on the additional load that will come onto the system and would be at the developers cost. That will be determined when load information for the entire project is provided at the time of application.

**Please note – this is not a final assessment of what the new gas distribution will entail. There may be additional things in the field I cannot see. Once an application has been submitted to XCEL we can start the full design process and identify the scope of work that will need to be done for this request.**

Please have the builder contact me with any questions.

Have a great day!

**Julie Gittins**

**Xcel Energy**

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*My Office Hours: Tuesday thru Friday, 6:00 – 4:30 pm*

**Useful Links**

[Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf \(xcelenergy.com\)](#) aka Blue Book for electric (7/22)

[Building and Remodeling | Partner Resources | Xcel Energy](#)- to apply

[Additional Xcel Customer Support](#)

[Colorado811 - Call before you Dig - Apply for Locates](#)

Contacts:

Meter sets: Builder's Call Line (BCL) 1-800-628-2121

Electric Emergency: 1-800-895-1999

Gas Emergency: 1-800-895-2999

Billing Questions: Customer Service 1-800-895-4999