



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

April 2, 2025

Town of Castle Rock Development Services Department
Town Hall
100 North Wilcox Street
Castle Rock, CO 80104

Re: Canyons Far South Filing 1, Case # PL24-0003

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan/plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Response: This crossing was discussed previously and a letter (attached) was provided. We will reach out and setup a meeting.



Siting and Land Rights
1800 Larimer St., Suite 400
Denver, CO 80202

June 23, 2023

Dear Mr. Cross/Hines,

The electric transmission department of Xcel Energy reviewed the documentation and site plans you submitted in regard to the Canyons Far South development, along the east side of Founders Parkway north of Crimson Sky Drive, Castle Rock, CO.

Xcel Energy's electric transmission engineer has reviewed applicant's documentation and approved of the perpendicular road crossing only. The attached approved road plan and clearance requirements are to be followed and maintained. Any lighting, trails, sidewalks, utilities, elevation changes, landscaping, etc. that encroach upon the Xcel ROW need to be submitted for review and are not approved at this time.

Applicant must maintain clearance of at least 20' in any direction to the energized transmission lines or conductors when working. PSCo's High Voltage Transmission Line Clearance Standards (attached) to be followed and maintained.

PSCo does not believe that applicant's proposed improvements generate a current conflict with PSCo's electric transmission facilities since it appears that the construction provides adequate clearance to our powerlines. Therefore, PSCo does not object to the applicant's construction or installation per the site plan submitted, attached herewith. Should there be additional modifications other than what is shown in the said site plan provided, applicant agrees to present plans to Xcel Energy for review.

Thank you,

Tyler J. Swanson

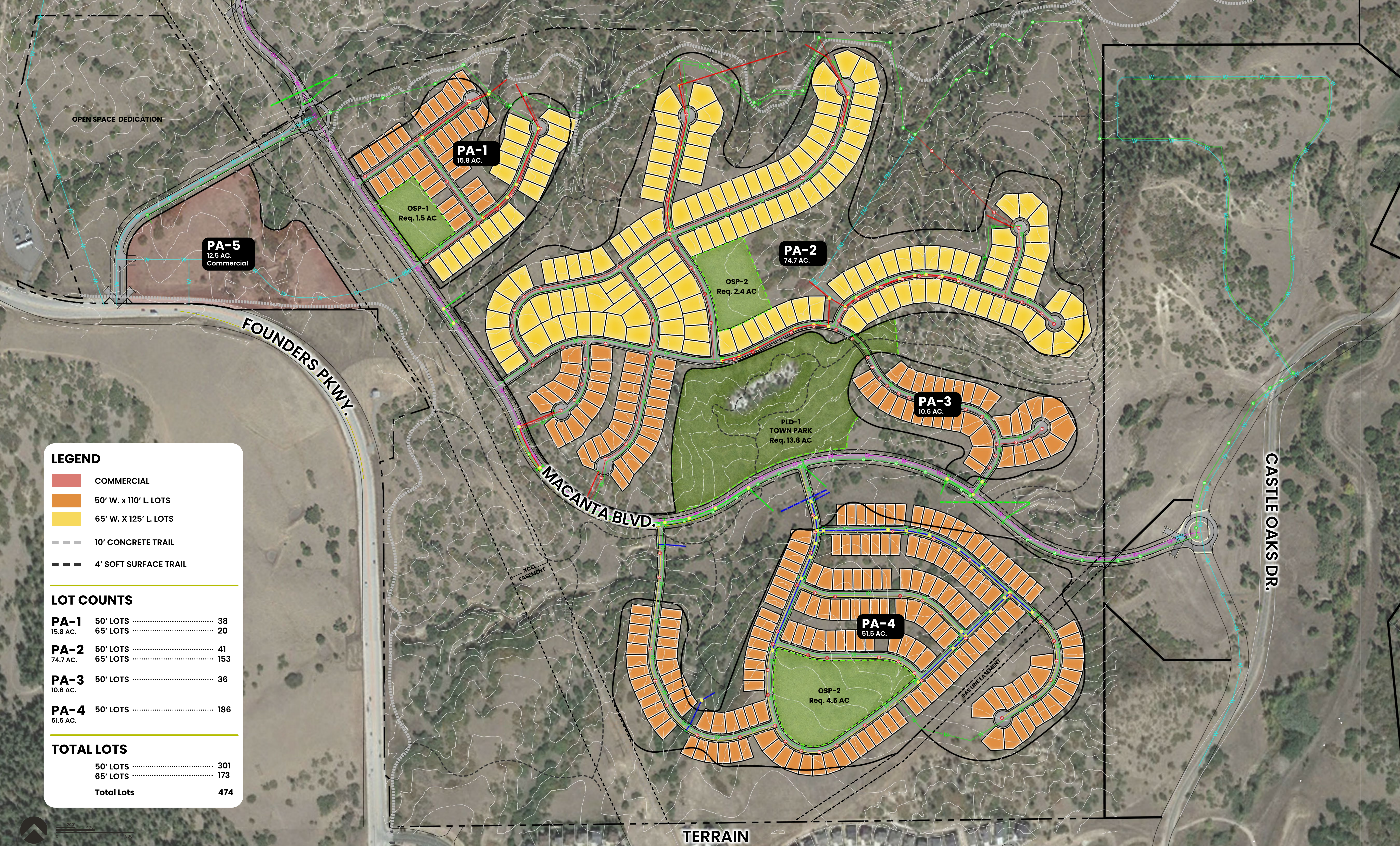
Xcel Energy

Contract Agent, Siting & Land Rights

1800 Larimer Street, Suite 400, Denver, CO 80202

P: 303.571.7294 C: 303.889.9505

E: tyler.j.swanson@xcelenergy.com



LEGEND

- COMMERCIAL
- 50' W. x 110' L. LOTS
- 65' W. X 125' L. LOTS
- 10' CONCRETE TRAIL
- 4' SOFT SURFACE TRAIL

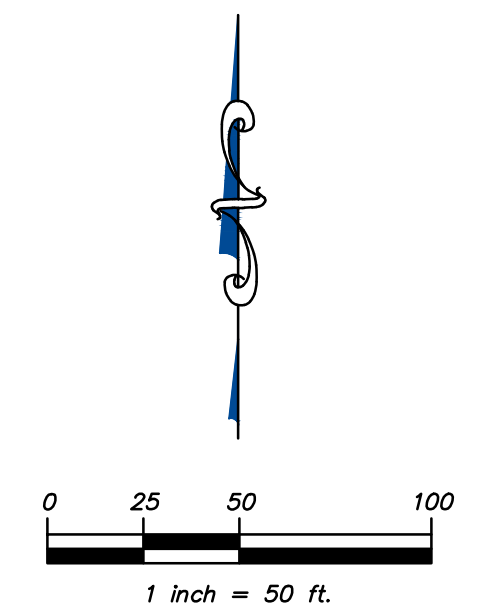
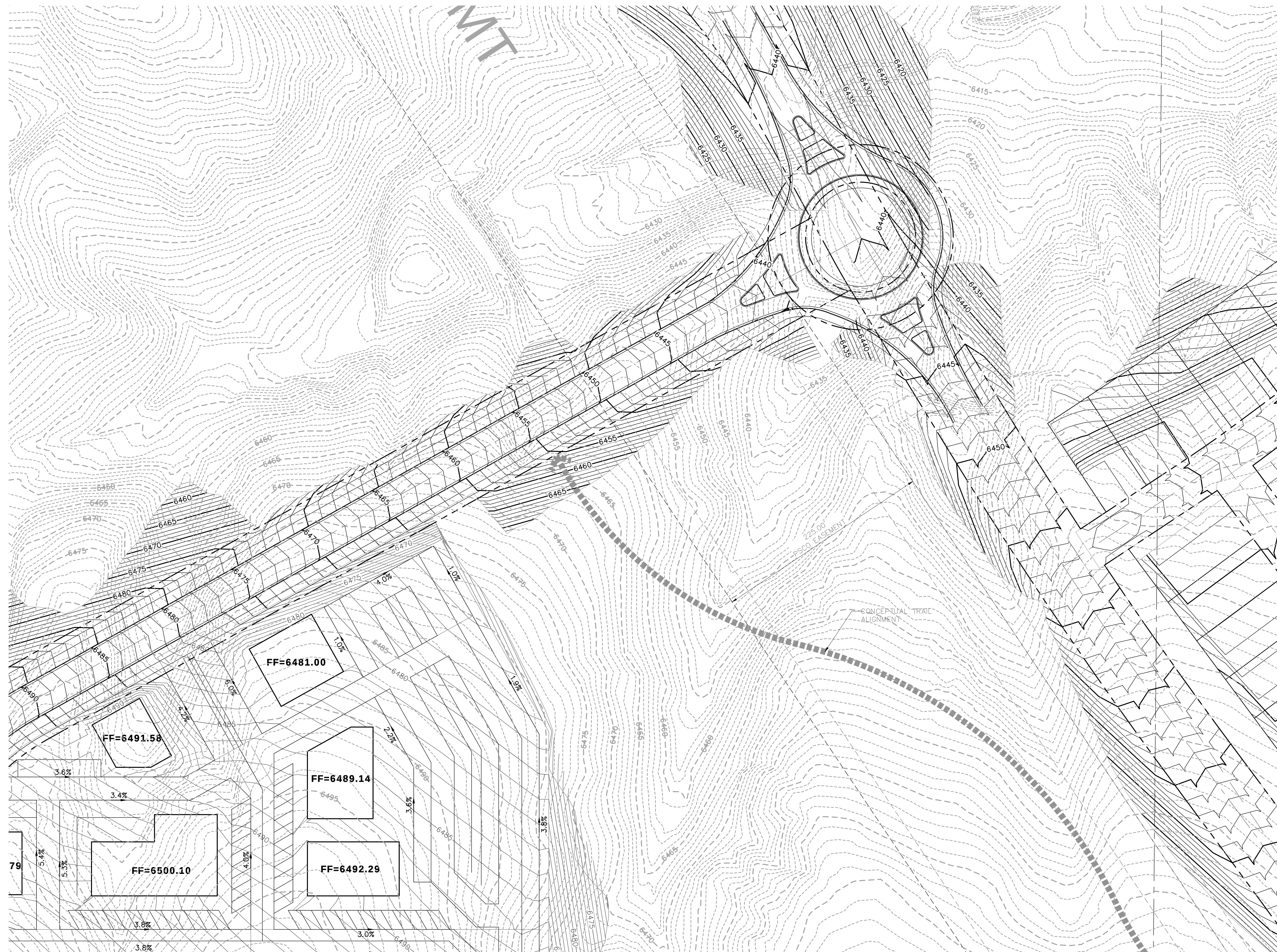
LOT COUNTS

PA-1 15.8 AC.	50' LOTS	38
	65' LOTS	20
PA-2 74.7 AC.	50' LOTS	41
	65' LOTS	153
PA-3 10.6 AC.	50' LOTS	36
PA-4 51.5 AC.	50' LOTS	186
	65' LOTS	173

TOTAL LOTS

50' LOTS	301
65' LOTS	173
Total Lots	474

CONCEPTUAL GRADING EXHIBIT



COVER
engineering

XCEL ENERGY/PUBLIC SERVICE COMPANY OF COLORADO

HIGH VOLTAGE ELECTRIC TRANSMISSION LINE

CLEARANCE REQUIREMENTS

FOR YOUR SAFETY

When working near or under a high voltage electric transmission line, it must be assumed the transmission line is energized, and any workers may not be closer than twenty feet (20') in any direction to the energized transmission lines or conductors. The Xcel Energy/Public Service Company of Colorado Electric Transmission Line Operations Department must be contacted at 303-883-0089 or 303-638-4085 a minimum of 31 days in advance to arrange for a Patrolman to be on site during any construction work within an electric transmission line right-of-way. Safety provisions will allow for operations in accordance with Occupational Safety and Health Act requirements.

When determined to be necessary, the Electric Transmission Line Patrolman will arrange for an outage of the electric lines. Any outage is a day-to-day situation, with the Patrolman on the job site at all times. When the Patrolman has arranged for an outage, any workers must be no closer than three feet (3') in any direction from the de-energized lines or conductors. There is a fee charged when an electrical clearance is required or the patrolman is on site for more than four hours.

Under **NO** circumstances may work be started within twenty feet (20') in any direction of the transmission lines or conductors without clearance from the Patrolman. It is the responsibility of the party in charge of the work or contractor to notify the Patrolman whenever starting and ending the work.

When an encroachment of any electric transmission line right-of-way is proposed, it is necessary to request a review of all details to ensure compliance with the National Electric Safety Code. Approved encroachments shall be documented with a fully executed License Agreement. For encroachment review and approval, please call Tyler Swanson @ (303) 571-7294.

**PLAN AHEAD AND
FOLLOW THESE INSTRUCTIONS – IT COULD SAVE A LIFE**