



September 28, 2020

Donna George
Right of Way and Permits
Public Service Company of Colorado
dba Xcel Energy
1123 W. 3rd Avenue
Denver, CO 80223
Via Email: donna.l.george@xcelenergy.com

Re: Porteos PA-3—2nd Referral Comments; Case # DA-1903-17

Donna:

I am in receipt of your letter to Juliana Berry dated August 27, 2020 regarding the above referenced Zoning Case. In that letter, you request that the applicant grant easements and include language for Xcel's benefits on its subdivision plats. The applicant will not agree to do so.

First, you requested that Xcel be granted a 10' easement around the perimeter of each lot within the subdivision. Easements for Xcel's natural gas and electric lines do not need to be granted at this time. When they are granted, these easements will more than likely encompass far less than 10' around the perimeter of each lot. As we sell or develop each individual parcel, the developer of each parcel (whether it is my company or a purchaser of a parcel) will submit the necessary applications to establish new natural gas or electrical service and will be responsible for granting any necessary easements across its parcel so that Xcel can provide this service. At that time, the developer and Xcel can determine the correct location of the easement(s) needed to provide natural gas and electric service to the buildings to be constructed within the parcel.

You have also asked that certain other language be added to each preliminary and final plat for Xcel's benefit. The only easements on our plat will be those granted to Aurora. We will not agree to include language benefitting Xcel on our plats.

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Please contact me if you have any questions or need additional information.


Regards,

ACP DIA 1287 Investors, LLC

By: Porteos Holdings, LLC
Its: Sole Member

By: DIA 1287 Holdings, LLC
Its: Sole Member and Manager

By: The San Juan Company
Its: Managing Agent


Bill Wichterman
President

cc: Chris Parezo