

# GATEWAY WEST

I-80 Corridor | Uinta County, Wyoming | 154.18 Acres

## UTILITY NARRATIVE

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### Power, Gas, Water & Sewer

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The Gateway West parcel sits immediately adjacent to the Overthrust Road commercial corridor, which connects directly to the I-80 interchange and serves a developed mix of commercial, institutional, and industrial properties. Based on review of the ALTA/NSPS Land Title Survey and the existing development visible along this corridor, all four primary utilities — electric power, natural gas, municipal water, and sewer — are present in the immediate area. The City of Evanston municipal water line is shown directly on the survey running along Overthrust Road on the eastern boundary of the parcel. Electric infrastructure serving adjacent developed parcels is present along both Overthrust Road and the northern boundary. Natural gas pipeline easements recorded against the property confirm gas infrastructure in the same corridor. Evanston's commercial infrastructure along the I-80 corridor is built out with water, sewer, gas, and fiber already in place, and the City of Evanston Public Works Department manages water and wastewater service for properties within and proximate to the city's service boundary. Connection fees, extension requirements, and capacity confirmation for each utility would be established through direct coordination with the respective providers.

### Utility Contacts

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Utility	Provider	Phone	Website / Address
Electric	Rocky Mountain Power (PacifiCorp)	1-888-221-7070	rockymountainpower.net 105 Commerce Dr, Evanston WY 82930
Natural Gas	Enbridge Gas Utah (fka Questar Gas / Mountain Fuel)	1-800-323-5517	enbridgegas.com/utwyid
Water & Sewer	City of Evanston Public Works Attn: Herman Roybal, Water Distribution Attn: Kelly Morris, Wastewater	307-783-6300	evanstonwy.org 1200 Main St, Evanston WY 82930

### Other Considerations

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#### Access & WYDOT

Overthrust Road runs the full length of the eastern boundary and connects directly to the I-80 interchange, providing the primary vehicular access point. The northern boundary adjoins developed parcels with improved road infrastructure.