



Request for Comments

Case Name: Xcel F-640 Regulator on East 88th Avenue

Case Number: RCU2024-00010

May 20, 2024

The Adams County Planning Commission is requesting comments on the following application: **Conditional use permit to allow the replacement of a natural gas regulator/meter station within the Agricultural-1 zone district. The site is affected by the Natural Resources Conservation and Mineral Conservation Overlay Districts.** This request is located at 4279 E 88TH AVE. The Assessor's Parcel Number is 0172119300008.

Applicant Information: WESTERN STATES LAND SERVICES
JUSTIN MAZUR
505 N. DENVER AVE.
LOVELAND, CO 80537

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 06/11/2024 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to NEagleson@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Thank you for your review of this case.

Nick Eagleson

Nick Eagleson
Planner III

BOARD OF COUNTY COMMISSIONERS

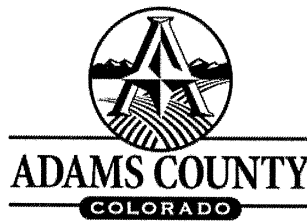
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME: F-641 &F-641M REGULATOR STATION REBUILD

APPLICANT

Name(s): XCEL ENERGY Phone #: 630-524-6113
Address: 1123 W. 3RD AVE.
City, State, Zip: DENVER, CO 80223
2nd Phone #: Email: Joe.Michael@xcelenergy.com

OWNER

Name(s): XCEL ENERGY Phone #: 303-285-6437
Address: 5460 W. 60TH AVE.
City, State, Zip: ARVADA, CO 80003
2nd Phone #: Email: Brett.P.Mcgrath@xcelenergy.com

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: JUSTIN MAZUR Phone #: 970-215-9624
Address: 505 N. DENVER AVE.
City, State, Zip: LOVELAND, CO 80537
2nd Phone #: 970-667-7602 Email: JMAZUR@WS-LS.NET

DESCRIPTION OF SITE

Address: 4279 E. 88th AVE.

City, State, Zip: THORNTON, CO 80640

Area (acres or square feet): APPROXIMATELY 1.4 AC

Tax Assessor Parcel Number: 0172119300008

Existing Zoning: A-1

Existing Land Use: NATURAL GAS REGULATOR/METERING GAS STATION

Proposed Land Use: REBUILD OF EXISTING REG STATION. PROPOSED USE TO REMAIN THE SAME

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#: 2024-00009

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Brett McGrath

Date: 4/25/2024

Owner's Printed Name

Name: *Brett P. McGrath*

Owner's Signature

Certificate of Taxes Paid

The property owned by Public Service Company of Colorado, being a subsidiary of Xcel Energy, is a public utility organization that services vast regions in Colorado and is recognized as a tax-exempt entity and not subject to pay considerations of mill levies on their property. There are no tax rolls submitted from Adams County or recorded tax liens identified on the subject project.

F-641 & F-641M Regulator Station Site – Xcel Energy

Property Legal Description:

The North 270.0 feet, measured along the westerly R.O.W. of County Road No. 86, of that part of the SW ¼ of the SW ¼ of Section 19, Township 2 South, Range 67 West, Adams County, Colorado, lying Southeasterly of the South Platte River and Westerly of County Road No. 86, more particularly described as beginning at the Southwest corner of said Section 19; thence N88° 11'E along the South line SW ¼ of the SW ¼ of Section 19 a distance of 945.5 feet more or less to a point on the westerly R.O.W. line of County Road No. 86; thence N8°10' W along said R.O.W. line a distance of 133.7 feet to the true point of beginning; thence continuing N8°10'W along said R.O.W. a distance of 270.0 feet to a point on Southeasterly bank of the South Platte River; thence along said bank by the following courses and distances: S49°42'W, 112.0 feet; S32°50'W, 64.0 feet; S17°02'W, 70.0 feet; S11°35'W 82.0 feet; to a point which is 132.6 feet, measured at right angles, North of the South line of said SW ¼ of the SW ¼ of Section 19; thence N88°11'E parallel to said South line a distance of 195.50 feet more or less to the true point of beginning. Contains 0.78 Acres, more or less.



NOTIFICATION OF PROPOSED CONSTRUCTION ACTIVITIES IN YOUR AREA
USPS FIRST CLASS MAIL

April 18, 2024

CITY OF THORNTON
9500 CIVIC CENTER DR.
DENVER, CO 80229

RE: Public Service Company of Colorado (Xcel) - Natural Gas Regulator Station Rebuild

SITE LOCATION: 4279 E. 88th Ave., Thornton, CO 80640 (F-640 & F-641M Regulator Station)

Dear City of Thornton,

The purpose of this letter is to address and notify you of proposed construction to rebuild an existing natural gas regulator and metering station (the "Project") on property owned by Xcel Energy. This Project area is adjacent or nearby property that you own; identified by the Adams County Assessor as vacant land parcel ID 0172119300021. The Project is currently under review by Adams County Planning. The Project will remove all existing structures and buildings and replace them due to obsolete or inoperable equipment and provide better safety and control measures. Xcel wishes to begin construction summer of 2024, pending County approval and permitting, and as a part of the permitting process Xcel is giving notice to you of said work. Should you have any questions, comments or concerns regarding the Project please don't hesitate to contact me. My contact information is listed below.

Sincerely,

A handwritten signature in blue ink that reads "Justin Mazur".

Justin Mazur

Acquisition Agent

Western States Land Services, LLC

Phone: 970-215-9624

Email: jmazur@ws-ls.net



NOTIFICATION OF PROPOSED CONSTRUCTION ACTIVITIES IN YOUR AREA
VIA EMAIL

April 18, 2024

KELLEY TRUCKING INC.
ATTN: CAL KELLEY
6201 MCINTYRE ST
GOLDEN CO 80403

RE: Public Service Company of Colorado (Xcel) - Natural Gas Regulator Station Rebuild

SITE LOCATION: 4279 E. 88th Ave., Thornton, CO 80640 (F-640 & F-641M Regulator Station)

Dear Kelley Trucking Inc.,

The purpose of this letter is to address and notify you of proposed construction to rebuild an existing natural gas regulator and metering station (the "Project") on property owned by Xcel Energy. This Project area is adjacent or nearby property that you own; identified by the Adams County Assessor as vacant land parcel ID 0172119300009. The Project is currently under review by Adams County Planning. The Project will remove all existing structures and buildings and replace them due to obsolete or inoperable equipment and provide better safety and control measures. Xcel wishes to begin construction summer of 2024, pending County approval and permitting, and as a part of the permitting process Xcel is giving notice to you of said work. Should you have any questions, comments or concerns regarding the Project please don't hesitate to contact me. My contact information is listed below.

Sincerely,

Justin Mazur

Acquisition Agent

Western States Land Services, LLC

Phone: 970-215-9624

Email: jmazur@ws-ls.net

CC:

Sent Via Email To: ckelley@kti-usa.com



NOTIFICATION OF PROPOSED CONSTRUCTION ACTIVITIES IN YOUR AREA
USPS FIRST CLASS MAIL

April 18, 2024

ADRIAN ESCALERA & ALEJANDRA MACIAS
8930 RIVERDALE RD.
DENVER, CO 80229

RE: Public Service Company of Colorado (Xcel) - Natural Gas Regulator Station Rebuild

SITE LOCATION: 4279 E. 88th Ave., Thornton, CO 80640 (F-640 & F-641M Regulator Station)

Dear Adrian Escalera & Alejandra Macias,

The purpose of this letter is to address and notify you of proposed construction to rebuild an existing natural gas regulator and metering station (the "Project") on property owned by Xcel Energy. This Project area is adjacent or nearby property that you own; identified by the Adams County Assessor being at 8930 Riverdale Rd., Denver, CO 80229, parcel ID 0172119300006. The Project is currently under review by Adams County Planning. The Project will remove all existing structures and buildings and replace them due to obsolete or inoperable equipment and provide better safety and control measures. Xcel wishes to begin construction summer of 2024, pending County approval and permitting, and as a part of the permitting process Xcel is giving notice to you of said work. Should you have any questions, comments or concerns regarding the Project please don't hesitate to contact me. My contact information is listed below.

Sincerely,

A handwritten signature in blue ink that reads "Justin Mazur".

Justin Mazur

Acquisition Agent

Western States Land Services, LLC

Phone: 970-215-9624

Email: jmazur@ws-ls.net

PROJECT PROPOSAL DESCRIPTION AND SCOPE OF WORK

TO: Adams County – Permitting/Building/Planning Department

RE: Public Service Company of Colorado (Xcel)

Natural Gas Regulator Station Rebuild

LOCATION: 4279 E. 88th Ave., Thornton, CO 80640. County Parcel ID 0172119300008

PURPOSE OF THE PROJECT:

The property is currently utilized for 2 natural gas regulator stations know as “F-641” and “F-641-M”. These stations are located just east of Colorado Blvd and E. 88th Ave in Thornton, CO. The approximate GPS Coordinates are: 39.856633, -104.937094. Regulator Station F-641 is fed by a 315 psig MAOP natural gas pipeline line and delivers pressure regulated gas into a 140 psig MAOP system. F-641-M is fed by a 140 psig MAOP system and delivers pressure regulated gas into a 60 psig MAOP system. The facilities need to be rebuilt due to obsolete and/or inoperable equipment. The rebuilt of F-641 and F-641-M will be in closed coupled regulator stations. Both stations will be installed inside of buildings. The new regulator stations will provide 24/7 remote communication and control and overall increased efficiency and reliable operation. The Project will provide a contingent feed to regulator station F-641-M and prevent future outages for Xcel Energy’s customers. Newer equipment and design will allow for better safety, flood and sound mitigation as well as emergency access. The new buildings will provide better sound attenuation for the surrounding areas. The site size is not planned to increase by any measurable amount.

SCOPE OF WORK:

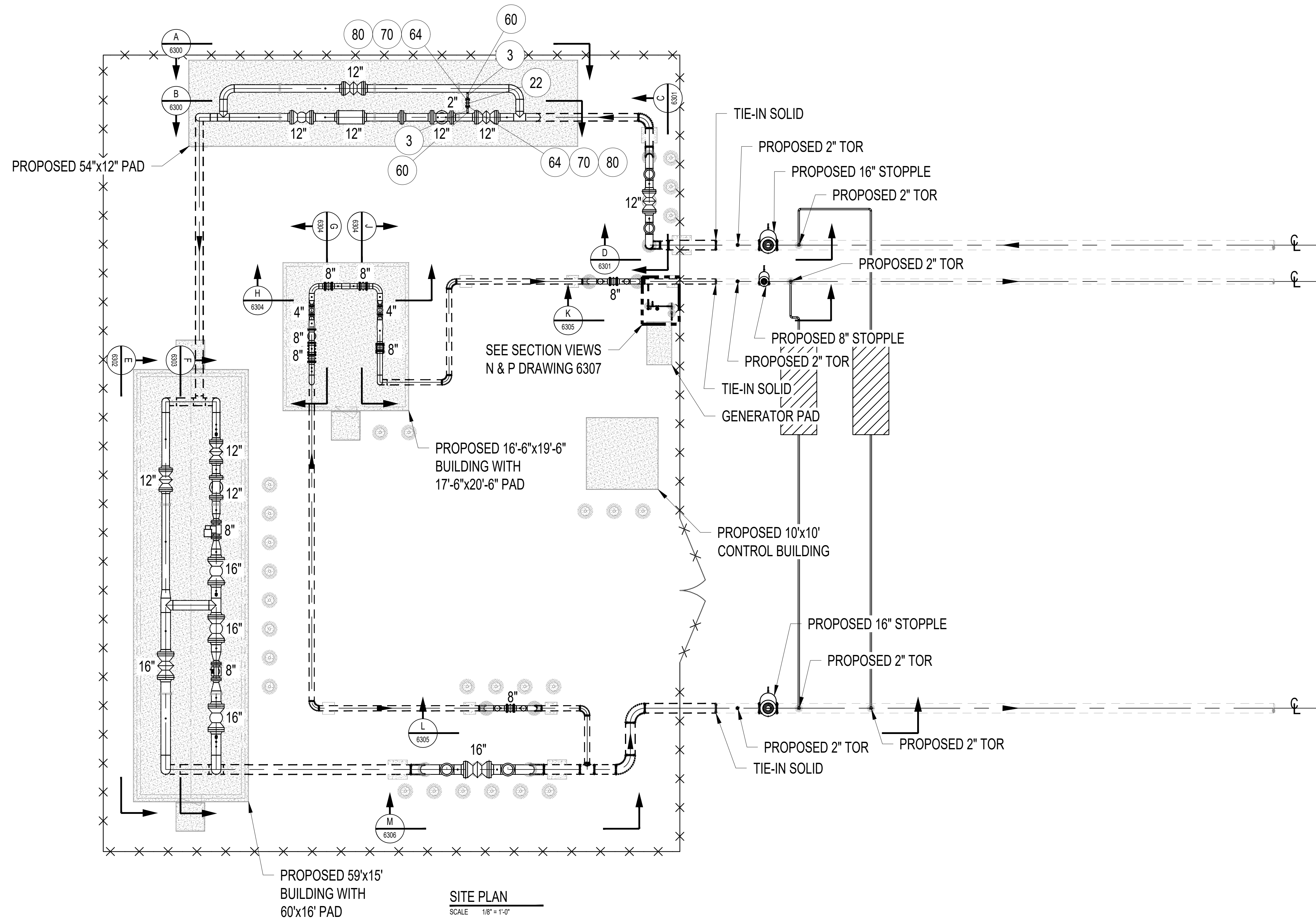
- New civil site and grading work to help mitigate the possibility of flooding the site during times of high water. New grade will raise the site approximately 1’ from the existing grade
- Install a meter for the F-641 regulator station
- Move station fire valves above grade to provide more efficient access in the case of an emergency.
- Replace existing RTU equipment with better state of the art equipment to provide 24/7 remote communication and control to these stations. RTU will allow more robust control of the system. New FB3000 RTU will be built in a control building
- Install a Generac backup generator to provide power to the station in the event of an electrical outage.
- New civil site and grading work to help mitigate the possibility of flooding the site during times of high water.
- Install new 10’ tall chain-link fence for security purposes to bring the station up to Xcel Energy’s current security standards that provide unwanted access to this equipment.

Proof of Gas & Electric Utilities



Being the site is currently self-serviced by Xcel's own electrical power, there are no 3rd party service providers necessary at the site. Xcel's electrical network in this area has and will continue to be sufficient to power their own facility. With the exception of regulated flows of natural gas in and out of their facility as a part of their public service network to consumers in this area, natural gas is not a specific utility provision necessary to this site.

Proof of Gas & Electric Utilities

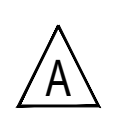
The regulator facility requires no water or sewer services and is not applicable for submittal of the checklist of materials for this permit



NOTE:
 1) CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION MEASUREMENTS.
 CAD FILE NAME: D1_6000_F-641.dwg

	 9777 PYRAMID COURT, STE 300 ENGLEWOOD, CO. 80112 TEL. 303-405-2799 WWW.ENENGINEERING.COM	HISTORY DRAWN BY: MW 09/27/23 DESIGNED BY: ETH 09/25/23 CHECKED BY: CB 11/21/23 APPROVED BY: BP 11/21/23 IN SERVICE DATE:		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUED FOR REVIEW</td> <td>MW</td> <td>11/21/23</td> </tr> </tbody> </table>			NO.	DESCRIPTION	BY	DATE	A	ISSUED FOR REVIEW	MW	11/21/23	F-641 & F-641-M REGULATOR STATION REBUILD SITE PLAN PIPING		DRAWING 6100
		NO.	DESCRIPTION	BY	DATE												
A	ISSUED FOR REVIEW	MW	11/21/23														
SERVICE CENTER: ARVADA		LOCATION: SEC 28, T6S, R68W		DIVISION: EASTERN		CITY/COUNTY: THORNTON/ADAMS		TYPE: TRANSMISSION									

FLOC: GT-00000810300-STA-MS0000F641



Reception No. 638208 FRANK E. CARLSON Recorder.

RECORDER'S STAMP

THIS DEED, Made this 12th day of July in the year of our Lord one thousand nine hundred and sixty-one between KATHERINE FADEN, JANE F. HUBBELL and CHARLINE F. MANTEL, formerly CHARLINE FADEN of the County of Adams and State of Colorado, of the first part, and COLORADO-WYOMING GAS COMPANY a corporation organized and existing under and by virtue of the laws of the State of Delaware of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all of the following described lot or parcel of land, situate, lying and being in the County of Adams and State of Colorado, to-wit:

The north 270.0 feet, measured along the Westerly R.O.W. of County Road No. 86, of that part of the SW 1/4 SW 1/4 Section 19, Township 2 South, Range 67 West, Adams County, Colorado, lying Southeasterly of the South Platte River and Westerly of County Road No. 86, more particularly described as beginning at the Southwest corner of said Section 19; thence N88°11'E along the South line SW 1/4 SW 1/4 of said Section 19 a distance of 945.5 feet more or less to a point on the Westerly R.O.W. line of County Road No. 86; thence N89°10'W along said R.O.W. line a distance of 133.7 feet to the true point of beginning; thence continuing N89°10'W along said R.O.W. a distance of 270.0 feet to a point on Southeasterly bank of the South Platte River; thence along said bank by the following courses and distances: S49°42'W, 112.0 feet; S32°50'W, 64.0 feet; S17°02'W, 70.0 feet; S11°35'W 82.0 feet; to a point which is 132.6 feet, measured at right angles, North of the South line of said SW 1/4 SW 1/4 Section 19; thence N88°11'E parallel to said South line a distance of 195.5 feet more or less to the true point of beginning. Contains 0.78 Acres more or less.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said parties of the first part, for themselves, their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever,

except general real estate taxes for the year 1961, payable in 1962, and subsequent years,

and the above bargained premises in the quiet and peaceful possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of Katherine Faden [SEAL] Jane F. Hubbell [SEAL] Charline F. Mantel [SEAL] Charline Faden ss. formerly Charline Faden

STATE OF COLORADO County of Adams The foregoing instrument was acknowledged before me this 12th day of July 1961, by Katherine Faden, Jane F. Hubbell and Charline F. Mantel, formerly Charline Faden.

WITNESS my hand and official seal. My commission expires Jan. 13-1963

[Signature] Notary Public.



FEE PAID: 1/5 THE REALTY RECORDING ACT, SENATE BILL 2260

A.C. 10-1-61, 10-1-61, 10-1-61, 10-1-61

706 # 178463