



# Community Planning & Permitting

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.gov](http://www.bouldercounty.gov)

## BOULDER COUNTY BOARD OF ADJUSTMENT PUBLIC HEARING

November 6, 2024 at 4:00 p.m.

Boulder County Courthouse, 3rd Floor  
1325 Pearl Street, Boulder  
Virtual and in-person

### STAFF RECOMMENDATION

**STAFF PLANNER:** Pete L'Orange, Senior Planner

**DATE ISSUED:** October 30, 2024

#### **Docket VAR-24-0005: PSCo Setback Reduction**

**Request:** Variance request to reduce the side setback from seven feet to two feet and the rear setback from fifteen feet to three feet for the construction of a new utility structure and for construction of a ten-foot fence located at the property line at 550 S Hover Street.

**Location:** 550 S Hover Street, located approximately 400 feet north of the intersection of Hover Street and Nelson Road, in Section 9, Township 2N, Range 69W.

**Zoning:** Agricultural (A) Zoning District

**Applicant/Owner:** Public Service Company of Colorado (Xcel) c/o Adam R. Pena

**Agent:** Kaitlin Rainsberger, HDR Engineering, Inc.

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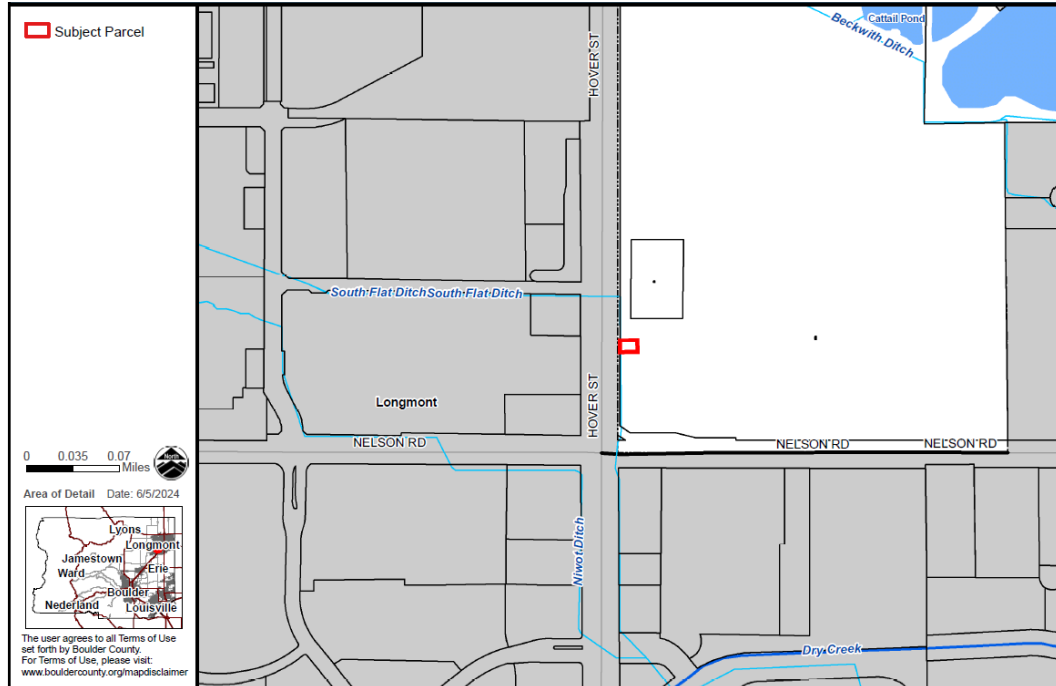
### SUMMARY

The applicants request a reduction in the required side setback from seven feet to two feet and the rear setback from fifteen feet to three feet to allow for the construction of a new utility structure and a ten-foot fence located at the property line. Staff recommends that this variance request be approved because the applicable review criteria in Article 4-1202.B.2 of the Boulder Country Land Use Code (the Code) can be met.

### DISCUSSION

The subject property is located on the east side of Hover Street approximately 400 feet north of the intersection of Hover Street and Nelson Road. The property is approximately 0.077 acres (3,378 square feet) in size, is located in the Agricultural zoning district, and is a legal building lot. The subject parcel is located in an enclave of unincorporated Boulder County parcels surrounded

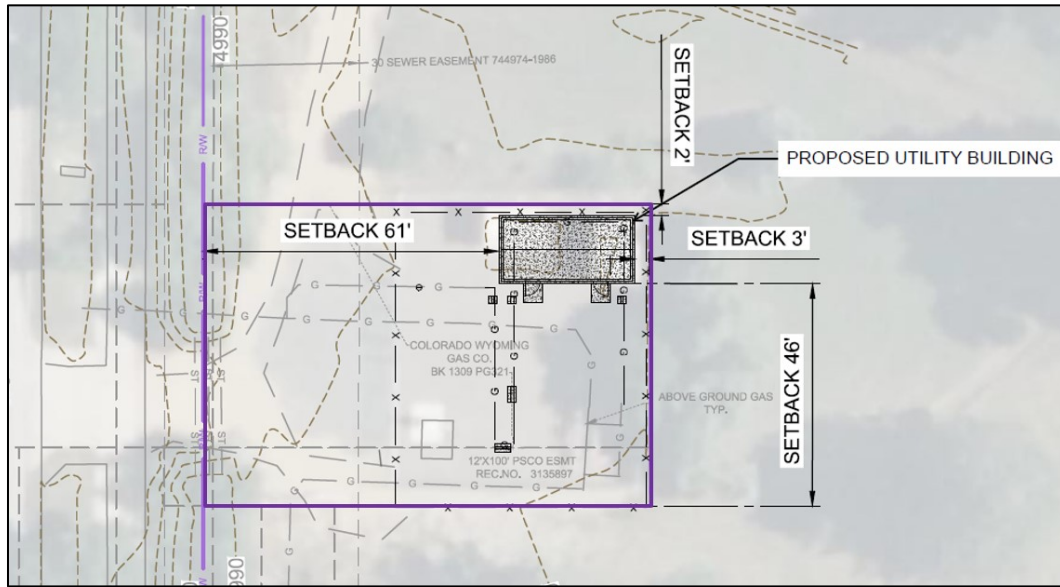
by parcels in the incorporated area of Longmont (see Figure 1 below). The enclave parcels include the Boulder County Fairgrounds and Boulder Valley and Longmont Conservation District office. Access to the subject parcel on which this Variance is requested is via an existing driveway to Hover Street and there is a secondary access point from the interior drive which serves the Fairgrounds.



**Figure 1: Location map, with subject parcel indicated in red; parcels incorporated in the City of Longmont are indicated in gray.**

The subject parcel has two existing structures of approximately 125 square feet and approximately 110 square feet that are used to enclose existing gas regulator equipment; there are also unenclosed gas service lines above ground and buried below ground. There is an approximately six-foot chain link fence around the infrastructure area. To comply with the United States Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) “Mega Rule” regulations, the applicants intend to construct an approximately 400-square-foot structure to enclose a new regulator station which would replace both of the existing structures. The applicants also propose to replace the existing six-foot fence with a ten-foot fence.

In support of this variance request, the applicants provided a hardship statement which indicates that, due to the very small size of the parcel and the location of the existing gas infrastructure, the new utility structure cannot be built to meet the required setbacks. The Code requires that structures in the Agricultural zoning district be located at least seven feet from any side lot line and fifteen feet from the rear lot line. Per the application materials, the new utility structure will be located approximately two feet from the northern (side) lot line and three feet from the eastern (rear) lot line. Additionally, the proposed ten-foot fence requires a variance as it would be located on both the northern and southern (side) lot lines and the eastern (rear) lot line (see Figure 2 below); fences more than six feet in height are considered structures and must meet setback requirements.



**Figure 2: Site plan with proposed utility structure; the parcel lines are indicated in purple.**

The subject parcel is relatively flat, with a small slope down from west to east for a span of approximately 20 feet. There is also a supplemental ditch setback on the western end of the parcel, associated with the South Flat Ditch.

Staff find that the site constraints pose an exceptional or extraordinary physical circumstance due to the limited areas for development located within the required supplemental setback. As such, staff find that the proposal meets the Variance criteria described in the Code, and recommend that the requested setback reductions be granted.

**REFERRALS**

The variance request was sent to property owners within 1,500 feet of the subject property, as well as all applicable referral agencies. Responses received by staff are attached to this staff recommendation (Attachment B) and summarized below.

**Boulder County Building Safety & Inspection Services Team:** This team proposed standard comments related to building permit requirements. They also noted that the International Building Code restricts the location of openings and overhangs which may impact the requested variance.

**Boulder County Development Review Team – Access & Engineering (DRT A&E):** This team confirmed the property is legally accessed via Hover Street and that the site meets the Boulder County Multimodal Transportation Standards.

**Boulder County Stormwater Team:** This team reviewed the application and noted that a drainage letter will be required at building permit application.

**Agencies indicating no conflicts:** Boulder County Parks & Open Space – Natural Resources Planner; Boulder County Public Health; Xcel Energy; and Lumen Communications.

**Agencies that did not respond:** Boulder County Long Range Planning; Boulder County Assessor; Boulder County Attorney’s Office; Boulder County Parks & Open Space Conservation Easement Team; Boulder County Parks & Open Space Real Estate Team; Boulder County Parks & Open Space Natural Resource Planner; Boulder County Sheriff; Boulder County Treasurer; Boulder County Surveyor; Northern Colorado Water Conservancy; Longmont Power; South Flat

Ditch; City of Longmont; Public Utilities Commission; Vance Brand Airport; Longmont Fire; and Mountain View Fire Protection District.

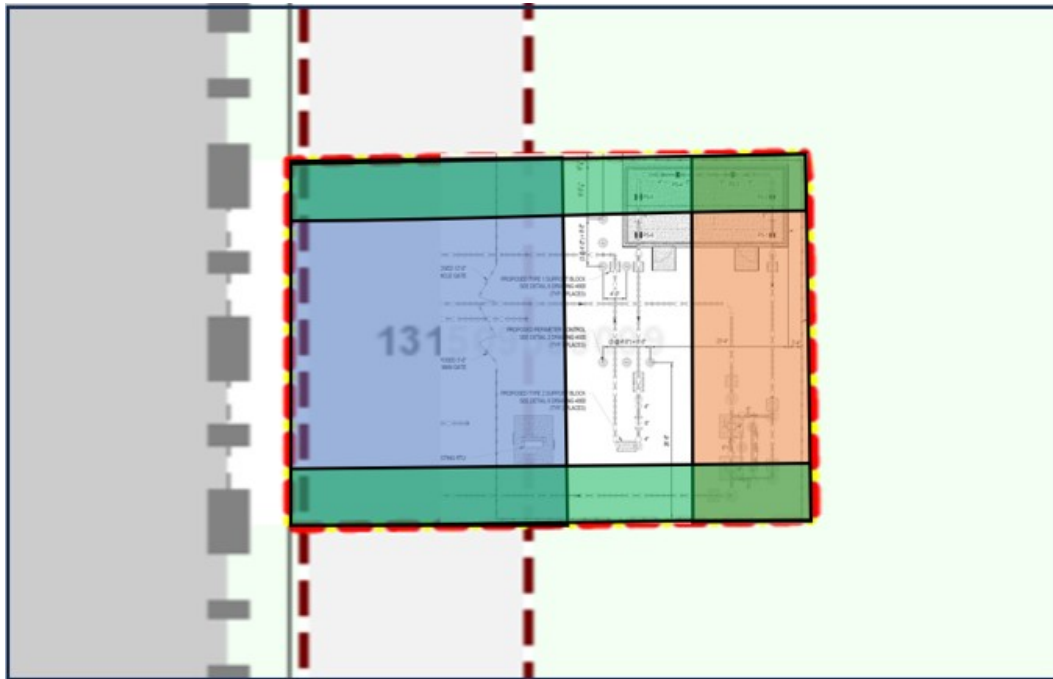
**Adjacent Property Owners:** Notices were sent to 32 property owners within 1,500 feet of the subject parcel; staff have not received any comments.

**CRITERIA ANALYSIS**

Per Article 3-100.A.18 of the Code the Board of Adjustment (BOA) may approve a variance from the terms of the Code as set forth in Article 4-1200. To grant a variance, the BOA must find that all of the following criteria of Article 4-1202.B.2 of the Code are satisfied:

- (a) There exist exceptional or extraordinary physical circumstances of the subject property such as irregularity, narrowness, shallowness, or slope;*

Staff find that the subject parcel is encumbered by extraordinary or exceptional physical circumstances. The subject parcel is extraordinarily small, and the presence of the ditch further reduces the building area. The parcel is approximately 0.077 acres in size (approximately 3,378 square feet). Of that, approximately 2,752 square feet are within the required setbacks, leaving approximately 626 square feet of developable area. Additionally, the natural gas infrastructure on the subject parcel further constrains potential development on the parcel. The portion of the subject parcel which is not encumbered by required setbacks is occupied by underground gas pipes necessary to operation of the regulator station. These lines prevent the location of the proposed regulator station in the portion the subject parcel which meets the setback requirements (see Figure 3 below). Additionally, staff find that constrained developable area and the presence of the underground gas pipes prevent the applicants from being able to install the proposed fence in a location which meets setback requirements.



*Figure 3: Subject parcel with proposed site plan. The required front setback (35 feet) is indicated in blue; the side setbacks (7 feet) are indicated in green); and the rear setback (15 feet) is indicated in orange.*



Therefore, staff finds this criterion is met.

***(b) Because of these physical circumstances, the strict application of the Code creates an exceptional or undue hardship upon the property owner;***

As discussed above, the small size of the subject parcel, the location of the ditch, and the existing natural gas infrastructure severely constrain any potential development on the parcel, including to proposed structure and the proposed fence. Due to these constraints, staff find the strict application of the Code would create an exceptional hardship upon the property owner.

Therefore, staff finds this criterion is met.

***(c) The hardship is not self-imposed;***

The applicants are undertaking the proposed project in order to comply with Federally mandated changes to the existing gas infrastructure facilities; additionally, the ten-foot is necessary to meet security requirements for the utility infrastructure. Staff find that these are not self-imposed hardships.

Therefore, staff finds this criterion is met.

***(d) The variance, if granted, will not adversely affect the uses of adjacent property as permitted under this code;***

Staff do not anticipate that the proposed variance will adversely affect the uses of adjacent properties as permitted under the Code, nor has any referral agency responded with such a concern. As proposed, the new structure for the regulator station will be located well back from the public right-of-way, in nearly the same location as the existing structures. Additionally, the ten-foot fence as proposed by the applicants will help to ensure that the utility infrastructure is adequately separated from the adjacent parcels and uses.

Therefore, staff finds this criterion is met.

***(e) The variance, if granted, will not change the character of the zoning district in which the property is located, and is in keeping with the intent of the Code and the Boulder County Comprehensive Plan;***

Staff do not have concerns that the variance will change the character of the zoning district in which the property is located if granted. The subject parcel has been in use for utility infrastructure, including the existing structures, since at least the mid-1970s (based on available aerial photographs). Additionally, staff find that the proposed structure is relatively small in size and proposed fence is chain link; as such, staff find the proposed development will not have any adverse visual impacts on the character of the area. Staff find the variance, if granted, will not result in any change of character for the area.

Therefore, staff finds that this criterion is met.

***(f) The variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Boulder County and is in accordance with the Comprehensive Plan and any applicable intergovernmental agreement affecting land use or development.***

Staff have not identified any adverse impacts to the health, safety, and welfare of the citizens of Boulder County which might result from the granting of the variance as requested. Additionally, staff have not identified any conflicts with the Boulder County Comprehensive Plan. No referral agencies have responded with any such concerns.

Therefore, staff finds this criterion is met.

#### **RECOMMENDATION**

As discussed above, staff find that all the criteria for a variance are met. Therefore, Community Planning & Permitting staff recommend that the Board of Adjustment **APPROVE Docket VAR-24-0005: PSCo Setback Reduction**, subject to the following conditions:

1. The proposed setback of two feet from northern side yard setback and three feet from the eastern rear yard setback is only approved for the proposed the utility structure as described in the documents submitted with BP-24-2227.
2. The proposed setback of zero feet from the side yard setbacks and the rear setback is only approved for the proposed ten-foot chain link fence.
3. A setback survey is required for the utility structure during review of the building permit for the utility structure.



## Boulder County Land Use Department

Courthouse Annex Building  
2045 13th Street • PO Box 471 • Boulder, Colorado 80302  
Phone: 303-441-3930 • Fax: 303-441-4856  
Email: [planner@bouldercounty.org](mailto:planner@bouldercounty.org)  
Web: [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu)  
Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.  
Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Only

Intake Stamp

## Application Form

Project Number		Project Name	
		Xcel Energy – EL-66 Longmont-Nelson Road Natural Gas Regulator Station Rebuild	
<input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Other:	Application Deadline: First Wednesday of the Month	Application Deadline: Second Wednesday of the Month	
	<input checked="" type="checkbox"/> Variance <input type="checkbox"/> Appeal	<input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Rezoning <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Location and Extent <input type="checkbox"/> Road Name Change
Location(s)/Street Address(es) 550 S HOVER STREET			
Subdivision Name LAND AND TRACTS			
Lot(s) NA	Block(s) NA	Section(s) 9	Township(s) 2N
Area in Acres 0.08	Existing Zoning A - Agricultural	Existing Use of Property Xcel natural gas regulator station	Range(s) 69
Proposed Water Supply NA	Proposed Sewage Disposal Method NA		

### Applicants:

Applicant/Property Owner Public Service Company of Colorado (PSCo)		Email Address adam.r.pena@xcelenergy.com	
Mailing Address 1123 W 3rd Ave			
City Denver	State CO	Zip Code 80223	Phone Fax
Applicant/Property Owner/Agent/Consultant HDR Engineering, Inc.		Email Address kaitlin.rainsberger@hdrinc.com	
Mailing Address 419 Canyon Ave, Suite 316			
City Fort Collins	State CO	Zip Code 80521	Phone 970-416-4427 Fax
Agent/Consultant		Email Address	
Mailing Address			
City	State	Zip Code	Phone Fax

### Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

**All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.**

Signature of Property Owner Adam R. Pena	Digitally signed by Adam R. Pena Date: 2024.08.23 13:19:59 -06'00'	Printed Name Adam R. Pena	Date 8/23/24
Signature of Property Owner		Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.



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Office Hours: Monday – Friday 8:00 AM to 4:30 PM

Intake Stamp:

Docket #:

## Board of Adjustment (BOA) Hardship Statement

Explain how the following hardship criteria for granting a variance have been satisfied. Please feel free to attach your statements using a separate piece of paper.

### A. There exists exceptional or extraordinary physical circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

Public Service Company of Colorado, doing business as Xcel Energy, is planning to rebuild existing natural gas infrastructure located within Xcel Energy fee owned property near the northeast intersection of Nelson Road and Hover Street in unincorporated Boulder County (Parcel Number: 131509000009, Zoned: A - Agricultural). The rebuild will consolidate the Lyons Regulator Station (EL-66) and Nelson Road Regulator Station #2 (EL-81) into a single regulator station at the same location. The existing buildings to be replaced are approximately 125 square feet and 110 square feet in size (roughly 235 square feet in total). The proposed building is approximately 400 square feet in size. The proposed fence height is 10 feet, replacing an existing 6 foot fence with the same boundary/perimeter. Due to the narrowness of the Public Service Company of Colorado (PSCo) property lines, and the location of the existing gas infrastructure that the utility buildings house, the location of the proposed building cannot meet Boulder County setbacks requirements.

### B. Because of these physical circumstances, the strict application of this Code would create an exceptional or undue hardship up the property owner.

The application of this Code to meet the required setbacks would not be feasible for the property owner and the building that is required to house the gas pipelines that allow for the continued supply of safe and reliable energy to existing customers. The proposed utility building is needed to remain within the same general vicinity of the existing utility buildings to accommodate the existing gas infrastructure.

### C. The hardship is not self-imposed.

Due to the constraints of the property lines and existing gas infrastructure, this hardship is not self-imposed.

### D. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this Code.

The proposed location of the gas regulator station utility building is setback within the same general current location of the existing gas regulator station utility buildings. The approval of this variance would not adversely affect the use of adjacent property owners.

### E. That the variance, if granted, will not change the character of the zoning district in which the property is located, and is in keeping with the intent of this Code and the *Boulder County Comprehensive Plan*; and,

The gas regulator station is designed to fit within the existing land use of the zoning district, ensuring that its presence does not alter the district's overall character.

### F. That the variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Boulder County.

The variance would allow the development of a new regulator station utility building to safely house gas infrastructure. The project is being undertaken to comply with US Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) "Mega Rule" regulations, which requires natural gas operators to ensure pipelines in their system meet certain requirements to improve record keeping activity and safety. The proposed overall project would allow for continued supply of safe and reliable energy to existing customers and would not increase capacity or supply of the current natural gas distribution system, and for the maintenance and testing of the infrastructure to be located in one single utility building.

Applicant or Agent Signature:

**Avery Munson**

Digitally signed by Avery Munson  
DN: c=US, E=avery.munson@hdrinc.com, O="HDR Engineering, Inc.", CN=Avery  
Munson  
Contact Info: Avery Munson  
Date: 2024.08.26 16:04:41 -0600

Date: 8/26/24



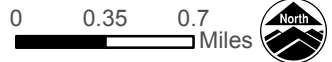
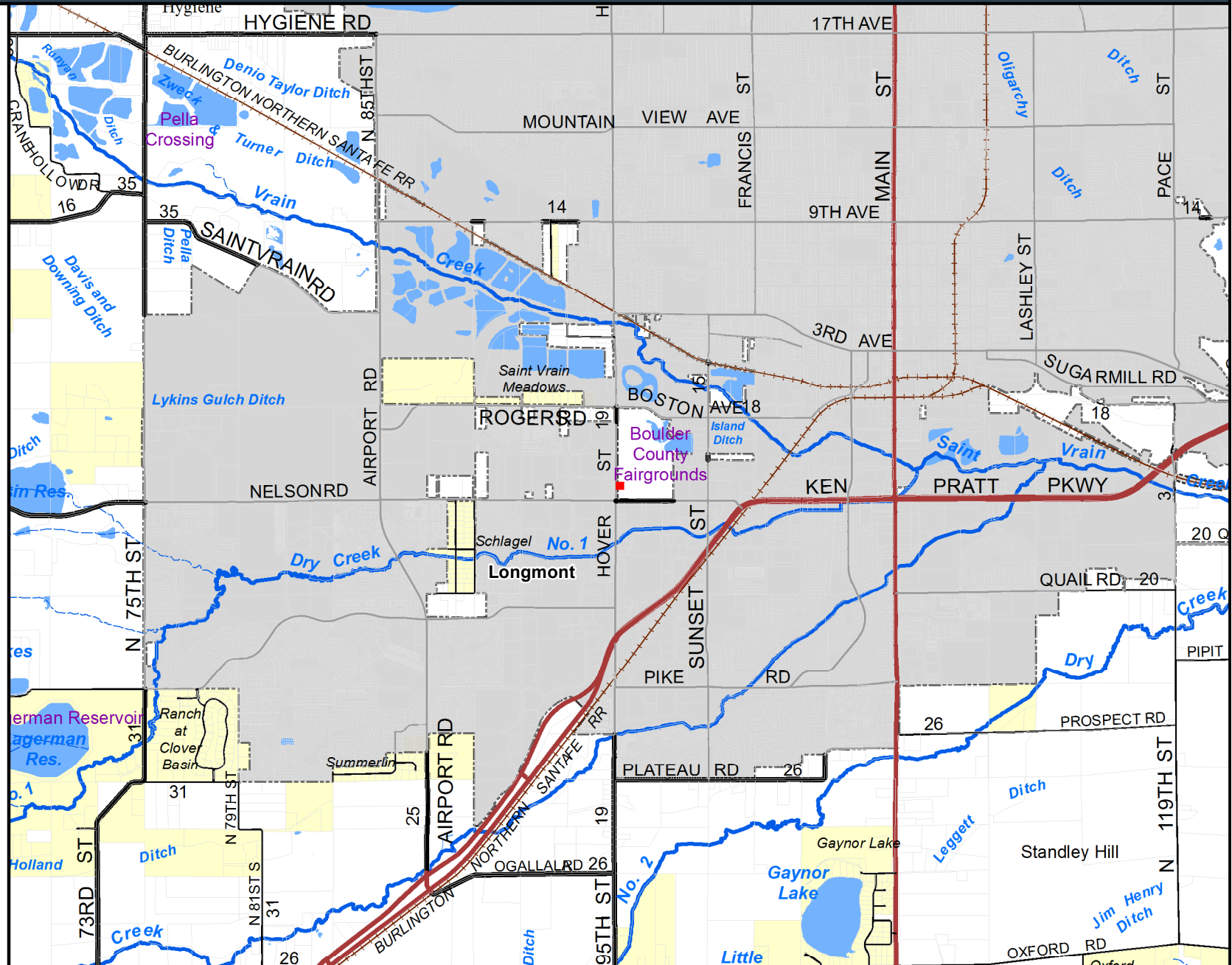
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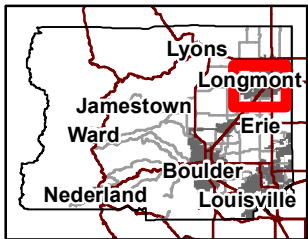
Vicinity

0 HOVER ST, 13150900009

- Subject Parcel
- Municipalities
- Subdivisions**
- Subdivisions



Area of Detail Date: 6/5/2024



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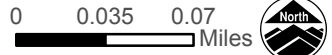
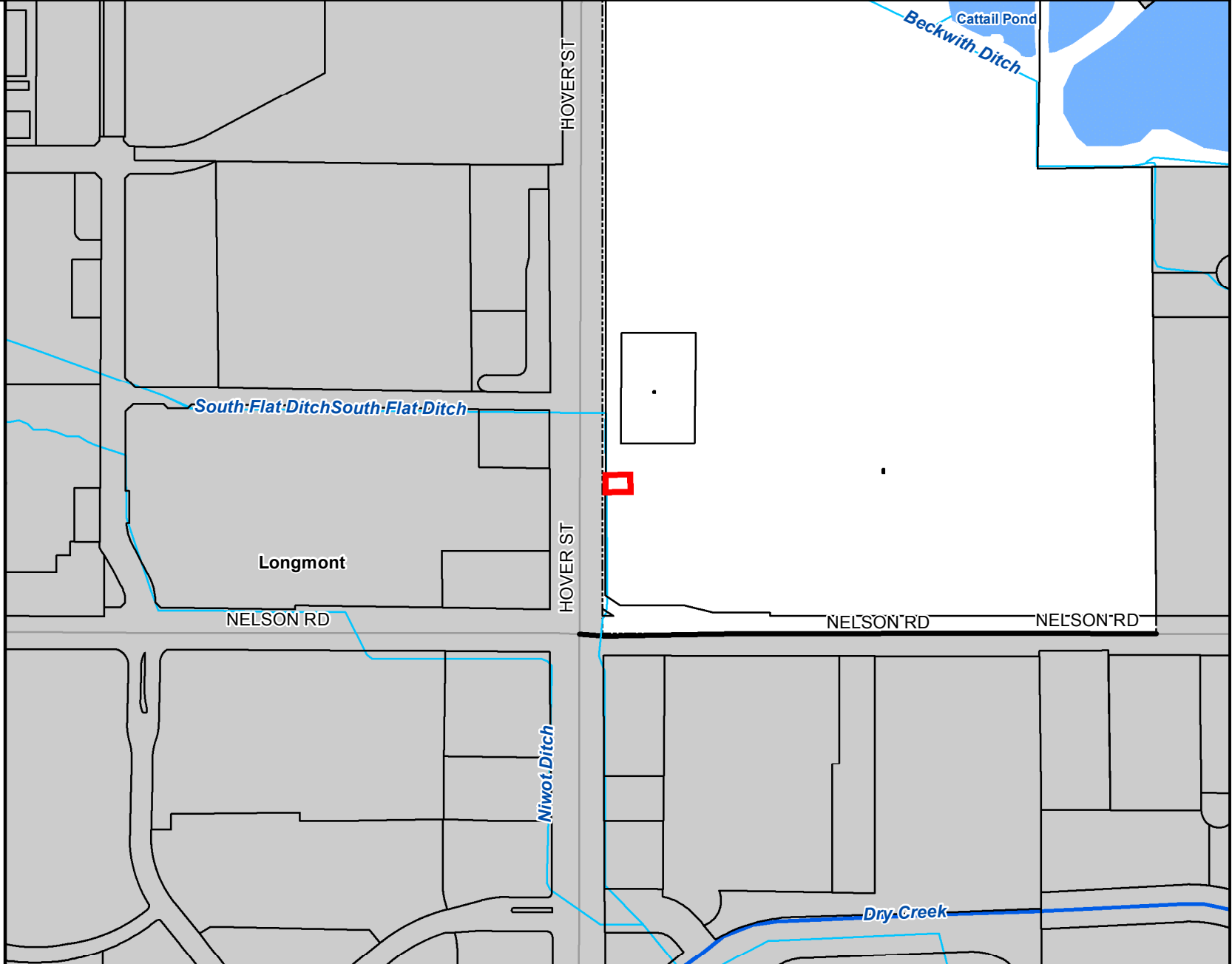
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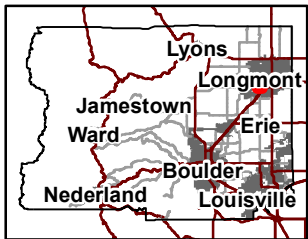
Location

0 HOVER ST, 13150900009

 Subject Parcel



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Aerial

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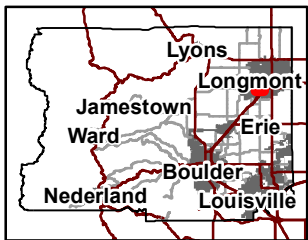
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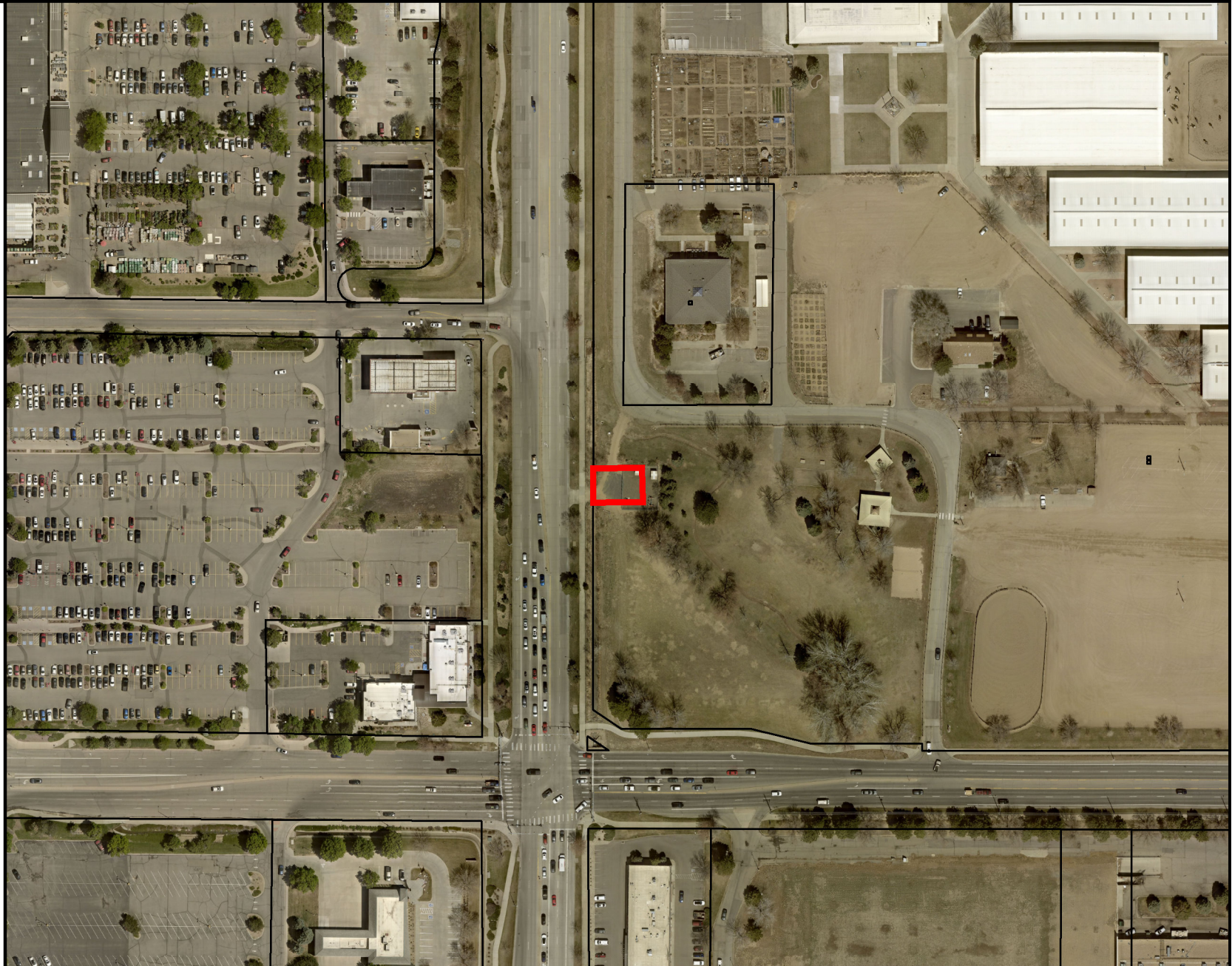
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Aerial

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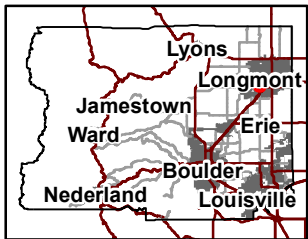
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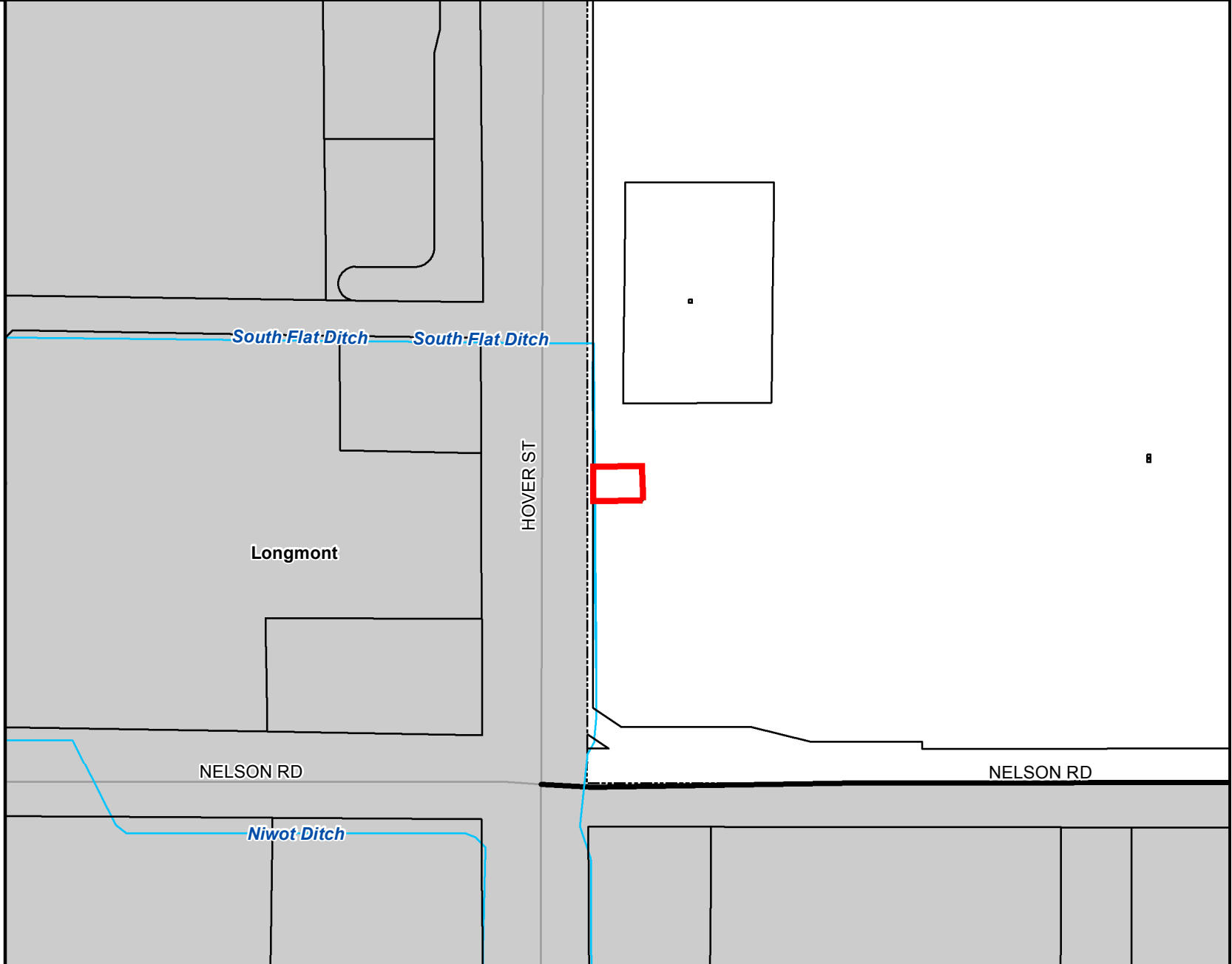
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Comprehensive Plan  
0 HOVER ST, 13150900009

Subject Parcel

### Significant Agricultural Land

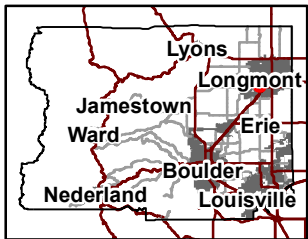
Ag of National Importance



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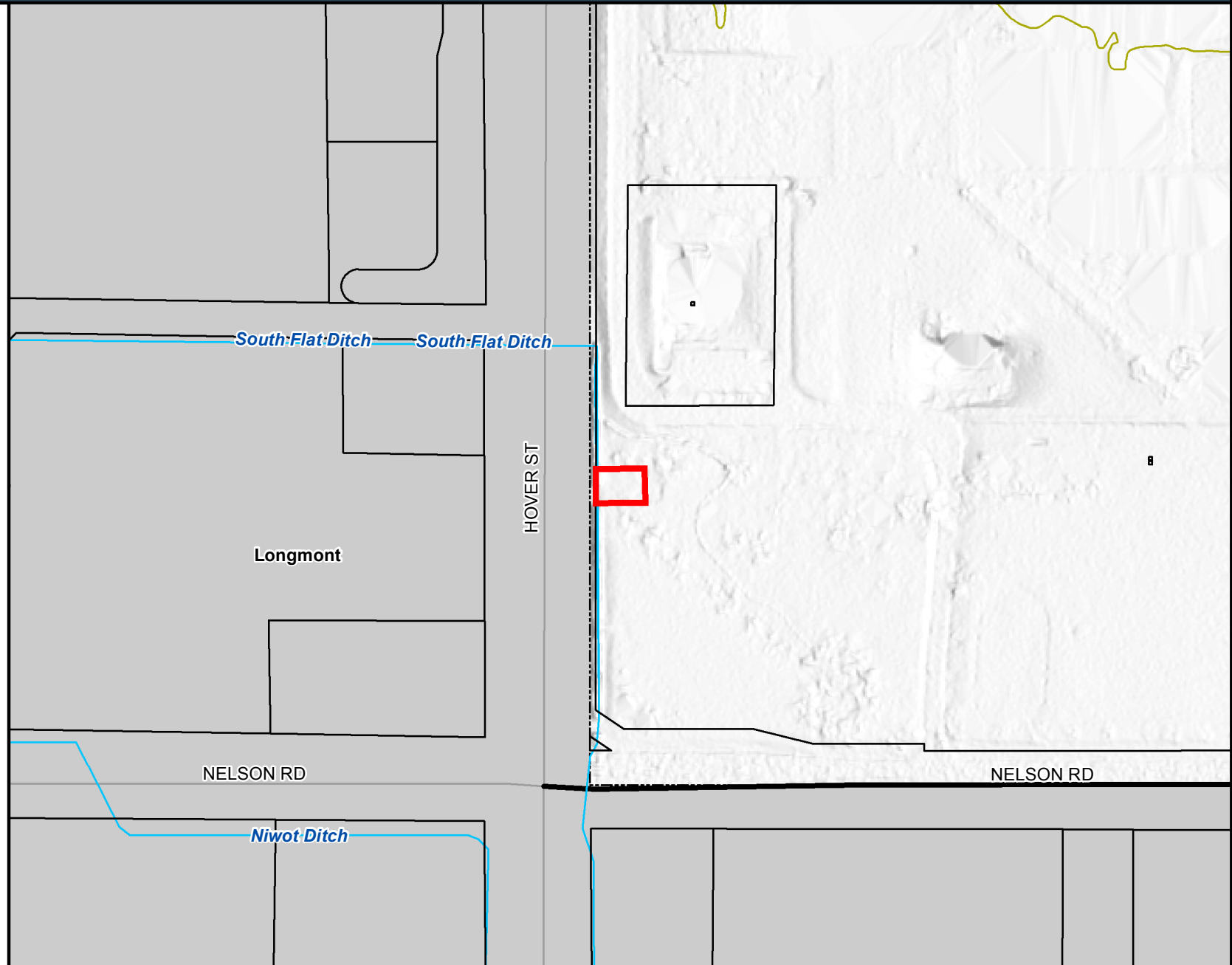
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## Elevation Contours

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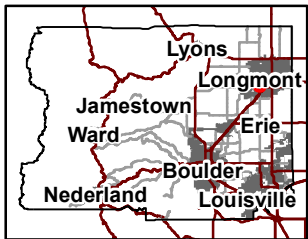
- Subject Parcel
- Contours 20'



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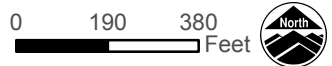
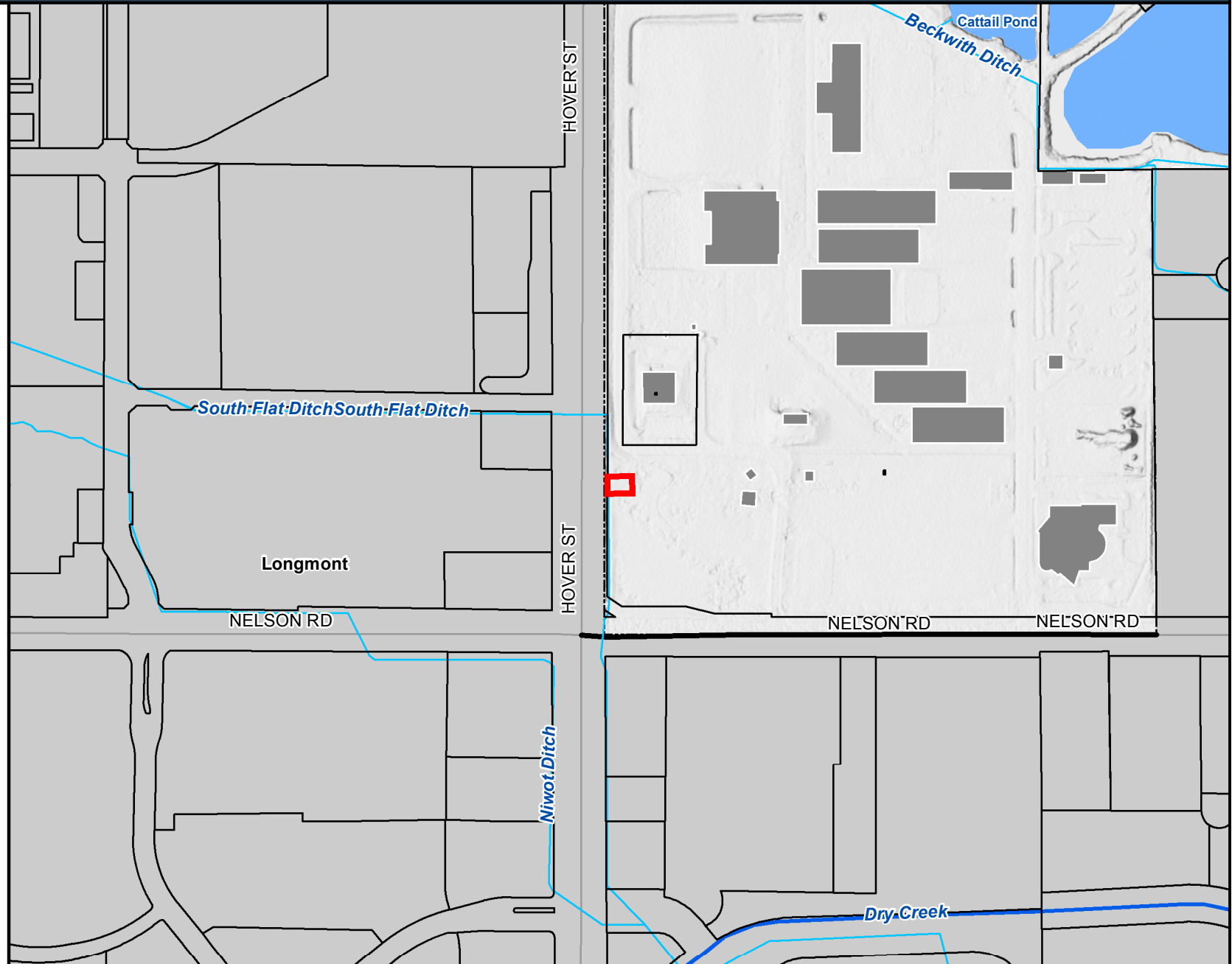
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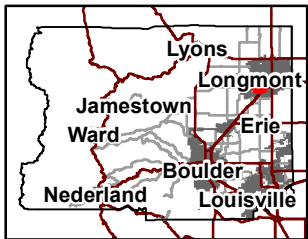
## Geologic Hazards

0 HOVER ST, 13150900009

-  Subject Parcel
-  High Swelling Soil Potential



Area of Detail Date: 6/5/2024



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Planning Areas

0 HOVER ST, 13150900009

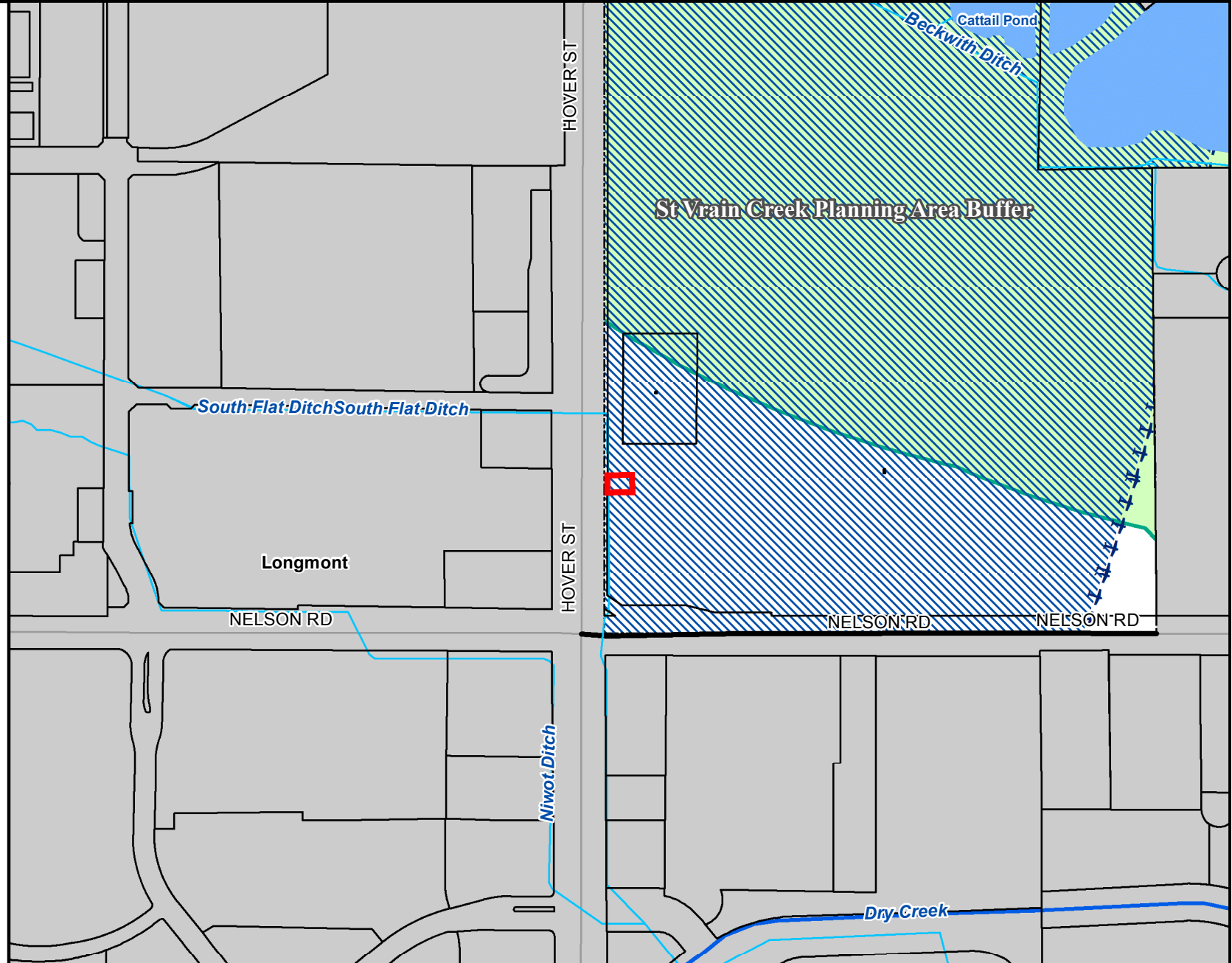
Subject Parcel

### Airport Influence

Airport Influence

Active IGA Boundary

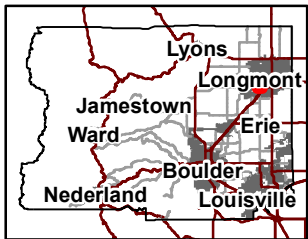
Creek Planning Area



0 0.035 0.07 Miles



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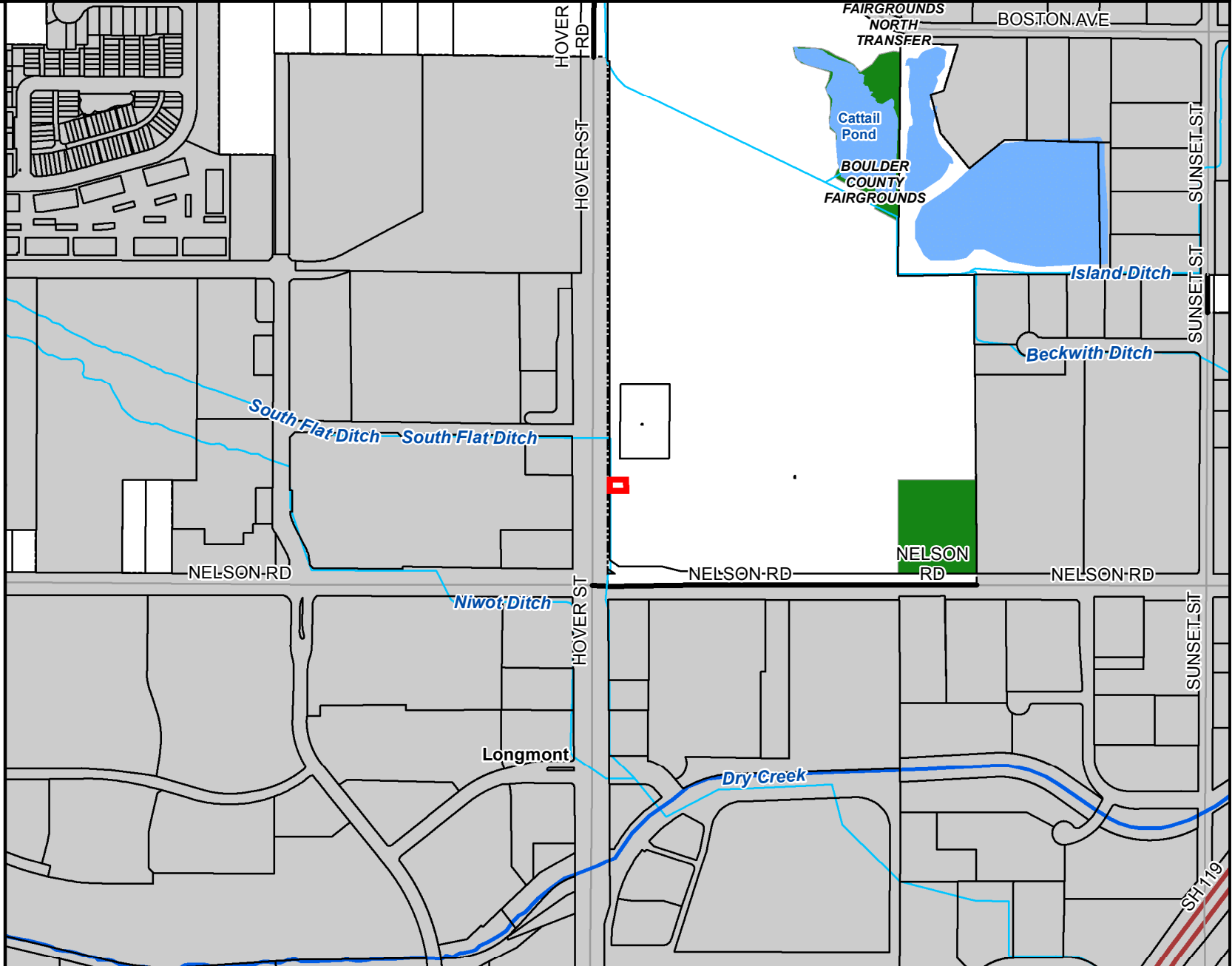
Public Lands & CEs

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Subject Parcel

## Boulder County Open Space

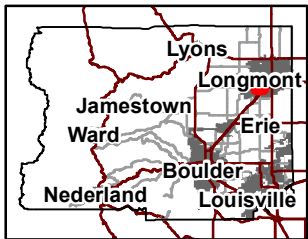
- County Open Space
- County Conservation Easement



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Zoning

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Subject Parcel

### Zoning Districts

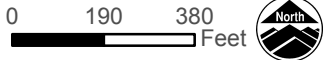
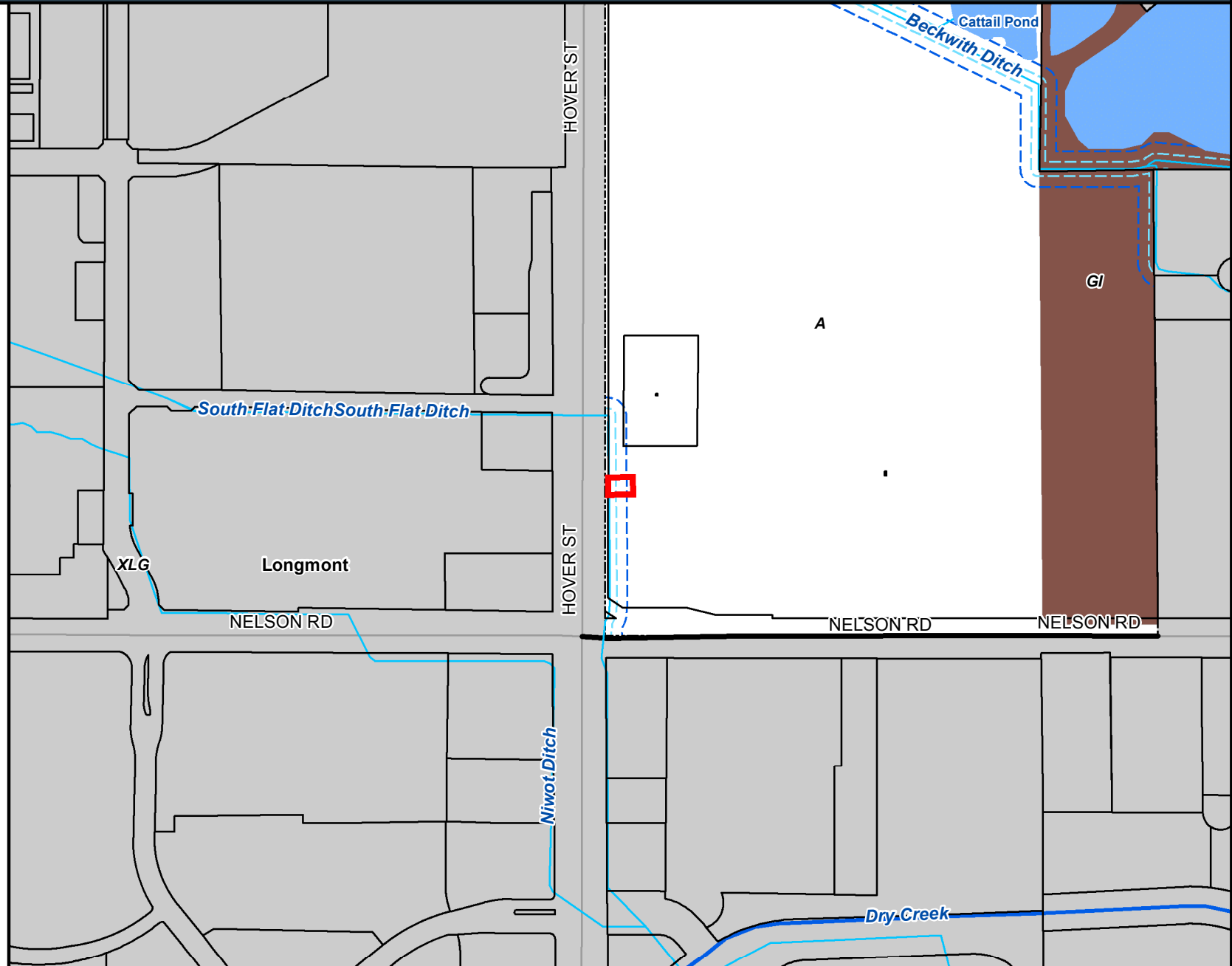
Agricultural

General Industrial

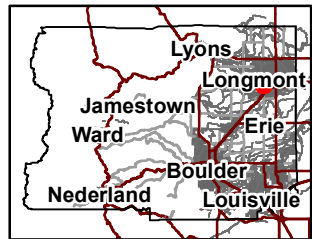
### Ditch Setbacks

20 feet

50 feet



Area of Detail Date: 6/5/2024



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: [www.bouldercounty.org/mapdisclaimer](http://www.bouldercounty.org/mapdisclaimer)

# Online Building Permit Request Summary **BP-24-2227** **REQ-BP-16966**

Site Address <b>550 S HOVER STREET</b>		Parcel Number <b>131509000009</b>																																																																																							
Property Owner <b>PUBLIC SERVICE CO OF COLORADO - XCEL</b>		Email <b>william.a.schulz@xcelenergy.com</b>																																																																																							
Mailing Address <b>PO BOX 1979, DENVER, CO 80201 197</b>		Phone <b>7204259377</b>																																																																																							
Contact <b>JOE COLETTI JR</b>	Organization <b>BLACKEAGLE ENERGY SERVICES</b>	Type <b>AGENT FOR APPLICANT</b>																																																																																							
Address <b>230 COMMERCE DR, BERTHOUD, CO 80549</b>		Phone 1 <b>9705320600</b>																																																																																							
Email <b>MELISSA.ELLINGSON@BLACKEGL.COM</b>	Phone 2	Fax																																																																																							
Requestor Login Username <b>kaitlin.rainsberger@hdrinc.com</b>	Login Email <b>kaitlin.rainsberger@hdrinc.com</b>	Login ID <b>PUBLICUSER11246</b>																																																																																							
Account Contact Name <b>Kaitlin Rainsberger</b>	Organization <b>HDR Engineering, Inc.</b>	Type <b>Agent for Applicant</b>																																																																																							
Address		Phone 1 <b>970-416-4427</b>																																																																																							
Email <b>kaitlin.rainsberger@hdrinc.com</b>	Phone 2	Fax																																																																																							
Contractor <b>Blackeagle Energy Services</b>		License Number <b>CON200185</b>																																																																																							
Description <b>Utility building (for Variance process)</b>	Plumbing <b>NO</b>	Mechanical <b>NO</b>	Electrical <b>NO</b>																																																																																						
			Valuation <b>100</b>																																																																																						
Project Type <b>New Structure</b>	Structure <b>Public Works, Utility Building</b>																																																																																								
<table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="3">Existing Building</th> <th rowspan="2">Existing &amp; New Total</th> <th colspan="3">Proposed New Building or Addition</th> </tr> <tr> <th>Existing Building</th> <th>New Construction</th> <th></th> <th>Structure</th> <th>Size Finished</th> <th>Sized Unfinished</th> </tr> </thead> <tbody> <tr> <td>Height</td> <td></td> <td><b>8</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bedrooms</td> <td></td> <td></td> <td></td> <td></td> <td>Basement</td> <td></td> <td></td> </tr> <tr> <td>Bathrooms</td> <td></td> <td></td> <td></td> <td></td> <td>First Floor</td> <td></td> <td></td> </tr> <tr> <td>Property Size</td> <td><b>5704</b></td> <td></td> <td></td> <td></td> <td>Second Floor</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Third Floor</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>All Other Floors</td> <td></td> <td></td> </tr> <tr> <td>Setbacks</td> <td>Front</td> <td>Left</td> <td>Right</td> <td>Rear</td> <td>Garage</td> <td></td> <td></td> </tr> <tr> <td>Existing</td> <td></td> <td></td> <td></td> <td></td> <td>Deck</td> <td></td> <td></td> </tr> <tr> <td>Proposed</td> <td><b>61</b></td> <td><b>2</b></td> <td><b>46</b></td> <td><b>3</b></td> <td>Covered Porch</td> <td></td> <td></td> </tr> </tbody> </table>					Existing Building			Existing & New Total	Proposed New Building or Addition			Existing Building	New Construction		Structure	Size Finished	Sized Unfinished	Height		<b>8</b>						Bedrooms					Basement			Bathrooms					First Floor			Property Size	<b>5704</b>				Second Floor								Third Floor								All Other Floors			Setbacks	Front	Left	Right	Rear	Garage			Existing					Deck			Proposed	<b>61</b>	<b>2</b>	<b>46</b>	<b>3</b>	Covered Porch		
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Water Service <b>Not Applicable</b>	Sewer Service <b>Not Applicable</b>	Electrical Service <b>Not Applicable</b>	Gas Service <b>Xcel Energy</b>																																																																																						
Access <b>Existing Driveway</b>	Floodplain <b>No, property is not in a floodplain</b>																																																																																								
Attached documents, if any, are listed on next page.		Document Count: 3																																																																																							
Printed: 08/08/2024	3:13 PM	Building Permit Request																																																																																							
Building_ApplicationRequest_LU_v1																																																																																									

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Document Description	Status	Date
<b>Building Drawings</b>	<b>Uploaded</b>	<b>8/8/2024 11:23 AM</b>
Filename	Size	Type
Xcel Energy_EL66_Building Permit Drawings.pdf	897.2KB	application/pdf

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Document Description	Status	Date
<b>Building Permit Memo</b>	<b>Uploaded</b>	<b>8/8/2024 11:25 AM</b>
Filename	Size	Type
Xcel Energy_EL66_Building Permit Application Memo.pdf	1,772.4KB	application/pdf

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Document Description	Status	Date
<b>planning correspondence</b>	<b>Uploaded</b>	<b>8/8/2024 3:11 PM</b>
Filename	Size	Type
550 S HOVER STREET planning.pdf	129.5KB	application/pdf

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# EL-66 Building Permit Application

Date: Monday, July 01, 2024

Project: Xcel Energy – EL-66 Longmont-Nelson Road Rebuild

To: Boulder County Community Planning & Permitting Department

From: Kaitlin Rainsberger – HDR Engineering, Inc. on behalf of Public Service Company of Colorado (d.b.a. Xcel Energy)

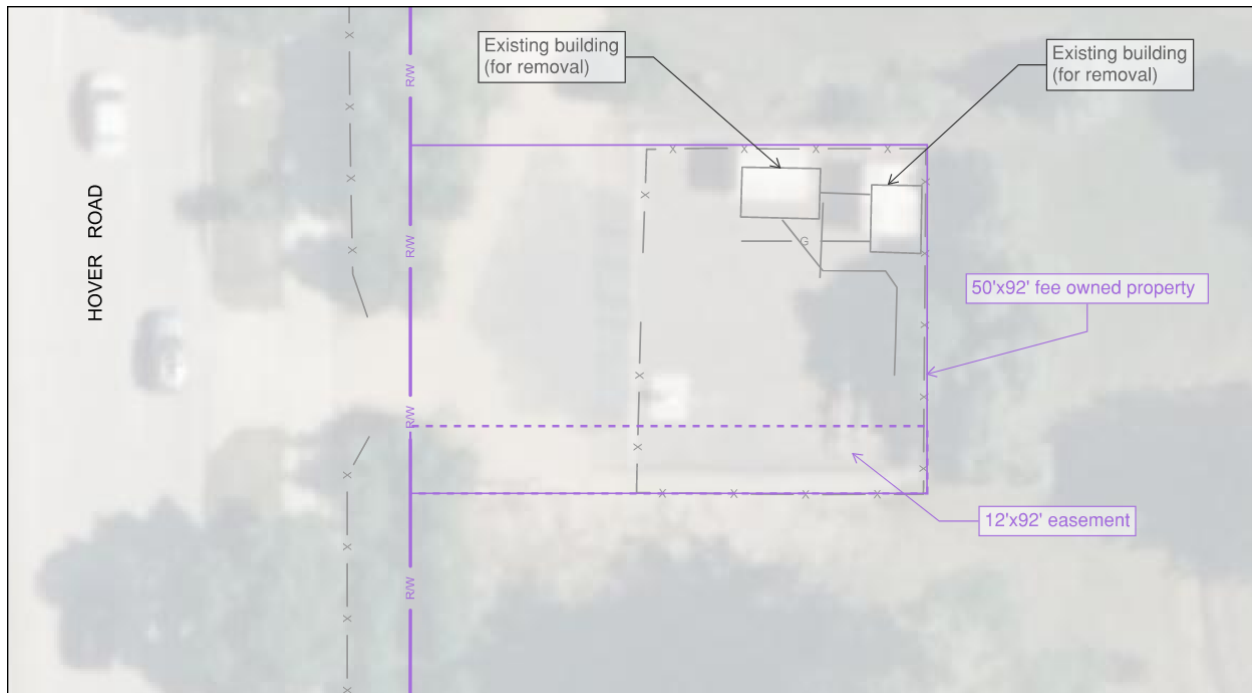
Subject: EL-66 Longmont-Nelson Road Natural Gas Regulator Station Rebuild

## Project Overview

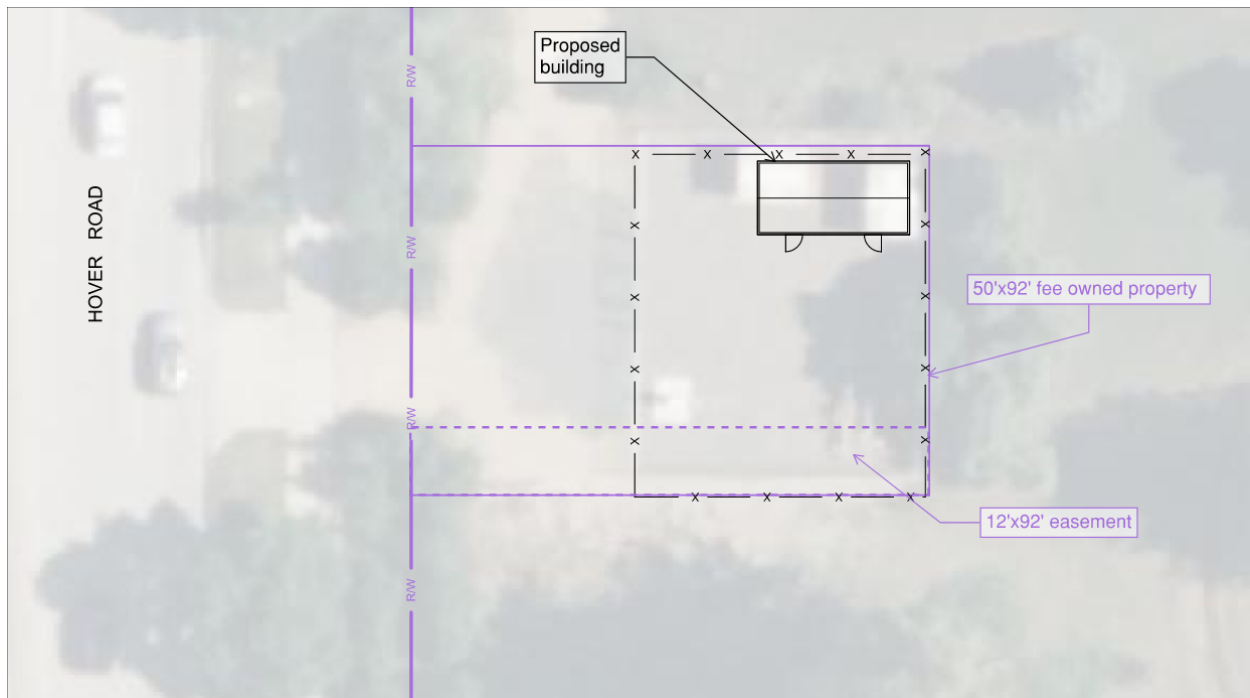
Public Service Company of Colorado, doing business as Xcel Energy, is planning to rebuild existing natural gas infrastructure located within Xcel Energy fee owned property near the northeast intersection of Nelson Road and Hover Street in unincorporated Boulder County (Parcel Number: 131509000009, Property Address: 550 S Hover St. Zoned: A - Agricultural). The rebuild will consolidate the Lyons Regulator Station (EL-66) and Nelson Road Regulator Station #2 (EL-81) into a single regulator station at the same location (Project).

The Project team is submitting an incomplete building permit application in order to begin the process of obtaining a variance for setback requirements from the Boulder County Board of Adjustments.

The Project includes removal and demolition of existing EL-66 and EL-81 regulator stations and construction of a new regulator building, as well as utility line reconfiguration. The existing buildings to be replaced are approximately 125 square feet and 110 square feet in size (roughly 235 square feet in total).



The proposed building is approximately 400 square feet in size, The proposed fence height is 10 feet, replacing an existing 6 foot fence with the same boundary/perimeter.



The Project is being undertaken to comply with US Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) “Mega Rule” regulations, which requires natural gas operators to ensure pipelines in their system meet certain requirements to improve record keeping activity and safety. The proposed Project would allow for continued supply of safe and reliable energy to existing customers and would not increase capacity or supply of the current natural gas distribution system.

### Contact Information

#### XCEL ENERGY (APPLICANT) – LAND RIGHTS/DIVISION AGENT

Bill Schulz – Xcel Energy

2655 North 63<sup>rd</sup> Street, Boulder, Colorado 80301

[William.A.Schulz@xcelenergy.com](mailto:William.A.Schulz@xcelenergy.com)

720-425-9377 / 303-245-2271

#### XCEL ENERGY – PROJECT MANAGER

Tyler Holt – Xcel Energy

1123 West 3<sup>rd</sup> Avenue, Denver, Colorado 80223

[Tyler.E.Holt@xcelenergy.com](mailto:Tyler.E.Holt@xcelenergy.com)

303-571-3602

#### PERMITTING CONSULTANT

Kaitlin Rainsberger – HDR, Inc.

419 Canyon Avenue, Suite 316, Fort Collins, Colorado 80521

[Kaitlin.Rainsberger@hdrinc.com](mailto:Kaitlin.Rainsberger@hdrinc.com)

970-416-4427



**PERMITTING CONSULTANT (ALTERNATE)**

Avery Munson – HDR, Inc.  
1670 Broadway, Suite 3400  
Denver, Colorado 80202  
[Avery.Munson@hdrinc.com](mailto:Avery.Munson@hdrinc.com)  
303-524-8447

**Attachments**

To aid in Planning Department review, select sheets from the utility engineering design package have been attached. Building specifications are not yet fully determined and will be provided during the building permit application process following expected BOA approval of the setback variance request.

# NELSON RD RS EL-66 REBUILD LONGMONT/BOULDER ISSUED FOR CONSTRUCTION



**LOCATION INFORMATION**

GPS LOCATION:  
LAT: 40.153600°  
LONG: -105.130278°  
ELEV: 4,997 FT



WORK ORDER - INDEX	
WORK ORDER	DESCRIPTION
109056468	NELSON RD RS EL-66 REBUILD

FUNCTIONAL LOCATION - INDEX	
FUNCTIONAL LOCATION	DESCRIPTION
GT-00000823081-STA-RS00000EL66	LYONS RS (EL-66)

DRAWING NUMBER SERIES - INDEX	
NUMBER SERIES	DISCIPLINE
0000	COVER SHEETS
1000	PFD/P&ID
3000	PRESSURE TESTING & TIE-IN
4000	CIVIL & STRUCTURAL
6000	PIPING

**NOTES:**

- 1) CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION MEASUREMENTS.

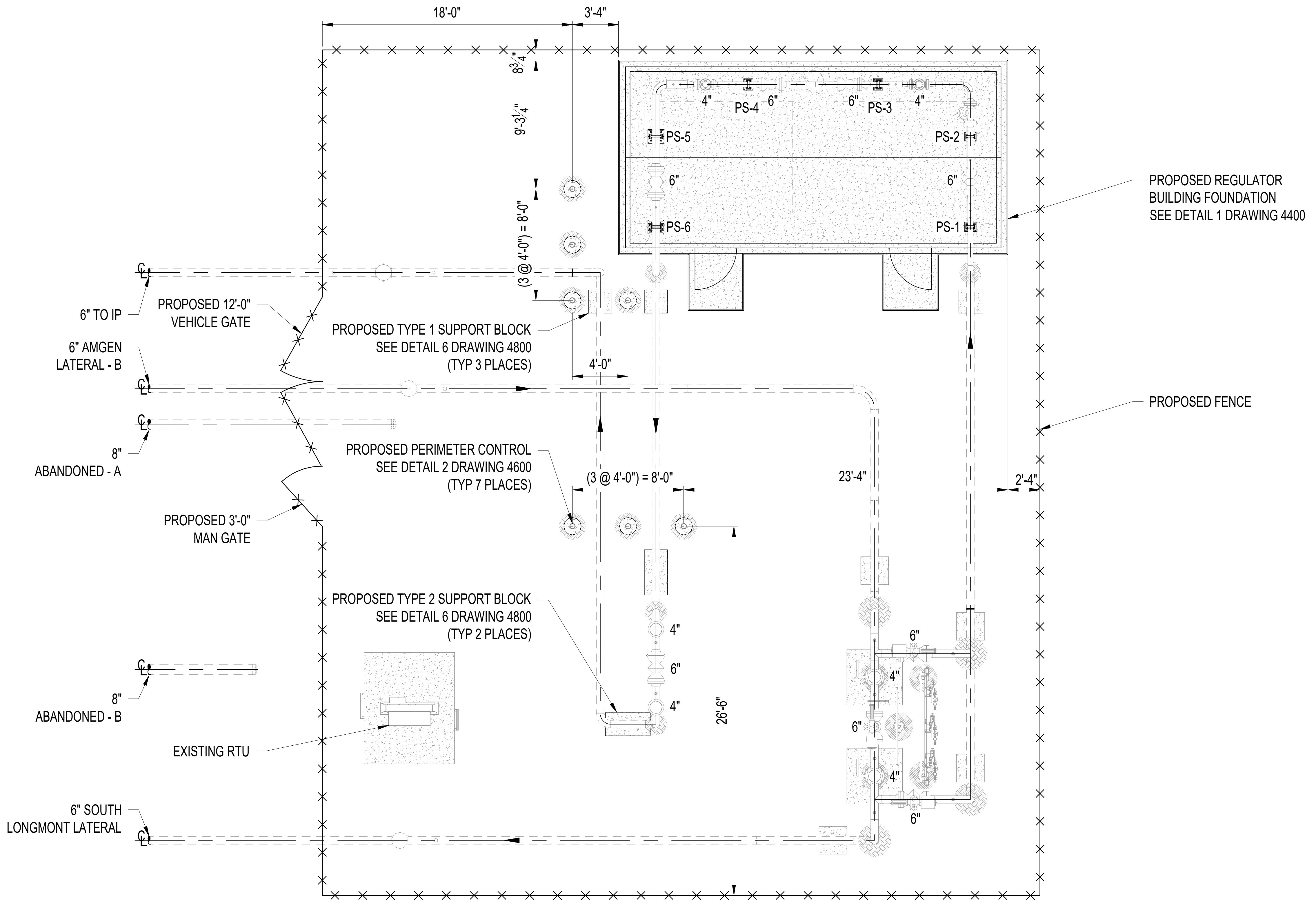
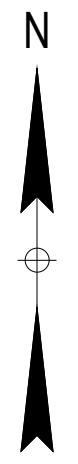
PROJECT CONTACTS			
NAME	ROLE	PHONE#	EMAIL
TYLER HOLT	XCEL PROJECT MANAGER	(303) 571-3602	TYLER.E.HOLT@XCELENERGY.COM
SARAH KEESE	XCEL PROJECT ENGINEER	(720) 291-2394	SARAH.A.KEESE@XCELENERGY.COM
MICHAEL SUPPES	ENTRUST PROJECT MANAGER	(303) 405-2803	MSUPPES@ENTRUSTSOL.COM
JASON PETER KEENAN	ENTRUST PROJECT ENGINEER	(303) 416-2442	JKEENAN@ENTRUSTSOL.COM

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**1-800-922-1987** [www.uncc.org](http://www.uncc.org)  
UTILITY NOTIFICATION CENTER OF COLORADO

CAD FILE NAME: D1\_0000\_Lyons RS EL-66\_EL-81\_MAOP\_Rebuild.dwg

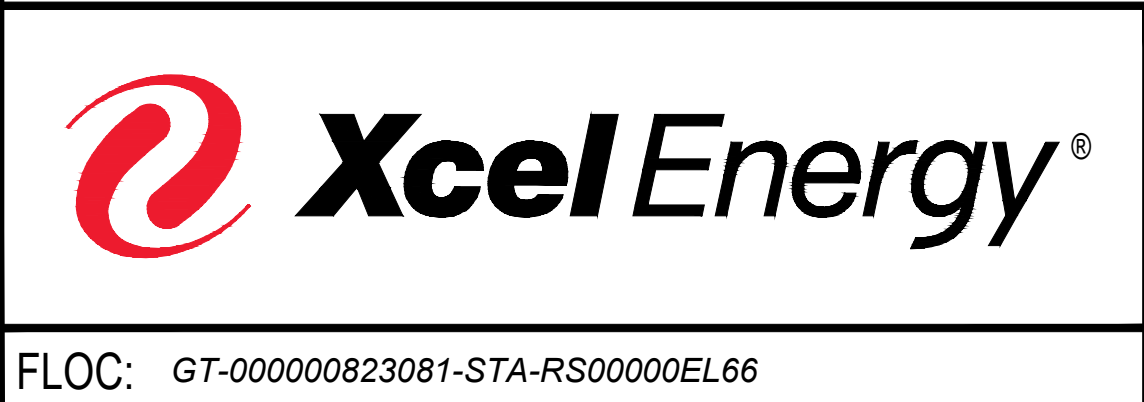
		 9777 PYRAMID COURT, STE 300 ENGLEWOOD, CO. 80112 TEL. 303-405-2799 WWW.ENENGINEERING.COM	HISTORY	DATE	REVISIONS			NELSON RD RS EL-66 REBUILD COVER SHEET AND VICINITY MAP COVER SHEETS		DRAWING 0000
			DRAWN BY: MA	02/05/24	NO.	DESCRIPTION	BY			
FLOC: GT-00000823081-STA-RS00000EL66			DESIGNED BY: TCJ	01/17/24	0	ISSUED FOR CONSTRUCTION	MA	04/25/24	SERVICE CENTER: CAMPION	LOCATION: S9 T2N R69W
			CHECKED BY: JPK	04/25/24				DIVISION: EASTERN	CITY/COUNTY: LONGMONT/BOULDER	TYPE: TRANSMISSION
			APPROVED BY: CB	04/25/24						
			IN SERVICE DATE:							





NOTES:  
 1) CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION MEASUREMENTS.  
 2) FOR ALL PIPE SUPPORT SEE DETAILS DRAWING 4700.  
 CAD FILE NAME: D1\_4000\_Lyons RS EL-66\_EL-81\_MAOP\_Rebuild.dwg

SITE PLAN  
 SCALE 1/4" = 1'-0"

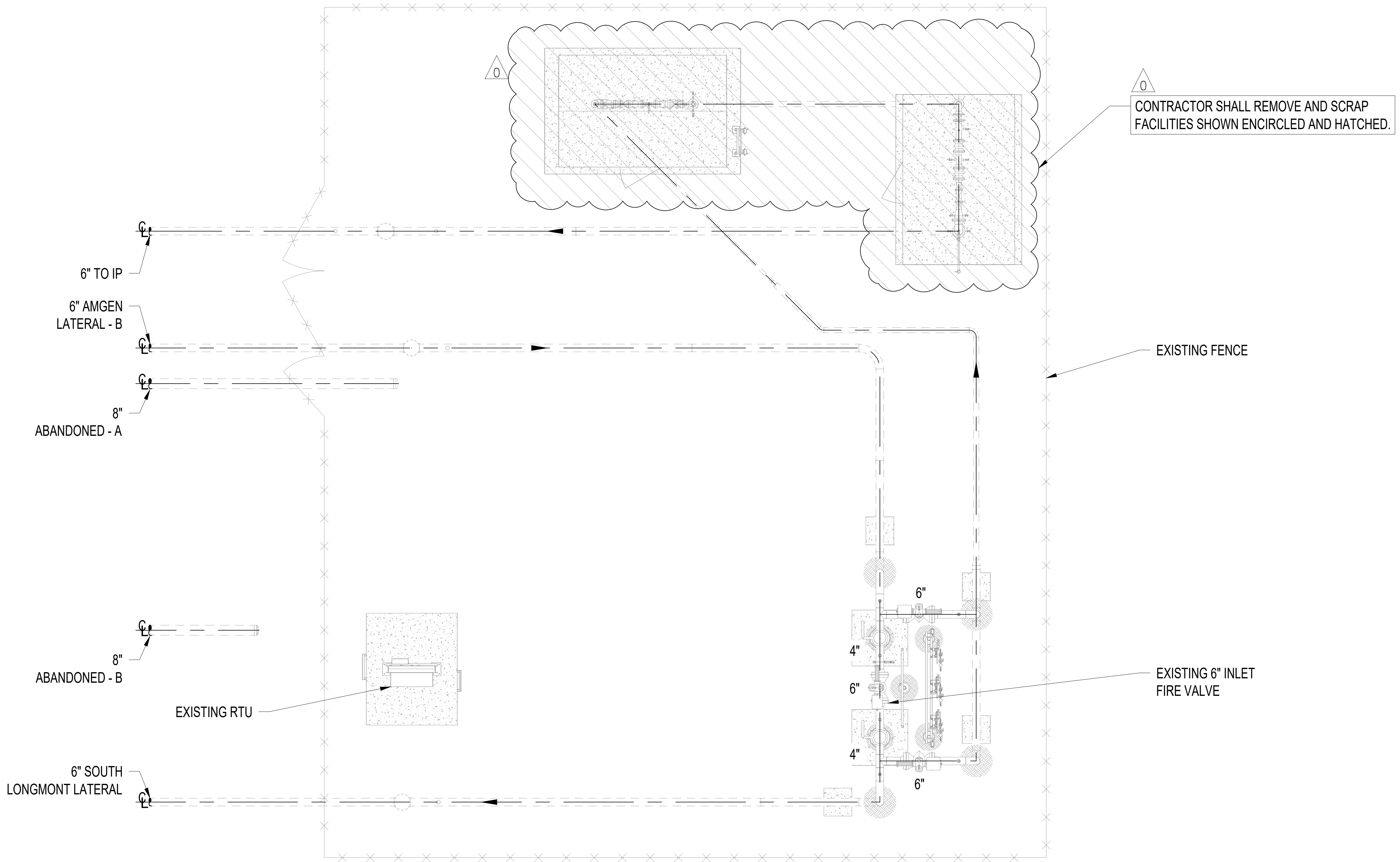
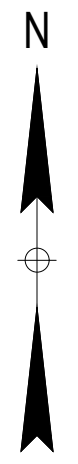


**ENEngineering**  
 9777 PYRAMID COURT, STE 300  
 ENGLEWOOD, CO. 80112  
 TEL. 303-405-2799  
 WWW.ENENGINEERING.COM

HISTORY		DATE	REVISIONS			
DRAWN BY:	MA	02/05/24	NO.	DESCRIPTION	BY	DATE
DESIGNED BY:	TCJ	01/17/24	0	ISSUED FOR CONSTRUCTION	MA	04/25/24
CHECKED BY:	EC	04/25/24				
APPROVED BY:	AM	04/25/24				
IN SERVICE DATE:						

<b>NELSON RD RS EL-66 REBUILD</b>		
<b>SITE PLAN</b>		
<b>CIVIL &amp; STRUCTURAL</b>		
SERVICE CENTER: CAMPION	LOCATION: S9 T2N R69W	
DIVISION: EASTERN	CITY/COUNTY: LONGMONT/BOULDER	TYPE: TRANSMISSION

DRAWING  
**4100**



CONTRACTOR SHALL REMOVE AND SCRAP FACILITIES SHOWN ENCIRCLED AND HATCHED.

EXISTING FENCE

EXISTING 6" INLET FIRE VALVE

NOTES:  
 1) CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION MEASUREMENTS.  
 CAD FILE NAME: D1\_4000\_Lyons RS EL-66\_EL-81\_MAOP\_Rebuild.dwg

SITE PLAN - RETIREMENT  
 SCALE: 1/4" = 1'-0"

FLOC: GT-00000823081-STA-RS00000EL66

**ENEngineering**  
 9777 PYRAMID COURT, STE 300  
 ENGLEWOOD, CO. 80112  
 TEL. 303-405-2799  
 WWW.ENENGINEERING.COM

HISTORY	DATE
DRAWN BY: MA	02/05/24
DESIGNED BY: TCJ	01/17/24
CHECKED BY: EC	04/25/24
APPROVED BY: AM	04/25/24
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	ISSUED FOR CONSTRUCTION	MA	04/25/24

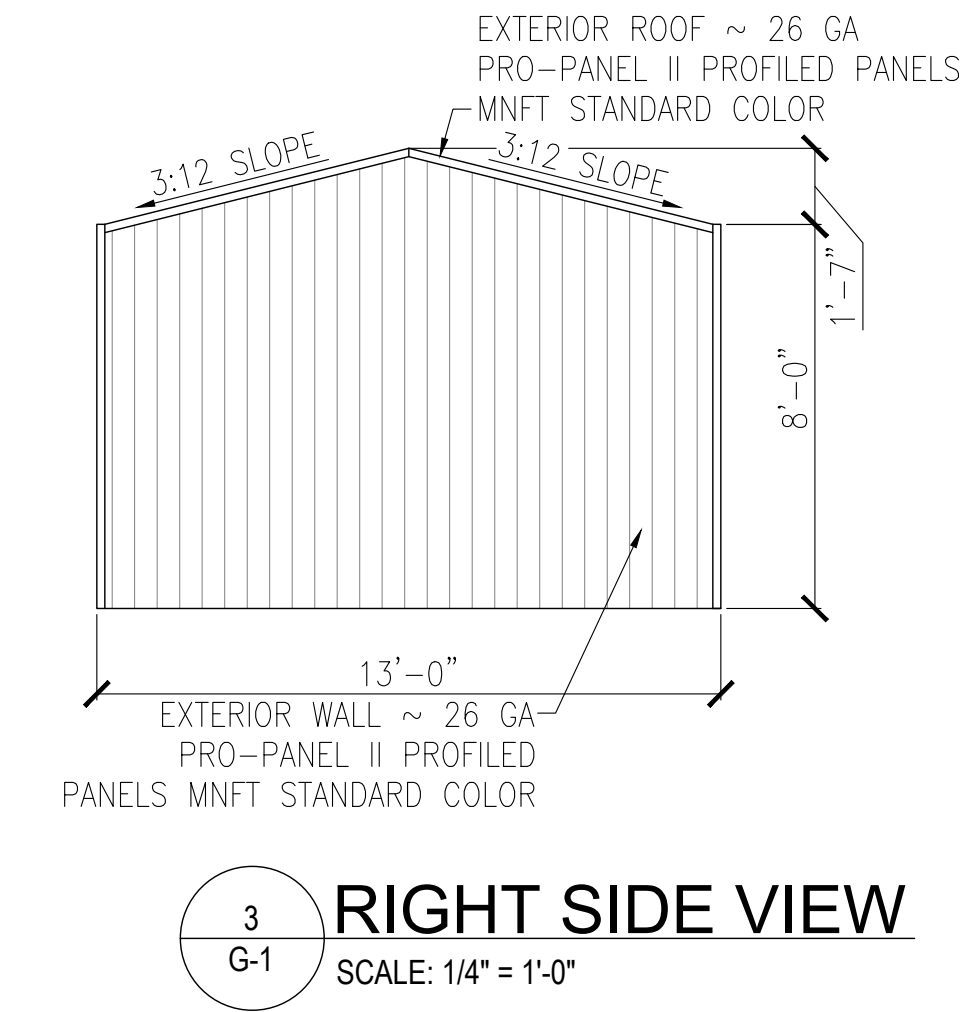
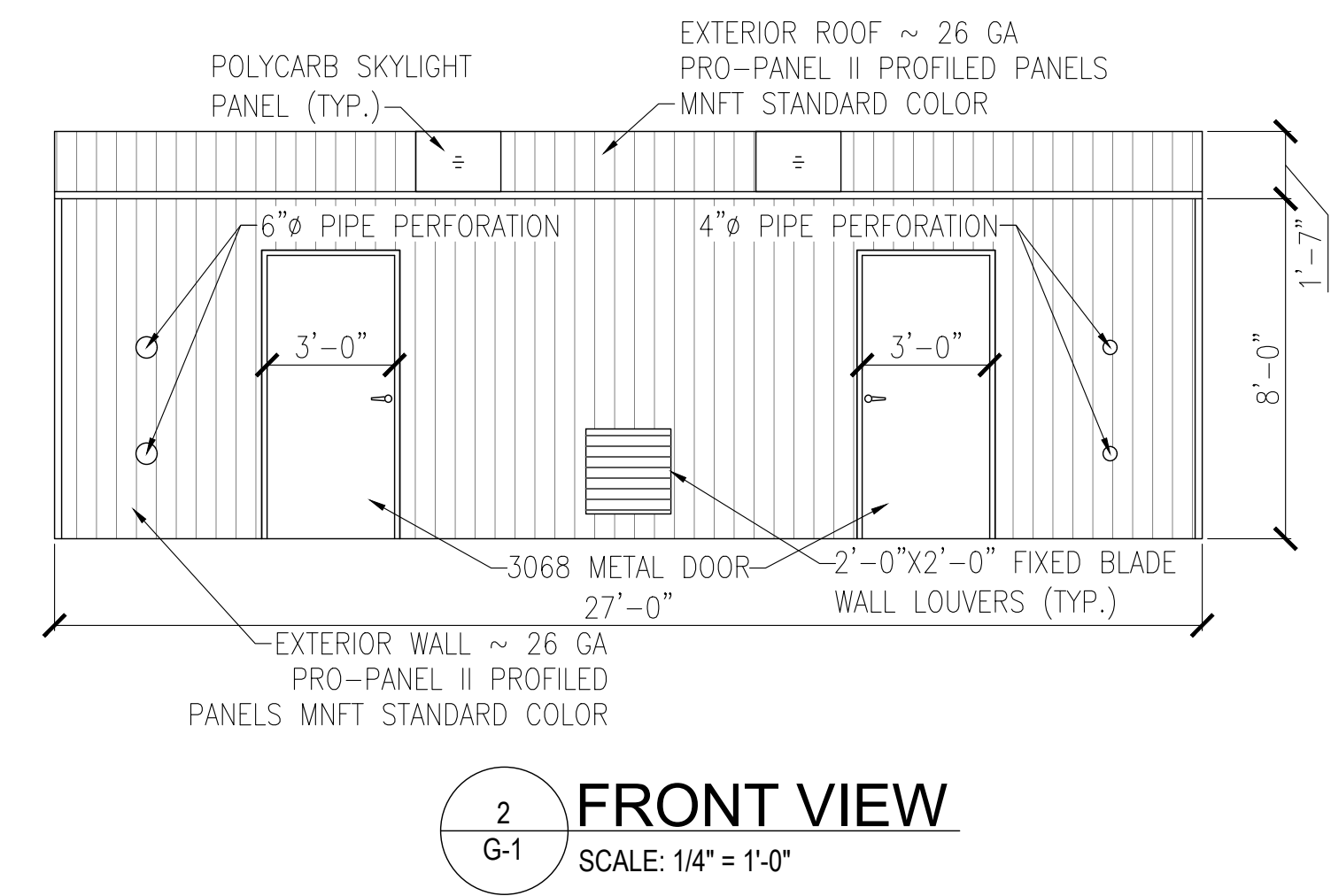
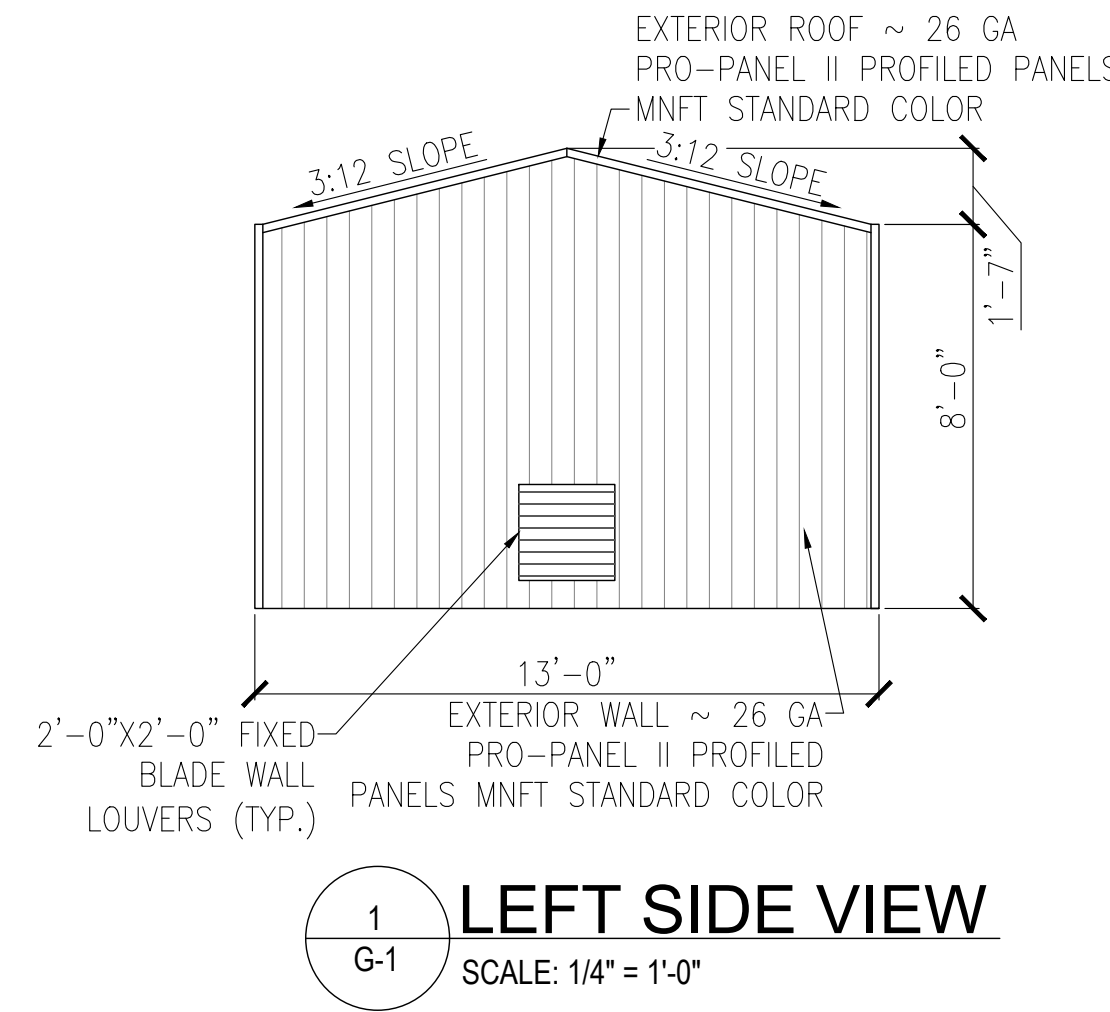
**NELSON RD RS EL-66 REBUILD  
 RETIREMENT - SITE PLAN  
 CIVIL & STRUCTURAL**

SERVICE CENTER: CAMPION      LOCATION: S9 T2N R69W

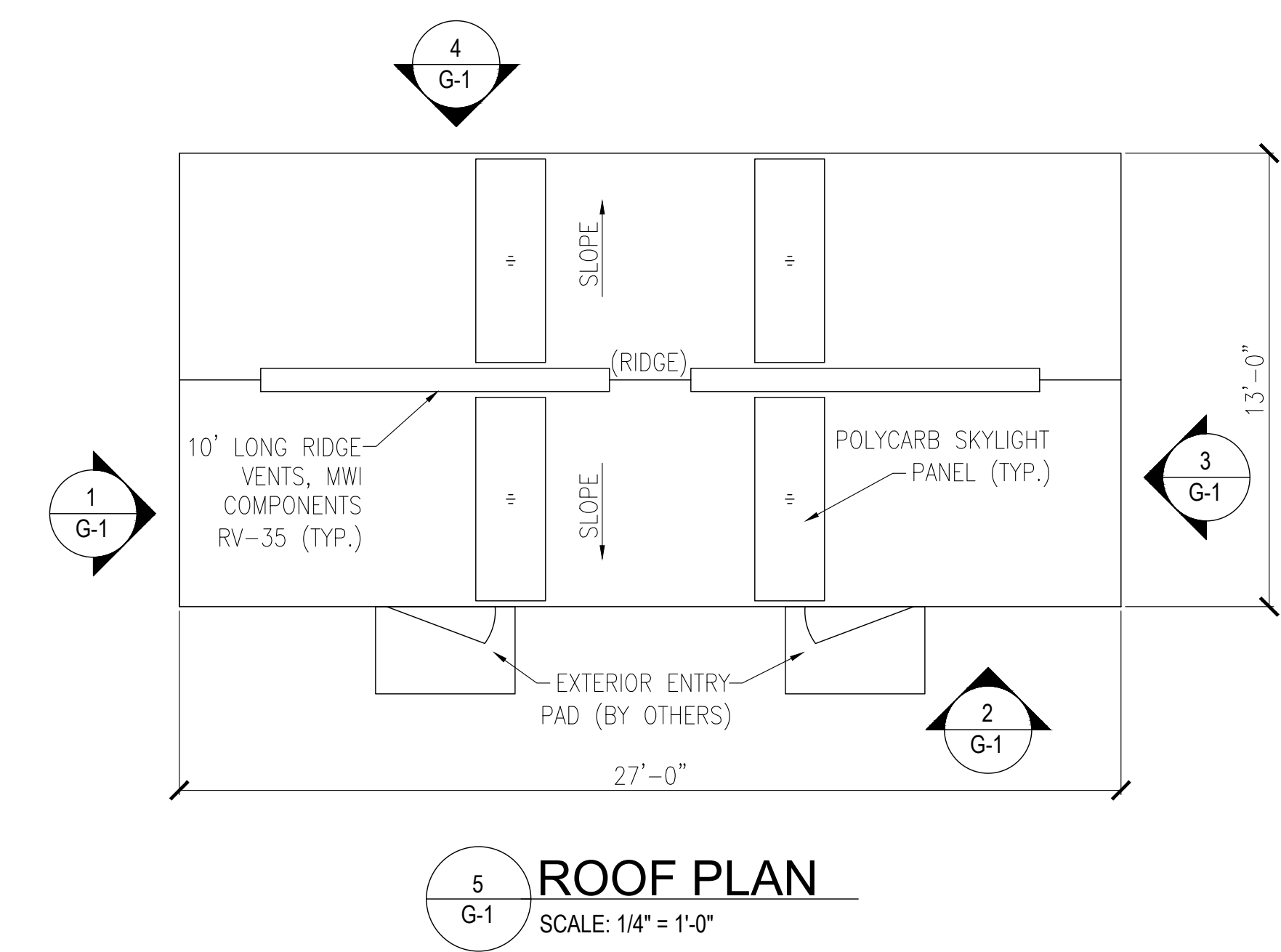
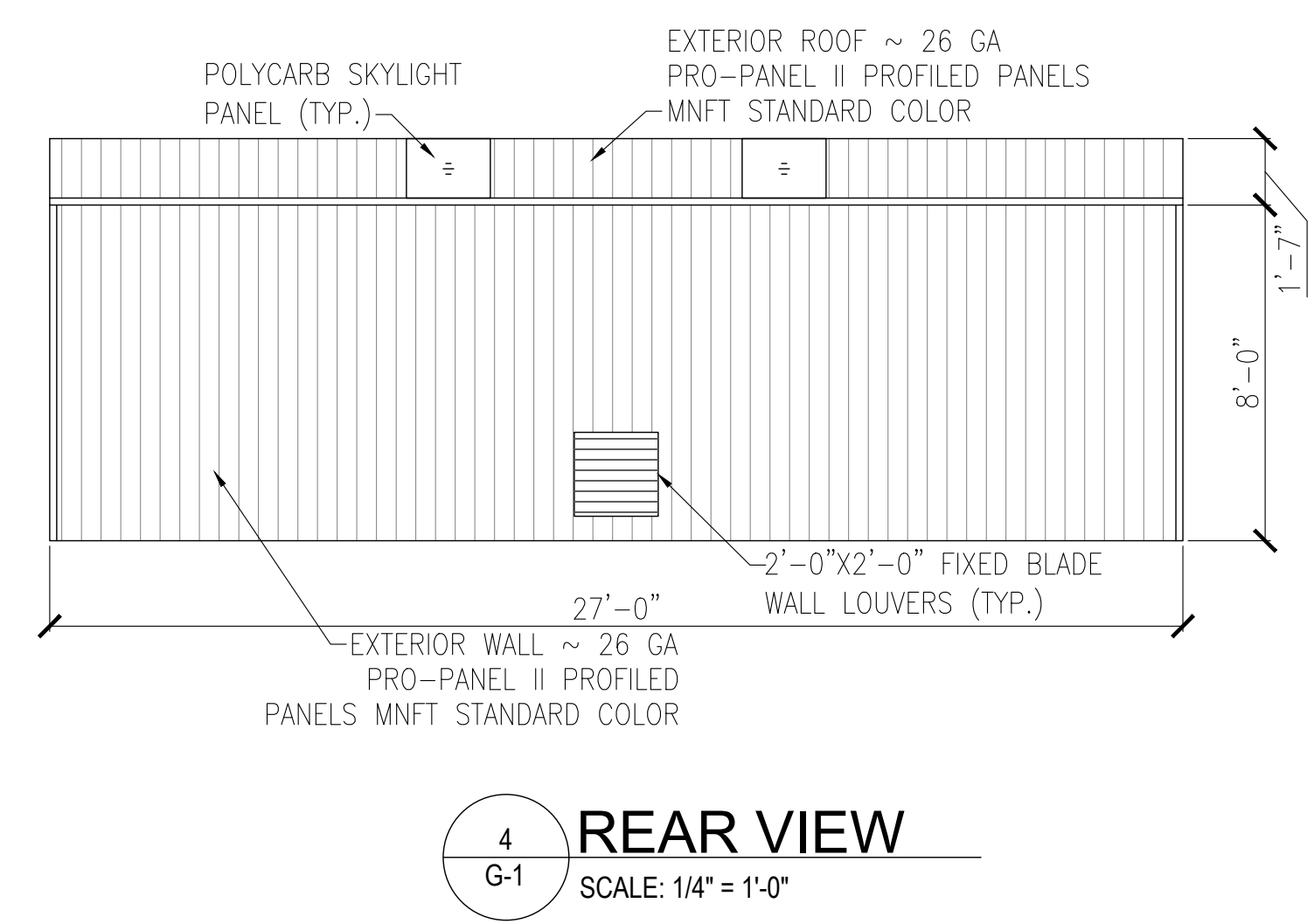
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DRAWING  
**4200**



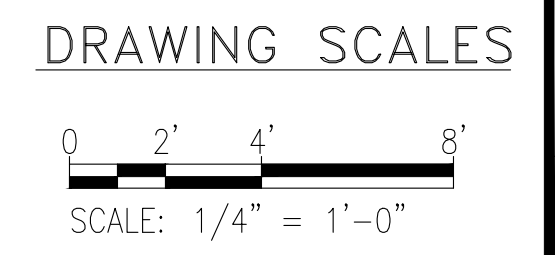


**ATTENTION LOCAL BUILDING DEPARTMENT**  
 THIS BUILDING IS NOT DESIGNED TO BE OCCUPIED EXCEPT FOR SHORT DURATIONS OF EQUIPMENT MONITORING, MAINTENANCE OR SERVICE. THE ALLOWABLE HAZARDOUS MATERIALS SHALL NOT EXCEED TABLES 307.1(1) AND TABLE 307.1(2).  
 THIS BUILDING DOES NOT CONTAIN CONDITIONED SPACE AS DESCRIBED IN SECTION C402.1.1 LOW-ENERGY BUILDINGS OF THE 2018 IECC  
 THIS BUILDING DOES NOT CONTAIN ELECTRICAL, MECHANICAL OR PLUMBING SYSTEMS AND ARE NOT WITHIN THE SCOPE OF THIS DESIGN.  
 REQUIRED PLUMBING FIXTURES PER TABLE 403.1 OF THE 2018 IPC TO BE WITHIN 500 FEET OF THIS BUILDING PER SECTION 2903.2.3 OF THE 2018 IBC, REVIEWED AND APPROVED BY THE LOCAL JURISDICTION HAVING AUTHORITY.



**BUILDING NOTES:**

- BASE SIZE: 13'-0" x 27'-0" (1/2" x 6" FLAT BAR)
- FLOOR PLATE: NONE
- LOADING HITCH: NONE
- BUILDING SIZE: 13'-0" x 27'-0" x 8'-0" EAVE, GABLE ROOF METAL BUILDING.
- STRUCTURE: 2"x2"x11 GAUGE SQUARE TUBE, AND 3"x2"x11 GAUGE RECTANGULAR TUBE.
- INSULATION: NONE
- DOORS: (2) 3'-0" x 6'-8" INDUSTRIAL METAL DOOR, LEVER ENTRY, PANIC EXIT BAR, CLIENT TO FURNISH IC CORES, INTERIOR WIND GRAB HANDLES FOR DOOR.
- EXTERIOR SIDING/ROOF: EXTERIOR SIDING & ROOF 26 GA. PRO-PANEL II PROFILED MNFT STANDARD COLOR
- INTERIOR WALL LINER: 29 GA. PRO-PANEL II PROFILED PROFILED WHITE.
- SKYLIGHT: (4) TOTAL - (2) POLYCARB SKYLIGHT PANELS EACH SIDE
- VENTS: (3) TOTAL - 2'-0" x 2'-0" VENT (FIXED-BLADE WALL LOUVERS)  
(2) TOTAL - 10' LONG RIDGE VENTS, MWI COMPONENTS - RV-35
- WINDOWS: NONE
- (2) GRAB HANDLE, INTERIOR OF DOOR
- (2) CLOSURE FOR DOORS
- (4) PICKING EYES EXTERIOR ROOF
- 3/4" DIAMETER HOLES IN 1/2" x 6" FLAT BAR BASE FOR ANCHORING, AS SHOWN ON BASE PLATE PLAN ~RE: 1/S-1



ROOF PLAN, ELEVATIONS & BUILDING NOTES

TRI-STATE INSULATING OF COLORADO, INC.  
 BRIGHTON, COLORADO 80801  
 OFFICE (303) 658-8903 FAX (303) 658-8919  
 \*ENERGY INSULATORS OF THE ROOMIES\*

**PUBLIC SERVICE COMPANY OF COLORADO**  
**13'X27'X8' DROP OVER STYLE BUILDING**  
 EL-66 REGULATOR STATION  
 LONGMONT  
 BOULDER COUNTY, COLORADO



THIS STAMP IS INVALID WITHOUT AN ORIGINAL WET SIGNATURE

NO.	REVISION RECORD	DATE	BY
0	PERMIT	7/22/24	HPEC

JOB NO.: 24-1723  
 DRAWN: KS  
 CHECKED: CV/DW/RT  
 DESIGNER: CV  
 ISSUE DATE: 7/22/24  
 SHEET: **G-1**

**GENERAL SHEET NOTES**

DESIGN CRITERIA:  
 BUILDING DESIGN CODE: 2021 IBC  
 OCCUPANCY RISK CATEGORY: I  
 ROOF DEAD LOAD: 12 PSF  
 GROUND SNOW LOAD (Pg): 30 PSF  
 ROOF SNOW LOAD (Pf): 30 PSF (DESIGN)  
 ROOF LIVE LOAD: 20 PSF  
 WIND SPEED (V): 110 MPH, EXPOSURE C  
 SEISMIC DESIGN CATEGORY: B

- GENERAL NOTES**
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO GOVERNING BUILDING CODES.
  - PLANS, SECTIONS, AND DETAILS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR FIT OF MATERIALS. THE STRUCTURAL FRAMING SCHEDULE (IF PROVIDED ON THIS SHEET) IS ONLY TO BE USED FOR REFERENCE AND NOT FINAL MATERIAL TAKEOFFS.
  - PRINCIPAL OPENINGS ARE SHOWN ON THE DRAWINGS. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, CURBS, INSERTS, ETC.
  - DISCREPANCIES BETWEEN DRAWINGS/ SPECIFICATIONS SHALL BE CONFIRMED BY THE ARCHITECT, STRUCTURAL ENGINEER, AND THE BUILDER.

- BUILDING STRUCTURE:**
- FULL WELD-OUT STRUCTURE ~ ALL WELDS SHALL BE ALL-AROUND FILLETS OR FLARE-BEVEL WELDS WITH A MINIMUM THROAT THICKNESS OF 3/16"
  - WELD WIRE ELECTRODES ARE E70S6
  - ALL STRUCTURAL TUBES ARE 2X2X11 GAUGE, OR 3X2X11 GAUGE, UNLESS OTHERWISE NOTED.
  - ALL STRUCTURAL TUBE STEEL ARE A-500, GRADE B.
  - ALL STRUCTURAL PLATE STEEL ARE A36.
  - ALL STEEL BOLTS MUST BE SAE J429, GRADE 8 BOLTS, ASTM A325, OR EQUIVALENT
  - ALL STEEL IS TO BE SHOP PRIMED AT A MINIMUM. GALVANIZATION OPTION PER OWNER/BUILDER IS ACCEPTABLE.

NOTE: THE STRUCTURE WILL BE SECURED VIA EXPANSION ANCHORS TO A SLAB ON GRADE (DESIGNED BY OTHERS) WITH EMBEDMENT DEPTH TO BE DETERMINED PER THE SLAB DEPTH AND REINFORCEMENT VALUES PER APPENDIX D OF ACI 318.

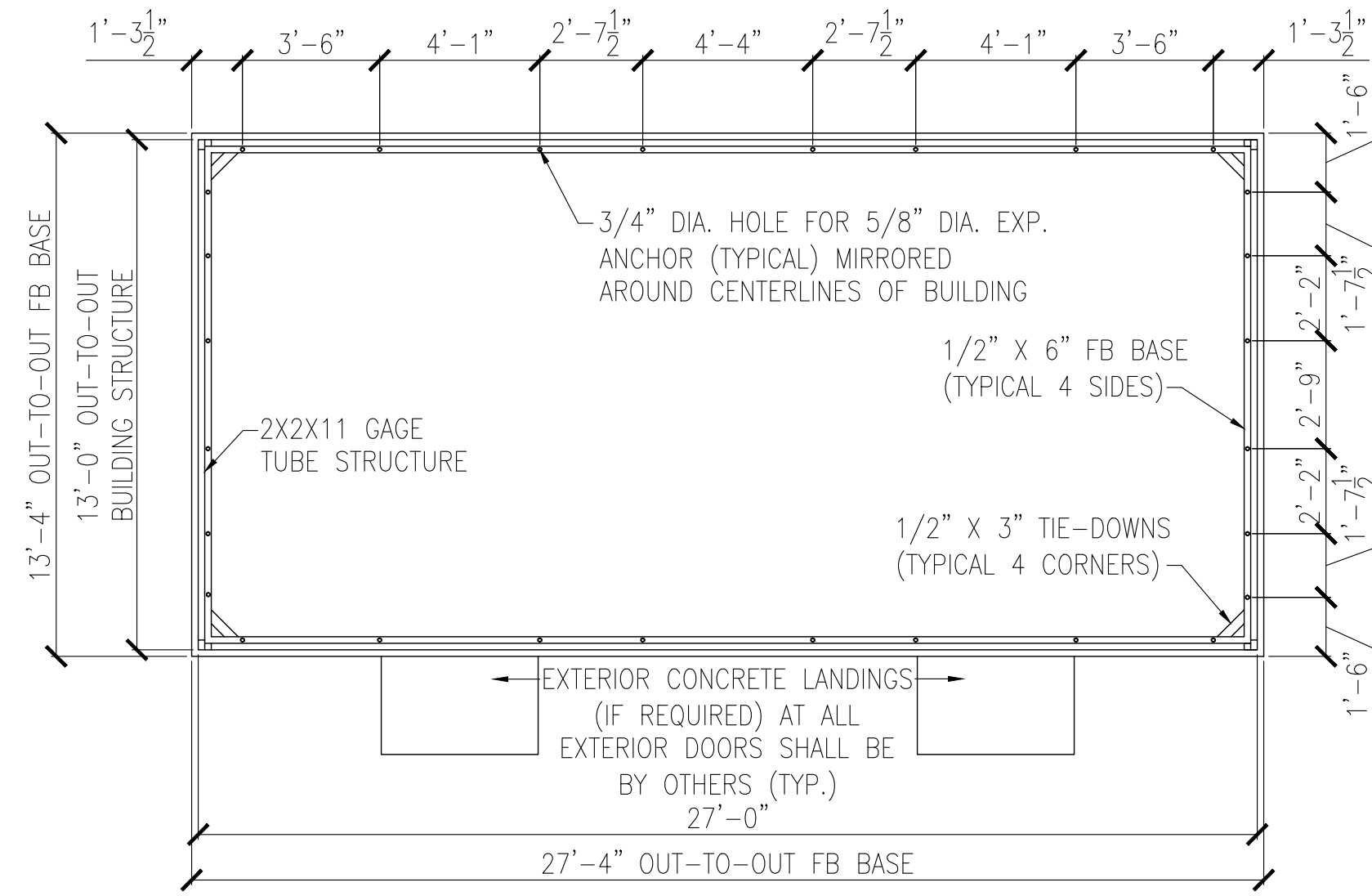
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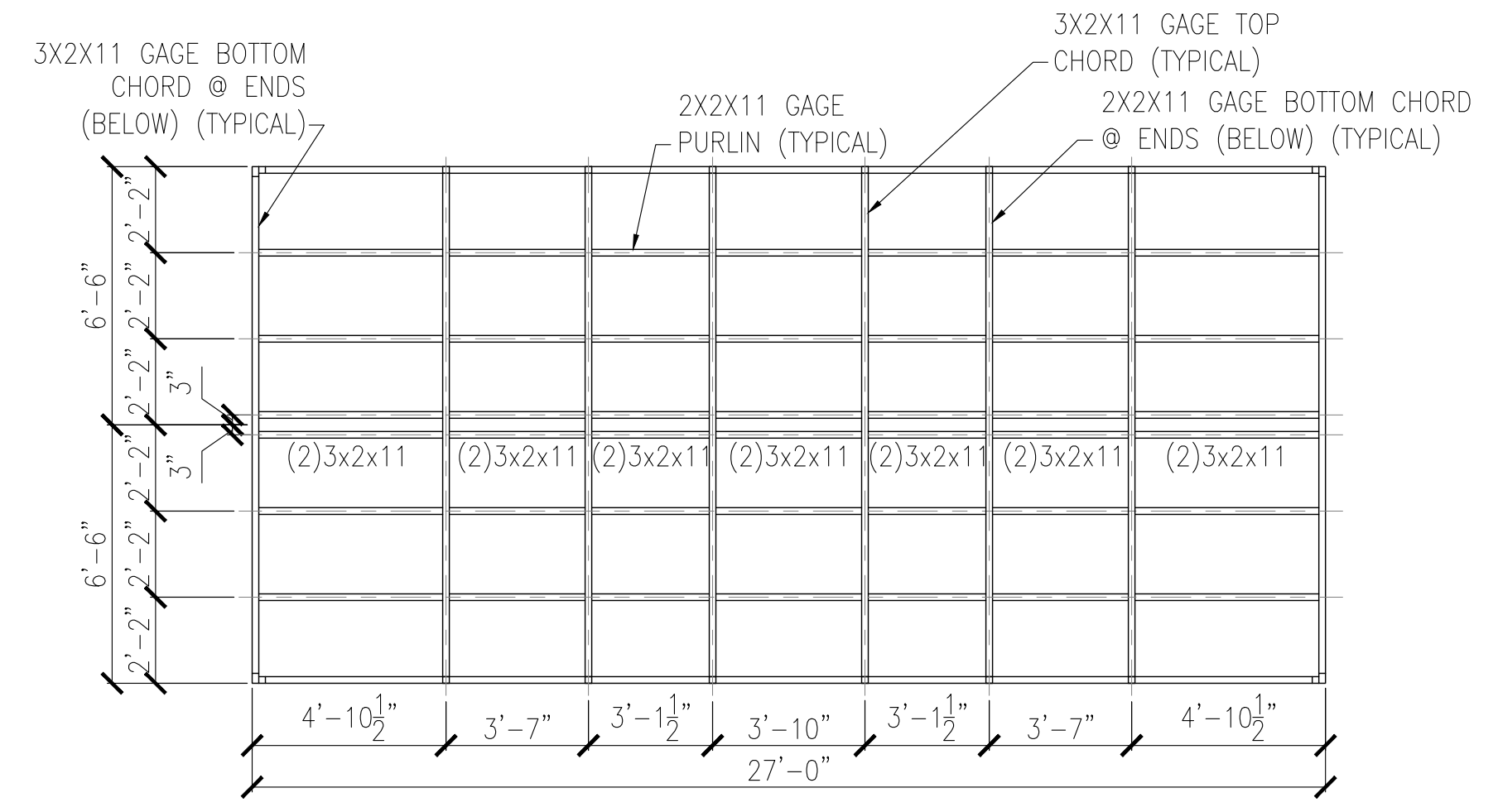
THIS BUILDING DOES NOT CONTAIN ELECTRICAL, MECHANICAL OR PLUMBING SYSTEMS AND ARE NOT WITHIN THE SCOPE OF THIS DESIGN.

REQUIRED PLUMBING FIXTURES PER TABLE 403.1 OF THE 2018 IPC TO BE WITHIN 500 FEET OF THIS BUILDING PER SECTION 2903.2.3 OF THE 2018 IBC, REVIEWED AND APPROVED BY THE LOCAL JURISDICTION HAVING AUTHORITY.



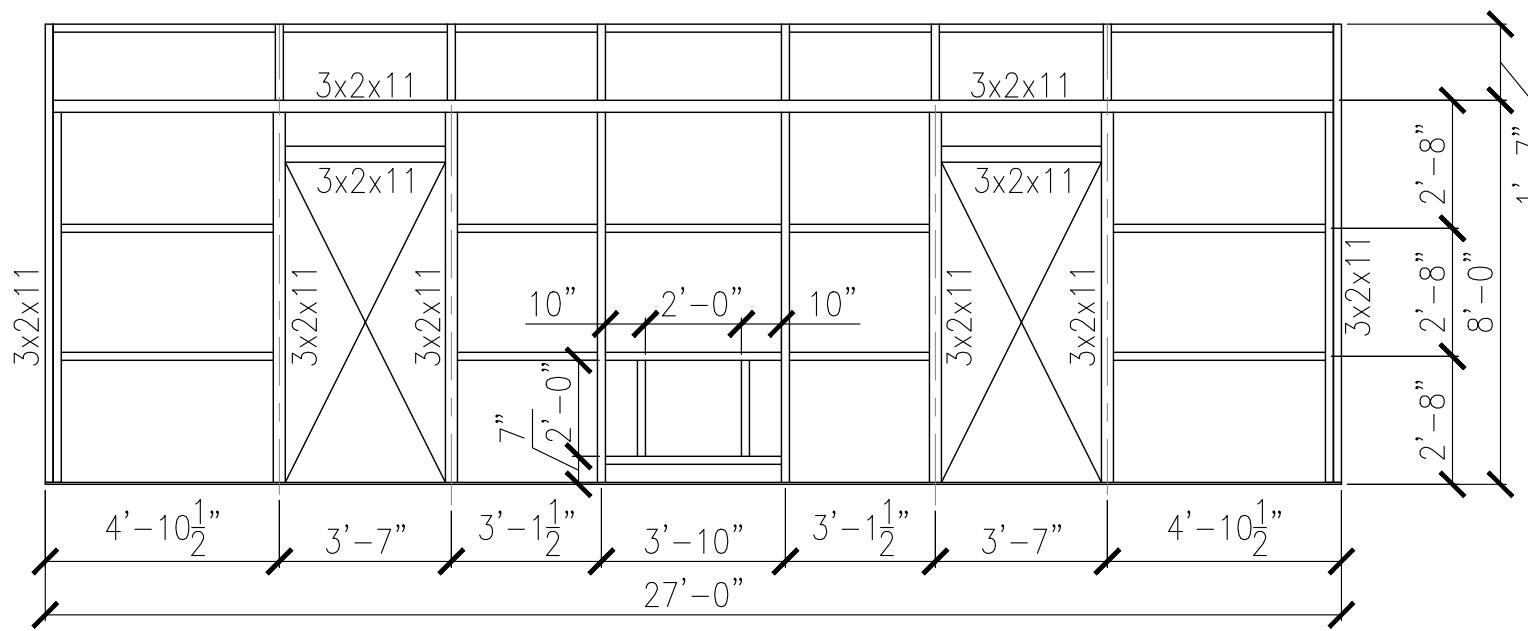
**1 STRUCTURAL BASE PLATE PLAN**

S-1 SCALE: 1/4" = 1'-0"



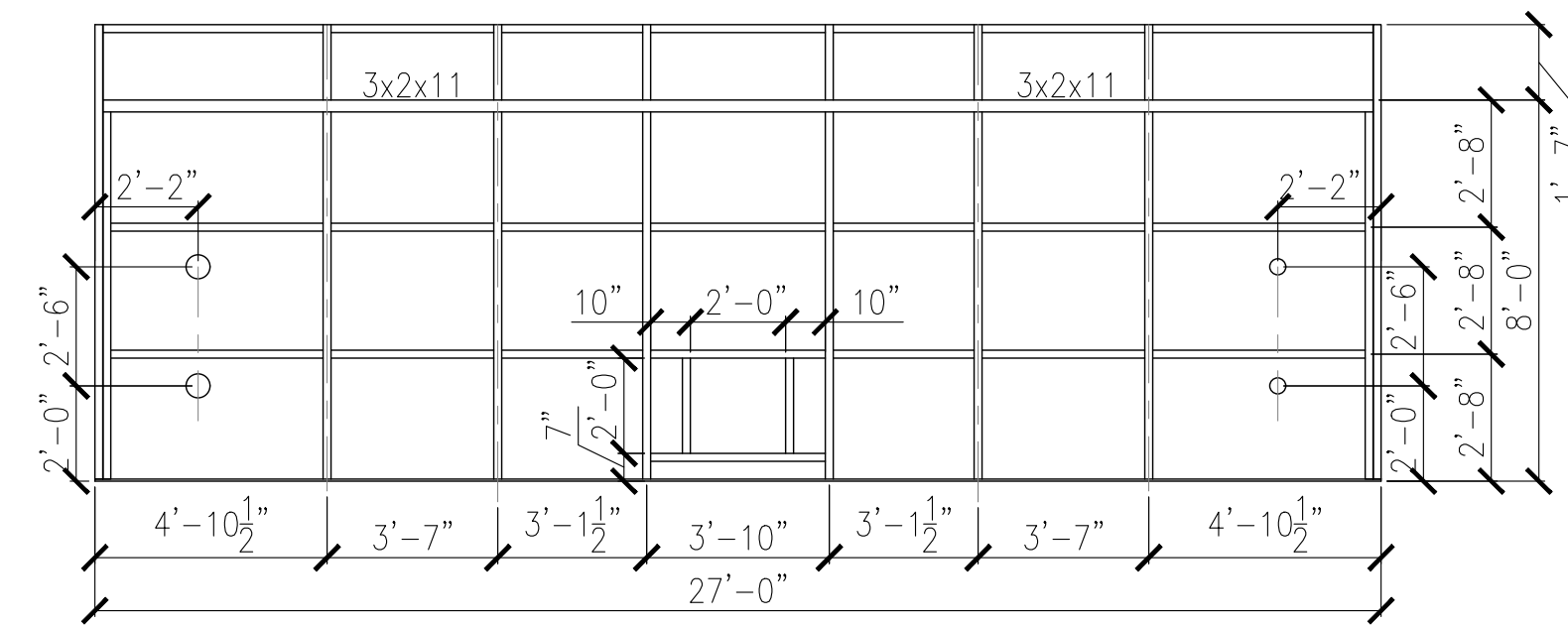
**2 ROOF PLAN**

S-1 SCALE: 1/4" = 1'-0"



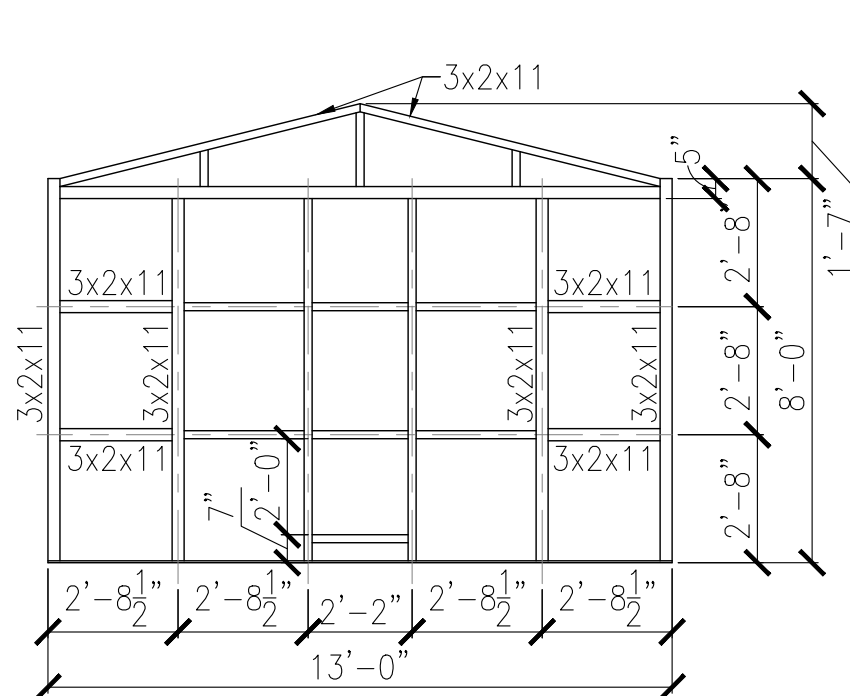
**3 FRONT ELEVATION VIEW**

S-1 SCALE: 1/4" = 1'-0"



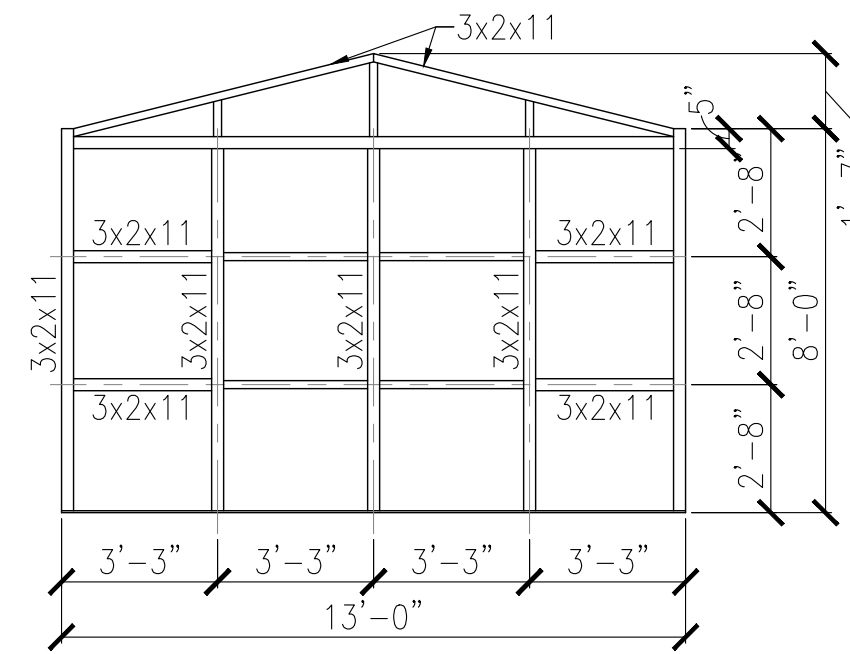
**4 REAR ELEVATION VIEW**

S-1 SCALE: 1/4" = 1'-0"



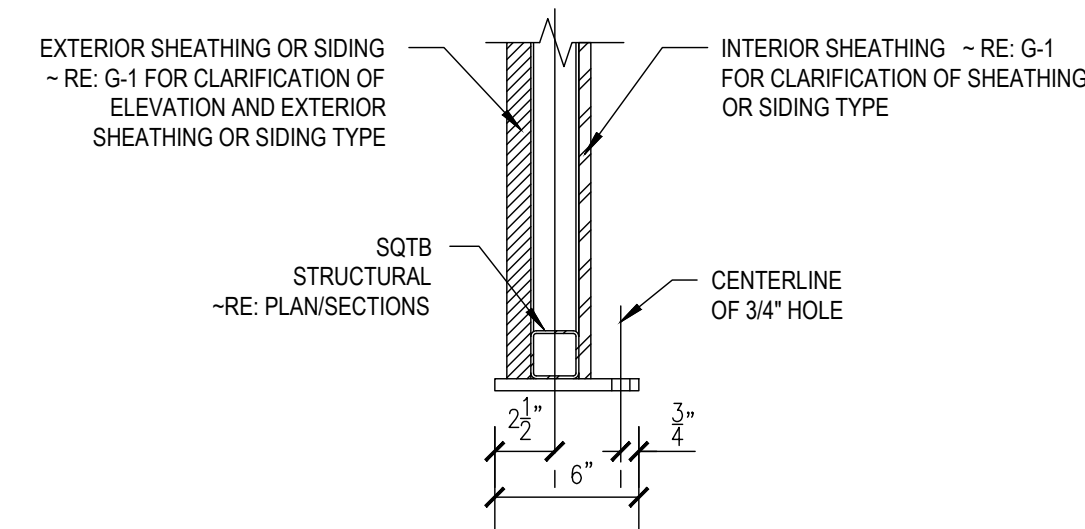
**5 LEFT ELEVATION VIEW**

S-1 SCALE: 1/4" = 1'-0"



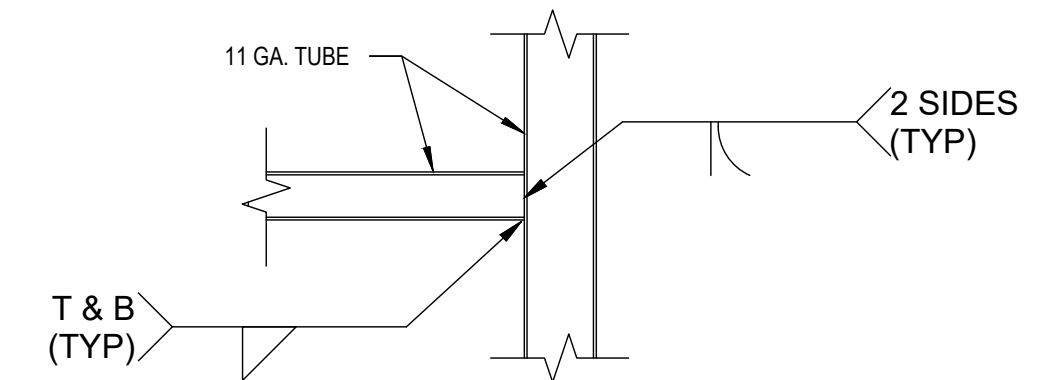
**6 RIGHT ELEVATION VIEW**

S-1 SCALE: 1/4" = 1'-0"



**7 TYPICAL WALL SECTION AT FB BASE PLATE**

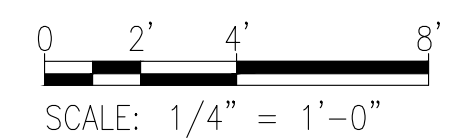
S-1 SCALE: NTS = 1'-0"



**8 TYPICAL WELD DETAIL**

S-1 SCALE: NTS = 1'-0"

**DRAWING SCALES**



ROOF PLAN, WALL FRAMING & DETAILS

TRI-STATE INSULATING OF COLORADO, INC.  
 BRIGHTON, COLORADO 80011  
 OFFICE (303) 658-8903 FAX (303) 658-8919  
 "ENERGY INSULATORS OF THE ROOMIES"

**PUBLIC SERVICE COMPANY OF COLORADO**  
**13'X27'X8' DROP OVER STYLE BUILDING**  
 EL-66 REGULATOR STATION  
 LONGMONT  
 BOULDER COUNTY, COLORADO



THIS STAMP IS INVALID WITHOUT AN ORIGINAL WET SIGNATURE

NO	REVISION	RECORD	DATE	BY
0			7/22/24	HPEC

JOB NO.: 24-1723  
 DRAWN: KS  
 CHECKED: CV/DW/RT  
 DESIGNER: CV  
 ISSUE DATE: 7/22/24  
 SHEET: **S-1**



**From:** [Perez, Martha](#)  
**To:** [kaitlin.rainsberger@hdrinc.com](mailto:kaitlin.rainsberger@hdrinc.com); "[MELISSA.ELLINGSON@BLACKEGL.COM](mailto:MELISSA.ELLINGSON@BLACKEGL.COM)"; [L'Orange, Pete](#)  
**Cc:** [LandUse Building Official](#); [LandUse Permit Applications](#)  
**Subject:** BP-24-2227 Commercial Utility Building at 550 S. Hover Street  
**Date:** Wednesday, August 28, 2024 7:24:00 AM  
**Attachments:** [ZON IRFA HOLD VarianceSubmittal 2024.pdf](#)

---

Dear Kaitlin:

Boulder County Community Planning & Permitting / Zoning has completed its review of BP-24-2227. However, we regret to inform you that the building permit has been placed on hold until the project location is approved through a variance process. See the attached letter for details.

If you should have any questions about the variance process, please contact [@L'Orange, Pete](#), Planner for Docket is VAR-24-0005.

**Sincerely,**

**Martha L. Pérez** (*she, her, hers, ella*)

**Bilingual Code Compliance Specialist II**

**Boulder County Community Planning & Permitting | Code Compliance & Public Information**

720-564-2624 | 303-441-3930

**Core Working Hours:** Monday 7 a.m. – 3:30 p.m. | Tuesday - Thursday 6 a.m. – 5 p.m.

[Boulder County Community Planning & Permitting](#)

**Office Hours:** Monday, Wednesday, Thursday 8 a.m. – 3 p.m. | Tuesday 10 a.m. – 3 p.m.



## Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306  
303-441-3930 • [www.BoulderCounty.gov](http://www.BoulderCounty.gov)

August 28, 2024

Public Service Co. of Colorado (Xcel)  
PO Box 1979  
Denver CO 80201-197

### RE: BP-24-2227 Commercial Utility Building

Dear Applicants:

The Department of Boulder County Community Planning & Permitting / Zoning has completed its initial review of the building permit application for your property located at **550 S. Hover Road** / Assessor ID **R0400101**. However, we regret to inform that we are unable to sign off on your permit and have placed it on hold for the following reason.

Based on the building application materials submitted, it appears that the **commercial utility building** will be **2 feet from the north (side) property line** and **3 feet from the rear (east) property line (east)**, and does not meet the minimum side and rear yard setbacks as required in the Agricultural (A) Zoning District: *Front 35 ft / Sides 7 ft / Rear 15 ft*.

Our records indicate that you already submitted the application materials for a variance process (Docket VAR-24-0005). After the application materials have been reviewed by the Board of Adjustment, and if approved then the permit will be reactivated for review. *Please note that if approved then revised construction plans will be required to reflect the approval of the variance.*

If you have questions about this matter, please feel free to contact Pete L'Orange, Planner at 303-441-3930, or at [plorange@bouldercounty.gov](mailto:plorange@bouldercounty.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Martha L. Pérez".

Martha L. Pérez  
Bilingual Code Compliance Specialist II

cc: File for BP-24-2227 and VAR-24-0005 | Joe Colletti, Jr. (Blackeagle Energy Services) | Kaitlin Rainsberger (HDR Engineering, Inc.)





# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.gov](http://www.bouldercounty.gov)

## Building Safety & Inspection Services Team

### MEMO

TO: Pete L'Orange, Planner II  
FROM: Michelle Huebner, Plans Examiner Supervisor  
DATE: September 25, 2024

RE: Referral Response, VAR-24-0005: PSCo Setback Variance: Variance request to reduce the side setback from 7 feet to 2 feet and the rear setback from 15 feet to 3 feet for the construction of a new utility structure and for construction of a 10-foot fence located at the property line on a 0.08-acre.

Location: 550 S Hover Street

Thank you for the referral. We have the following comments for the applicants:

1. **Building Permit.** A building permit, plan review, and inspection approvals are required for the utility structure.

Please refer to the county's adopted 2015 editions of the International Codes and code amendments, [2015 Building Code Adoption & Amendments](#)

#### [The Commercial Plan Submittal Checklist](#)

2. There are several important Building Code requirements that present a potential challenge with this variance request.
3. **The International Building Code (IBC)** restricts openings such as openings in walls, projections (prohibits overhangs), and requires rated assemblies for structures. Please review the IBC and provide a complete code analysis that demonstrate compliance to the code.
4. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 145 mph (Vult) and 35 psf, respectively.
5. **Buildings such as this will be reviewed through the International Building Code (IBC) as a commercial building.** A code analysis from a Colorado licensed design professional, an architect, is required.

6. **2015 International Energy Conservation Code (IECC)** - If the structures, or a portion of them are to be conditioned (heated or cooled), please demonstrate compliance to 2015 IECC – Commercial provisions.
7. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space.
8. **Plan Review.** The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our Building Safety publications [Building Publications, Applications and Forms - Boulder County](#)

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum building code requirements. Please call us at (720) 564-2640.

**From:** [Keyes, Jennifer](#)  
**To:** [L"Orange, Pete](#)  
**Cc:** [Transportation Development Review](#); [Webster, Dave](#)  
**Subject:** FW: Referral Packet for VAR-24-0005: PSCo Setback Variance at 550 S Hover Street  
**Date:** Thursday, September 19, 2024 6:19:18 PM  
**Attachments:** [var-24-0005-referral-packet-red.pdf](#)

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Pete – At building permit, we will be requesting a drainage letter and will want to verify if the utility line work is confined to the regulator station. If you think, this might be helpful information to relay to the applicant, please do so. These items will not be required until building permit. Thanks, Jenn

## Jennifer Keyes (she/her/hers), CPESC, CESSWI

Stormwater Quality Coordinator  
Boulder County Public Works  
Cell: 720-225-7228  
[jkeyes@bouldercounty.gov](mailto:jkeyes@bouldercounty.gov)

---

**From:** Transportation Development Review <[TransDevReview@bouldercounty.gov](mailto:TransDevReview@bouldercounty.gov)>  
**Sent:** Wednesday, September 18, 2024 2:07 PM  
**To:** Keyes, Jennifer <[jkeyes@bouldercounty.gov](mailto:jkeyes@bouldercounty.gov)>  
**Subject:** FW: Referral Packet for VAR-24-0005: PSCo Setback Variance at 550 S Hover Street

For your review.

---

**From:** Morgan, Heather <[hmorgan@bouldercounty.gov](mailto:hmorgan@bouldercounty.gov)>  
**Sent:** Wednesday, September 18, 2024 8:16 AM  
**To:** !LongRange <[longrange@bouldercounty.gov](mailto:longrange@bouldercounty.gov)>; #WildfireMitigation <[WildfireMitigation@bouldercounty.org](mailto:WildfireMitigation@bouldercounty.org)>; #AssessorReferral <[AssessorReferral@bouldercounty.org](mailto:AssessorReferral@bouldercounty.org)>; #CAreferral <[CAreferral@bouldercounty.gov](mailto:CAreferral@bouldercounty.gov)>; Atherton-Wood, Justin <[jatherton-wood@bouldercounty.gov](mailto:jatherton-wood@bouldercounty.gov)>; Oehlkers, Jason <[joehlkers@bouldercounty.gov](mailto:joehlkers@bouldercounty.gov)>; Allshouse, Alycia <[aallshouse@bouldercounty.gov](mailto:aallshouse@bouldercounty.gov)>; Kelly, Allison <[akelly@bouldercounty.gov](mailto:akelly@bouldercounty.gov)>; Stadele, Lee <[leestadele@bouldercounty.gov](mailto:leestadele@bouldercounty.gov)>; Stadele, Lee <[leestadele@flagstaffsurveying.com](mailto:leestadele@flagstaffsurveying.com)>; [jstruble@northernwater.org](mailto:jstruble@northernwater.org); [bflockhart@northernwater.org](mailto:bflockhart@northernwater.org); [LPC\\_Field\\_Engineering\\_Staff@longmontcolorado.gov](mailto:LPC_Field_Engineering_Staff@longmontcolorado.gov); [ReferralsXcelDistribution@xcelenergy.com](mailto:ReferralsXcelDistribution@xcelenergy.com); [Renee.Hester@lumen.com](mailto:Renee.Hester@lumen.com); [Relocations@Lumen.com](mailto:Relocations@Lumen.com); [kevin.boden@longmontcolorado.gov](mailto:kevin.boden@longmontcolorado.gov); [robine@dgmlc.com](mailto:robine@dgmlc.com); [don.burchett@longmontcolorado.gov](mailto:don.burchett@longmontcolorado.gov); [dora\\_puc\\_website@state.co.us](mailto:dora_puc_website@state.co.us); [levi.brown@longmontcolorado.gov](mailto:levi.brown@longmontcolorado.gov); [Michele.goldman@longmontcolorado.gov](mailto:Michele.goldman@longmontcolorado.gov); [prevention@mvfpd.org](mailto:prevention@mvfpd.org); Flax, Ron <[rflax@bouldercounty.gov](mailto:rflax@bouldercounty.gov)>; Frederick, Summer <[sfrederick@bouldercounty.gov](mailto:sfrederick@bouldercounty.gov)>; HealthWaterQuality-EnvironmentalBP LU <[HealthWQ-EnvironBPLU@bouldercounty.gov](mailto:HealthWQ-EnvironBPLU@bouldercounty.gov)>; Huebner, Michelle <[mhuebner@bouldercounty.gov](mailto:mhuebner@bouldercounty.gov)>; Morgan, Heather <[hmorgan@bouldercounty.gov](mailto:hmorgan@bouldercounty.gov)>; Sanchez, Kimberly <[ksanchez@bouldercounty.gov](mailto:ksanchez@bouldercounty.gov)>;

Skufca, Erika <[eskufca@bouldercounty.gov](mailto:eskufca@bouldercounty.gov)>; Transportation Development Review <[TransDevReview@bouldercounty.gov](mailto:TransDevReview@bouldercounty.gov)>; West, Ron <[rowest@bouldercounty.gov](mailto:rowest@bouldercounty.gov)>  
**Cc:** L'Orange, Pete <[plorange@bouldercounty.gov](mailto:plorange@bouldercounty.gov)>; Duchi, Trevor <[tduchi@bouldercounty.gov](mailto:tduchi@bouldercounty.gov)>  
**Subject:** Referral Packet for VAR-24-0005: PSCo Setback Variance at 550 S Hover Street

Please find attached the referral packet for **VAR-24-0005: PSCo Setback Variance** at **550 S Hover Street**.

Please return responses and direct any questions to [Pete L'Orange](mailto:plorange@bouldercounty.gov) by **October 3, 2024**. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

Thank you,

**Heather Morgan | Lead Administrative Technician – Planning Division**  
**Boulder County Community Planning & Permitting**

P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302

[hmorgan@bouldercounty.gov](mailto:hmorgan@bouldercounty.gov) | (720) 864-6510 | [www.boco.org/cpp](http://www.boco.org/cpp)

*My working hours are Tuesday – Friday from 6:00 a.m. to 4:30 p.m.*





## Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306  
303-441-3930 • [www.BoulderCounty.gov](http://www.BoulderCounty.gov)

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October 3, 2024

**TO:** Pete L'Orange, Planner II; Community Planning & Permitting, Development Review Team - Zoning

**FROM:** Anita Riley, Principal Planner; Community Planning & Permitting, Development Review Team – Access & Engineering

**SUBJECT:** Docket # VAR-24-0005: PSCO Setback Variance – 550 S. Hover Street

The Development Review Team – Access & Engineering has reviewed the above referenced docket and has the following comments:

1. The subject property is accessed from Hover Street, a paved, City of Longmont owned and maintained right-of-way (ROW). Legal access is demonstrated by adjacency to the ROW.
2. The proposal, as presented, meets the requirements of the Boulder County Multimodal Transportation Standards.

This concludes our comments at this time.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

September 24, 2024

Boulder County Community Planning and Permitting  
PO Box 471  
Boulder, CO 80306

Attn: Pete L'Orange

**Re: PSCo Setback Variance, Case # VAR-24-0005**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has **no conflict** with the **PSCo Setback Variance**.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

**From:** [Morgan, Heather](#)  
**To:** [L"Orange, Pete](#)  
**Subject:** FW: No Conflict: Referral Packet for VAR-24-0005: PSCo Setback Variance at 550 S Hover Street  
**Date:** Tuesday, October 29, 2024 8:35:32 AM  
**Attachments:** [var-24-0005-referral-packet-red.pdf](#)

---

Hi Pete,

Please see below. Thank you!

Thank you,  
Heather Morgan | Lead Administrative Technician  
Boulder County Community Planning & Permitting

---

**From:** Martin, Philip P <Philip.P.Martin@lumen.com>  
**Sent:** Tuesday, October 29, 2024 7:20 AM  
**To:** Morgan, Heather <hmorgan@bouldercounty.gov>  
**Subject:** [EXTERNAL] No Conflict: Referral Packet for VAR-24-0005: PSCo Setback Variance at 550 S Hover Street

Attn: Heather Morgan

Thank you for your project notification. LUMEN has reviewed your utility notice regarding **P-605477 CO** | VAR-24-0005: PSCo Setback Variance at 550 S Hover Street (“Project”). In response to your inquiry please find the enclosed drawings indicating the approximate location of the project limits.

- **LUMEN has facilities within your proposed construction zone, but it has been determined that no relocation will be necessary. However, due to the proximity of your project to our facilities, a LUMEN representative will be required on-site when construction begins.**  
**Lumen does not have local facilities in conflict with the subject parcel**

Please contact your [State One Call](#) prior to construction.

Any changes or additions to the project plans or parameters should be submitted to [relocations@lumen.com](mailto:relocations@lumen.com). Note: the location(s) of facilities shown on drawings you receive from us, are only approximate. LUMEN hereby disclaims any responsibility for the accuracy of this information. Please contact [relocations@lumen.com](mailto:relocations@lumen.com) regarding the above-mentioned project if you should have any questions. Please reference the file number **P-605477 CO** with any future communications.

**Important Notice** - For the States listed below, please add [relocations@brightspeed.com](mailto:relocations@brightspeed.com) to your distribution list for inquiries and updates regarding local facilities.  
(AL, AR, GA, IL, IN, KS, LA, MI, MO, MS, NC, NJ, OH, OK, PA, SC, TN, TX, VA, WI)

Thank you for your cooperation!



**Philip Martin**  
Business Analyst  
Tulsa, OK  
[Philip.P.Martin@lumen.com](mailto:Philip.P.Martin@lumen.com)

---

**From:** Morgan, Heather <[hmorgan@bouldercounty.gov](mailto:hmorgan@bouldercounty.gov)>  
**Sent:** Wednesday, September 18, 2024 9:16 AM  
**To:** !LongRange <[longrange@bouldercounty.gov](mailto:longrange@bouldercounty.gov)>; #WildfireMitigation <[WildfireMitigation@bouldercounty.org](mailto:WildfireMitigation@bouldercounty.org)>; #AssessorReferral <[AssessorReferral@bouldercounty.org](mailto:AssessorReferral@bouldercounty.org)>; #CAreferral <[CAreferral@bouldercounty.gov](mailto:CAreferral@bouldercounty.gov)>; Atherton-Wood, Justin <[jatherton-wood@bouldercounty.gov](mailto:jatherton-wood@bouldercounty.gov)>; Oehlkers, Jason <[joehlkers@bouldercounty.gov](mailto:joehlkers@bouldercounty.gov)>; Allshouse, Alycia <[aallshouse@bouldercounty.gov](mailto:aallshouse@bouldercounty.gov)>; Kelly, Allison <[akelly@bouldercounty.gov](mailto:akelly@bouldercounty.gov)>; Stadele, Lee <[leestadele@bouldercounty.gov](mailto:leestadele@bouldercounty.gov)>; Stadele, Lee <[leestadele@flagstaffsurveying.com](mailto:leestadele@flagstaffsurveying.com)>; [jstruble@northernwater.org](mailto:jstruble@northernwater.org); [bflockhart@northernwater.org](mailto:bflockhart@northernwater.org); [LPC\\_Field\\_Engineering\\_Staff@longmontcolorado.gov](mailto:LPC_Field_Engineering_Staff@longmontcolorado.gov); [ReferralsXcelDistribution@xcelenergy.com](mailto:ReferralsXcelDistribution@xcelenergy.com); Hester, Renee <[Renee.Hester@lumen.com](mailto:Renee.Hester@lumen.com)>; relocations <[relocations@centurylink.com](mailto:relocations@centurylink.com)>; [kevin.boden@longmontcolorado.gov](mailto:kevin.boden@longmontcolorado.gov); [robine@dgmllc.com](mailto:robine@dgmllc.com); [don.burchett@longmontcolorado.gov](mailto:don.burchett@longmontcolorado.gov); [dora\\_puc\\_website@state.co.us](mailto:dora_puc_website@state.co.us); [levi.brown@longmontcolorado.gov](mailto:levi.brown@longmontcolorado.gov); [Michele.goldman@longmontcolorado.gov](mailto:Michele.goldman@longmontcolorado.gov); [prevention@mvfpd.org](mailto:prevention@mvfpd.org); Flax, Ron <[rflax@bouldercounty.gov](mailto:rflax@bouldercounty.gov)>; Frederick, Summer <[sfrederick@bouldercounty.gov](mailto:sfrederick@bouldercounty.gov)>; HealthWaterQuality-EnvironmentalBP LU <[HealthWQ-EnvironBPLU@bouldercounty.gov](mailto:HealthWQ-EnvironBPLU@bouldercounty.gov)>; Huebner, Michelle <[mhuebner@bouldercounty.gov](mailto:mhuebner@bouldercounty.gov)>; Morgan, Heather <[hmorgan@bouldercounty.gov](mailto:hmorgan@bouldercounty.gov)>; Sanchez, Kimberly <[ksanchez@bouldercounty.gov](mailto:ksanchez@bouldercounty.gov)>; Skufca, Erika <[eskufca@bouldercounty.gov](mailto:eskufca@bouldercounty.gov)>; Transportation Development Review <[TransDevReview@bouldercounty.gov](mailto:TransDevReview@bouldercounty.gov)>; West, Ron <[rowest@bouldercounty.gov](mailto:rowest@bouldercounty.gov)>  
**Cc:** L'Orange, Pete <[plorange@bouldercounty.gov](mailto:plorange@bouldercounty.gov)>; Duchi, Trevor <[tduchi@bouldercounty.gov](mailto:tduchi@bouldercounty.gov)>  
**Subject:** Referral Packet for VAR-24-0005: PSCo Setback Variance at 550 S Hover Street

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find attached the referral packet for **VAR-24-0005: PSCo Setback Variance at 550 S Hover Street**.

Please return responses and direct any questions to [Pete L'Orange](mailto:plorange@bouldercounty.gov) by **October 3, 2024**. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

Thank you,

**Heather Morgan | Lead Administrative Technician – Planning Division**

**Boulder County Community Planning & Permitting**

P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302

[hmorgan@bouldercounty.gov](mailto:hmorgan@bouldercounty.gov) | (720) 864-6510 | [www.boco.org/cpp](http://www.boco.org/cpp)

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