



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

BOULDER COUNTY BOARD OF ADJUSTMENT

AGENDA ITEM

Wednesday December 4, 2024 4:00 P.M.

PUBLIC HEARING

STAFF PLANNER: Sam Walker, Planner II

RECOMMENDATION: Staff recommends approval of the variance request.

Docket VAR-24-0008: PSCo Setback Reductions

Request:	ORIGINAL: Request to reduce the required setbacks along the east, north, and west parcel boundaries from 15 feet (required) to approximately 3 feet (proposed) to allow construction of a new metal building over an existing PSCO Natural Gas Regulator Station on a 0.02-acre property.
	REVISED: Request to reduce the required setbacks along the east, north, and west parcel boundaries to approximately 3 feet, and along the south parcel boundary to approximately 21 feet to allow construction of a new metal building over an upgraded gas regulator station on a 0.02-acre property.
Location:	6259 Habitat Drive, on the northwest corner of the intersection of Habitat Drive and N. 63rd Street.
Zoning:	Multifamily (MF) Zoning District
Applicant:	Tetra Tech, c/o Shaun Brooks and Ryan Kacirek
Agent:	Blackeagle Energy Services, c/o Gary Evans
Owner:	Xcel Energy, c/o Brett McGrath

PACKET CONTENTS

Item	Pages
○ Staff Recommendation	1 – 8
○ Application Materials (Attachment A)	A1 – A27
○ Referral Agency Responses (Attachment B)	B1 – B6
○ Habitat Plat (Attachment C)	C1 – C2
○ Applicants’ Supplemental Narrative Statement (Attachment D)	D1 – D2

SUMMARY

The applicants request a reduction in the required parcel boundary setbacks along all four parcel boundaries to allow for the construction of a utility shed structure around improved on-site utility connections. 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 northwestern corner of the intersection of N. 63rd Street and Habitat Drive, approximately 0.8 miles south of the intersection of N. 63rd Street and the Diagonal Highway. The property is approximately 0.02 acres in size, is located in the Multifamily zoning district, and is a Legal Building Lot. Access to the parcel is via an existing curb cut and parking area associated with the multi-unit property that surrounds the structure.

The parcel was created as part of the Habitat subdivision plat, which established the existing Multi-Unit use that surrounds the subject property as shown in Figure 1, below (the full plat is included as Attachment C).

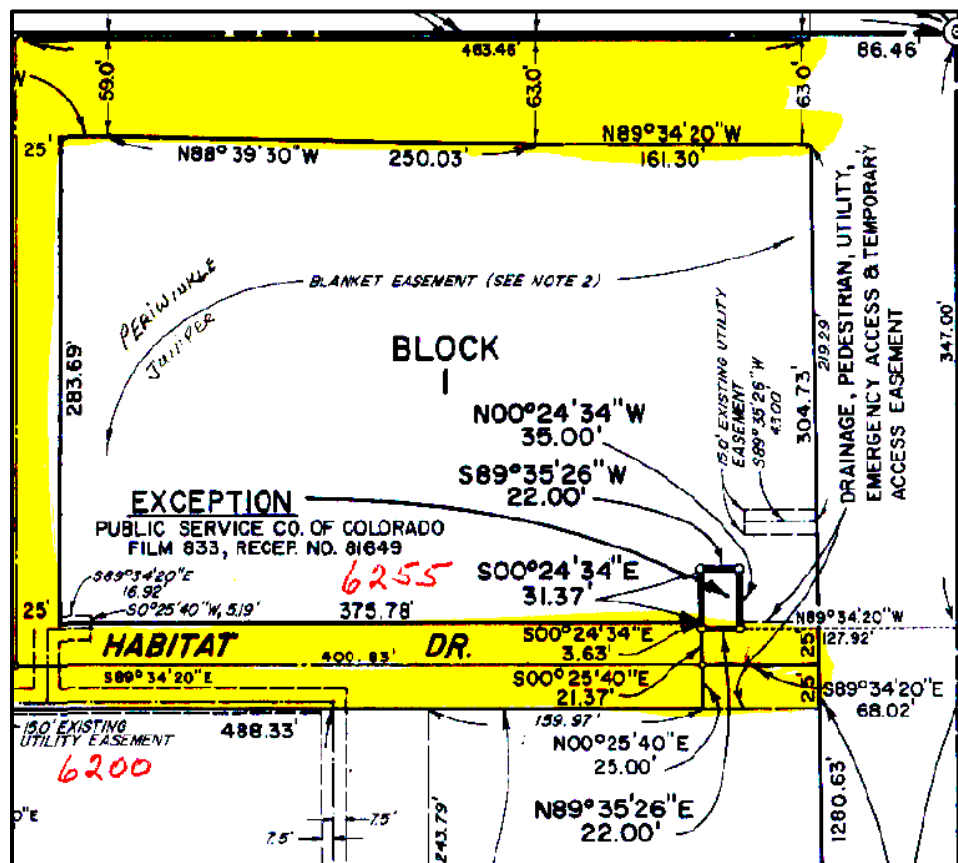


Figure 1: Detail view of the Habitat plat, Block 1, illustrating the subject parcel with dimensions.

Currently, the parcel boundaries are roughly delineated by a wooden fence, and the interior of the property has been developed with an electrical equipment box and raised concrete vault. Information submitted with the application materials indicates that the existing gas regulator station on the site must be upgraded in order to comply with new Xcel Energy and Pipeline and Hazardous Materials Safety Administration (PHMSA). requirements. As part of these upgrades, the applicants propose removing the perimeter fencing, electrical box, and concrete vault, and constructing a 351-square-foot metal equipment shed with protective bollards installed along the northern and western parcel boundaries to prevent vehicles from colliding with the new equipment shed.

The applicants' narrative describes the original platting of the parcel as "designated for, and explicitly dimensioned to house a regulator station...for the provision of natural gas to the area" and notes that permits were not typically required for utility-related infrastructure improvements at the time of platting, so that provision of setbacks for new development on the parcel were not considered when the parcel was created at a size of 22 feet by 35 feet.

The applicants' hardship statement goes on to explain that the strict application of the Code would leave only a very small area within the parcel boundaries where any structure could be built due to the interaction of the required setbacks from each parcel line.

A supplemental narrative submitted by the applicants after the initial application referral (see Attachment D) describes a further constraint of the site upgrades - the requirement that an outlet fire valve be installed at least 25 feet from the edge of the new regulator station. This requirement is the reason the proposed equipment shed is located as far north as possible within the subject property, allowing installation of the outlet fire valve in the grassy area south of the parcel rather than in the middle of the adjacent parcel's curb cut or Habitat Drive.



Figure 2: Applicants' illustration of proposed fire outlet valve location



Figure 3: Staff site photo showing approximate outlet fire valve location as allowed by the proposed building location, indicated by red circle.

The subject application was originally referred with a project description erroneously indicating that all of the boundaries of the subject parcel were side lot lines, with a required setback of 15 feet.

However, Art. 18-175 describes a Front lot line as “That part of a property line dividing a lot from a road”, a Rear lot line as “The line opposite and parallel to the front line”, and a Side lot line as “All lot lines other than front lot lines or rear lot lines.” In this case, the subject parcel’s southern boundary separates it from the Habitat Drive right-of-way, and the northern parcel boundary is both opposite from, and parallel to, the southern parcel boundary. This means that southern parcel boundary is a front lot line, the northern parcel boundary is a rear lot line, and the east and west boundaries are side lot lines. The Multifamily zoning district requires a minimum 25-foot front yard setback, 15-foot side yard setback, and 7-foot side yard setbacks.

When all required setbacks are applied to the parcel, there is no buildable area on the parcel outside of zoning district required setbacks.

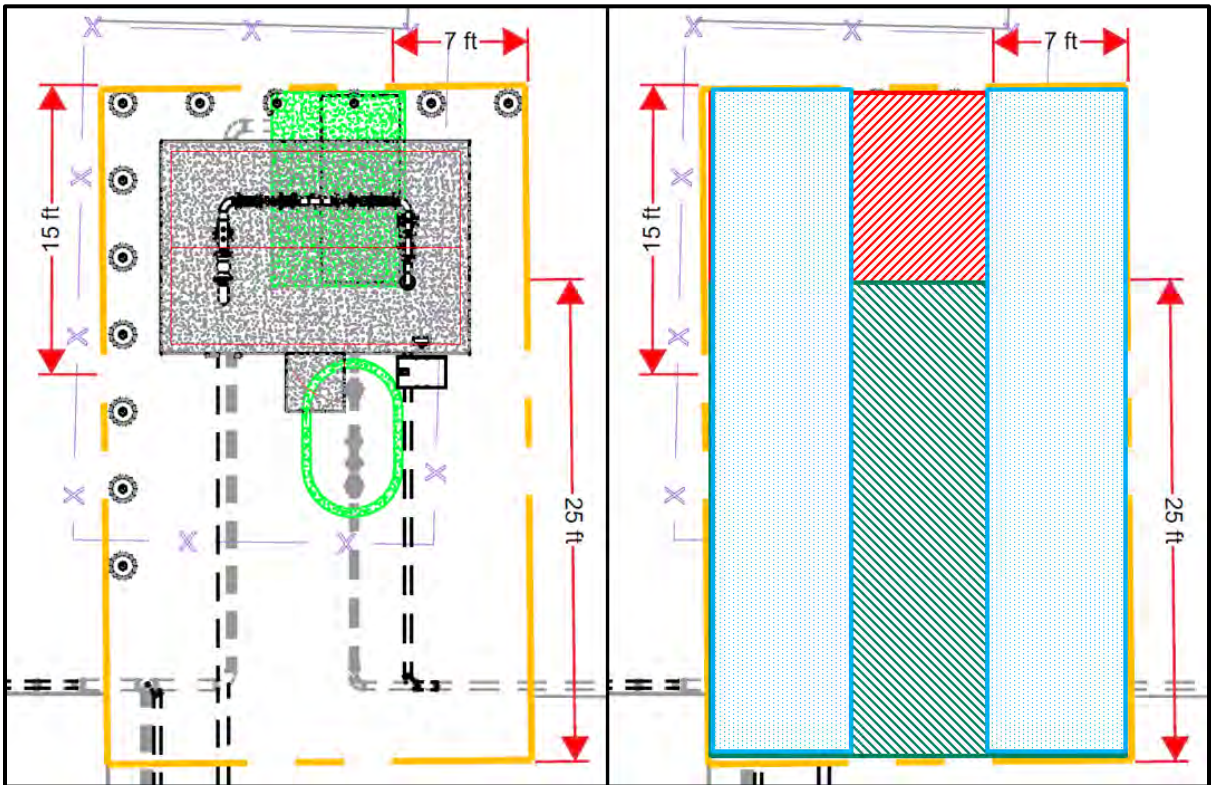


Figure 4: Staff illustration of required setbacks. Applicants' site plan shown on the left, and a marked-up version on the right. Green diagonal lines show the area within the Front setback, red diagonal lines show the area within the rear setback, and blue dots show the area within the side setbacks. All required setbacks overlap.

For these reasons, staff find that the proposal meets the Variance criteria in the Code, and therefore recommend that all requested setback reductions be approved.

REFERRALS

With the Director's approval, the Variance request was sent to property owners within 750 feet of the subject property rather than the typical notification distance of 1,500 feet, due to the high number of adjacent property owners. The proposal was also sent to 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 noted that a building permit, plan review, and inspection approvals will be required for the proposed structure and any fencing that exceeds six feet in height. They also noted that the International Building Code places additional restrictions on commercial buildings constructed within a certain distance of the property line, and included requirements for design wind and snow loads as well as ignition-resistant construction and defensible space.

Boulder County Development Review Team – Access & Engineering (DRT A&E) – This group confirmed the property is legally accessed via Habitat Drive and a 50-foot easement shown on the Habitat plat and expressed no concerns about the proposed setback reductions.

Agencies indicating no conflicts: Boulder County Parks & Open Space Department Natural Resource Planner, Xcel Energy, Boulder Rural Fire Protection District, and Boulder County Public Health.

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 Sheriff, Boulder County Treasurer, City of Boulder Planning & Development Services.

Adjacent Property Owners – 89 referrals were sent to nearby property owners, and staff did not receive any comments from those notified of the proposal.

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 from **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;

As platted on the Habitat plat, the subject parcel measures 35 feet long (north to south) by 22 feet wide (east to west), for a total land area encompassing 788 square feet. Staff find that the subject parcel is exceptionally shallow and narrow, such that there is no area on the property where construction can take place that would meet the setbacks required by the Code.

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 required by the Code, development in the Multifamily zoning district must be located a minimum of 25 feet from the front lot line and 15 feet from the rear lot line. As described above, the subject parcel is 35 feet long on the north-south axis, meaning that it is five feet shorter than the absolute minimum required length for development within the parcel boundaries to meet setbacks.

Similarly, development in the Multifamily zoning district must also be located a minimum of seven feet from a side lot line, but the parcel is only 22 feet wide. An eight-foot-wide strip of land in the center of the parcel can theoretically meet this requirement, but any development within that strip cannot meet the required front and rear setbacks. Strict application of the code eliminates any building site within the parcel boundaries as shown in Figure 4 below.

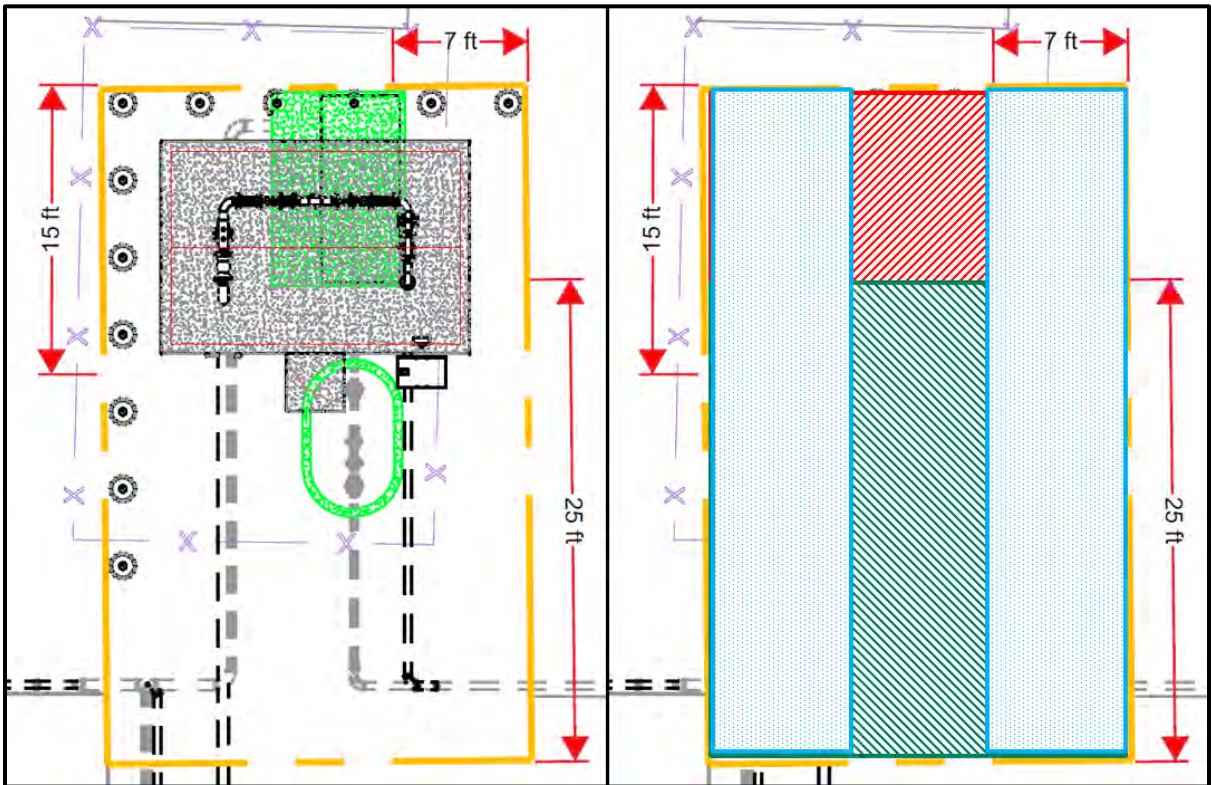


Figure 4: Staff illustration of required setbacks. Applicants' site plan shown on the left, and a marked-up version on the right. Green diagonal lines show the area within the Front setback, red diagonal lines show the area within the rear setback, and blue dots show the area within the side setbacks. All required setbacks overlap.

Therefore, staff finds this criterion is met.

(c) The hardship is not self-imposed;

Staff find that the identified hardship is not self-imposed. The subject parcel was platted as part of the Habitat subdivision, which was reviewed and approved by the Board of County Commissioners.

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. The proposed setback reductions would allow for the construction of improvements on the site to maintain safe function of a utility serving the area around the property.

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, if granted, the Variance will change the character of the zoning district in which the property is located. The subject parcel is unique in both size and

circumstance, having been created for express use as a utility area, and only contributes to the character of the Multifamily zoning district indirectly by supporting the nearby residential use.

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 are not concerned that the proposed setback reductions would adversely affect the health, safety, and welfare of Boulder County citizens, or would conflict with the Comprehensive Plan or any applicable agreements. On the contrary, the setback reductions will allow site improvements that will improve the safety and function of an existing community utility.

Therefore, staff finds this criterion is met.

RECOMMENDATION

As discussed above, staff find that all of the criteria for a Variance can be met. Therefore, Community Planning & Permitting staff recommend that the Board of Adjustment **APPROVE Docket VAR-24-0008: PSCo Setback Reductions.**



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
Web: 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 E-119 Natural Gas Regulator Station Replacement Project	
<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 <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Appeal	Application Deadline: Second Wednesday of the Month <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) 6259 Habitat Dr., Niwot, Colorado			
Subdivision Name Habitat - BOV			
Lot(s) 146310405001	Block(s)	Section(s) 10	Township(s) 1N
Area in Acres 0.02	Existing Zoning MF	Existing Use of Property Natural Gas Regulator Station	Number of Proposed Lots NA
Proposed Water Supply None required		Proposed Sewage Disposal Method None required	

Applicants:

Applicant/Property Owner Brett P. McGrath, Agent - Public Service Company of Colorado		Email Address Brett.P.McGrath@XcelEnergy.com	
Mailing Address 1123 West 3rd Avenue			
City Denver	State CO	Zip Code 80223	Phone 303-285-6437
Applicant/Property Owner/Agent/Consultant Shaun Brooks, Consultant Tetra Tech		Email Address Shaun.Brooks@TetraTech.com	
Mailing Address 1750 S. Harbor Way			
City Portland	State OR	Zip Code 97201	Phone 303-909-0648
Agent/Consultant Blackeagle Energy Services		Email Address Gary.Evans@blackeagleenergyservices.com	
Mailing Address 230 Commerce Drive			
City Berthoud	State CO	Zip Code 80549	Phone 970-532-0600

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 <i>Brett P. McGrath</i>	Printed Name Brett P. McGrath	Date 09/26/2024
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.



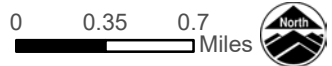
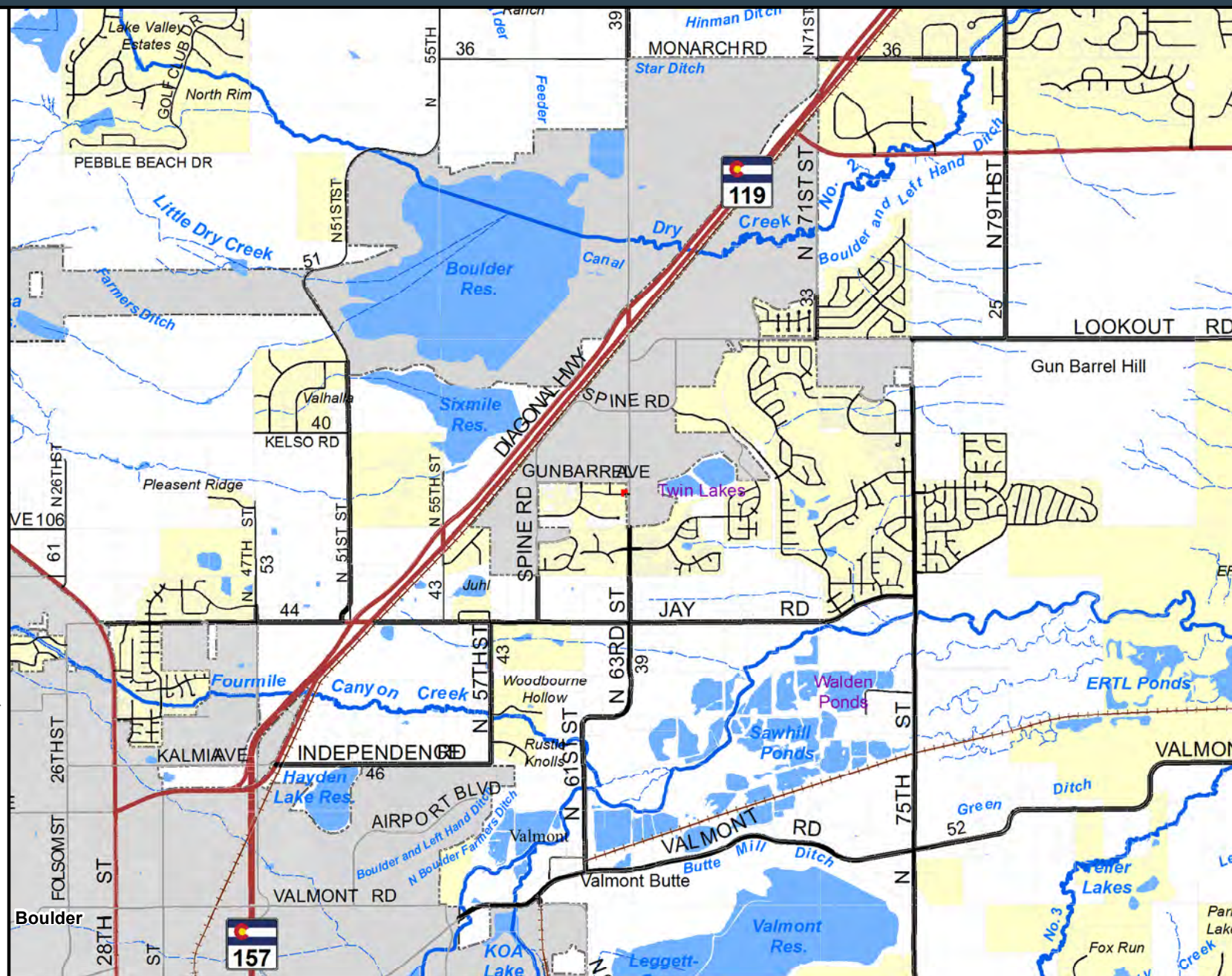
Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

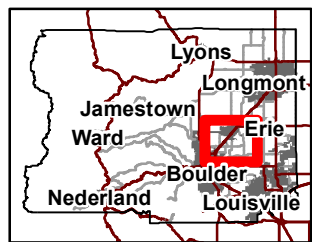
Vicinity

6259 Habitat Drive

- Subject Parcel
- Municipalities
- Subdivisions**
- Subdivisions



Area of Detail Date: 10/17/2024



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



Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

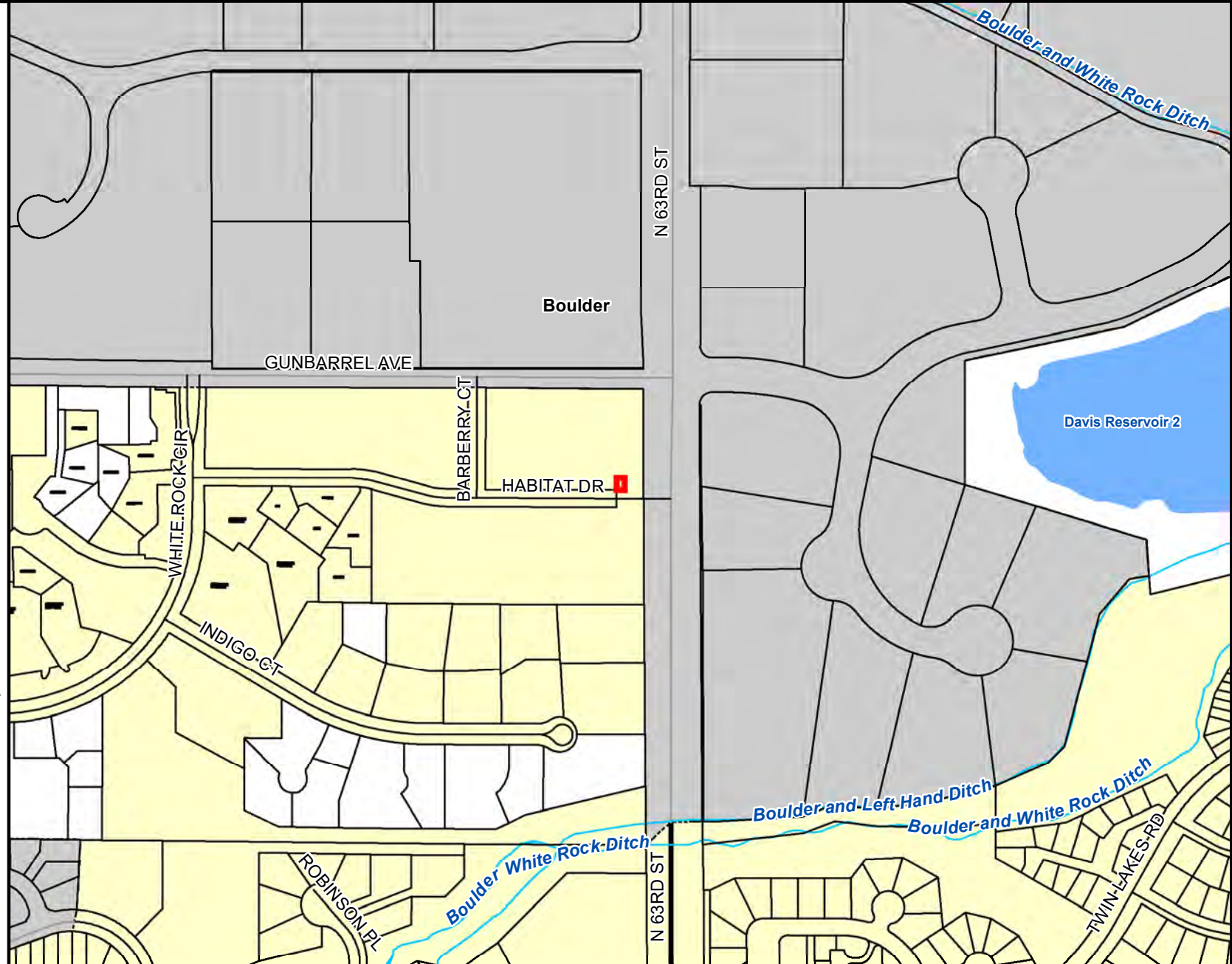
Location

6259 Habitat Drive

Subject Parcel

Subdivisions

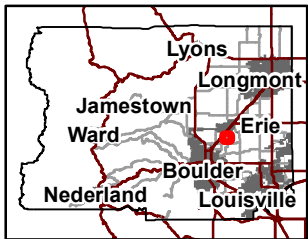
Subdivisions



0 0.035 0.07 Miles



Area of Detail Date: 10/17/2024



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



Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Aerial

6259 Habitat Drive

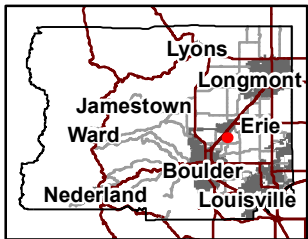
 Subject Parcel



0 0.0025 0.005 Miles



Area of Detail Date: 10/17/2024



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



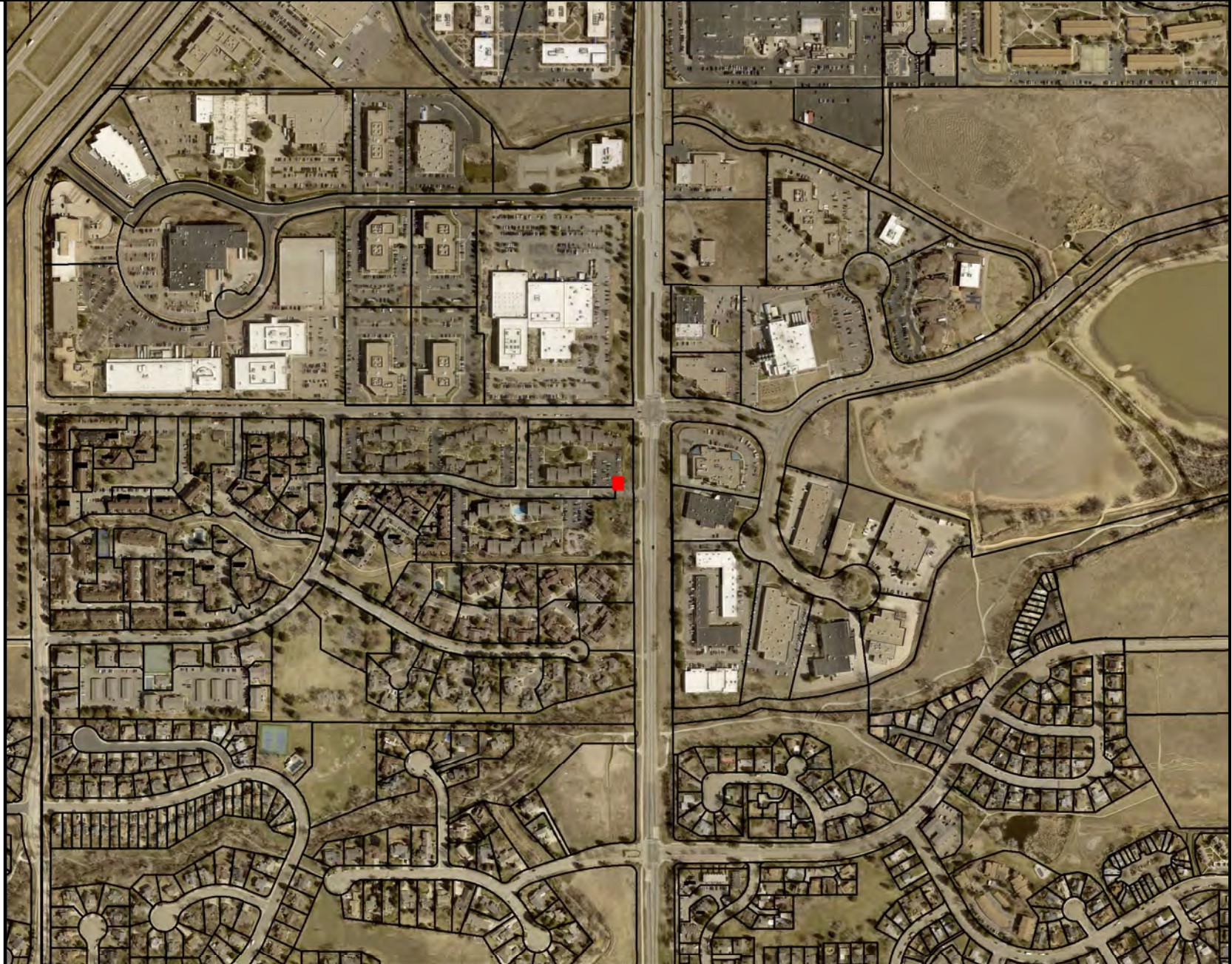
Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Aerial

6259 Habitat Drive

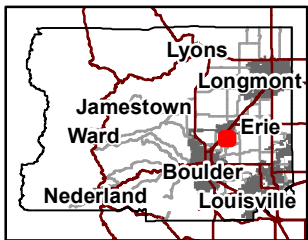
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 10/17/2024



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



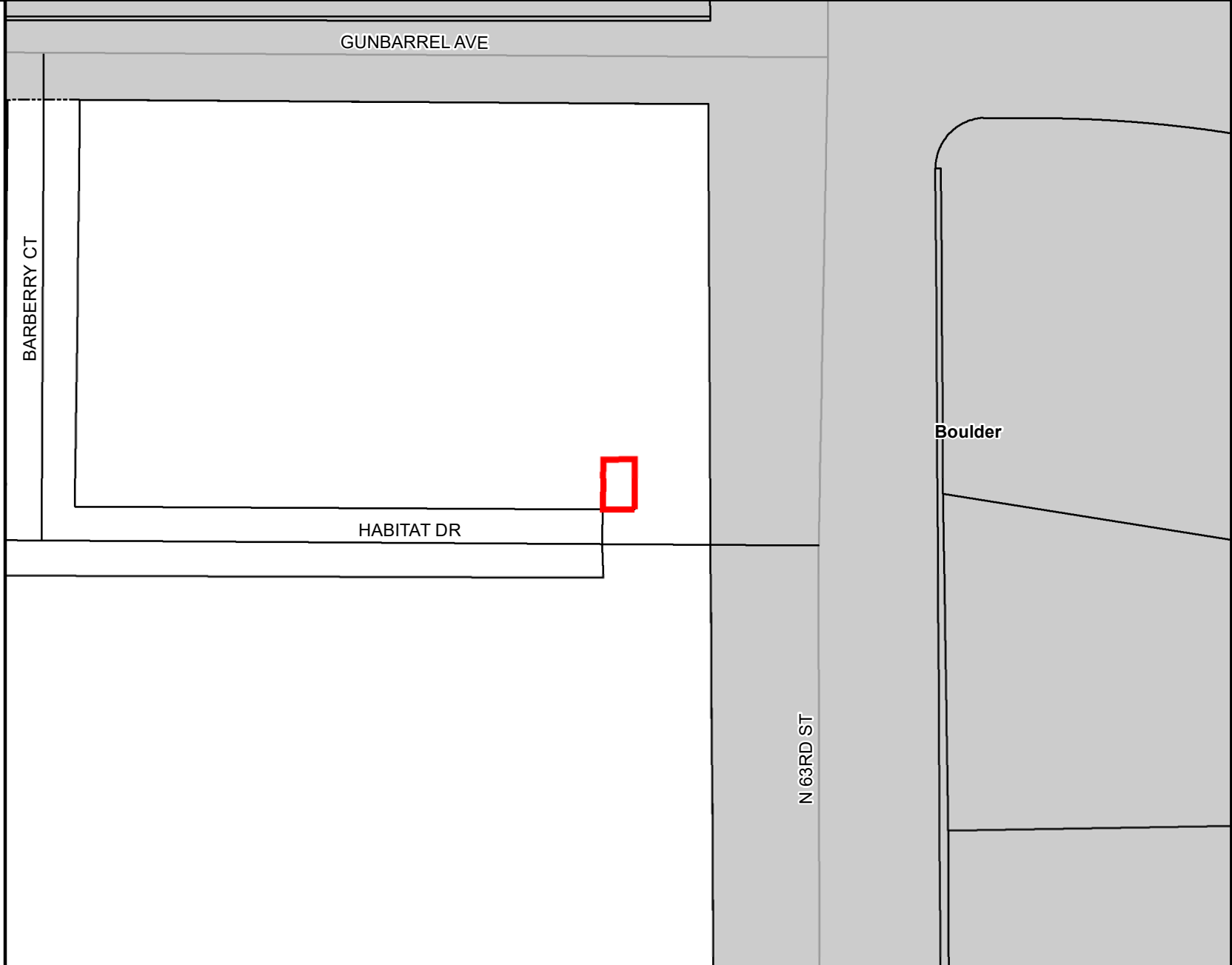
Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

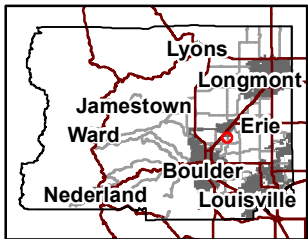
Comprehensive Plan

6259 Habitat Drive

 Subject Parcel



Area of Detail Date: 10/17/2024



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





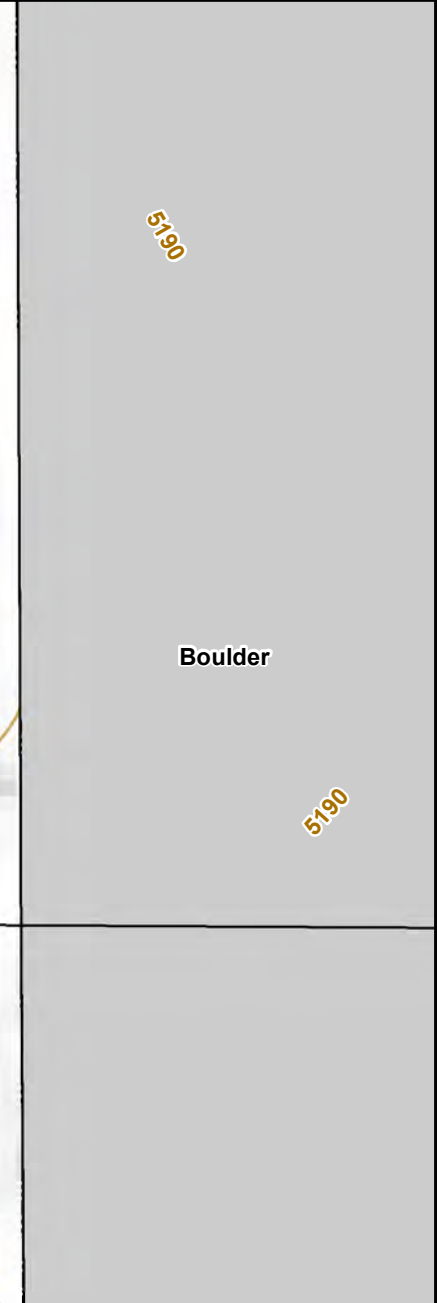
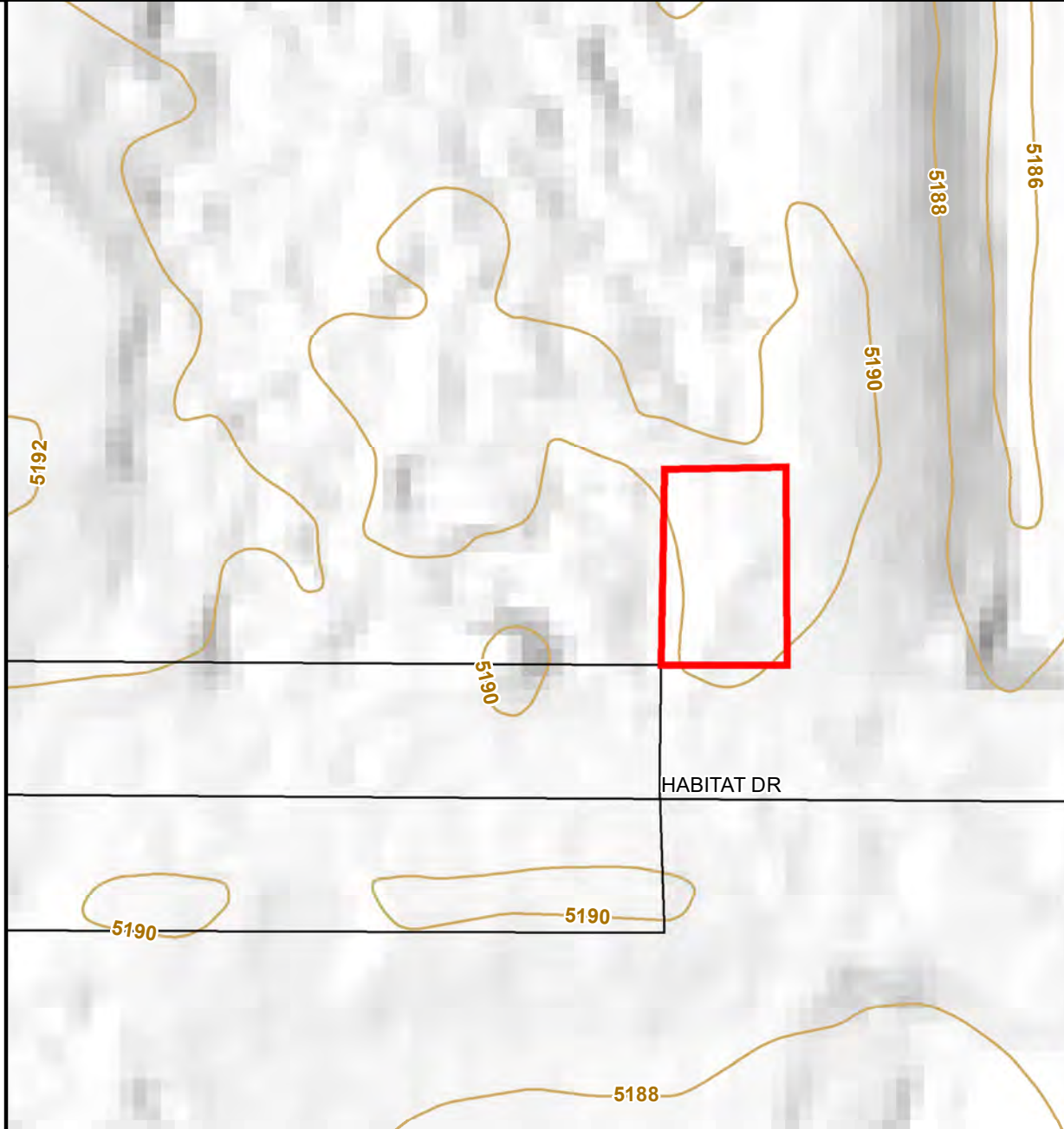
Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Elevation Contours

6259 Habitat Drive

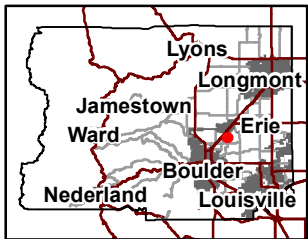
-  Subject Parcel
-  Contours 2'



0 0.0025 0.005 Miles



Area of Detail Date: 10/17/2024



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





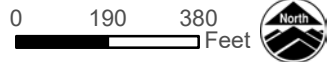
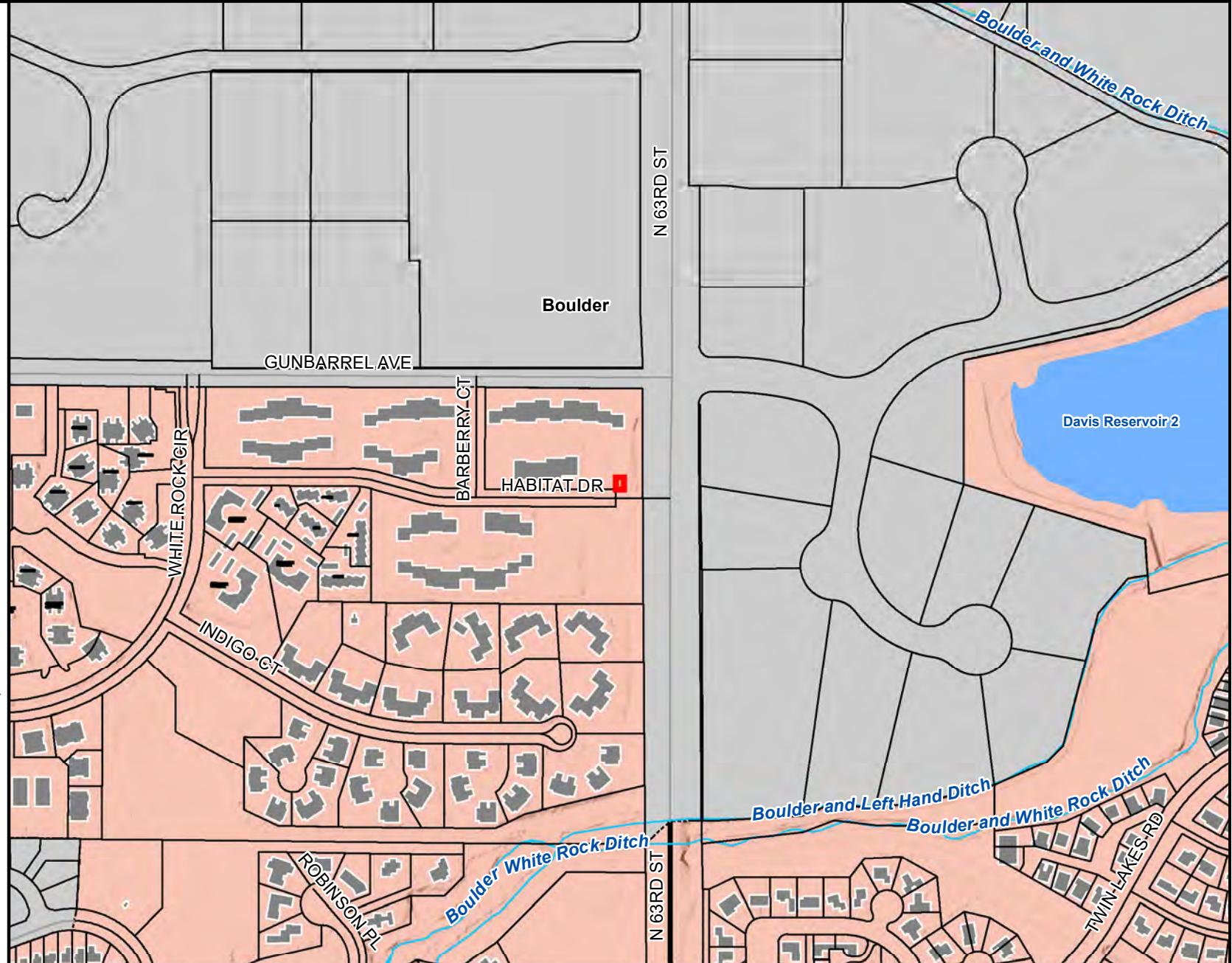
Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

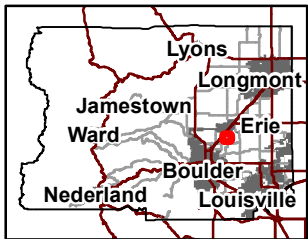
Geologic Hazards

6259 Habitat Drive

-  Subject Parcel
-  High Swelling Soil Potential



Area of Detail Date: 10/17/2024



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



Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Planning Areas

6259 Habitat Drive

Subject Parcel

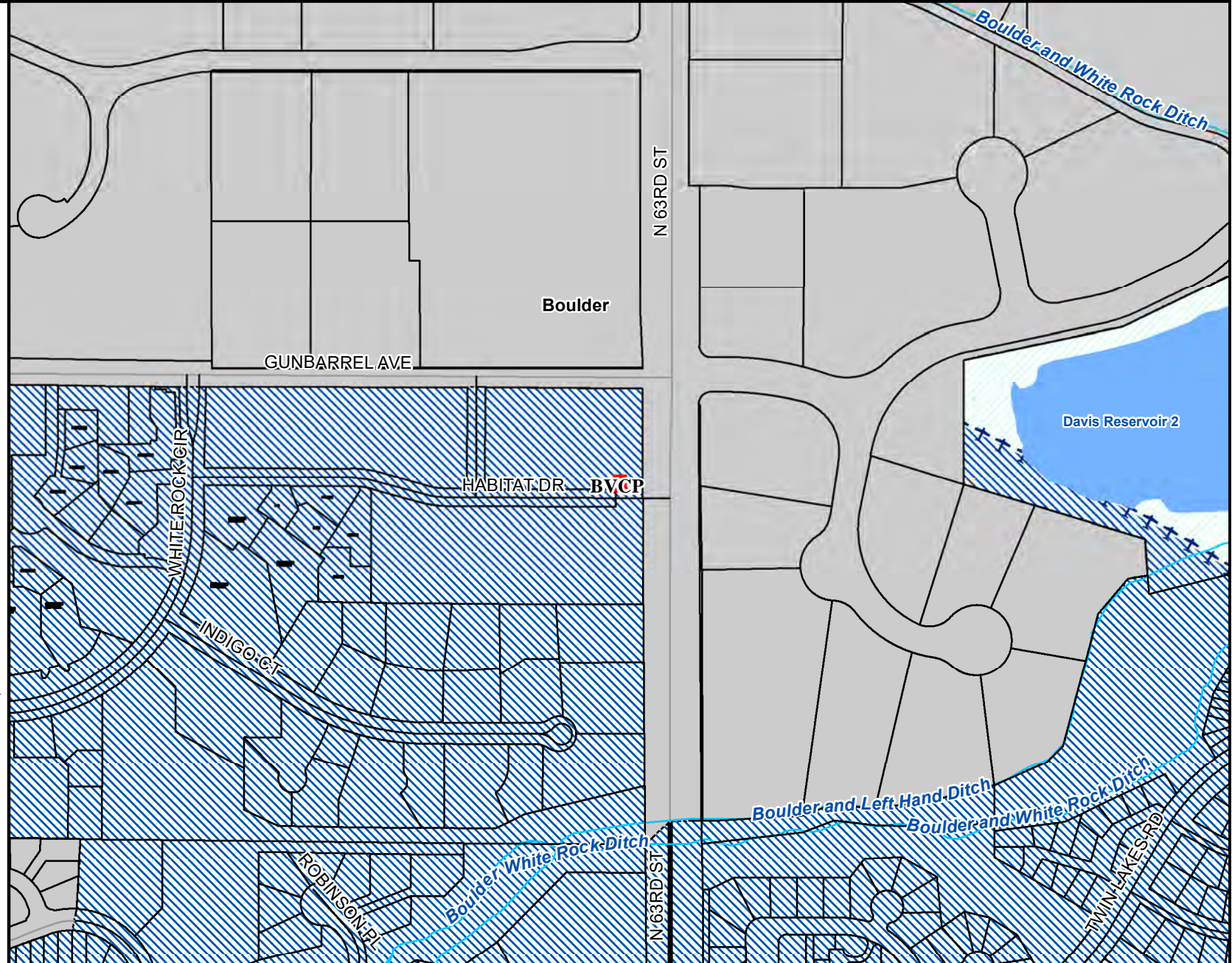
Airport Influence

Airport Influence

Active IGA Boundary

Active IGA Designation

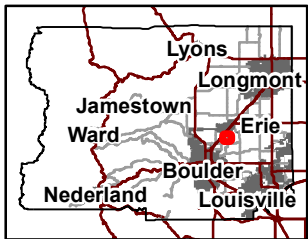
BVCP



0 0.035 0.07 Miles



Area of Detail Date: 10/17/2024



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



Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Public Lands & CEs

6259 Habitat Drive

Subject Parcel

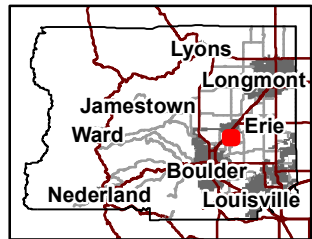
Boulder County Open Space

- County Open Space
- County Conservation Easement
- City Parks and Open Space
- OSMP Properties

0 0.05 0.1 Miles



Area of Detail Date: 10/17/2024



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





Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Zoning

6259 Habitat Drive

Subject Parcel

Zoning Districts

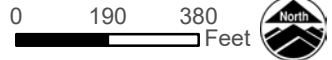
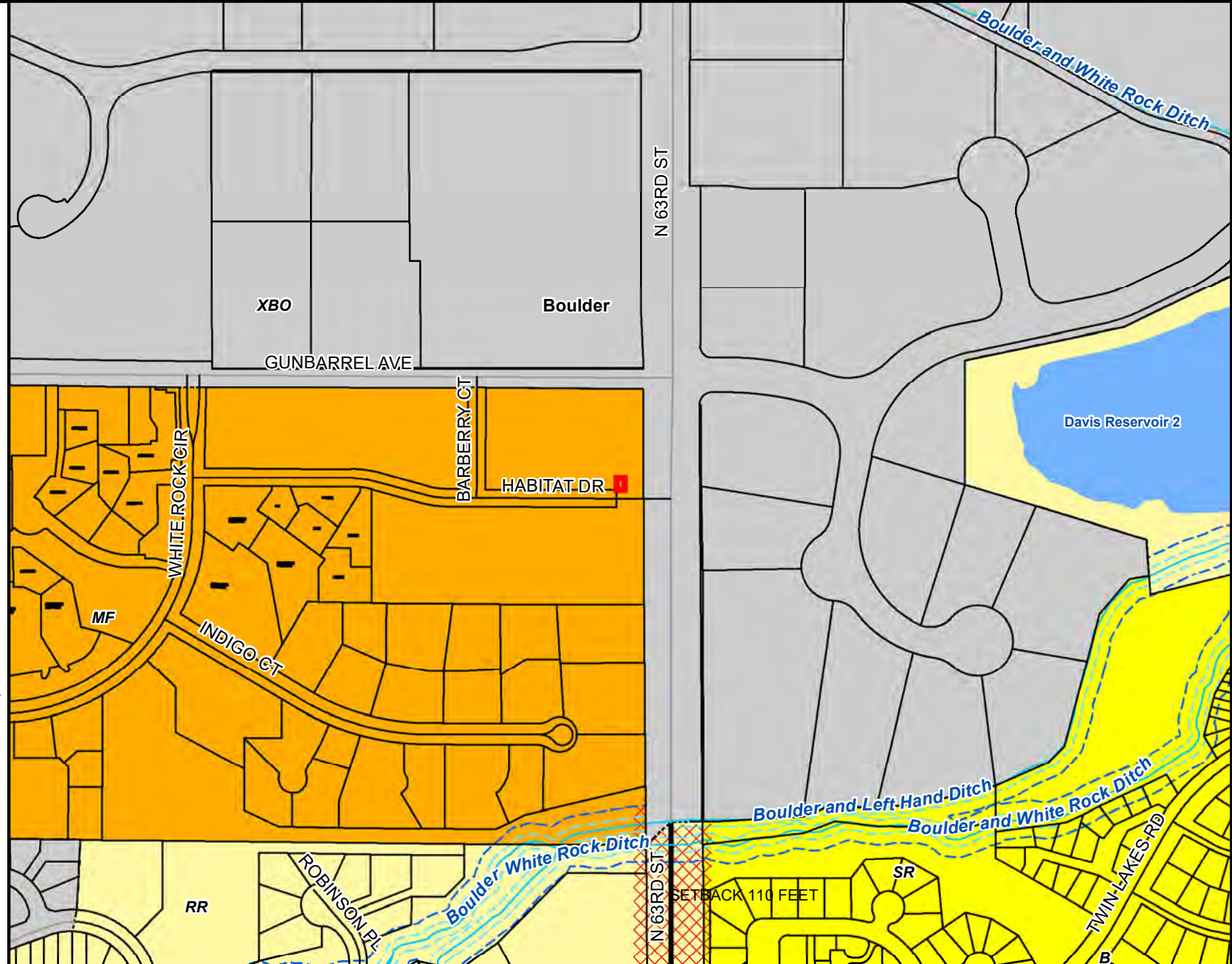
- Business
- Multiple Family
- Rural Residential
- Suburban Residential

Ditch Setbacks

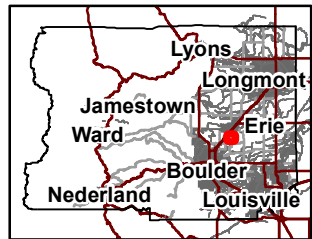
- 20 feet
- 50 feet

Major Road Setbacks

- 110 feet



Area of Detail Date: 10/17/2024



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



1123 West 3rd Avenue
Denver, CO 80223

October 14, 2024

Boulder County Board of Adjustment
Courthouse Annex Building
2045 13th Street, PO Box 471
Boulder, Colorado 80302

Submitted Online: Contact CPPFrontDesk@bouldercounty.gov to request submittal date and upload link

Subject: Xcel Energy E-119 Natural Gas Regulator Station Replacement Project – 6259 Habitat Drive - Request for Variance to Required Setbacks

Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy (Xcel Energy), is proposing to upgrade the existing E-119 Natural Gas Regulator Station (Project) located at 6259 Habitat Dr, Boulder, CO. Generally, the site is located northeast of the intersection of 63rd Street and Gunbarrel Avenue in unincorporated Boulder County. The Project includes upgrading the existing regulator station equipment to meet current company standards and Pipeline and Hazardous Materials Safety Administration (PHMSA) requirements. This upgrade will allow Xcel Energy to continue to provide safe and reliable gas service to customers in this area. This request for a variance to required setbacks is being submitted with the following attachments:

Permit Package Attachments

Title	Attachment Number
Project Narrative (following this cover letter)	Attachment 1
Hardship Statement (following this cover letter)	Attachment 1
Boulder County Planner Directions/Correspondence	Attachment 2
Variance Application Form	Attachment 3
Application Fee and Fee Agreement	Attachment 4
Building Permit and Site Plan	Attachment 5
Building Permit Application	Attachment 6
Statement of Authority	Attachment 7
Recorded Plat and Blanket Easement for TUA	Attachment 8
Temporary Use Area Map	Attachment 9

Should you have questions about the Project, please contact me at (303) 285-6437 or via email at Brett.P.McGrath@XcelEnergy.com or our permitting consultant, Shaun Brooks, at Shaun.Brooks@TetraTech.com.

Sincerely,

Brett P. McGrath
North Metro Region | Division Agent
Right of Way & Permits Department
Xcel Energy
Telephone: (303) 285-6437
Brett.P.McGrath@XcelEnergy.com

ATTACHMENT 1: PROJECT NARRATIVE AND VARIANCE HARDSHIP STATEMENT

1. PROJECT BACKGROUND

The proposed upgrades include the removal of the existing perimeter fence and installation of a 351 square foot (SF), 10-foot-high prefabricated metal equipment building and protective perimeter bollards along the north and west side of the parcel (providing protection to the building from vehicular movement in the adjacent existing parking lot). The Project will utilize two adjacent temporary use areas for staging of construction materials and equipment with both temporary use areas being located on the adjacent parcel to the north, west and south of the subject property, known as 6125 Habitat Drive. Temporary use area 1 is located south of Habitat Drive, southwest from the subject property and is an approximately 2,511 SF area located in an existing parking lot. Temporary use area 2 is located immediately adjacent to the west of the project and is an approximately 2,010 SF. area located in an existing parking lot. A blanket easement was granted to the Public Service Company for construction and maintenance activities to access across and temporarily store materials and equipment on 6125 Habitat Drive in support of construction on the subject property. All Project components are shown on the Site Plan (Project Area; 04_Site Plan_Elevations.pdf). Construction is expected to begin in Fall of 2024, pending receipt of all applicable permits. Property information is included in Table 1.

Table 1: Property Information

Property Information	Regulator Station Parcel	Temporary Use Area
Parcel Number	146310405001	146310405002
Address	6259 Habitat Dr.	6125 Habitat Dr
Parcel Owner	PUBLIC SERVICE CO OF COLORADO - XCEL	Habitat Partners LTD
Jurisdiction	Unincorporated Boulder County	Unincorporated Boulder County
Legal Description	22 FT X 35 FT HABITAT	Blocks 1 2 3 & 4 Habitat
Estimated Parcel Area	788 SF/0.02 AC	Temporary Use Area 1: 2,511 SF Temporary Use Area 2: 2,010 SF

Neither the Project parcel nor the temporary use area are located within environmentally sensitive areas such as wetlands, floodplains, or wildlife areas. This Project is located on lands currently used as an existing regulator station and a parking lot. The temporary use area will be reclaimed and restored to the original condition after construction and in coordination with the landowner.

1.2 CONSTRUCTION

During the pre-construction phase small crews will be in the Project Area surveying features, marking existing utility lines, and “potholing” to verify underground utility locations and depths. This work helps to set the construction area. Construction crews will set-up the temporary use area with equipment and materials. During construction, crews will set-up traffic control measures to ensure the safety of the public by restricting access and slowing the flow of traffic around construction. During construction, there will be elevated noise and activity related to construction work and line testing. Construction equipment and materials will be in the area. After construction has been completed, disturbed areas will be restored to pre-construction conditions. The temporary use area will be restored in coordination with the landowner.

2. VARIANCE HARDSHIP STATEMENT

The Project is the replacement of an existing facility and does not require the identification or development of a new site. Xcel Energy understands that the Project will require a request for a variance to the required setbacks for zone district Multiple Family. Xcel Energy will request the variance in front of the Board of Adjustments. The Variance request will be for the required setbacks from property lines in Zone District Multiple Family. Required and provided setbacks are described in Table 2:

Table 2: Provided Setbacks

Required	Provided
Front 25' *	N/A
Side 7'	3' 3"
Rear 15' *	N/A

*The Multiple Family Zoning district lists the front setback as 25' and the rear setback as 15' for the zoning district. Per attachment 2, Boulder County staff determined that all four setbacks for the subject property are considered side setbacks, meaning that the setback is 7' for each property boundary.

2.2 HARDSHIP STATEMENT

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 from **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;

The Project is an existing regulator station that has been serving the area since the 1980s and needs to be upgraded to comply with Xcel Energy standards and PHMSA requirements. The Habitat subdivision plat recorded with Boulder County on January 20, 1976 (attachment 08; 08_Recorded Plat and Blanket Easement for TUA.pdf), included an exception for the subject property, a tract of land conveyed to the Public Service Company of Colorado as described in the 1973 warranty deed recorded under reception number 81649. The Boulder County assessor lists the subject property at 788 SF in area (0.02 acres). Included with the Habitat subdivision is a blanket easement (attachment 08; 08_Recorded Plat and Blanket Easement for TUA.pdf) that grants an easement to the Public Service Company of Colorado (Xcel Energy) to construct, operate and maintain utility lines and all fixtures and devices used or useful in that operation of said lines, through, over, under, across and along a course as said lines may be hereafter constructed. The subject property has been used as a regulator station since it was platted and this application does not change this use.

The subject property when it was platted was designated for, and explicitly dimensioned to house a regulator station in an efficient land pattern for the provision of natural gas to the area. Because of this, the subject property is very small, as at the time of platting building permits were not generally required for infrastructure related to the provision of energy. Due to this, the need to layout the parcel to accommodate setbacks was not required. Best practices at the time the parcel was laid out did not consider the need to house indoors the regulator station contained on site. As routine maintenance to the subject property has continued, and as technology has changed to make the infrastructure more secure, safe, and efficient, best practices have changed since the property was platted. The upcoming scheduled maintenance for the regulator station includes improvements to the existing regulator station and best practices now require that infrastructure be provided within a secure fixed structure. Xcel Energy has found that containing

this equipment within a fixed building, such as the building proposed, results in better security to the site and extended life cycle for the regulator station through a reduction in wear and tear from weather, and a reduction in overall area impacted. Placement of a building over the regulator station is best practice and required by Xcel Energy for the site.

It is far less impactful to upgrade the existing facility than to relocate the facility to a new parcel for new development. A new site would require significant re-routing of the underground natural gas pipe infrastructure that connects to the regulator station and would greatly increase the overall area disturbed. The costs of purchasing a new parcel and new easements to relocate the regulator station and underground pipelines that connect to the regulator station would present an undue hardship to Xcel Energy. It would create a cascading set of risk and unnecessary projects to replace the existing regulator station and would create the need for service outages to customers to remove the facilities to a new location to create the required setbacks.

The subject property is encumbered by extraordinary or exceptional physical circumstances, specifically extreme narrowness. There is little suitable building area located outside of the 7-foot side setbacks, particularly when considering that vaults and pipelines have specific separation requirements that require spacing between the equipment to provide separation to allow for Xcel Energy staff to safely move around the equipment. To cover the equipment the building needs to be at minimum 10-feet by 15-feet to allow for required spacing to be provided. There is no area of the property outside of the 7-foot setbacks to allow for the proposed building to be placed. The 168 SF (21' x 8') of the parcel that is outside of the required setback is insufficiently sized to safely house the equipment on site.

Therefore, the applicant 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;

Strict application of the Code would not allow the property owner to operate the property for the explicit purposes for which the property was platted and laid out. The 7-foot setbacks when applied to the subject property leave only 168 SF of buildable space. The width of the available space does not allow for a building to be placed over the top of the regulator station that does not encroach into the 7-foot setback. There needs to be room within the building for Xcel Energy staff to safely move around the regulator station equipment which requires a building that does not fit within the extremely limited size of the parcel.

Because of these physical circumstances, the applicant finds this criterion is met.

(c) The hardship is not self-imposed;

Research of the subject property indicates that the hardship directly relates to the physical characteristics and configuration of the lot as platted in 1976.

Therefore, the applicant finds this criterion is met.

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

The Regulator Station is an existing facility and would not present a new impact to the adjacent properties. The impacts from construction would be temporary in nature. After construction, the work areas would be restored to pre-construction conditions. The addition of the building over the regulator station and addition of bollards in place of the existing fence represent an aesthetic

upgrade to the site as well. Removing the fence from the perimeter of the site reduces the amount of visible development on the parcel as the proposed building is smaller in area significantly than the fenced area and the bollards are less visibly intrusive as well.

Therefore, the applicant 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;

The small parcel in which the Regulator Station is located will remain in the same use before and after construction is completed. The adjacent parcels will continue in the same use before and construction is completed.

Therefore, the applicant finds that this criterion is met.

(f) That the variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Boulder County.

The Regulator Station will not adversely affect the health, safety, and welfare of the citizens of Boulder County. The Project has been designed to continue to meet federal and state standards and safety requirements for installing, maintaining and operating natural gas infrastructure. The natural gas facility will comply with updated Pipeline and Hazardous Materials Safety Administration (PHMSA) requirements.

In addition to the above requirements, Xcel Energy monitors their natural gas system 24/7/365 by a staffed control center. If there is an unanticipated event in the system, the flow of natural gas is disrupted at a nearby regulator station to protect the public. Xcel Energy inspects infrastructure regularly to check for damage, equipment needing repair or replacement and anything else that might jeopardize safe, reliable operation of the equipment.

During construction and installation of natural gas infrastructure, Xcel Energy:

- Implements a corrosion prevention system designed to eliminate metal loss.
- Verifies welds by an independent third party.

Once the infrastructure has been installed and prior to putting it into service, the following steps are taken:

- Internally inspect the equipment.
- Performing internal pressure tests to verify the equipment's integrity.

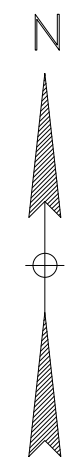
During the lifetime of the facilities and lines, Xcel Energy:

- Regularly inspects the facilities and lines.
- Conduct annual hazard patrols and leak surveys.
- Monitor (24/7) the line and other infrastructure through our staffed gas control center.

Applicant or Agent Signature: 

Date: 9/30/2024

E-119 REGULATOR STATION REBUILD PERMIT PACKAGE



LOCATION INFORMATION

GPS LOCATION:
 LAT: 40°03'39.6"N
 LONG: 105°12'26.6"W
 ELEV: 5184'

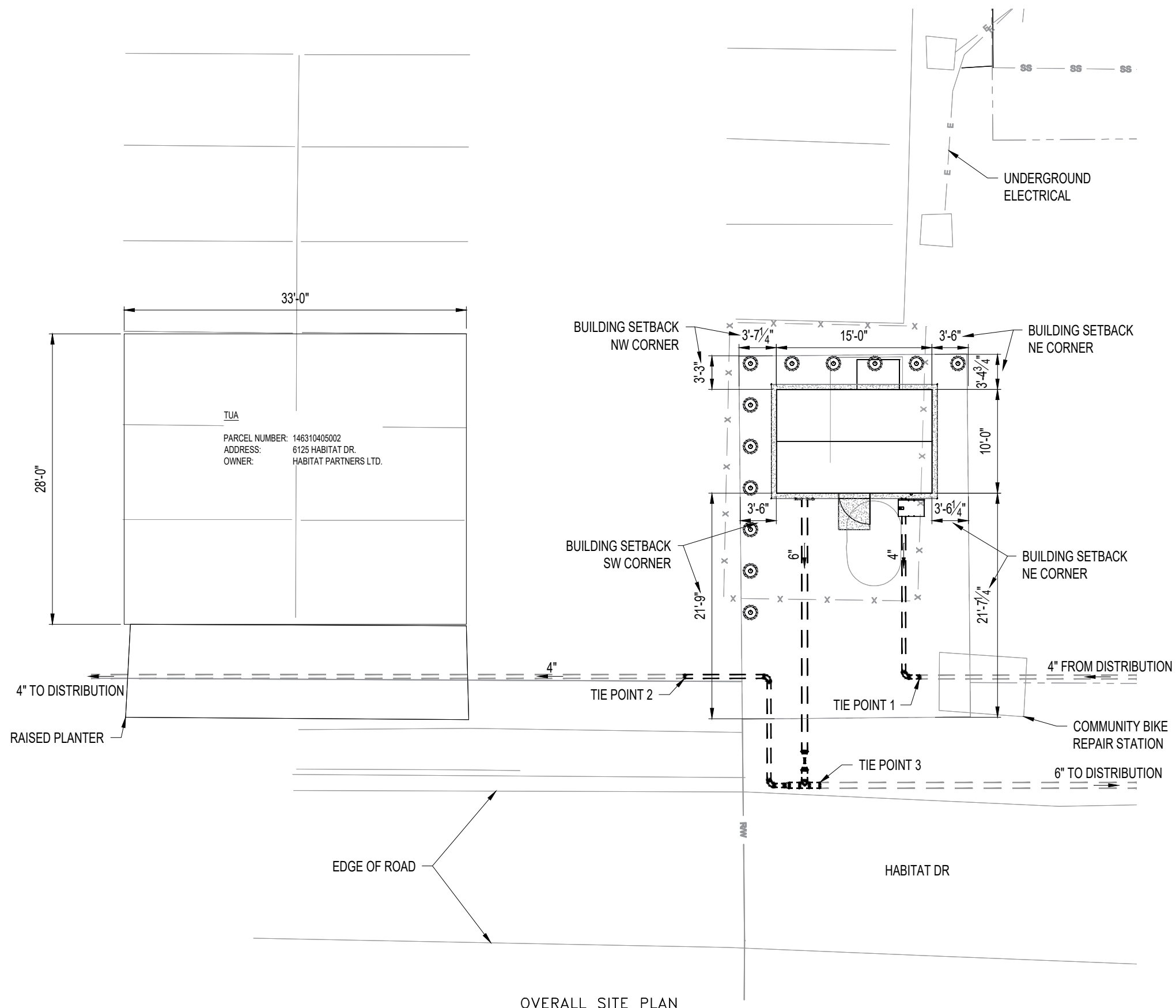


SOURCE: SNAZZY MAPS / 2024

SHEET LIST TABLE	
DRAWING	SHEET DESCRIPTION
9000	PERMIT PACKAGE COVER SHEET
9001	SITE OVERVIEW WITH DIMENSIONS
9002	FULL SITE TIE IN VIEW
9003	OVERALL SITE PLAN - NEW VERSUS EXISTING
9004	OVERALL SITE ISOMETRIC
9005	EXAMPLE BUILDING ELEVATION
9006	EXAMPLE BUILDING DETAILS

CAD FILE NAME: D1_9000_E-119 Rebuild.dwg

		HISTORY	DATE	REVISIONS			E-119 REGULATOR STATION REBUILD PERMIT PACKAGE COVER SHEET			DRAWING	
		DRAWN BY: SBL DESIGNED BY: TRC CHECKED BY: --- APPROVED BY: CRS IN SERVICE DATE: ---	07/19/24 ##### _/_/_ 07/19/24 ---	NO.	DESCRIPTION	BY	DATE	SERVICE CENTER: --- LOCATION: S10, T1N, R70W			9000
FLOC: ---								DIVISION: ---	CITY/COUNTY : BOULDER / BOULDER	TYPE: TRANSMISSION	



OVERALL SITE PLAN
 SCALE 3/16" = 1'-0"

CAD FILE NAME: D1_9000_E-119 Rebuild.dwg

FLOC: ---

HISTORY		DATE		REVISIONS			
DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:	NO.	DESCRIPTION	BY	DATE
SBL	TRC	---	CRS	A	ISSUED FOR APPROVAL	SBL	07/19/24

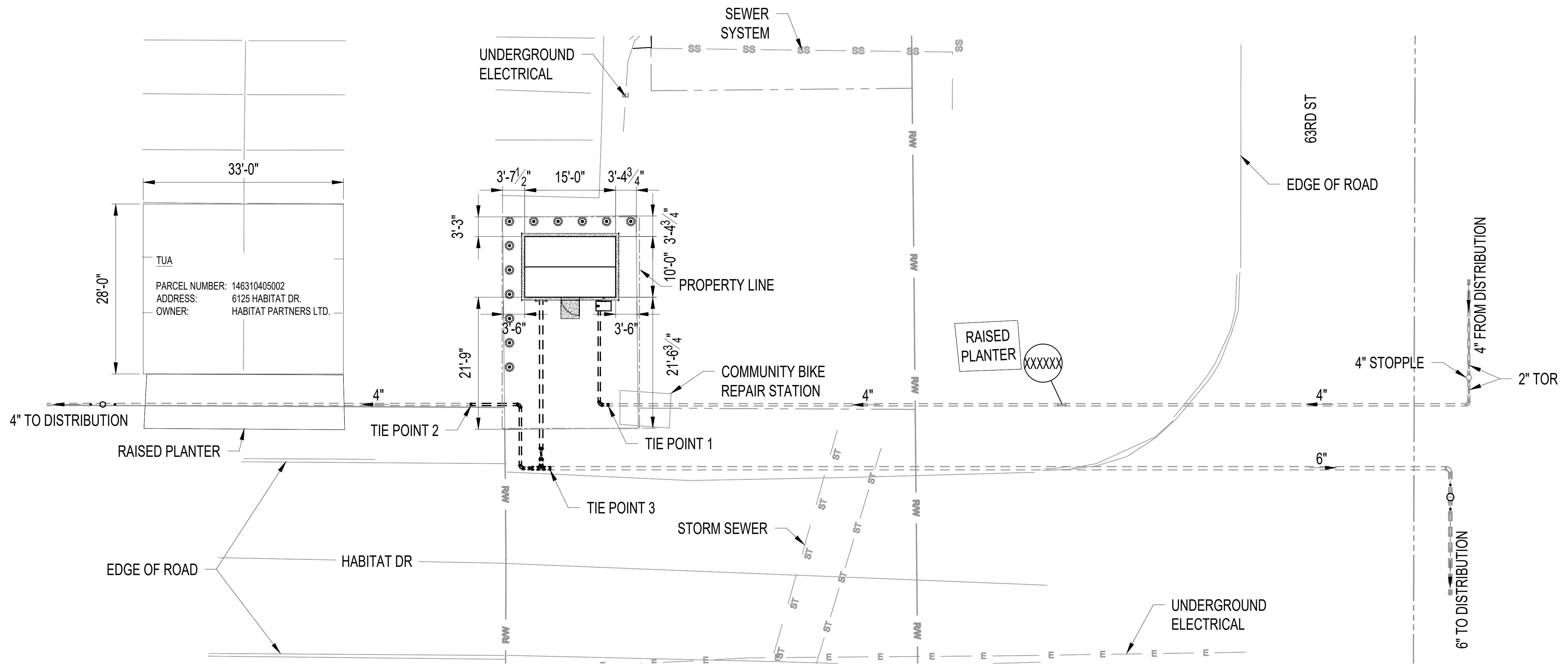
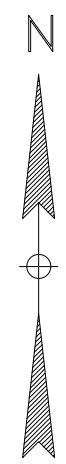
**E-119 REGULATOR STATION REBUILD
 SITE OVERVIEW WITH DIMENSIONS**

SERVICE CENTER: --- LOCATION: S10, T1N, R70W

DIVISION: --- CITY/COUNTY: BOULDER / BOULDER TYPE: TRANSMISSION

DRAWING
9001

2024-08-17 10:51 PM Z:\Projects\E-119 Reg Station\2024\PACKAGES\CURRENT DRAWINGS\01_9000_E-119 Rebuild.dwg SBLR.LCS/KOC



OVERALL SITE PLAN
SCALE 1"=10'-0"

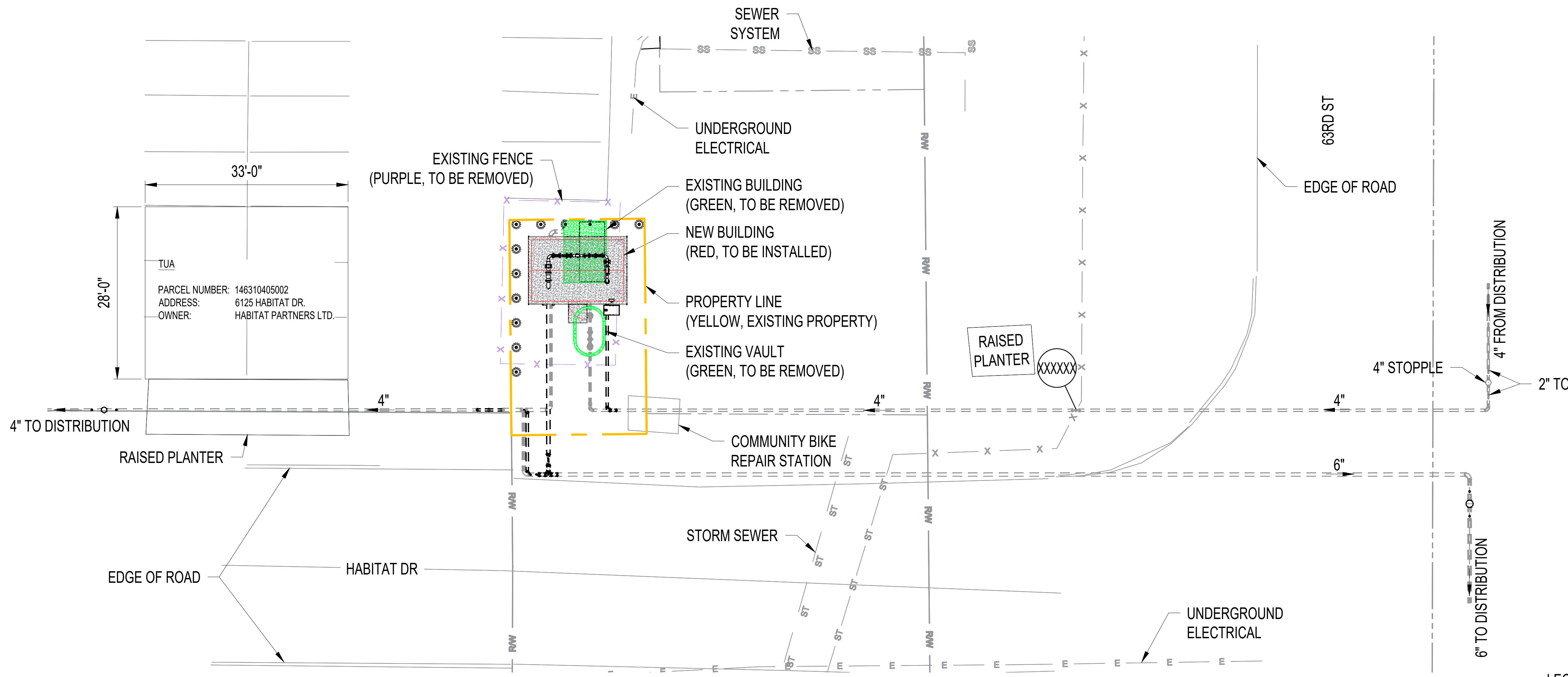
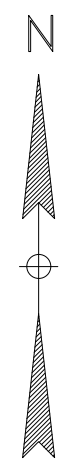
- LEGEND:
- x - x - x - FENCE
 - ABOVE GROUND PIPING
 - BELOW GROUND PIPING
 - RW — ROAD ROW
 - EASEMENT
 - PROPERTY LINE

CAD FILE NAME: D1_9000_E-119 Rebuild.dwg

	<p>HISTORY</p> <p>DRAWN BY: SBL 07/19/24</p> <p>DESIGNED BY: TRC 07/19/24</p> <p>CHECKED BY: ---</p> <p>APPROVED BY: CRS 07/19/24</p> <p>IN SERVICE DATE: ---</p>		<p>DATE</p> <p>07/19/24</p> <p>07/19/24</p> <p>---</p> <p>07/19/24</p> <p>---</p>		<p>REVISIONS</p> <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 APPROVAL</td> <td>SBL</td> <td>07/19/24</td> </tr> </tbody> </table>		NO.	DESCRIPTION	BY	DATE	A	ISSUED FOR APPROVAL	SBL	07/19/24	<p>E-119 REGULATOR STATION REBUILD</p> <p>FULL SITE TIE IN VIEW</p>		<p>DRAWING</p> <p>9002</p>	
	NO.	DESCRIPTION	BY	DATE														
A	ISSUED FOR APPROVAL	SBL	07/19/24															
<p>SERVICE CENTER: ---</p>		<p>LOCATION: S10, T1N, R70W</p>		<p>DIVISION: ---</p>		<p>CITY/COUNTY: BOULDER / BOULDER</p>		<p>TYPE: TRANSMISSION</p>										

FLOC: ---

20240617 6:10 PM, Z:\Project\ACI - Ace Energy\2024_Reg Station\E-119 Rebuild\02_PACKET\PACKAGE\CURRENT DRAWINGS\01_9000_E-119 Rebuild.dwg_SMBR.LDS\DC



OVERALL SITE PLAN
SCALE 1"=10'-0"

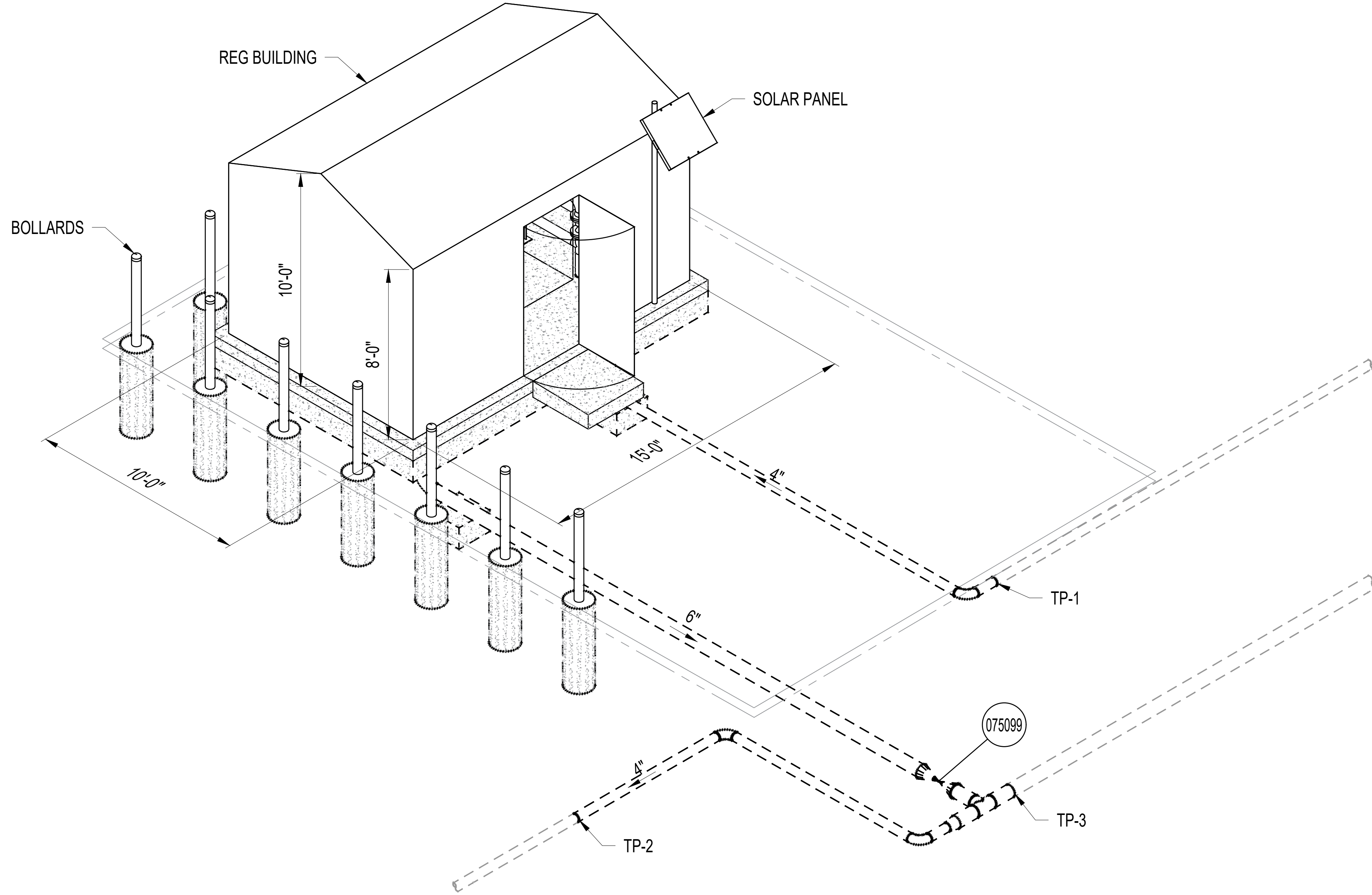
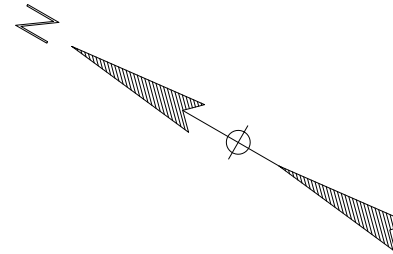
- LEGEND:**
- x - x - x - FENCE
 - ABOVE GROUND PIPING
 - BELOW GROUND PIPING
 - R/W — ROAD ROW
 - EASEMENT
 - - - - - PROPERTY LINE
 - [Stippled Box] CONCRETE

CAD FILE NAME: D1_9000_E-119 Rebuild.dwg

			HISTORY	DATE	REVISIONS			E-119 REGULATOR STATION REBUILD			DRAWING 9003	
			DRAWN BY: SBL	07/19/24	NO.	DESCRIPTION	BY	DATE	OVERALL SITE PLAN NEW VERSUS EXISTING			
			DESIGNED BY: TRC	07/19/24	A	ISSUED FOR APPROVAL	SBL	07/19/24	SERVICE CENTER: ---			LOCATION: S10, T1N, R70W
			CHECKED BY: ---	/ / /				DIVISION: ---			CITY/COUNTY: BOULDER / BOULDER	TYPE: TRANSMISSION
			APPROVED BY: CRS	07/19/24								
			IN SERVICE DATE: ---	---								



FLOC: ---

2024-08-16 12:19 PM, E:\Projects\A201 - Reg Station\E119 Rebuild\03 - Overall Site Plan\Drawings\A201_E-119 Rebuild.dwg, S:\MPL\CS\GOG

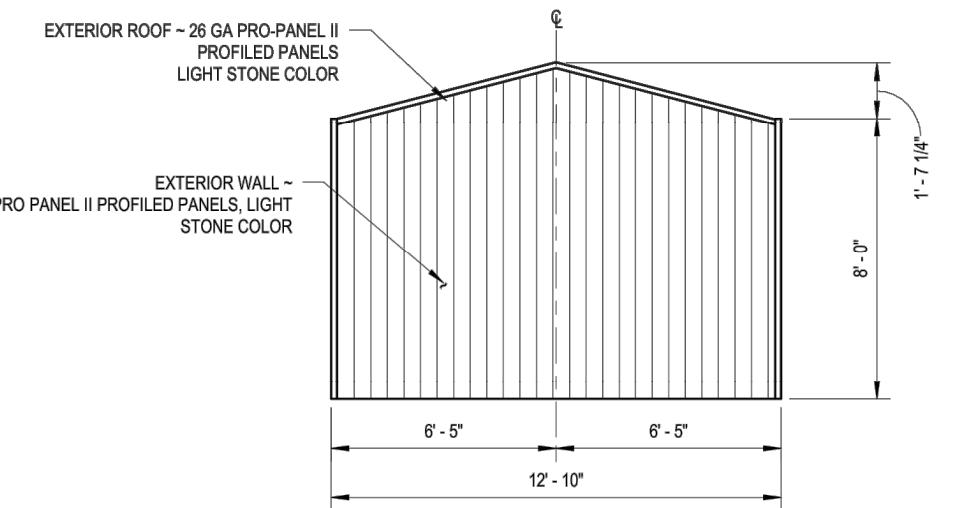
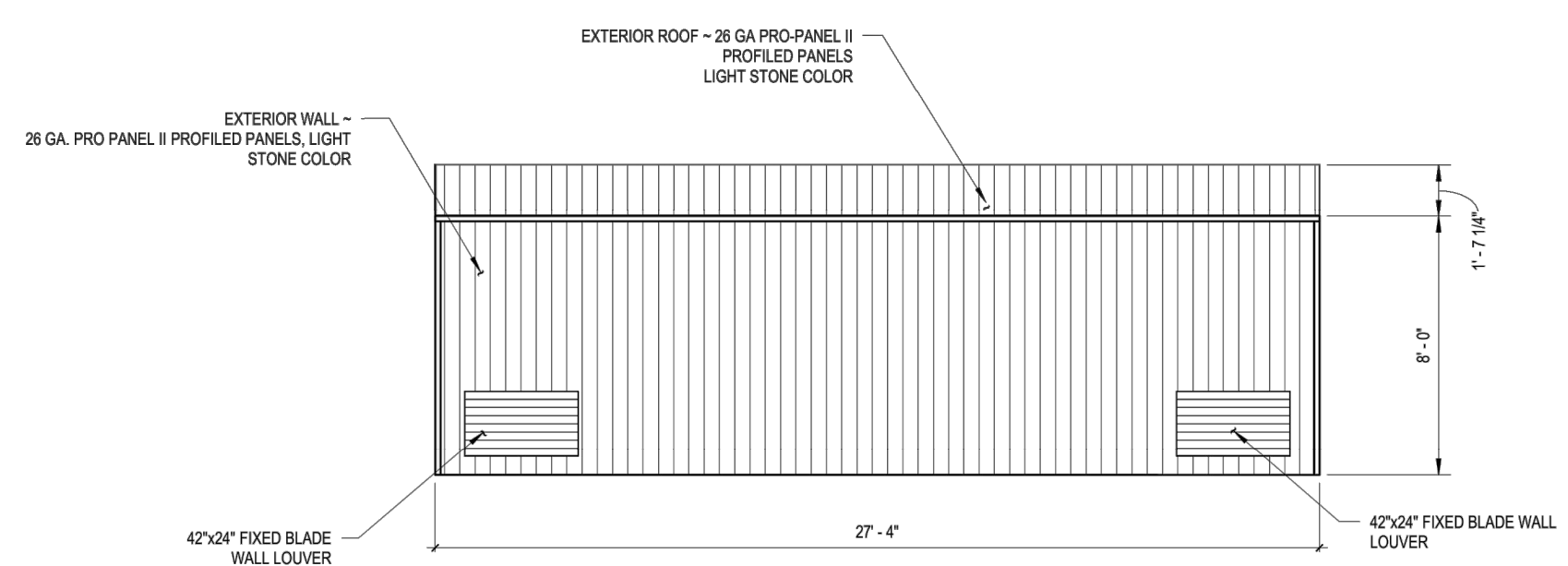
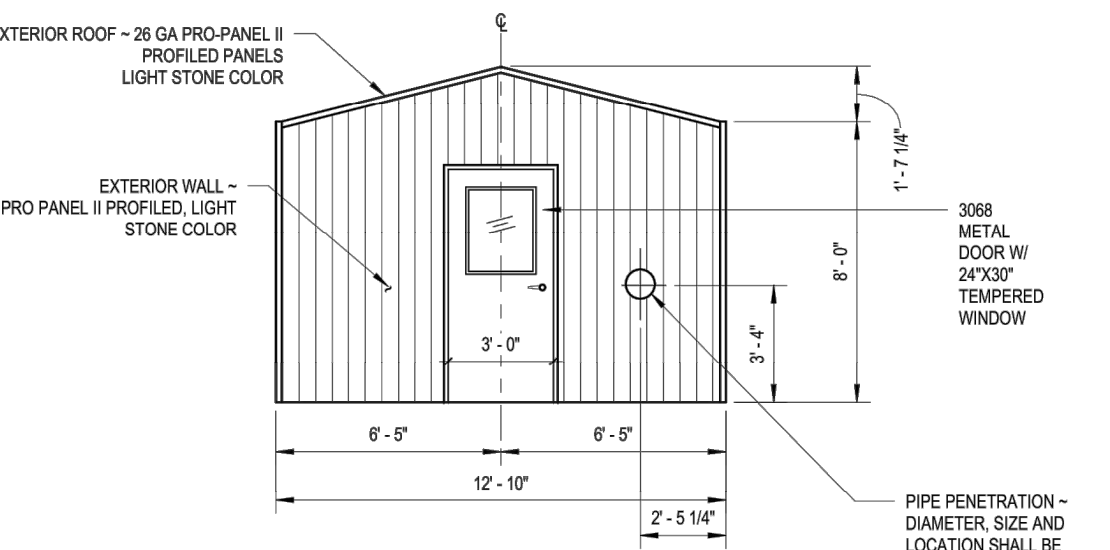
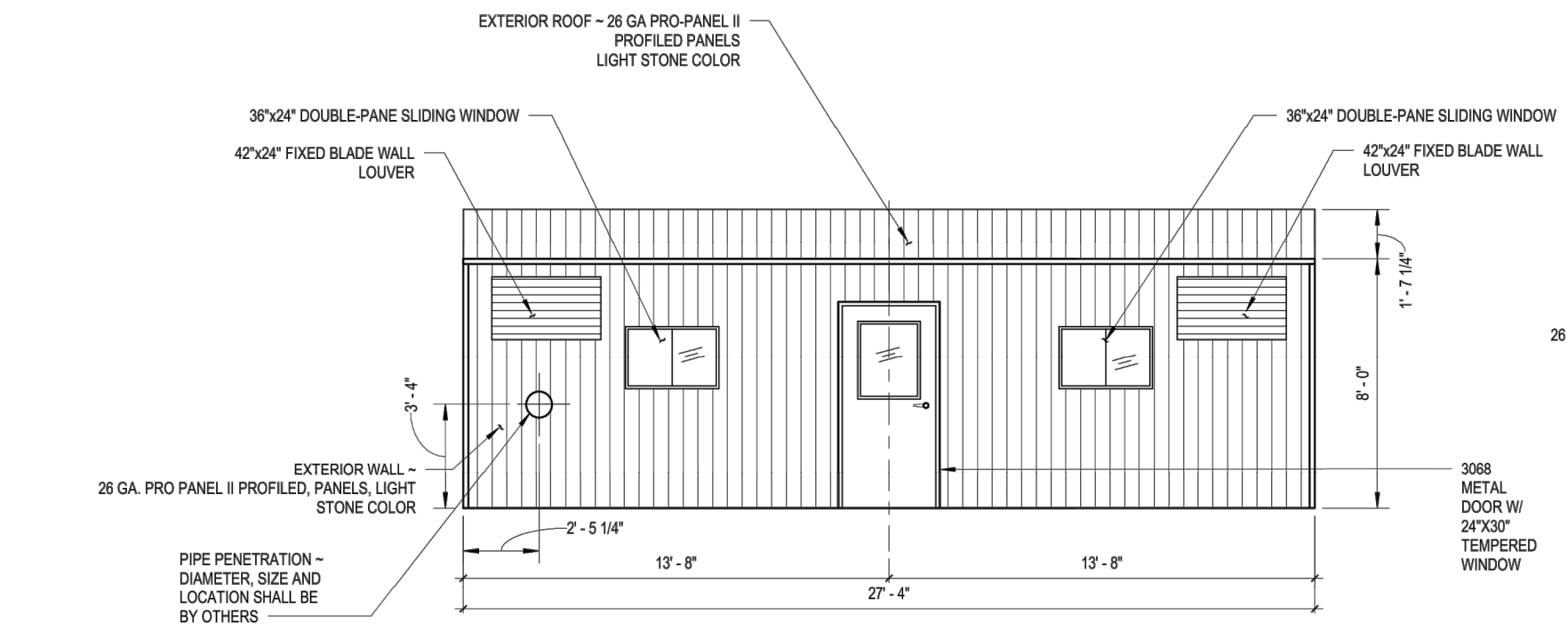
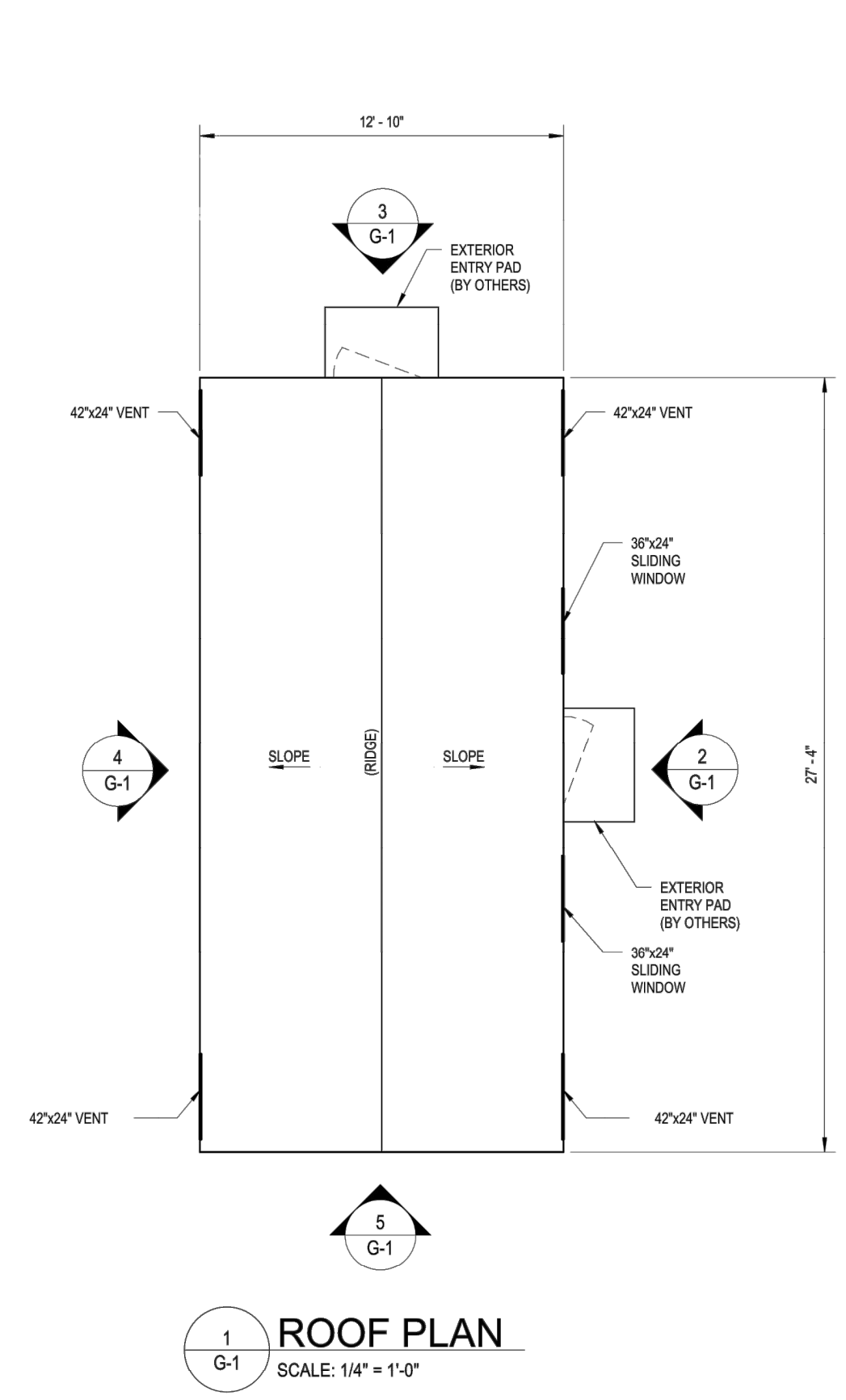


OVERALL SITE PLAN
SCALE: NONE

CAD FILE NAME: D1_9000_E-119 Rebuild.dwg

	<table border="1"> <thead> <tr> <th>HISTORY</th> <th>DATE</th> <th>NO.</th> <th>REVISIONS DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>DRAWN BY: SBL</td> <td>07/19/24</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>DESIGNED BY: TRC</td> <td>07/19/24</td> <td>A</td> <td>ISSUED FOR APPROVAL</td> <td>SBL</td> <td>07/19/24</td> </tr> <tr> <td>CHECKED BY: ---</td> <td>___/___/___</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>APPROVED BY: CRS</td> <td>07/19/24</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>IN SERVICE DATE:</td> <td>---</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	HISTORY	DATE	NO.	REVISIONS DESCRIPTION	BY	DATE	DRAWN BY: SBL	07/19/24					DESIGNED BY: TRC	07/19/24	A	ISSUED FOR APPROVAL	SBL	07/19/24	CHECKED BY: ---	___/___/___					APPROVED BY: CRS	07/19/24					IN SERVICE DATE:	---					E-119 REGULATOR STATION REBUILD OVERALL BUILDING ISOMETRIC		DRAWING 9004
		HISTORY	DATE	NO.	REVISIONS DESCRIPTION	BY	DATE																																	
DRAWN BY: SBL	07/19/24																																							
DESIGNED BY: TRC	07/19/24	A	ISSUED FOR APPROVAL	SBL	07/19/24																																			
CHECKED BY: ---	___/___/___																																							
APPROVED BY: CRS	07/19/24																																							
IN SERVICE DATE:	---																																							
FLOC: ---	SERVICE CENTER: ---	LOCATION: S10, T1N, R70W	DIVISION: --- CITY/COUNTY: BOULDER / BOULDER TYPE: TRANSMISSION																																					

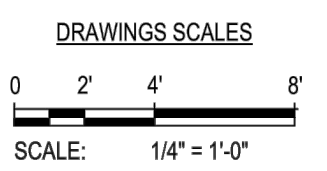
EXAMPLE BUILDING ELEVATION



BUILDING NOTES:
 OCCUPANCY: GROUP U (NON-OCCUPANCY)
 BASE SIZE: 12'-10" x 27'-4" (12' x 6' FLAT BAR)
 FLOOR PLATE: NONE
 LOADING HITCH: NONE
 BUILDING SIZE: 12'-10" x 27'-4" 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 WITH 24"x30" TEMPERED WINDOWS, LEVER ENTRY, PANIC EXIT BAR, CLIENT TO FURNISH IC CORES, INTERIOR WITH GRAB HANDLES FOR DOOR.
 EXTERIOR SIDING: 26 GA. PRO-PANEL II PROFILED, LIGHT STONE COLOR
 EXTERIOR ROOF: 26 GA. PRO-PANEL II PROFILED LIGHT STONE COLOR.
 INTERIOR WALL LINER: 29 GA. PRO-PANEL II PROFILED PROFIL WHITE.
 SKYLIGHT: (NONE)
 VENTS: (4) 42" x 24" VENT (FIXED-BLADE WALL LOUVERS)
 WINDOWS: (2) 36"x24" DOUBLE-PANE SLIDING WINDOWS

- (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

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 2021 IECC.
 This building does not contain electrical, mechanical or plumbing systems these and are not within the scope of this design.



TRISTATE INSULATING OF COLORADO, INC.
 810 BOXING
 1800 W. 10TH AVENUE
 OFFICE (303) 440-0000 FAX (303) 440-0019
 TRISTATE INSULATIONS OF THE ROCKIES
 1800 W. 10TH AVENUE, SUITE 100, BOULDER, CO 80502

ROOF PLAN, ELEVATIONS, & BUILDING NOTES

TRI-STATE INSULATING OF COLORADO, INC
W-46-A REG STATION
12'-10"x27'-4"x8' DROP OVER STYLE BLDG
GRAND JUNCTION - MESA COUNTY, COLORADO



Date	Description
4/30/2024	PERMIT SET

JOB NO: 24-1627
 DRAWN: AJB
 CHECKED: CEV
 DESIGNER: CEV
 ISSUE DATE: 4/30/2024
 SCALE: AS SHOWN
 SHEET:

G-1

NOTE:
 1. DIMENSIONS ARE NOT FOR THE BUILDING THAT WILL BE USED AT THIS SITE. SPECIFIC BUILDING DRAWINGS WILL BE MADE AVAILABLE AT A LATER DATE. THIS DRAWING IS AN EXAMPLE OF THE BASE BUILDING DESIGN THAT WILL BE USED

CAD FILE NAME: D1_9000_E-119 Rebuild.dwg

	HISTORY DRAWN BY: SBL 07/19/24 DESIGNED BY: TRC 07/19/24 CHECKED BY: --- APPROVED BY: CRS 07/19/24 IN SERVICE DATE: ---		DATE 07/19/24 07/19/24 07/19/24 ---		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 APPROVAL</td> <td>SBL</td> <td>07/19/24</td> </tr> </tbody> </table>		NO.	DESCRIPTION	BY	DATE	A	ISSUED FOR APPROVAL	SBL	07/19/24	E-119 REGULATOR STATION REBUILD EXAMPLE BUILDING DRAWING		DRAWING 9005
	NO.	DESCRIPTION	BY	DATE													
	A	ISSUED FOR APPROVAL	SBL	07/19/24													
SERVICE CENTER: ---			LOCATION: S10, T1N, R70W			DIVISION: ---		CITY/COUNTY: BOULDER / BOULDER	TYPE: TRANSMISSION								
FLOC: ---																	

EXAMPLE BUILDING DETAILS

GENERAL

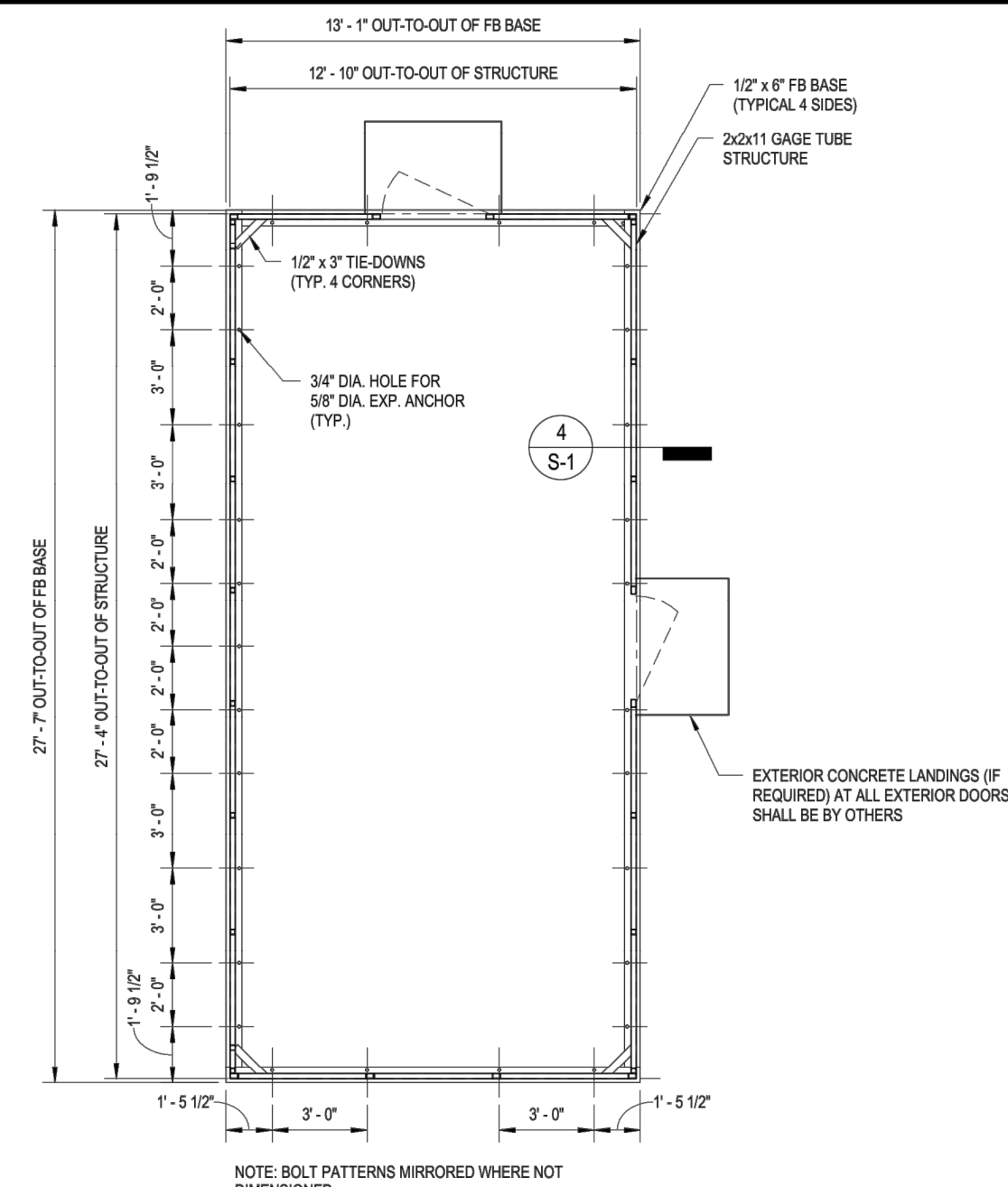
DESIGN CRITERIA:
 BUILDING DESK: ---
 OCCUPANCY RISK: ---
 ROOF DEAD LOAD: ---
 GROUND SNOW LOAD (S_g): ---
 ROOF SNOW LOAD (S_r): 30 PSF (DESIGN)
 ROOF LIVE LOAD: 20 PSF
 BASIC WIND SPEED (V): 115 MPH, EXPOSURE C (USED IN DESIGN)
 SEISMIC DESIGN CATEGORY: B

GENERAL NOTES

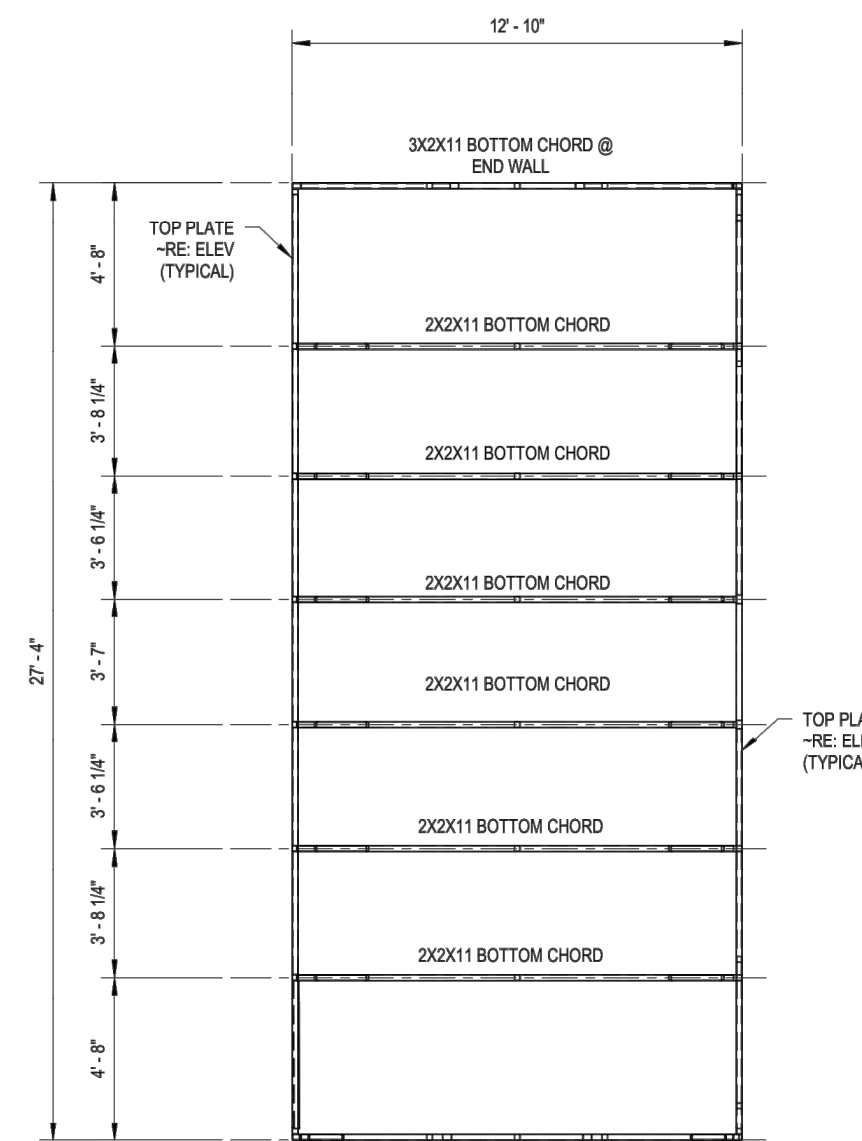
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO GOVERNING BUILDING CODES.
- PLANS, SECTIONS, AND DETAILS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR FIT OF MATERIALS. THE STRUCTURAL FRAMING SCHEDULE (IF PROVIDED ON THIS SHEET) IS ONLY TO BE USED FOR REFERENCE AND NOT FINAL MATERIAL 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:

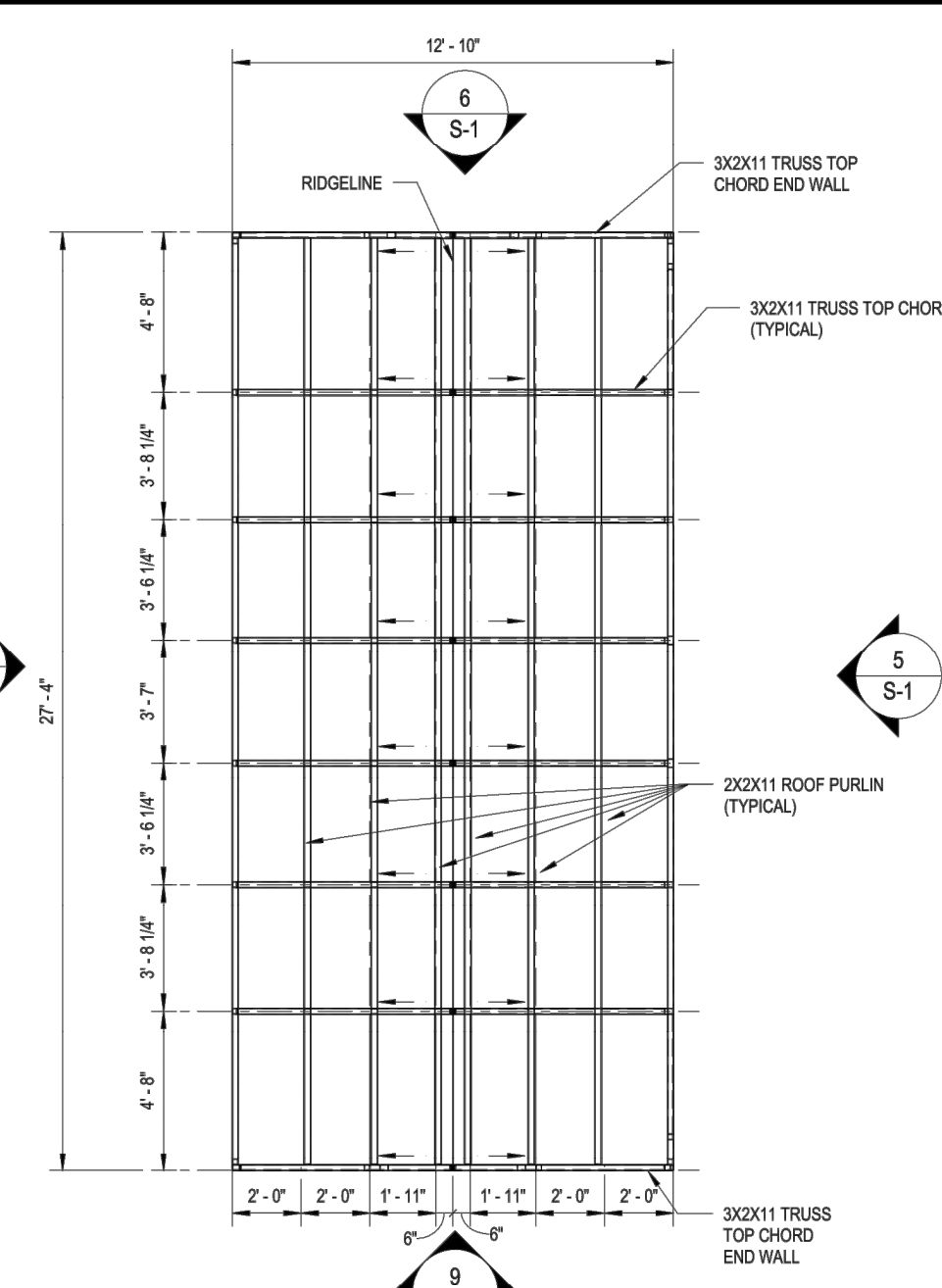
- FULL WELD-OUT STRUCTURE - ALL WELDS SHALL BE ALL-AROUND FILLETS OR FLARE-BEVEL WELDS WITH A MINIMUM THROAT THICKNESS OF 3/16"
- WELD WIRE ELECTRODES ARE E70S6
- ALL STRUCTURAL TUBES ARE 2X2X11 GAUGE, OR 3X2X11 GAUGE, UNLESS OTHERWISE NOTED.
- ALL STRUCTURAL TUBE STEEL ARE A-500, GRADE B.
- ALL STRUCTURAL 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.



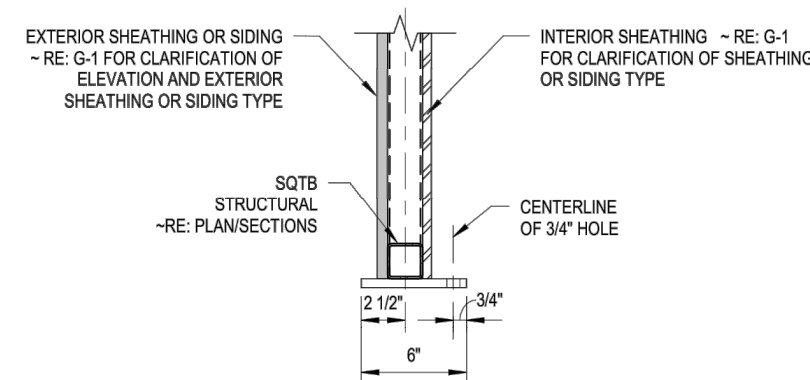
1 BASE PLATE PLAN
SCALE: 1/4" = 1'-0"



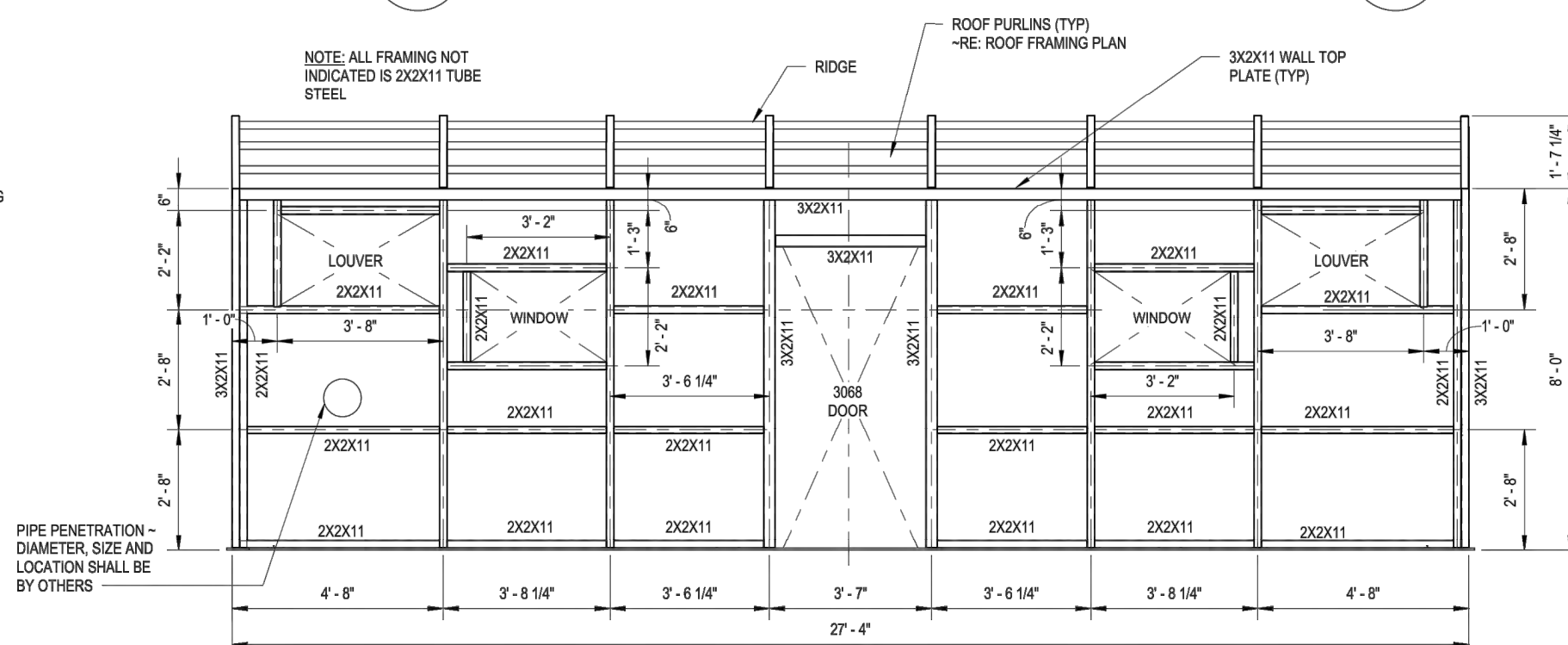
2 BOTTOM TRUSS CHORD PLAN
SCALE: 1/4" = 1'-0"



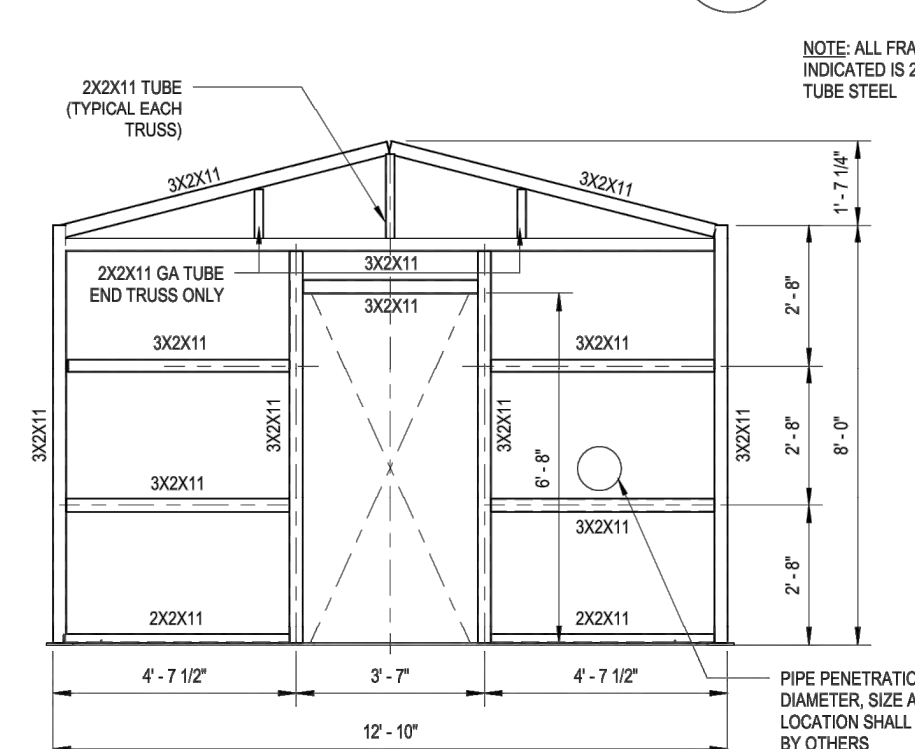
3 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



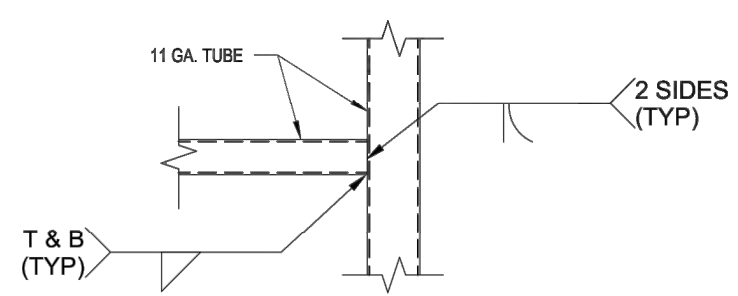
4 TYPICAL WALL SECTION AT FB BASE PLATE
SCALE: 1 1/2" = 1'-0"



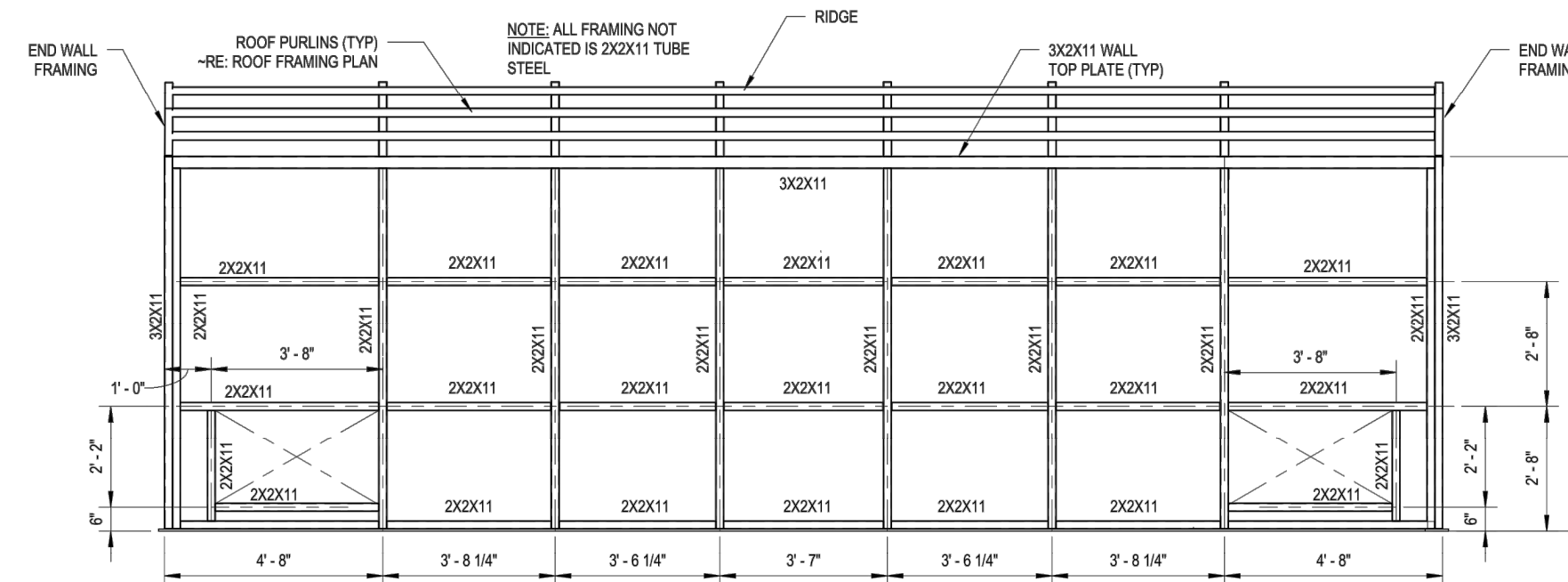
5 FRONT VIEW
SCALE: 3/8" = 1'-0"



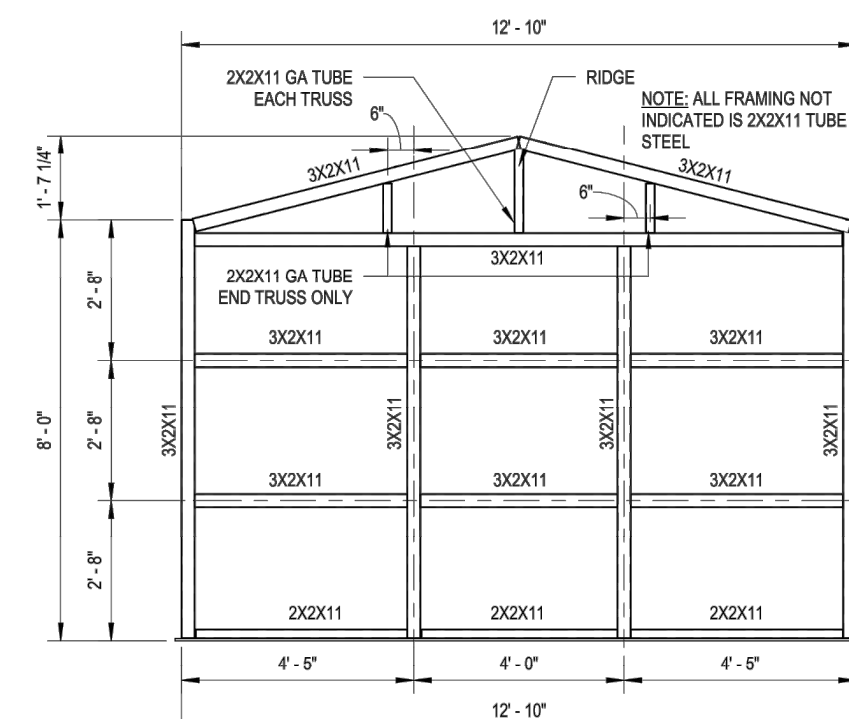
6 RIGHT SIDE VIEW
SCALE: 3/8" = 1'-0"



7 TYPICAL WELD DETAIL
SCALE: 1 1/2" = 1'-0"



8 REAR VIEW
SCALE: 3/8" = 1'-0"



9 LEFT SIDE VIEW
SCALE: 3/8" = 1'-0"

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 2021 ICC.
 This building does not contain electrical, mechanical or plumbing systems these are not within the scope of this design.

NOTE:
 1. DIMENSIONS ARE NOT FOR THE BUILDING THAT WILL BE USED AT THIS SITE. SPECIFIC BUILDING DRAWINGS WILL BE MADE AVAILABLE AT A LATER DATE. THIS DRAWING IS AN EXAMPLE OF THE BASE BUILDING DESIGN THAT WILL BE USED

CAD FILE NAME: D1_9000_E-119 Rebuild.dwg



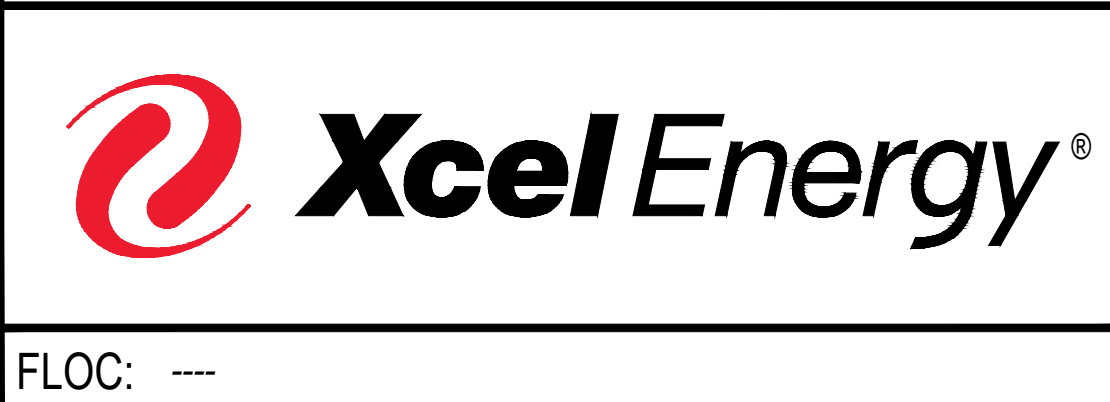
ROOF FRAMING PLAN, WALL ELEVATIONS, AND DETAILS

TRI-STATE INSULATING OF COLORADO, INC
 W-46-A REG STATION
 12'-10"x27'-4"x8" DROP OVER STYLE BLDG
 GRAND JUNCTION - MESA COUNTY, COLORADO



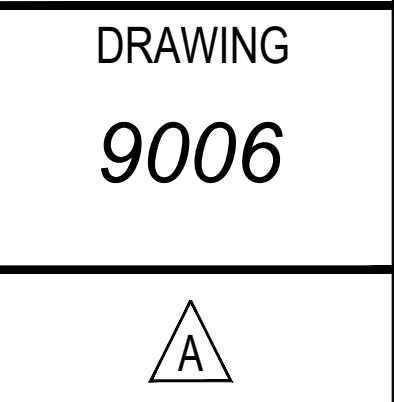
Date	Description	Permit Set
4/30/2024	PERMIT SET	

JOB NO: 24-1627
 DRAWN: AAB
 CHECKED: DLW/KS
 DESIGNER: CEV
 ISSUE DATE: 4/30/2024
 SCALE: AS SHOWN
 SHEET: S-1



HISTORY	DATE	REVISIONS			
DRAWN BY:	DATE	NO.	DESCRIPTION	BY	DATE
SBL	07/19/24	A	ISSUED FOR APPROVAL	SBL	07/19/24
DESIGNED BY: TRC	07/19/24				
CHECKED BY: ---	___/___/___				
APPROVED BY: CRS	07/19/24				
IN SERVICE DATE:	---				

E-119 REGULATOR STATION REBUILD EXAMPLE BUILDING DRAWING		DRAWING 9006
SERVICE CENTER: ---	LOCATION: S10, T1N, R70W	
DIVISION: ---	CITY/COUNTY: BOULDER / BOULDER	TYPE: TRANSMISSION

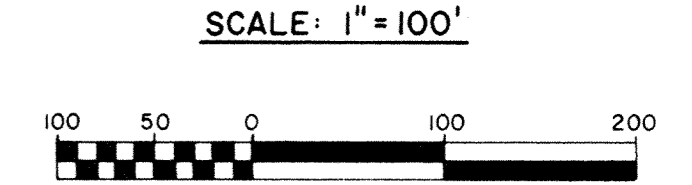
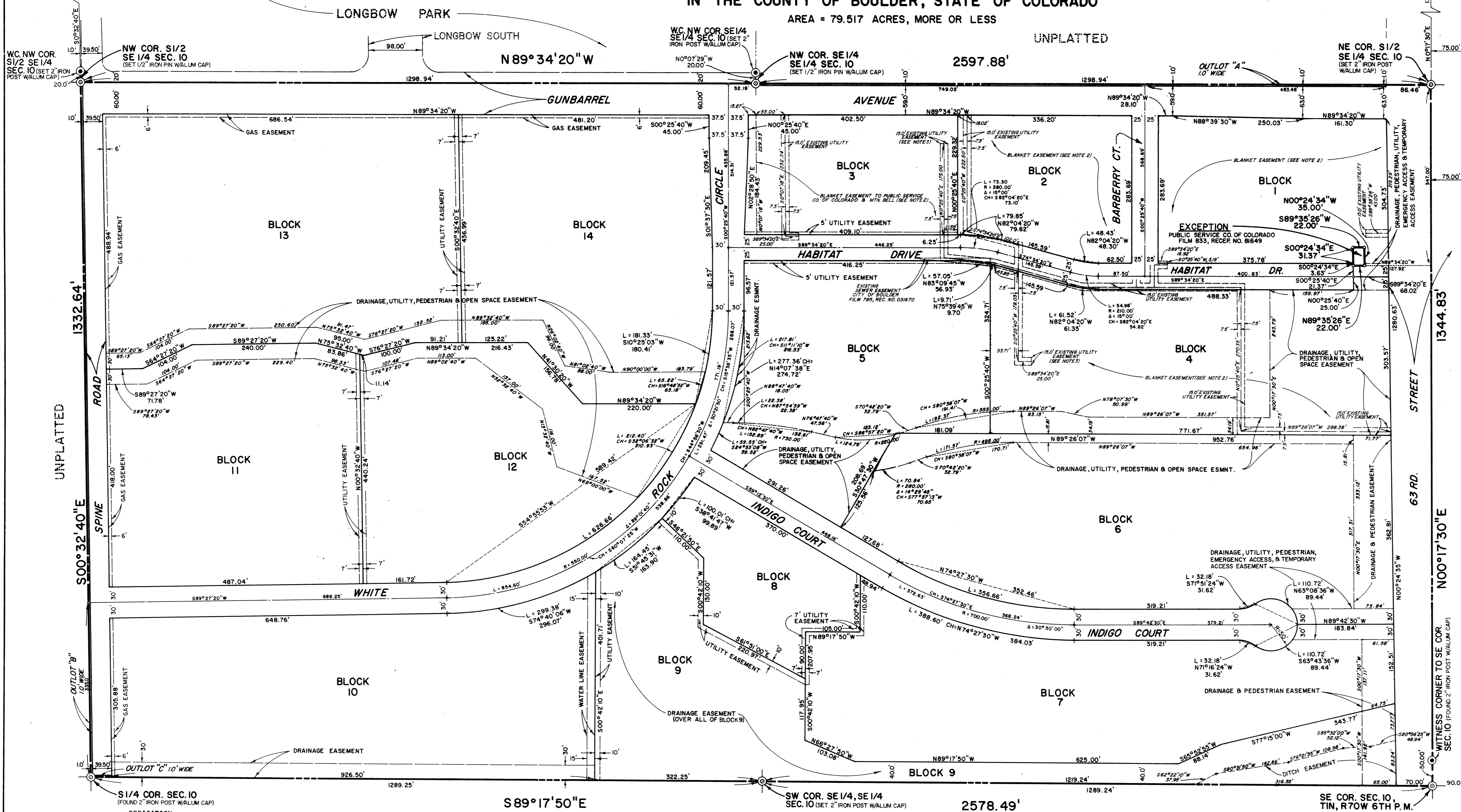


HABITAT

A SUBDIVISION OF THE S1/2 OF THE SE1/4 OF SECTION 10, T1N, R70W OF THE 6TH P.M. AND A RESUBDIVISION OF "GUNBARREL WEST, BOUNDARY PLAT - PHASE I" IN THE COUNTY OF BOULDER, STATE OF COLORADO
AREA = 79.517 ACRES, MORE OR LESS

E1/4 COR. SEC. 10 (FOUND 2" IRON POST WALIUM CAP)

WC NW COR. S1/2 SE1/4 SEC. 10 (SET 2" IRON POST WALIUM CAP)



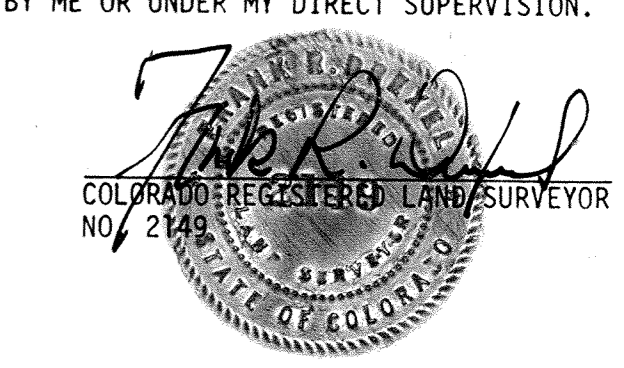
- GENERAL PLAT NOTES
- BEARINGS ARE BASED ON TRUE MERIDIAN FROM CELESTIAL OBSERVATIONS. (EAST LINE OF THE SE1/4 OF SECTION 10 AS BEARING N0°17'30"E).
 - BLANKET EASEMENT TO PUBLIC SERVICE COMPANY AND MOUNTAIN BELL (FILM 803, RECEPTION NO. 050432) OVER ALL OF "GUNBARREL WEST BOUNDARY PLAT - PHASE I", EXCLUDING BUILDING SITES, COVERS ALL OF BLOCKS 1, 2, & 4 AND ALL OF BLOCK 3 EXCEPT THE MOST WESTERN PART, AS SHOWN ON THE ACCOMPANYING MAP.
 - THE EXISTING UTILITY EASEMENT ON THE EASTERLY PART OF BLOCK 3 AND ON THE WESTERLY PART OF BLOCK 4, AS DEDICATED ON "GUNBARREL WEST BOUNDARY PLAT - PHASE I" DOES NOT CLOSE MATHEMATICALLY. THEIR POSITIONS AS SHOWN ON THE ACCOMPANYING MAP ARE ACCORDING TO OUR INTERPRETATION OF THEIR INTENDED POSITIONS.
 - THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN SUBDIVISION AGREEMENT DATED Jan. 20, 1976 BETWEEN GUNBARREL WEST, INC., AND THE COUNTY OF BOULDER, RECORDED AT THE FILM AND RECEPTION NO. IMMEDIATELY FOLLOWING THE FILM AND RECEPTION NO. OF THIS PLAT.

PLANNING COMMISSION CERTIFICATE
APPROVED THE 31 DAY OF Jan, A.D. 1976 COUNTY PLANNING COMMISSION, BOULDER COUNTY, COLORADO.

R.S. Egan
CHAIRMAN

SURVEYOR'S CERTIFICATE

I, FRANK R. DREXEL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF HABITAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

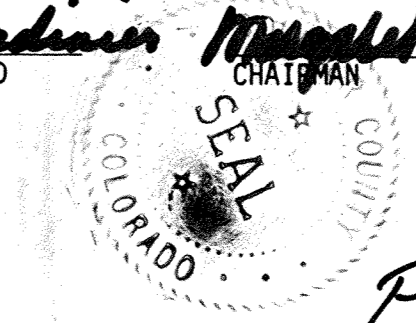
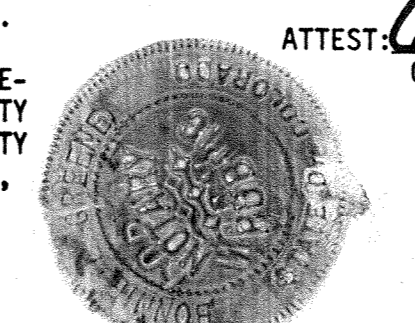


CLERK AND RECORDER'S CERTIFICATE

COMMISSIONER'S CERTIFICATE

APPROVED THIS 27 DAY OF January, A.D. 1976 BOARD OF COUNTY COMMISSIONERS, BOULDER COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY OF BOULDER.

ATTEST: *Carol J. Hardin* Clerk of the Board
Margaret B. Musky Chairman



STATE OF COLORADO) SS
COUNTY OF BOULDER)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:00 O'CLOCK, THIS 3 DAY OF Feb, A.D. 1976, AND IS RECORDED IN PLAN FILE PS-F2-NO 27
FEES 10.00 PAID. 913

Chela A. Paves
RECORDER

Carole Smith
DEPUTY

Planfile P-5-F2 No 27

STATE OF COLORADO) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF January, A.D. 1976 BY DONALD M. CULVER AS PRESIDENT AND Donald M. Culver AS SECRETARY OF GUNBARREL WEST, INC., A COLORADO CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES May 7, 1977
Donna J. Greme
NOTARY PUBLIC

NOTICE
PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE COUNTY OF BOULDER DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND OTHER IMPROVEMENTS REFLECTED HEREON FOR MAINTENANCE BY SAID COUNTY.
UNTIL SUCH ROADS AND OTHER IMPROVEMENTS MEET COUNTY REQUIREMENTS AND ARE SPECIFICALLY ACCEPTED BY THIS COUNTY BY RECORDING WITH THE CLERK AND RECORDER OF THIS COUNTY AN OFFICIAL ACCEPTANCE, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND OTHER IMPROVEMENTS AND RIGHT-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND WITHIN THIS SUBDIVISION.

PROPERTY WHICH ARE DESIGNATED AS "PEDESTRIAN EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR PEDESTRIAN PURPOSES, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "GAS EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF GAS LINES AND APPURTENANCES THERETO, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "OPEN SPACE EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR OPEN SPACE PURPOSES, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "DITCH EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF EXISTING DITCHES AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "TEMPORARY ACCESS EASEMENT" AS EASEMENTS FOR THE PURPOSE OF TEMPORARY INGRESS AND EGRESS BEING SUBJECT TO CLOSURE UPON 120 DAYS ADVANCE NOTICE BY THE COUNTY OF BOULDER.
IN WITNESS WHEREOF GUNBARREL WEST, INC., A COLORADO CORPORATION, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY THIS 20 DAY OF January, A.D. 1976
GUNBARREL WEST, INC.
ATTEST: *Keen E. Wood* BY *Donald M. Culver*
DONALD M. CULVER, PRES.

EXCEPT
THAT TRACT OF LAND AS CONVEYED TO PUBLIC SERVICE COMPANY OF COLORADO AS DESCRIBED IN WARRANTY DEED RECORDED ON FILM 833 AT RECEPTION NO. 081649 OF THE RECORDS OF BOULDER COUNTY, COLORADO.
THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS HABITAT, A SUBDIVISION IN THE COUNTY OF BOULDER, STATE OF COLORADO, AND DOES HEREBY SET APART AND DEDICATE ALL OF THE STREETS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "EMERGENCY ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR ACCESS OF EMERGENCY VEHICLES AND PERSONNEL, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "DRAINAGE EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR DRAINAGE PURPOSES, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED, GUNBARREL WEST, INC., A COLORADO CORPORATION, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF HABITAT, A SUBDIVISION OF THE S1/2 OF THE SE1/4 OF SECTION 10, T1N, R70W OF THE 6TH P.M. AND A RESUBDIVISION OF "GUNBARREL WEST, BOUNDARY PLAT - PHASE I" IN THE COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 10, THENCE N00°17'30"E, 1344.83 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO THE NORTHEAST CORNER OF THE S1/2 OF THE SE1/4 OF SAID SECTION 10;
THENCE N89°34'20"W, 2597.88 FEET ALONG THE NORTH LINE OF THE S1/2 OF THE SE1/4 OF SAID SECTION 10 TO THE NORTHWEST CORNER THEREOF;
THENCE S00°32'40"E, 1332.64 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 10 TO THE S1/2 CORNER THEREOF;
THENCE S89°17'50"E, 2578.49 FEET ALONG THE SOUTH LINE OF SAID SECTION 10 TO THE POINT OF BEGINNING.

FILM 803

FORM B: 410-10-1468
Correct:

John Groves, Div. Supt.

RETAIN PERMANENTLY

Approved: *[Signature]*

Plat No. 368-491

Document No. 43549

Rick Platt R.O.W. Agent

UTILITY EASEMENT

The undersigned Grantor hereby acknowledges receipt of \$1.00 (One Dollar) from PUBLIC SERVICE COMPANY OF COLORADO in consideration of which he hereby grants unto said Company, its successors and assigns, an easement to construct, operate and maintain utility lines and all fixtures and devices used or useful in the operation of said lines, through, over, under, across and along a course as said lines may be hereafter constructed in Lot _____ Block _____ Subdivision Gunbarrel West

Phase I
#Mountain State Telephone Co.

in the _____ of Section 10, Township 1N, Range 70W, of the 6th Principal Meridian in the ~~State of Colorado~~ County of Boulder, State of Colorado, ~~the easement is described as follows:~~

Commencing at the NW corner of the SE 1/4 SE 1/4 of Section 10 T1N 70W of the 6th PM in the County of Boulder; thence S0°07'18"E a distance of 60.00 feet to the TRUE POINT OF BEGINNING.

Thence S 89°34'20"E a distance of 801.3 feet
Thence S 88°39'30"E a distance of 250.03 feet
Thence S 89°34'20"E a distance of 161.30 feet
Thence S 0°24'34"W a distance of 608.29 feet

Thence N 89°26'07"W a distance of 771.67 feet
Thence N 0°25'40"E a distance of 333.81 feet
Thence N 89°34'20"W a distance of 447.00 feet
Thence N 0°07'18"W a distance of 277.59 feet

to the TRUE POINT OF BEGINNING.

The above being a blanket easement excluding building sites in the recorded Boundary Plat of Gunbarrel West, Phase I in the County of Boulder, State of Colorado. This easement to supercede and correct Document Number 83541 recorded on film 797, Reception number 045113. Said easement also shall include Mountain States Telephone Company.

~~Said easement shall include the following:~~

Together with the right to enter upon said premises, survey, construct, maintain, operate, repair, replace, control and use said utility lines and related fixtures and devices, and to remove objects interfering therewith, including the trimming of trees and bushes and together with the right to use so much of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal, or replacement of said utility lines and related fixtures and devices as may be required to permit the operation of standard utility construction or repair machinery, and the right to permit the installation of the facilities of any other company. The Grantor reserves the right to use and occupy said premises for any purpose consistent with the right and privileges above granted and which will not interfere with or endanger any of the said Company's facilities therein or use thereof. Such reservation by the Grantor shall in no event include the right to erect or cause to be erected any buildings or structures upon the right of way herein granted. In case of the permanent abandonment of said right of way all right, privilege and interest herein granted shall terminate.

The work of installing said lines and related fixtures and devices shall be done with care; the surface along said right-of-way shall be restored substantially to its original level and condition.

"Grantor" shall include the plural and the feminine.

Signed this 19 day of December, 1972

WITNESSES: *[Signature]*

GRANTOR: *[Signature]*
Donald M. Culver

STATE OF COLORADO,) ss.
County of Boulder)

The foregoing instrument was acknowledged before me this

19 day of December, 1972 by DONALD M. CULVER, PRESIDENT

of GUNBARREL WEST, INC., GENERAL PARTNER

My commission expires _____
Witness my hand and official seal.

[Signature]
Notary Public

* If acting in official or representative capacity, insert name and also office or capacity and for whom acting.

Cash
32-36382
W.O.J.O. NO.
METHOD OF PAYMENT
Boulder
TOWN
GUNBARREL WEST PHASE I
Boulder
DIVISION
NAME OF LINE OR EXTENSION

RECEIVED
COUNTY CLERK
BOULDER
FILM 803
NOV 21 11 43 AM '72
000432



Sheet 1 of 2

**EXHIBIT A – HABITAT DR
TEMPORARY USE AREAS 1 & 2**

Two parcels of land lying in the southeast one-quarter (SE1/4) of Section 10, Township 1 North, Range 70 West, of the 6th Principal Meridian, County of Boulder, State of Colorado, being a portion of Block 1 and Block 4, plat of HABITAT, Boulder County Records, described as follows:

TEMPORARY USE AREA 1

Beginning on the north line of said Block 4, from which the southeast corner thereof bears S37°54'51"E, 354.44 feet;

Thence S00°00'00"E, 68.00 feet;
 Thence N90°00'00"E, 40.00 feet;
 Thence N00°00'00"E, 55.00 feet;
 Thence N90°00'00"W, 16.00 feet;
 Thence N00°17'08"E, 12.88 feet, to said north line;
 Thence N89°42'52"W, 24.06 feet, along said north line, to the Point of Beginning.

Containing 2,511 square feet (0.058 acres) more or less.

TEMPORARY USE AREA 2

Beginning at the northeast corner of Habitat Drive, being a corner of said Block 1;

Thence N00°33'06"W, 34.00 feet, along the east line of said Block 1 and the extension thereof;
 Thence N89°28'21"W, 65.00 feet;
 Thence S00°00'00"E, 29.00 feet;
 Thence N90°00'00"E, 40.00 feet;
 Thence S00°17'08"W, 5.47 feet, to the south line of said Block 1;
 Thence S89°42'52"E, 25.35 feet, along said south line, to the Point of Beginning.

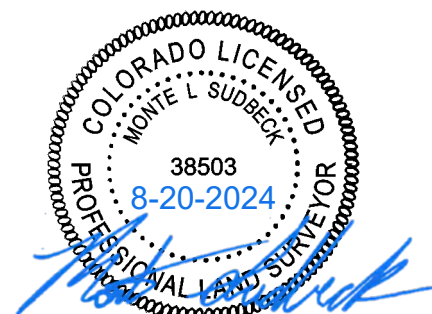
Containing 2,010 square feet (0.046 acres) more or less.

All lineal distances shown hereon are in U.S. Survey Feet.

As shown on Exhibit A, Sheet 2 of 2, attached hereto and made a part hereof.

For the purposes of this description, bearings are based on the east line of said Block 4, which is assumed to bear S00°33'08"E.

The author of this description is Monte L. Sudbeck, PLS 38503, prepared on behalf of SEH Inc., 2000 South Colorado Boulevard, Suite 6000, Denver, CO 80222, on August 20, 2024, under Job No. 178303-7.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.



Monte L. Sudbeck, PLS 38503

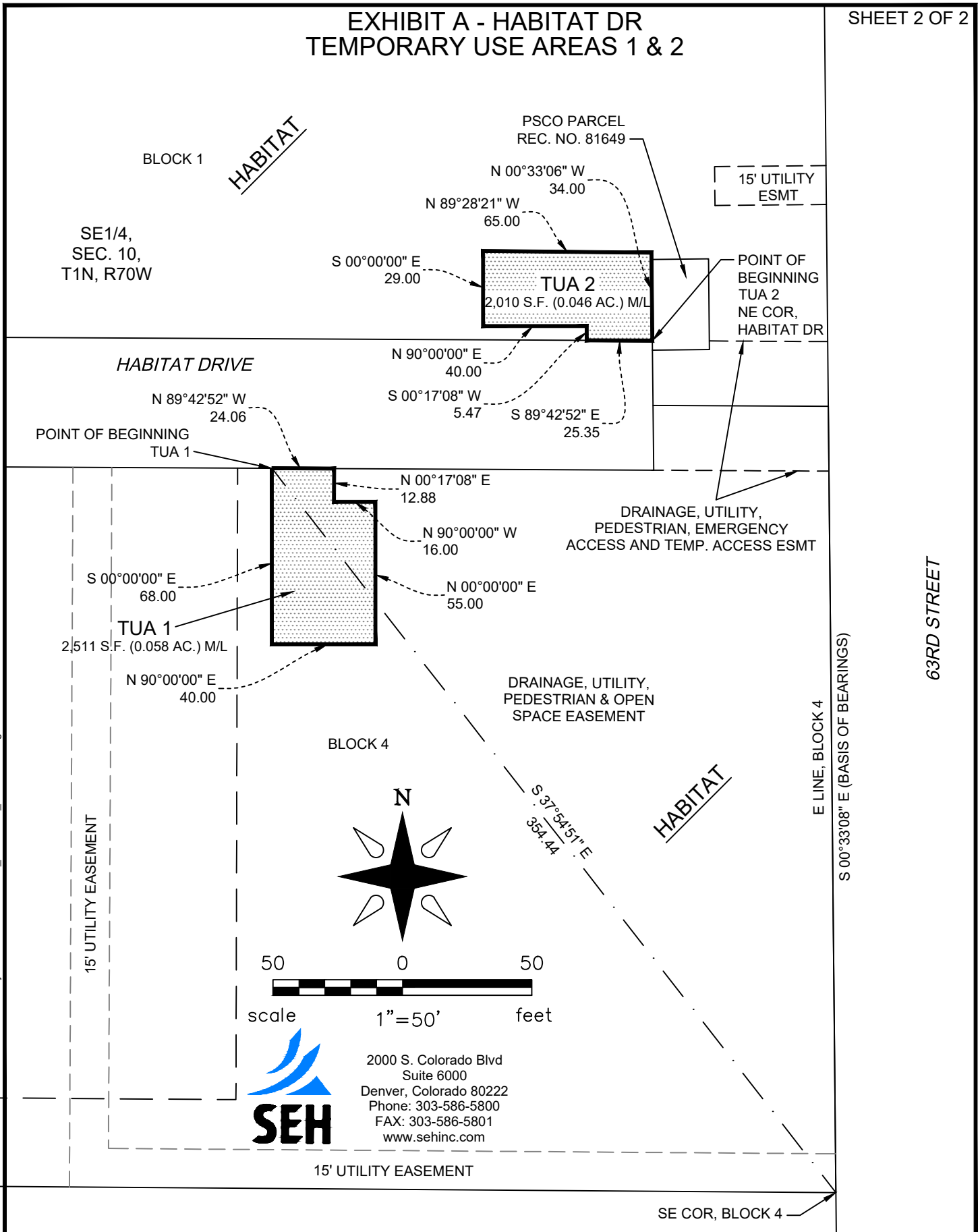
X:\PT\IP\SCOC\178303\7.0 6255 Habitat Dr\9-survey\93-doc\15-proposed-desc\Habitat Dr.docx

2000 S Colorado Blvd, Suite 6000, Denver, CO 80222

SEH is an equal opportunity employer | www.sehinc.com | 303.586.5800 | 303.586.5801 fax

EXHIBIT A - HABITAT DR TEMPORARY USE AREAS 1 & 2

SHEET 2 OF 2



X:\PT\PI\PSCOC\17830317.dwg 6255 Habitat Dr-9-survey\92-CAD\10-C3d\E119_MAPPING_GROUND.dwg



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

November 7, 2024

TO: Samuel Walker, Planner II; Community Planning & Permitting, Development Review Team - Zoning

FROM: Tim Oliver, Planner II; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # VAR-24-0008s: PSCo Setback Reductions

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

1. The subject property, defined on the Habitat subdivision plat as an Exception and owned by Public Service Company of Colorado, is accessed from Habitat Road, an asphalt Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Local via a 50-foot-wide drainage, pedestrian, utility, emergency access, and temporary access easement as shown on the Habitat plat. Legal access to the subject parcel is demonstrated via the easement as shown on the Habitat plat recorded January 21, 1976 at Reception 00165734.
2. As presented, the development proposal meets the requirements of the Multimodal Transportation Standards

This concludes our comments at this time.



Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503
303-678-6200 • POSinfo@bouldercounty.org
www.BoulderCountyOpenSpace.org

TO: Sam Walker, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: October 29, 2024
SUBJECT: Docket VAR-24-0008, PSCo, 6259 Habitat Drive

Staff has reviewed the submitted materials, and has no natural resource concerns with the proposal. The site is in a parking lot.



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

Building Safety & Inspection Services Team

MEMO

TO: Sam Walker, Planner II
 FROM: Michelle Huebner, Plans Examiner Supervisor
 DATE: October 29, 2024

RE: Referral Response, VAR-24-0008: PSCo Setback Reductions: Request to reduce the required setbacks along the east, north, and west parcel boundaries from 15 feet (required) to approximately 3 feet (proposed) to allow construction of a new metal building over an existing PSCO Natural Gas Regulator Station on a .02-acre property.

Location: 6259 Habitat Drive

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. A separate building permit is required for the fence if it's over 6 feet tall.

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 155 mph (Vult) and 40 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.

**Right of Way & Permits**

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

November 1, 2024

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

Attn: Sam Walker

Re: PSCo Setback Reductions, Case # VAR-24-0008

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **PSCo Setback Reductions** and has **no apparent conflict**.

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

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

Walker, Samuel

From: Dean Rogers <drogers@brfr.org>
Sent: Monday, November 4, 2024 12:54 PM
To: Walker, Samuel
Subject: [EXTERNAL] VAR-24-0008

Sam,

Regarding VAR-24-0008, PSCo reductions at 6259 Habitat Drive, Boulder Rural has no recommendations related to the request of reducing setbacks at this address. If I missed anything, or if there are any questions, please let me know.

Thank you,

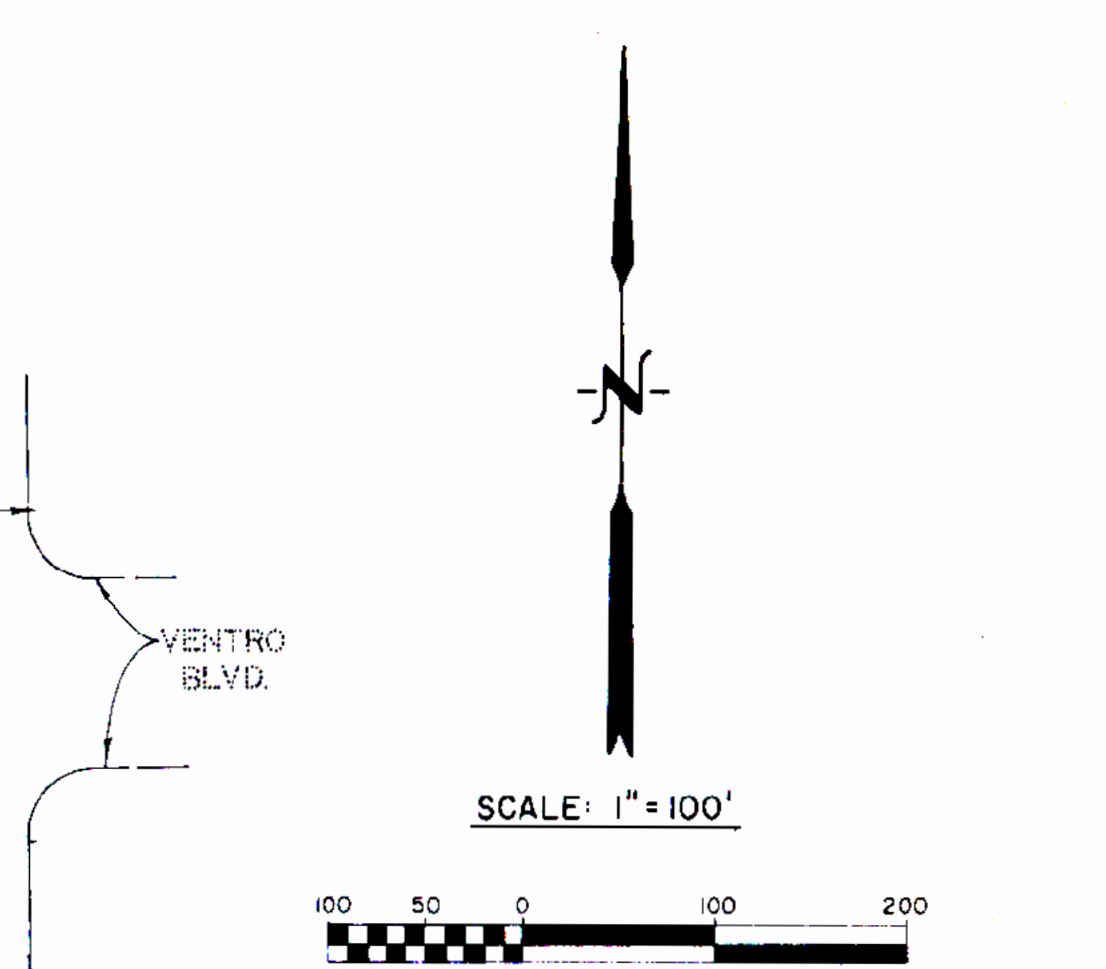
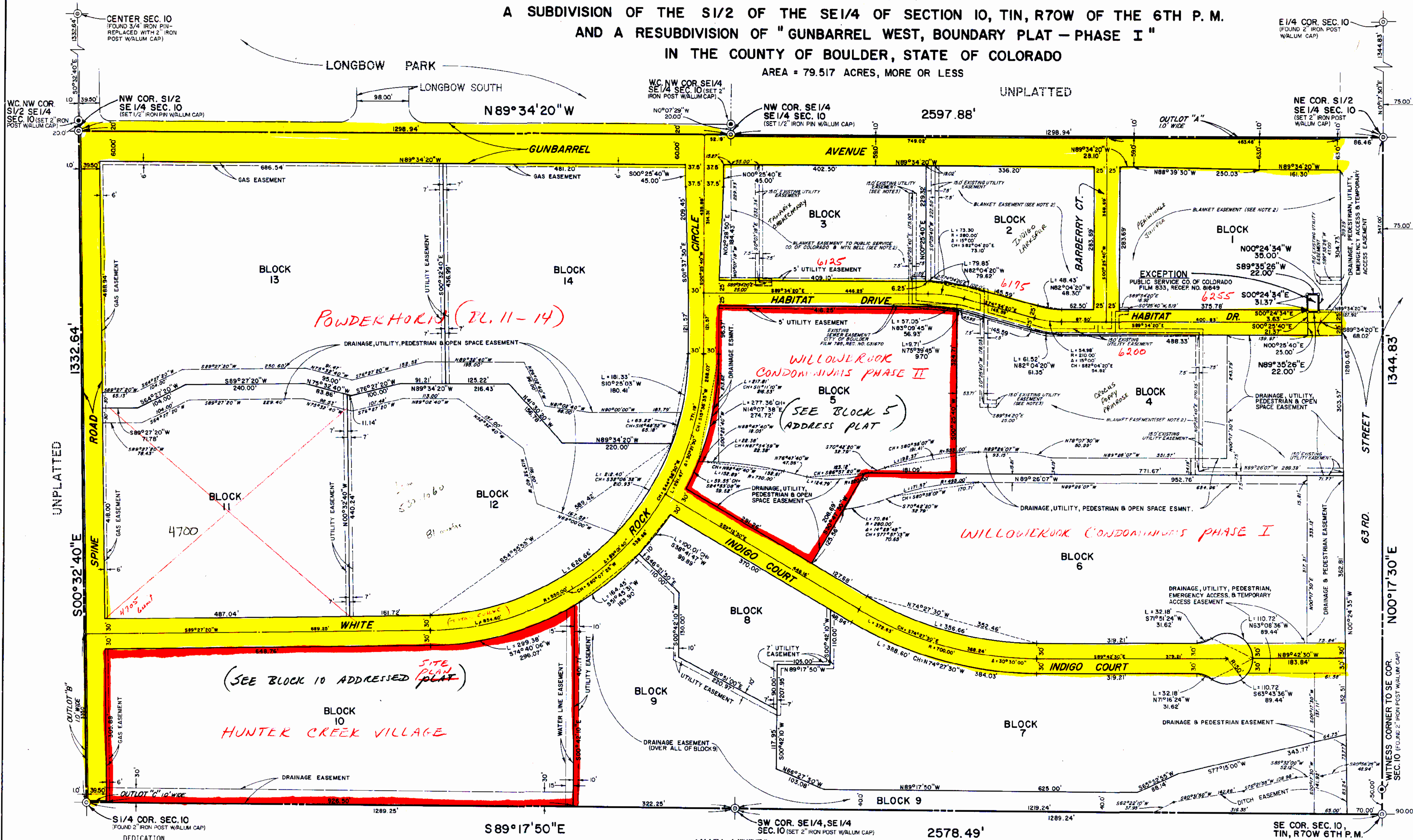
Dean Rogers, Engineer

Boulder Rural Fire Rescue
6230 Lookout Road, Boulder, CO 80301
O 303-530-9575 | C 720-498-0019
drogers@brfr.org | www.brfr.org



HABITAT

A SUBDIVISION OF THE S1/2 OF THE SE1/4 OF SECTION 10, T1N, R70W OF THE 6TH P. M.
 AND A RESUBDIVISION OF "GUNBARREL WEST, BOUNDARY PLAT - PHASE I"
 IN THE COUNTY OF BOULDER, STATE OF COLORADO
 AREA = 79.517 ACRES, MORE OR LESS



GENERAL PLAT NOTES

1. BEARINGS ARE BASED ON TRUE MERIDIAN FROM CELESTIAL OBSERVATIONS. (EAST LINE OF THE SE1/4 OF SECTION 10 AS BEARING N0°17'30"E).

2. BLANKET EASEMENT TO PUBLIC SERVICE COMPANY AND MOUNTAIN BELL (FILM 803, RECEPTION NO. 050432) OVER ALL OF "GUNBARREL WEST BOUNDARY PLAT - PHASE I", EXCLUDING BUILDING SITES, COVERS ALL OF BLOCKS 1, 2, & 4 AND ALL OF BLOCK 3 EXCEPT THE MOST WESTERN PART, AS SHOWN ON THE ACCOMPANYING MAP.

3. THE EXISTING UTILITY EASEMENT ON THE EASTERLY PART OF BLOCK 3 AND ON THE WESTERLY PART OF BLOCK 4, AS DEDICATED ON "GUNBARREL WEST BOUNDARY PLAT - PHASE I", DOES NOT CLOSE MATHEMATICALLY. THEIR POSITIONS AS SHOWN ON THE ACCOMPANYING MAP ARE ACCORDING TO OUR INTERPRETATION OF THEIR INTENDED POSITIONS.

4. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN SUBDIVISION AGREEMENT DATED JAN 20 1976 BETWEEN GUNBARREL WEST, INC., AND THE COUNTY OF BOULDER, RECORDED AT THE FILM AND RECEPTION NO. IMMEDIATELY FOLLOWING THE FILM AND RECEPTION NO. OF THIS PLAT.

PLANNING COMMISSION CERTIFICATE

APPROVED THE 31 DAY OF JAN, A.D. 1976 COUNTY PLANNING COMMISSION, BOULDER COUNTY, COLORADO.

P. E. Ba
CHAIRMAN

SURVEYOR'S CERTIFICATE

I, FRANK R. DREXEL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF HABITAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Frank R. Drexel
REGISTERED LAND SURVEYOR
NO. 2146

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) SS
 COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 12:50 O'CLOCK, THIS 3 DAY OF Feb, A.D. 1976, AND IS RECORDED IN PLAN FILE P-5-F-2 No 27

FEES 10.00 PAID.

Paul Smith
RECORDER

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, GUNBARREL WEST, INC., A COLORADO CORPORATION, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF HABITAT, A SUBDIVISION OF THE S1/2 OF THE SE1/4 OF SECTION 10, T1N, R70W OF THE 6TH P.M. AND A RESUBDIVISION OF "GUNBARREL WEST, BOUNDARY PLAT - PHASE I" IN THE COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 10, THENCE N00°17'30"E, 1344.83 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO THE NORTHEAST CORNER OF THE S1/2 OF THE SE1/4 OF SAID SECTION 10;

THENCE N89°34'20"W, 2597.88 FEET ALONG THE NORTH LINE OF THE S1/2 OF SAID SECTION 10 TO THE NORTH-WEST CORNER THEREOF;

THENCE S00°32'40"E, 1332.64 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 10 TO THE SW CORNER THEREOF;

THENCE S89°17'50"E, 2578.49 FEET ALONG THE SOUTH LINE OF SAID SECTION 10 TO THE POINT OF BEGINNING.

EXCEPT

THAT TRACT OF LAND AS CONVEYED TO PUBLIC SERVICE COMPANY OF COLORADO AS DESCRIBED IN WARRANTY DEED RECORDED ON FILM 833 AT RECEPTION NO. 081649 OF THE RECORDS OF BOULDER COUNTY, COLORADO.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS HABITAT, A SUBDIVISION IN THE COUNTY OF BOULDER, STATE OF COLORADO, AND DOES HEREBY SET APART AND DEDICATE ALL OF THE STREETS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "EMERGENCY ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR ACCESS OF EMERGENCY VEHICLES AND PERSONNEL, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "DRAINAGE EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR DRAINAGE PURPOSES, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL

PROPERTY WHICH ARE DESIGNATED AS "PEDESTRIAN EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR PEDESTRIAN PURPOSES, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "GAS EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF GAS LINES AND APPURTENANCES THERETO, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "OPEN SPACE EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR OPEN SPACE PURPOSES, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "DITCH EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE PURPOSE OF TENANCE OF EXISTING DITCHES AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "TEMPORARY ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE PURPOSE OF TEMPORARY INGRESS AND EGRESS BEING SUBJECT TO CLOSURE UPON 120 DAYS ADVANCE NOTICE BY THE COUNTY OF BOULDER.

IN WITNESS WHEREOF GUNBARREL WEST, INC., A COLORADO CORPORATION, HAS CAUSED ITS NAME TO BE HERETO SUBSCRIBED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY THIS 20 DAY OF JANUARY, A.D. 1976.

GUNBARREL WEST, INC.
 ATTEST: *Kevin Wood* BY *Donald M. Culver*
 DONALD M. CULVER, PRES.

STATE OF COLORADO) SS
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF JANUARY, A.D. 1976 BY DONALD M. CULVER AS PRESIDENT AND *Donald M. Culver* AS SECRETARY OF GUNBARREL WEST, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES May 1 1977

Donnie J. Greime
NOTARY PUBLIC

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE COUNTY OF BOULDER DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND OTHER IMPROVEMENTS REFLECTED HEREON FOR MAINTENANCE BY SAID COUNTY.

UNTIL SUCH ROADS AND OTHER IMPROVEMENTS MEET COUNTY REQUIREMENTS AND ARE SPECIFICALLY ACCEPTED BY THIS COUNTY BY RECORDING WITH THE CLERK AND RECORDER OF THIS COUNTY AN OFFICIAL ACCEPTANCE, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND OTHER IMPROVEMENTS AND RIGHT-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND WITHIN THIS SUBDIVISION.

COMMISSIONER'S CERTIFICATE

APPROVED THIS 29 DAY OF JANUARY, A.D. 1976 BOARD OF COUNTY COMMISSIONERS, BOULDER COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY OF BOULDER.

ATTEST: *Paul D. Hardison* CLERK OF THE BOARD
Margaret M. Mackay CHAIRMAN



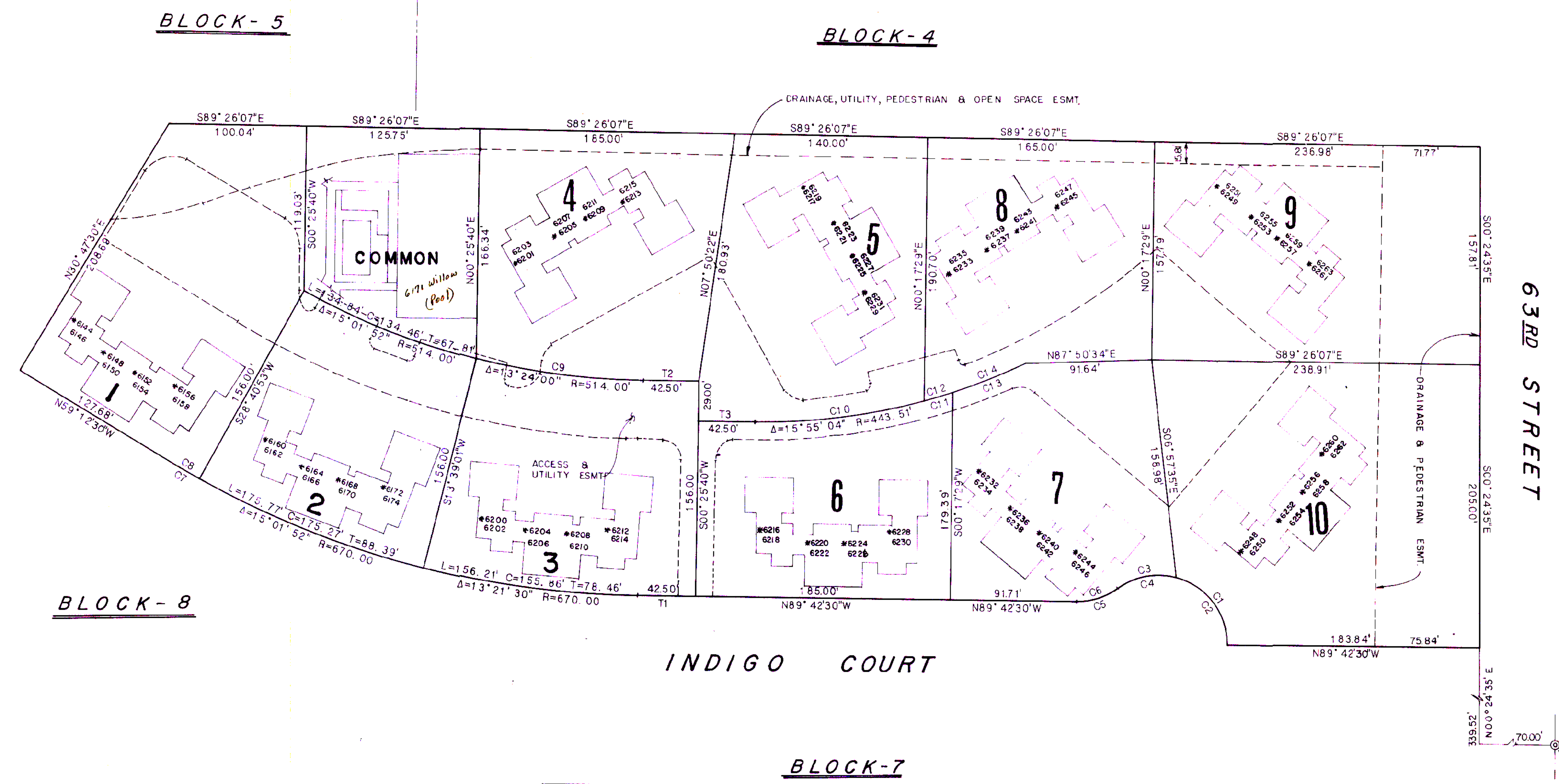
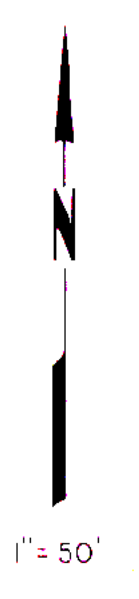
RECORDER

Paul Smith
DEPUTY

Planfile P-5-F-2 No 27

ADDRESS PLAT

BLOCK 6, HABITAT SUBDIVISION
BOULDER COUNTY, COLORADO



63RD STREET

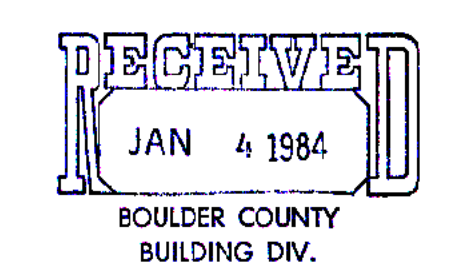
INDIGO COURT

SE COR. SEC. 10
T1N, R70W 6TH. PM.

* INDICATED ADDRESSES FOR LOWER
LIVING UNIT

NO.	BEARING	DISTANCE
T1	N89° 42' 30" W	42.50
T2	S89° 42' 30" E	42.50
T3	S89° 42' 30" E	42.50

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N37° 28' 30" W	61.25	75° 32' 00"	50.00	65.92	38.74
C2	N37° 28' 30" W	61.25	75° 32' 00"	50.00	65.92	38.74
C3	S79° 05' 24" W	43.31	51° 20' 12"	50.00	44.80	24.03
C4	S79° 05' 24" W	43.31	51° 20' 12"	50.00	44.80	24.03
C5	S71° 51' 24" W	31.62	36° 52' 12"	50.00	32.18	16.67
C6	S71° 51' 24" W	31.62	36° 52' 12"	50.00	32.18	16.67
C7	N60° 15' 48" W	24.68	2° 06' 38"	670.00	24.68	12.34
C8	N60° 15' 48" W	24.68	2° 06' 38"	670.00	24.68	12.34
C9	S83° 00' 30" E	119.94	13° 24' 00"	514.00	120.21	60.38
C10	N82° 20' 05" E	122.82	15° 55' 04"	443.51	123.22	62.01
C11	N72° 57' 43" E	21.86	2° 49' 26"	443.51	21.86	10.93
C12	N72° 57' 43" E	21.86	2° 49' 26"	443.51	21.86	10.93
C13	N67° 52' 09" E	56.88	7° 21' 11"	443.51	56.92	28.50
C14	N67° 52' 09" E	56.88	7° 21' 11"	443.51	56.92	28.50



ROSS · SMITH
engineering inc.
5500 CENTRAL AVE.
BOULDER, COLORADO 805 443 1127

Walker, Samuel

From: Kacirek, Ryan <Ryan.Kacirek@tetrattech.com>
Sent: Friday, November 1, 2024 11:39 AM
To: Walker, Samuel
Subject: [EXTERNAL] Variance Application VAR-24-0008 fire valve follow up

Sam,

When we were out on site looking at VAR-24-0008 Kyle Kilgore with Xcel Energy laid out some sticks on the site roughly where the existing gas pipe that runs south from the regulator station and connects into the pipe that runs east/west on the north side of Habitat Dr. Kyle provided the write up below regarding why a fire valve is located in the area it is proposed to be located and details how that impacts the location of the building that is requiring a variance.

“Since the station is integrated with another one that feeds the same system, we are required to install an outlet fire valve so the system can still run when this station (VAR-24-0008 station) is shut in. The outlet valve is required to be 25’ away from the edge of the building we’re installing. Part of moving the building so far to the north within our property in the proposed orientation is so this fire valve can be installed in the grass outside the station. If we are forced to push the building any further south than is proposed, the outlet valve will need to be in the entrance to the parking lot or possibly in the road. This is hazardous for operators when they need to access and use it, inconvenient for the residents who park in the parking lot, and there would be significant below grade pipe rerouting that would be required to locate it in a different location than that proposed, creating unnecessary disturbance.”



Thank you,

Ryan Kacirek, AICP | Environmental Planner/Project Manager | Tetra Tech

Direct +1 303-382-8791 | ryan.kacirek@tetratech.com

Time Zone: Mountain Standard Time

This message, including any attachments, may include privileged, confidential and/or inside information. Any distribution or use of this communication by anyone other than the intended recipient is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender by replying to this message and then delete it from your system.