



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Request for Comments

Case Name: Xcel Energy 4279 E 88th Fence Height Variance

Case Number: VSP2025-00044

October 24, 2025

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow for a 10 foot tall security fence where the maximum height allowed is eight feet.** This request is located at 4279 East 88th Avenue. The Assessor's Parcel Number is 0172119300008. The owner of the property is: Public Service Co. of Colorado, P.O. Box 1979, Denver, CO 80201-1979.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by November 14, 2025, in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report will be forwarded to you. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.

Thank you for your review of this case.

Greg Barnes
Principal Planner

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



NARRATIVE FOR VARIANCE FOR FENCE HEIGHT

VIA EMAIL: EPERMITCENTER@ADCOGOV.ORG

September 29, 2025

Adams County
Attn: Board of Adjustment
4430 S. Adams County Parkway
Brighton, CO 80601

RE: Request for Fence Height Variance – Perimeter Security Fence for Natural Gas Regulator & Metering
Xcel Energy Facility (Known as F-641 & F-641-M)

Conditional Use Permit Re-Submittal (RCU2024-00010) Xcel Regulator Station Rebuild

Dear Board of Adjustment,

As a part of Xcel Energy's ("Xcel") need to rebuild the natural gas facility known as F-641 and F-641M (the "Project") we would like to formally request a variance from Adams County (the "County") to allow for a 10-foot-high security fence around the perimeter of the site. The Project is proceeding through the Conditional Use Permit, case number referenced above, and in our prior discussions with the County we were informed that the maximum fence height allowance is 8 feet. Xcel has reviewed County, State and Federal codes and regulations and incorporated these into the facility's new design. However, due to site conditions, location, equipment sensitivity, and public safety concerns, Xcel requests approval to install its standard 10-foot-high fence to help deter trespassing and prevent tampering or damage to critical components within the site.

Xcel's standards and safety code, considering operation of same or similar natural gas regulator facilities, should have an established physical barrier to define the perimeter of the site and/or legal boundary of the property. Furthermore, a physical barrier shall also be significant enough to cause an intruder to make an overt action that will demonstrate their intent. All fencing shall have a clear zone of no less than five (5) feet on the interior and ten (10) feet on the exterior. Xcel Energy Physical Security guidelines recognize that small mesh chain link fence is designed to preclude toeholds and finger penetration, serves as an effective barrier to the passage of tools, and provides good visibility for the detection of breaching attempts. Physical security guidelines for fencing are 9-gauge 1 inch chain link design. This design eliminates the need for barbed wire atop of the perimeter fencing while maintaining visual recognition of the difficulty to trespass, creating a deterrent for any such attempt. These guidelines apply to all new construction of perimeter fencing for all facilities including Energy Supply, Substations Service Centers and Gas Regulator Stations. All repairs that require fence replacement in total shall meet this standard.

Xcel's standard fence model provides ample interior security as well as addresses public safety concerns. Unauthorized access into the facility could leave to serious injury or death as it contains pipes and equipment that regulate high pressurized, flammable gas. As a public utility company, Xcel's function is to not only provide reliable and interrupted flow of quality natural gas to its customers but also to ensure safe delivery of gas.

Should the County have any comments, concerns or questions they would like us to address we will be glad to work through those moving forward. We appreciate the County's time and attention in this matter.

Sincerely,

WESTERN STATES LAND SERVICES, LLC

A handwritten signature in black ink that reads "Justin Mazur". The signature is written in a cursive, flowing style.

Justin Mazur

Sr. Acquisition Agent

Phone: 970-215-9624

Email: jmazur@ws-ls.net / justin.mazur@xcelenergy.com

Attachments:

- Site Plan (Revised)
- Vesting Deed w/ Legal Description
- Proof of Water and Sewer Services (Exemption)
- Statement of Taxes Paid (Exemption)



VARIANCE

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

Development Application Form (pg. 3)

Written Narrative

Site Plan

Proof of Ownership (warranty deed or title policy)

Proof of Water and Sewer Services

Legal Description

Statement of Taxes Paid

Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

Type of Variance Request:	# of Requests:
Setback:	
Height:	
Lot Coverage:	
Other:	

Application Fees:	Amount:
Variance	\$500-residential \$700-non-residential <i>*\$100 per each additional request</i>

Guide to Development Application Submittal

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Narrative:

- A written explanation of the project including the existing and proposed zone district and proposed use of the property.

Scaled Site Plan:

- A site plan prepared to-scale showing at minimum: the request, any existing or proposed structures, existing and proposed setbacks of structures, any hardship, location of well, location of septic field, location of easements, surrounding rights-of-way, north arrow.
- Site plan may be hand-drawn.

Proof of Ownership (warranty deed or title policy):

- A deed may be found in the Office of the Clerk and Recorder; or
- A title commitment is prepared by a professional title company

Proof of Water and Sewer:

- Public utilities - A written statement from the appropriate water & sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Legal Description:

- Geographical description used to locate and identify a property.

Statement of Taxes

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or adcotax.com



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s):	<input type="text"/>	Phone #:	<input type="text"/>
Address:	<input type="text"/>		
City, State, Zip:	<input type="text"/>		
2nd Phone #:	<input type="text"/>	Email:	<input type="text"/>

OWNER

Name(s):	<input type="text"/>	Phone #:	<input type="text"/>
Address:	<input type="text"/>		
City, State, Zip:	<input type="text"/>		
2nd Phone #:	<input type="text"/>	Email:	<input type="text"/>

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

Name:	<input type="text"/>	Phone #:	<input type="text"/>
Address:	<input type="text"/>		
City, State, Zip:	<input type="text"/>		
2nd Phone #:	<input type="text"/>	Email:	<input type="text"/>

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor
Parcel Number

Existing
Zoning:

Existing Land
Use:

Proposed Land
Use:

Have you attended a Conceptual Review? YES ☐ NO ☐

If Yes, please list PRE#:

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

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

WHAT IS A VARIANCE

and when may it be requested?

When a property owner cannot use their property in a way that meets the Adams County Development Standards & Regulations, a variance may be requested to allow the property owner to be exempt from one or more land use regulations.



A VARIANCE MAY BE REQUESTED FOR:

- ✓ Dimensional requirements
- ✓ Performance standards
- ✓ Other special physical requirements



A VARIANCE MAY NOT BE REQUESTED FOR:

- ✗ Change in use
- ✗ Change in zoning
- ✗ Amending a Planned Unit Development (PUD)
- ✗ Relief from airport overlays

How long does a VARIANCE LAST?

A variance runs with the land. If a variance is granted, a building permit must be obtained within one year.

1
YEAR

VARIANCE APPLICATION

Contact the E-Permit Center at
epermitcenter@adcogov.org or visit their website:

epermits.adcogov.org

For more information, please contact:
cedd-pod@adcogov.org | 720.523.6800

VARIANCE REQUESTS

in Adams County



STAY CONNECTED

4430 S. Adams County Pkwy., Brighton, CO 80601



/AdamsCountyGov



@AdamsCountyGov



Public Agencies



/AdamsCountyCo

Adcogov.org



ADAMS COUNTY
COLORADO

What are the criteria for APPROVAL?

A variance application is evaluated based upon the following criteria of approval (**Sec. 2-02-23-06**):

- 1 There is a physical hardship specific to the lot.
- 2 The property owner is being deprived of a right that's commonly enjoyed by other lots in the same zone district.
- 3 The variance doesn't give a special privilege to the applicant.
- 4 The property cannot be reasonably developed in conformity of the regulations.
- 5 The circumstances that cause the need for a variance are not self-imposed.
- 6 The proposal is harmonious with the neighborhood and compatible with the purpose of the regulations.
- 7 The public good and safety is not impaired.
- 8 The proposed use is allowed in the zone district and doesn't further a non-conforming use.

What is the variance REVIEW PROCESS?

APPLICATION SUBMITTAL

Application is submitted to the E-Permit Center. You can contact this office at epermitcenter@adcogov.org or visit their website at permits.adcogov.org.



FIRST REVIEW

35 calendar days for staff review and agency referral (school districts, fire districts, Colorado Department of Public Health & Environment etc.). Neighbors are also notified of the application at this time and are given the opportunity to make comments. At the end of this review period, a meeting is scheduled with the applicant to go over the review comments.

35 calendar days for the first review

EACH ADDITIONAL REVIEW

21 days. If a resubmittal is required, the application will undergo an additional round of review. This may happen several times depending on the quality of each submittal.

21 calendar days for each additional review

BOARD OF ADJUSTMENT (BOA) HEARING

BOA hearings are scheduled on the first and third Thursday of every month at 6 p.m. and are scheduled four weeks in advance. All review comments need to be resolved prior to scheduling the public hearing.

First & Third THURSDAY of every month BOA hearings are scheduled

BOA MAY VOTE TO...



Approve.

The variance is valid upon approval by the BOA.



Approve with conditions.

The BOA may attach special conditions to the variance to make sure no special privileges are being granted to the applicant.



Deny.

The variance process can take three months or longer, depending on the number of resubmittals and available Board of Adjustment hearing dates.

3
MONTHS+

If a building permit is not issued within one year of the variance approval or the use associated with the variance has not been established, the variance will expire. Extensions may be requested — see **Sec. 2-02-23-10**.

1
YEAR



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Justin Mazur

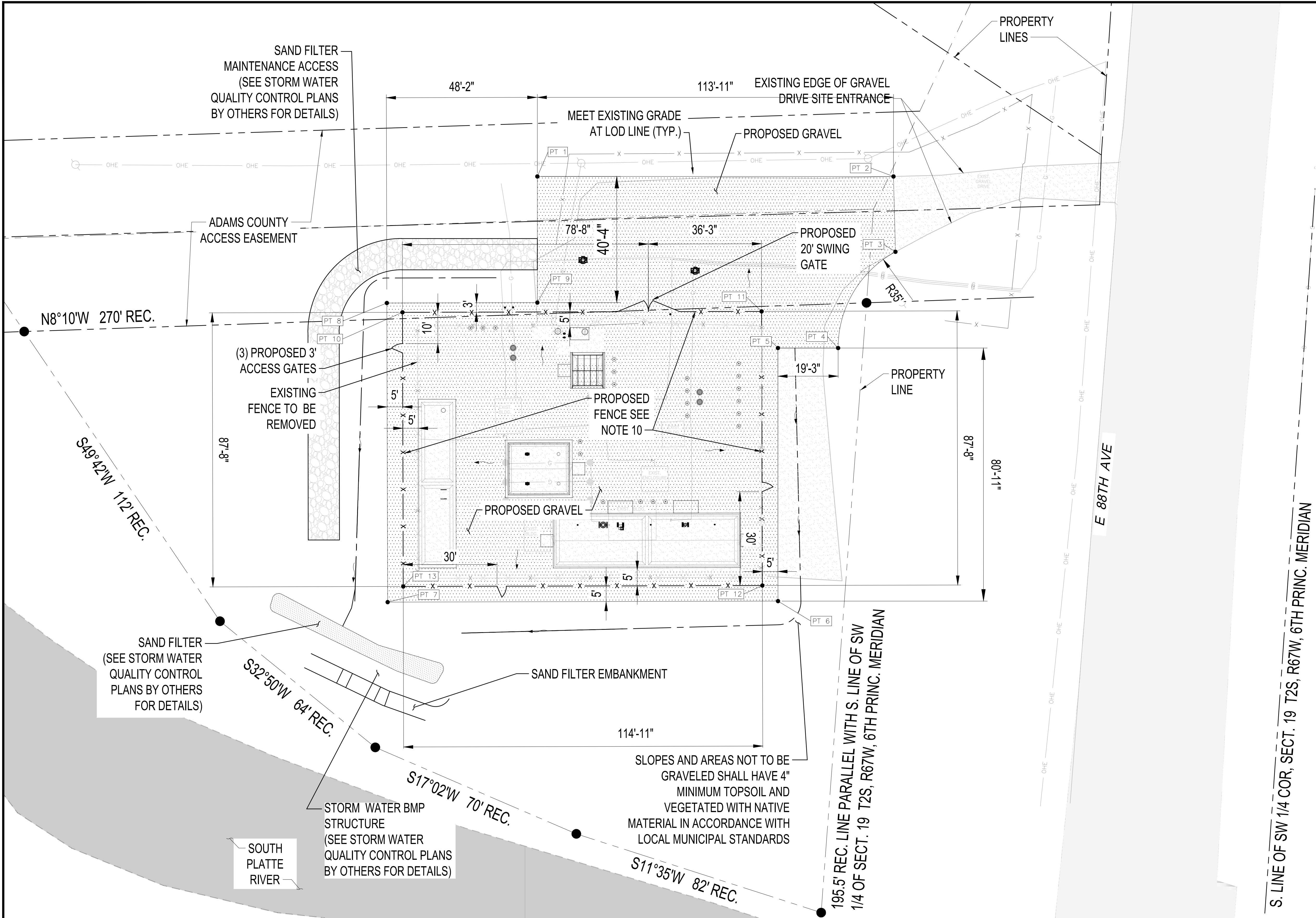
Sr. Acquisition Agent

Phone: 970-215-9624

Email: jmazur@ws-ls.net / justin.mazur@xcelenergy.com

Attachments:

- Site Plan (Revised)
- Vesting Deed w/ Legal Description
- Proof of Water and Sewer Services (Exemption)
- Statement of Taxes Paid (Exemption)



LEGEND

- EXISTING ASPHALT ROAD
- EXISTING GRAVEL
- PROPOSED GRAVEL
- PROPOSED FENCE LINE
- POINT NUMBER (REFER TO POINT TABLE)

PLACE 6" THICK (MIN) CLASS 6 AGGREGATE COMPACT TO 95% MODIFIED PROCTOR

GEO-TEXTILE FABRIC
COMPACTED SUB-GRADE

TYPICAL YARD GRAVEL SURFACE SECTION
SCALE: NONE

POINT TABLE				
POINT #	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	GRAVEL CORNER	1191153.83	3158098.54	5080.65
2	GRAVEL CORNER	1191040.88	3158113.56	5079.87
3	GRAVEL CORNER	1191037.08	3158089.77	5079.95
4	GRAVEL CORNER	1191051.20	3158056.84	5079.96
5	GRAVEL CORNER	1191070.29	3158054.30	5080.25
6	GRAVEL CORNER	1191059.59	3157974.08	5080.32
7	GRAVEL CORNER	1191183.34	3157957.29	5080.41
8	GRAVEL CORNER	1191196.20	3158052.08	5080.36
9	GRAVEL CORNER	1191148.50	3158058.56	5080.64
10	FENCE CORNER	1191190.85	3158049.78	5080.69
11	FENCE CORNER	1191077.01	3158065.23	5080.39
12	FENCE CORNER	1191065.22	3157978.36	5080.42
13	FENCE CORNER	1191179.06	3157962.91	5080.51

COORDINATE SYSTEM: C083-NF
NAD83 COLORADO STATE PLANES, NORTH ZONE, US FOOT

CAD FILE NAME: D1_4300_F-641.dwg

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

HISTORY	DATE	NO.	REVISIONS DESCRIPTION	BY	DATE
DRAWN BY: MW	09/27/23	0	ISSUED FOR CONSTRUCTION	PS	06/26/24
DESIGNED BY: ED	09/25/23	1	RE-ISSUED FOR CONSTRUCTION	PS	10/04/24
CHECKED BY: ED	10/04/24	2	ISSUED FOR PERMIT	PS	08/05/25
APPROVED BY: AM	10/04/24				
IN SERVICE DATE:					

F-641 & F-641-M REGULATOR STATION REBUILD
SITE PLAN
CIVIL & STRUCTURAL

SERVICE CENTER: ARVADA

DIVISION: EASTERN

LOCATION: SEC 28, T6S, R68W

CITY/COUNTY : THORNTON/ADAMS

TYPE: TRANSMISSION

DRAWING
4300

RECORDER'S STAMP

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

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of
TEN DOLLARS and other good and valuable consideration
to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is
hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do
grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever,
all of the following described lot or parcel of land, situate, lying and being in the
County of Adams and State of Colorado, to-wit:
The north 270.0 feet, measured along the Westerly R.O.W. of County Road No. 86, of that
part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 19, Township 2 South, Range 67 West, Adams County, Colorado,
lying Southeasterly of the South Platte River and Westerly of County Road No. 86, more
particularly described as beginning at the Southwest corner of said Section 19; thence
N88°11'E along the South line SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 19 a distance of 945.5 feet more
or less to a point on the Westerly R.O.W. line of County Road No. 86; thence N89°
10'W along said R.O.W. line a distance of 133.7 feet to the true point of beginning;
thence continuing N89°10'W along said R.O.W. a distance of 270.0 feet to a point on
Southeasterly bank of the South Platte River; thence along said bank by the following
courses and distances: S49°42'W, 112.0 feet; S32°50'W, 64.0 feet; S17°02'W, 70.0 feet;
S11°35'W 82.0 feet; to a point which is 132.6 feet, measured at right angles, North of
the South line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 19; thence N88°11'E parallel to said South line
a distance of 195.5 feet more or less to the true point of beginning. Contains
0.78 Acres more or less.

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

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

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

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

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

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

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

WITNESS my hand and official seal.

My commission expires Jan. 13-1963

Notary Public.



15
FEE PAID: 15
THE REALTY RECORDING ACT, SENATE BILL 2260

ALL ESTATES MUST BE AT AGENCY

766 # 178463

Proof of Gas & Electric Utilities

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

Certificate of Taxes Paid

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