

APPLICATION

FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY

An Encroachment Permit is required prior to placing privately-owned improvements (“Encroachment” or “Encumbrance”) in the public Right-of-Way (ROW). Only Encroachment Permit Applications in accordance with [Rules and Regulations](#) and [Permit Entrance Requirements](#) for Encroachments in the Public Right-of-Way will be considered by the Department of Transportation & Infrastructure (DOTI). **It is the City’s sole discretion whether to grant an Encroachment Permit based on any facts the City feels are relevant. Approval is not guaranteed.**

To apply, complete this application and submit together with required application materials in accordance with the [Permit Entrance Requirements](#) to DOTI.ER@denvergov.org. Please type or print clearly. If necessary, attach additional sheets to fully answer any of the following sections. Incomplete applications packages will not be accepted. Questions on this application or the process can be sent to DOTI.ER@denvergov.org.

☐ **Check if this application is for Tier Determination only.** *If checked, the project will not be submitted for full review until confirmation, and remaining submittal requirements, are received by owner.*

ADJACENT PROPERTY OWNER:

The adjacent property owner or Authorized Special District will be the Encroachment Owner and Permittee and is the responsible party for the Encroachment in accordance with the Rules and Regulations, including all fees and annual billing.

Company Name:	Xcel Energy		
Contact Name:	Josue Velez		
Property Address:	East of the intersection of W 29th Ave and Fox Street		
Billing Address:	1123 W 3rd Ave, Denver, CO 80223		
Phone:	510-710-7997	Email:	Josue.F.Velez@xcelenergy.com

PRIMARY CONTACT: ☒ Check if the same as Adjacent Property Owner

Company Name:	Xcel Energy		
Contact Name:	Josue Velez		
Address:	1123 W 3rd Ave, Denver, CO 80223		
Phone:	510-710-7997	Email:	Josue.F.Velez@xcelenergy.com

ENCROACHMENT INFORMATION:

Project Name:	Regulator Station 54
Adjacent Property Address:	East of intersection of W 29th Ave and Fox St
Coordinates (Lat/Long):	39.758589, -104.995030
Encroachment Area, in SF:	584 SF

Is this project associated with a LAND DEVELOPMENT REVIEW?

Yes ☒ No ☐ If 'Yes', provide Project Master, Site Plan and/or Concept Development Project Numbers:
2022PM0000275

Is the proposed encroachment located in Future Right-of-Way?

Finalizing permit and/or processing resolution for the Encroachment will not occur until the ROW dedication is finalized.

Yes ☐ No ☒ If 'Yes', provide ROW Dedication Project Number:

Location Description: (e.g. Located on the South side of 23rd Ave, twenty (20) feet from face of curb, and ten (10) feet west of pavement on Private Drive.)

Located east of the intersection of W 29th Avenue and Fox Street, one hundred and eight (108) feet from the Fox Street right-of-way. Northwest corner of the regulator station will be approximately 4'-5" from the property line. Northeast corner of the regulator station will be approximately 7'-11" from the property line. Additional information is provided in Attachment 1 of the application package.

Description of Encroachment:

Describe the proposed encroachment, including the type and quantity of objects.

The new regulator/valve set will consist of above ground piping that is approximately 3.5 feet off the ground. The regulator station will be surrounded by a 10-foot tall, zinc coated wire mesh security fence. The regulator station will be surrounded by bollards that will be grounded with 15" concrete footing and consist of steel pipe columns filled with concrete. Additional information is provided in Attachment 1 of the application package.

Reason for Private Improvements in the Public ROW:

Private improvements should be located on private property. Only in cases where there are physical constraints that preclude the placement of private improvements on private property that an encroachment may be considered within the right-of-way. Make your case as to why this is a good use of the public right-of-way.

The existing regulator station to be replaced is currently located within W 29th Ave ROW, west of the intersection between W 29th Ave and Fox Street. The existing regulator station will be removed and the replacement regulator station will be located east of the same intersection. The replacement regulator station is larger in size and would not fit in the location of the existing regulator station. It is necessary for the replacement regulator station to be located in the same vicinity since it must connect to existing underground gas pipelines. This project is necessary to ensure continued delivery of reliable, safe, and economical natural gas to the surrounding communities.

ATTESTATION:

By submitting this permit application and signing below, I understand and agree to the following:

1. That I am the property owner adjacent to the Encroachment Area, or the authorized representative of a Special District, that is responsible for the placement, maintenance, repair, replacement, removal, site restoration, ownership, or is otherwise responsible for the Encroachment in accordance with the Rules & Regulations for Encroachments and Encumbrances in the Public Right-of-Way.
2. That it is the City's sole discretion to classify the Tier of an Encroachment and whether to grant an Encroachment Permit based on any facts the City feels are relevant. The issuance of an Encroachment Permit confers no rights to the Right-of-Way, the Encroachment Permit is revocable and DOTI can order the removal of the Encroachment and restoration of the Encroachment Area for any reason the City feels relevant.
3. Permittee agrees to defend, indemnify, reimburse and hold harmless the City, its appointed and elected officials, agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or relating to an Encroachment Permit and the Encroachment ("Claims"). This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of Permittee or its subcontractors either passive or active, irrespective of fault, including City's negligence whether active or passive.
4. Permittee's duty to defend and indemnify City shall arise at the time written notice of the Claim is first provided to City regardless of whether claimant has filed suit on the Claim. Permittee's duty to defend and indemnify City shall arise even if City is the only party sued by claimant and/or claimant alleges that City's negligence or willful misconduct was the sole cause of claimant's damages.
5. Permittee will defend any and all Claims which may be brought or threatened against City and will pay on behalf of City any expenses incurred by reason of such Claims including, but not limited to, court costs and attorney fees incurred in defending and investigating such Claims or seeking to enforce this indemnity obligation. Such payments on behalf of City shall be in addition to any other legal remedies available to City and shall not be considered City's exclusive remedy.
6. Insurance coverage requirements specified in an Encroachment Permit shall in no way lessen or limit the liability of Permittee under the terms of this indemnification obligation. Permittee shall obtain, at its own expense, any additional insurance that it deems necessary for the City's protection.
7. This defense and indemnification obligation shall survive the expiration or termination of any issued Encroachment Permit.
8. Permittee is fully responsible for all costs to install, maintain, repair, replace, remove, and restore the Encroachment Area, including annual City Encroachment Permit Fees. A lien will be placed on the Permittee's property for failure to remove a revoked or abandoned Encroachment for cost incurred by CCD to remove the Encroachment and restore the Encroachment Area on behalf of the Permittee.
9. Indemnity and Insurance for Tier I and Tier II Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier I or Tier II Encroachment, the Owner of such Tier I or Tier II Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier I or Tier II Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$2,000,000 policy aggregate. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.
10. Indemnity and Insurance for Tier III Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier III Encroachment, the Owner of such Tier III Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier III Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$5,000,000 policy aggregate. A combination of primary and excess coverage may be used to meet the aggregate limit. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.

ADJACENT PROPERTY

OWNER SIGNATURE:

Josue Velez

Digitally signed by Josue Velez
DN: cn=US, email=josue.velez@xcelenergy.com, o=Xcel Energy,
ou=Process & Control Engineering, cn=Josue Velez
Reason: I am approving this document
Date: 2023.08.30 14:24:22-0500

DATE: 8/30/2023

PRINT NAME:

Josue Velez

TITLE:

Project Manager

COMPANY:

Xcel Energy

SUBMITTAL CHECKLIST

FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY

Any Submittal not meeting all minimum checklist criteria herein will be rejected as incomplete.

Encroachments shall be in accordance with:

- ☐ [Rules and Regulations Governing Encroachments & Encumbrances in the Public Right-of-Way](#)
- ☐ [Transportation Standards and Details for the Engineering Division](#)

Application

- ☐ **Signed by adjacent property owner** as owner of Encroachment or authorized Special District representative

Evidence of Adjacent Property Ownership & Property Legal Description

Required for all Encroachment Permit Applications

- ☐ Current Title Work/Warranty Deed confirming ownership and legal description for adjacent property
- ☐ Property Legal Description in Word format

Legal Description sealed and signed by a Professional Land Surveyor licensed in Colorado

Required for Tier II Underground Encroachments and all Tier III Encroachments, can be submitted after 1st review

- ☐ Encroachment Area Legal Description and Exhibit(s) in PDF format stamped and signed by PLS
- ☐ Encroachment Area Legal Description in Word format

Will be stamped after first review as stated.

Site Plans sealed and signed by a Professional Engineer licensed in Colorado

GENERAL

- ☐ Vicinity map
- ☐ North arrows and numerical and bar scales (Scale not to exceed 1" = 40')
- ☐ Legend
- ☐ PE stamp area
- ☐ Plan set date and revision number (if applicable)

PLAN VIEW

Show, label and dimension existing and proposed final site conditions, including but not limited to the following (aerial imagery is allowed; however, it does not replace requirement for accurately scaled engineering drawings):

- ☐ Property lines, right-of-way width
- ☐ Edge of pavement, curb and gutter, sidewalks, nearby driveways and alleys
- ☐ Street lights, pedestrian lights, signal poles, utility poles
- ☐ Surface utility features (e.g. cabinets, handholes, manholes, inlets, vaults, valves, fire hydrants)
- ☐ Regulatory Floodplain boundaries (FEMA)
- ☐ Underground and overhead utilities (e.g. water, sewer, power, communications, gas, irrigation)
- ☐ Trees and landscaping in the ROW
- ☐ Street names and adjacent property address(es)
- ☐ Regional Transportation District (RTD) bus stop with any amenities
- ☐ Location and size of Encroachment – Show and dimension limits of both above and below ground elements

Floodplain boundary outside extent of plans

Not applicable

City and County of Denver – Department of Transportation & Infrastructure
Right-of-Way Services | Engineering & Regulatory
201 West Colfax Ave. Dept. 507 | Denver, CO 80202
www.denvergov.org/doti
Phone: 720-865-3003

- ☒ Construction Materials
- ☐ Projection from building Not applicable
- ☒ Distance from Encroachment to the nearest flowline
- ☒ Distance from Encroachment to any other Streetscape feature/obstruction in the vicinity
- ☒ Distance from property line to back of curb
- ☐ Electrical service alignment, electrical connection location, and voltage/amps Not applicable
- ☒ No proposed Encroachments located in the intersection clear zone per Transportation Std. Dwg. 7.9

ELEVATION OR CROSS-SECTION VIEWS

- ☒ Location and size of Encroachment – Show and dimension limits of both above and below ground elements
- ☒ Existing and final grade
- ☒ Existing utilities and their size and depth
- ☒ Vertical height/clearance of the Encroachment from finish grade

DETAIL SHEET(S)

- ☒ Manufacturer's and/or construction detail(s)
- ☒ Referenced City detail(s) by drawing number on the appropriate plan and elevation view(s)
- ☒ Office of the Forester's (OCF) tree protection detail and notes
- ☐ Special, non-standard, or modified City details Not applicable

STRUCTURAL PLANS ☒ Not Applicable

- ☐ Structural plans
- ☐ Manufacturers certification

ADDITIONAL REQUIRED MATERIAL(S) ☒ Not Applicable

- ☐ Approval from applicable reviewing authorities (e.g. design review district, floodplain, Arts & Venues)
- ☐ For properties sharing the Encroachment, appropriate legal documentation for review by the City

COMMENT RESOLUTION SHEET(S) IF APPLICABLE ☒ Not Applicable for 1st Submittal

- ☐ Reviewer's and Agency Name
- ☐ Review comments (reviewer comments must be verbatim)
- ☐ Formal written response to each comment

Fees:

Fees must be paid immediately after ER provides a project number and invoice for your application.

Fees (Non-Refundable):	Tier I Encroachment:	Tier II Encroachment:	Tier III Encroachment:
Initial Processing	No Fee	\$1,500.00	\$1,500.00
Legal Description Review	N/A	\$300.00	\$300.00
Resolution Review	N/A	N/A	\$300.00
Annual Permit	No Fee	\$200.00	\$200.00

Attestation:

I hereby attest that the above information is incorporated into the Encroachment Application and plan submittal:

SIGNATURE: <u>Brandon Balk</u> PRINT NAME: <u>Brandon Balk</u> COMPANY: <u>Entrust Solutions Group</u>	<small>Digitally signed by Brandon Balk DN: E=balk@entrustsol.com, CN=Brandon Balk, OU=User v2, OU=Denver-Englewood CO, OU=EME Offices, DC=eme, DC=entrustengineering, DC=com Date: 2023.08.29 13:12:23-0600</small>	DATE: <u>8/29/23</u> EMAIL: <u>bbalk@entrustsol.com</u>
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Purpose Of Encroachment

The existing regulator station to be replaced is currently located within W 29th Ave right-of-way (ROW), west of the intersection between W 29th Ave and Fox Street. The existing regulator station is in need of replacement as it is 150% out of capacity and not on par with current Xcel design standards. The existing regulator station will be removed, and the new regulator station will be located east of the same intersection. This project is necessary to ensure continued delivery of reliable, safe, and economical natural gas to the surrounding communities.

The new regulator station is larger in size and would not fit in the location of the existing regulator station. Due to the constrained area and presence underground utilities, limited options are available for the placement of the new regulator station. However, it is necessary for the new regulator station to be located in the same vicinity since it must connect to existing underground gas pipelines. The site was selected because it is proximate to the existing site, provides adequate space for construction and maintenance, and setback from Fox Street, W 29th Ave, and the rail.

The northwest corner of the new regulator station will be approximately 4'-5" from the property line and the northeast corner of the new regulator station will be approximately 7'-11" from the property line. The regulator station will be surrounded by a 10-foot tall, zinc coated wire mesh security fence.

Stephen Elkins with Denver's Community Planning and Development stated in the project's Concept Plan Meeting on July 14, 2022, that the ROW belongs to the Department of Transportation & Infrastructure (DOTI) and is currently being used as an unauthorized parking lot. The new regulator station will occupy a portion of this area, encompass an area 34'-6" by 11'-6" in size and have a total disturbance of approximately 584 square feet. The new regulator station would not impact the intended use of the ROW since it will only occupy a portion of the ROW and will not impede access to the remaining ROW.

Mindy Decker with Denver's DES Transportation Department stated in the project's Concept Review comments that a detached public sidewalk is required along the street frontage along with an amenity zone. Curb and sidewalk details are included Attachment 3 of this application package.

Details of Project Status

The Project Master Number is 2022-PROJMSTR-0000275. The project has proceeded through Concept Review (2022-CONCEPT-0000185) and is currently undergoing review for a TEP (2023-TRAN-0000199), and SUDP (2023-SUDP-0003064). A TDM (2023-TRAN-0000198) is approved for the project. A Utility Plan Review will be submitted concurrently with this application.

This project is necessary to ensure continued delivery of reliable, safe, and economical natural gas to the surrounding communities and needs to be constructed prior to the upcoming winter season to meet anticipated demand.

Location Description

The new regulator station will be constructed within existing road ROW east of the intersection of W

29th Ave and Fox Street and south of parcel 02278-01-027-00. The new regulator station will encompass an area 34'-6" by 11'-6" in size and have a total disturbance of approximately 584 square feet. The aboveground piping will be a maximum of approximately 3 feet and 6 inches off the ground (Attachment 3). The northwest corner of the new regulator station will be approximately 4'-5" from the property line and the northeast corner of the new regulator station will be approximately 7'-11" from the property line. The new regulator station will be located approximately 108' east of the Fox Street ROW.

The regulator station will be surrounded by a 10-foot tall, zinc coated wire mesh security fence. The regulator station will be surrounded by bollards that will be grounded with 15" concrete footing and consist of steel pipe columns filled with concrete. Four-inch and six-inch belowground gas pipelines are proposed and will extend into W 29th Ave and Fox St ROW to connect to existing natural gas distribution infrastructure (Attachment 3). Since the new regulator station will be located within road ROW, this application package does not include a legal description of the site. Sharing of the encroachment is not proposed as part of the project; therefore ownership, maintenance, and fee obligations are not included in this application package.

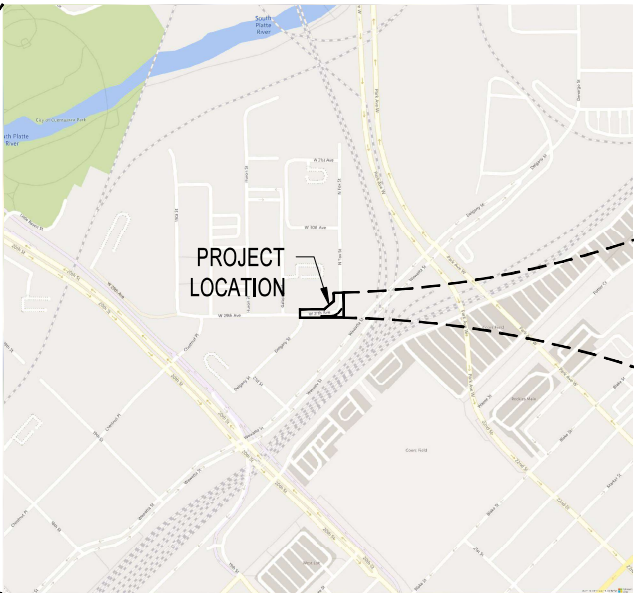
Title Commitment

The regulator station will be located in DOTI-owned ROW. Since Xcel Energy does not own the ROW or adjacent property, a title commitment is not included in this application package.

TIER II-III ENCROACHMENT PLAN
XCEL ENERGY REGULATOR STATION 54
CITY AND COUNTY OF DENVER, STATE OF COLORADO
A PORTION OF THE SW QUARTER OF SECTION 27, TOWNSHIP T3S, RANGE 68W OF THE 6TH P.M.
DENVER MASTER ID: 2022-PM-0000275



REGIONAL MAP - DENVER, CO.
SCALE 1" = 3MI



VICINITY MAP
SCALE 1" = 600'




LAT: 39.758525°N
LONG: 104.995170°W
PROJECT SITE
SCALE 1" = 70'

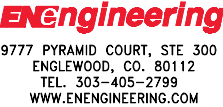
DRAWING SHEET INDEX - GAS PIPELINE			
SHEET	REV	DATE	DESCRIPTION OR TITLE
1	0	08/24/23	COVER SHEET
2	0	08/24/23	EXISTING CONDITIONS - AERIAL VIEW
3	0	08/24/23	PLAN VIEW
4	0	08/24/23	ELEVATION VIEW
5	0	08/24/23	FENCE DETAIL
6	0	08/24/23	BOLLARD DETAIL
7	0	08/24/23	SIDEWALK DETAIL
8	0	08/24/23	CURB DETAIL
9	0	08/24/23	TREE PROTECTION ZONE - PUBLIC SPACE FENCING DETAIL

NOTE:
1) CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION MEASUREMENTS.
CAD FILE NAME: Encroachment Drawing Set.dwg

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FLOC: GD-00CIPF932-RD120-RST00000054



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

HISTORY	DATE	REVISIONS			
		NO.	DESCRIPTION	BY	DATE
DRAWN BY: AT	08/08/23				
DESIGNED BY: BJB	08/07/23	0	ISSUED FOR PERMITTING	TIS	08/24/23
CHECKED BY: CM	08/23/23				
APPROVED BY: PG					
IN SERVICE DATE:					

54 REGULATOR STATION REBUILD
TIER II-III ENCROACHMENT REVIEW
COVER SHEET


SERVICE CENTER: D120 - LDC SERVICE CENTER

DIVISION: METRO

LOCATION: SEC27-T3S-R68W

CITY/COUNTY: DENVER/DENVER

TYPE: DISTRIBUTION

DRAWING
1


TIER II-III ENCROACHMENT PLAN
XCEL ENERGY REGULATOR STATION 54
CITY AND COUNTY OF DENVER, STATE OF COLORADO
A PORTION OF THE SW QUARTER OF SECTION 27, TOWNSHIP T3S, RANGE 68W OF THE 6TH P.M.
DENVER MASTER ID: 2022-PM-0000275

LEGEND

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PROPOSED GAS MAIN

C/L ROAD

R.O.W.

FENCE

PROPERTY LINE

SECTION LINE

TOWNSHIP/RANGE LINE

N



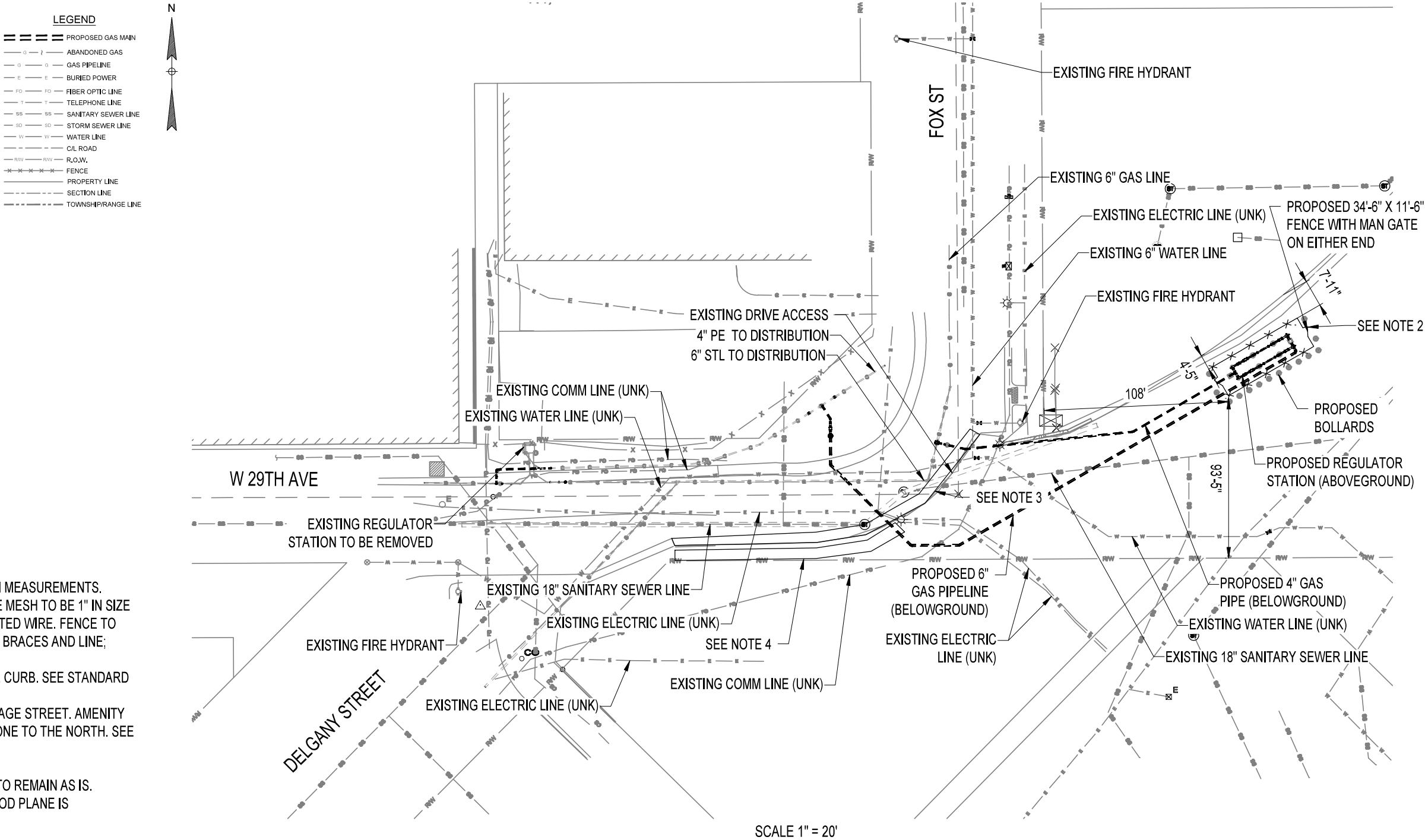
NOTE:
1) CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION MEASUREMENTS.
2) THE PROPOSED WORK FOR THIS PROJECT WILL NOT HAVE AN IMPACT ON EXISTING TREES.

CAD FILE NAME: Encroachment Drawing Set.dwg

SCALE 1" = 20'




<div><div></div><div>FLOC: GD-00CIPF932-RD120-RST00000054</div></div>	<div><div></div><div>9777 PYRAMID COURT, STE 300 ENGLEWOOD, CO. 80112 TEL. 303-405-2799 WWW.ENENGINEERING.COM</div></div>	HISTORY		DATE		REVISIONS				54 REGULATOR STATION REBUILD TIER II-III ENCROACHMENT REVIEW EXISTING CONDITIONS - AERIAL VIEW				DRAWING			
		DRAWN BY: AT		08/08/23		NO.		DESCRIPTION						BY		DATE	
		DESIGNED BY: BJB		08/07/23		0		ISSUED FOR PERMITTING		TIS		08/24/23					
		CHECKED BY: CM		08/23/23													
		APPROVED BY: PG															
IN SERVICE DATE:												SERVICE CENTER: D120 - LDC SERVICE CENTER		LOCATION: SEC27-T3S-R68W		<div></div>	
												DIVISION: METRO		CITY/COUNTY: DENVER/DENVER			

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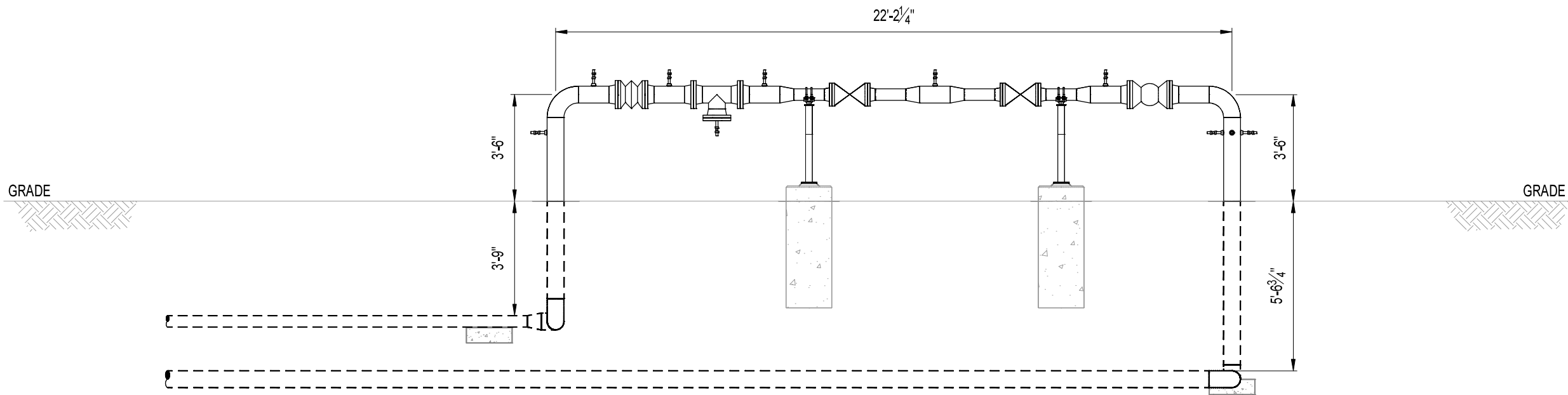


- NOTE:
- 1) CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION MEASUREMENTS.
 - 2) NEW FENCE TO BE 10' TALL, WITH NO BARB WIRE CAP. FENCE MESH TO BE 1" IN SIZE USING ASTM A 392, TYPE II, CLASS 1, 1.2 OZ/SQ. FT. ZINC COATED WIRE. FENCE TO COMPLY WITH ASTM F 1043 FOR FRAMING, INCLUDING RAILS, BRACES AND LINE; TERMINAL; AND CORNER POSTS.
 - 3) VEHICULAR ACCESS TO SITE REQUIRED VIA A 4" MOUNTABLE CURB. SEE STANDARD DRAWING 5.2.
 - 4) DETACHED 5'-0" PUBLIC SIDEWALK REQUIRED ALONG FRONTAGE STREET. AMENITY ZONE ALSO REQUIRED THE SAME WIDTH OF THE AMENITY ZONE TO THE NORTH. SEE STANDARD DRAWING 5.0.
 - 5) NO GRADING REQUIRED.
 - 6) EXISTING SIGHT TRIANGLE NOT TO BE MODIFIED. THEY ARE TO REMAIN AS IS.
 - 7) FLOOD PLANE BOUNDARIES ARE NOT SHOWN. NEAREST FLOOD PLANE IS APPROXIMATELY 0.2 MILES TO THE NORTH.




CAD FILE NAME: Encroachment Drawing Set.dwg

 FLOC: GD-00CIPF932-RD120-RST00000054	 9777 PYRAMID COURT, STE 300 ENGLEWOOD, CO. 80112 TEL. 303-405-2799 WWW.ENENGINEERING.COM	HISTORY	DATE	REVISIONS				54 REGULATOR STATION REBUILD TIER II-III ENCROACHMENT REVIEW PLAN VIEW				DRAWING
		DRAWN BY: AT	08/08/23	NO.	DESCRIPTION	BY	DATE					3
		DESIGNED BY: BJB	08/07/23	0	ISSUED FOR PERMITTING	TIS	08/24/23					
		CHECKED BY: CM	08/23/23									
		APPROVED BY: PG										
IN SERVICE DATE:						SERVICE CENTER: D120 - LDC SERVICE CENTER	LOCATION: SEC27-T3S-R68W					
						DIVISION: METRO	CITY/COUNTY: DENVER/DENVER	TYPE: DISTRIBUTION				

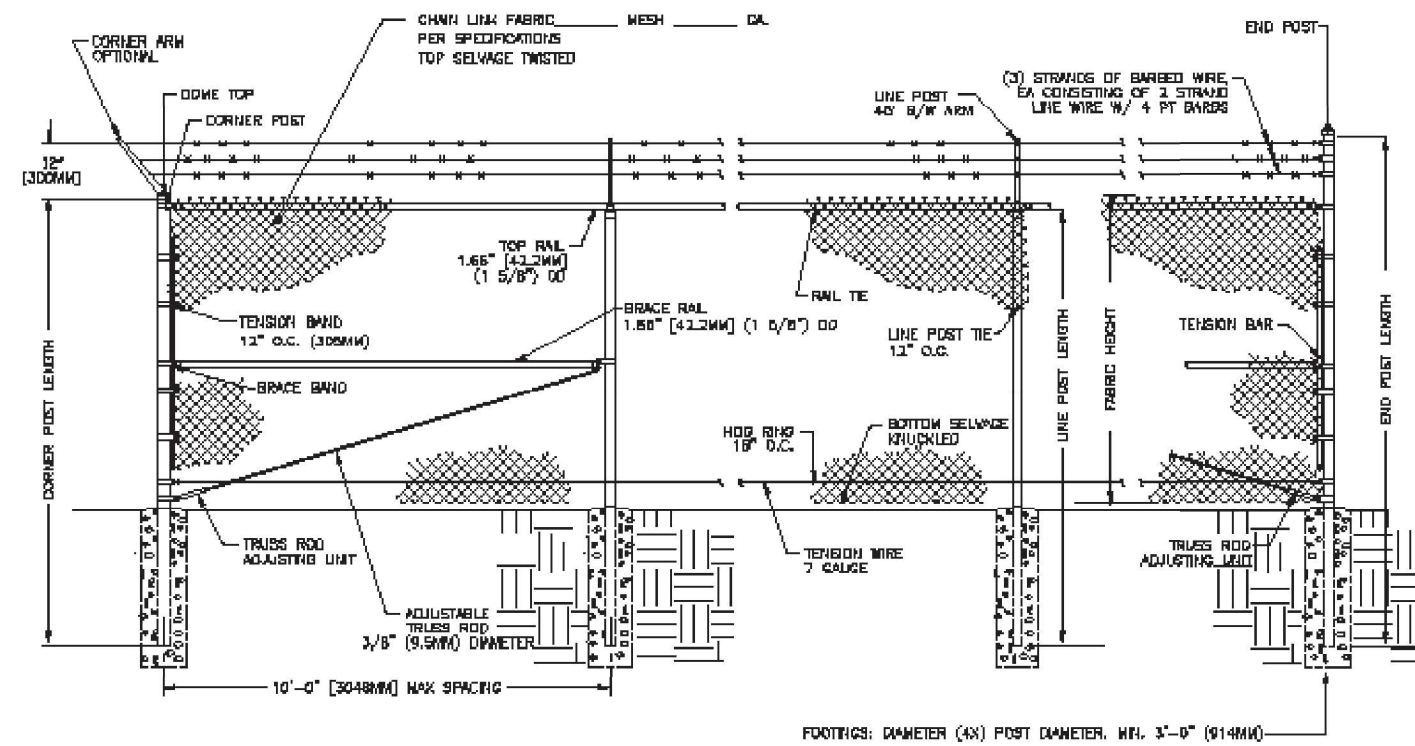
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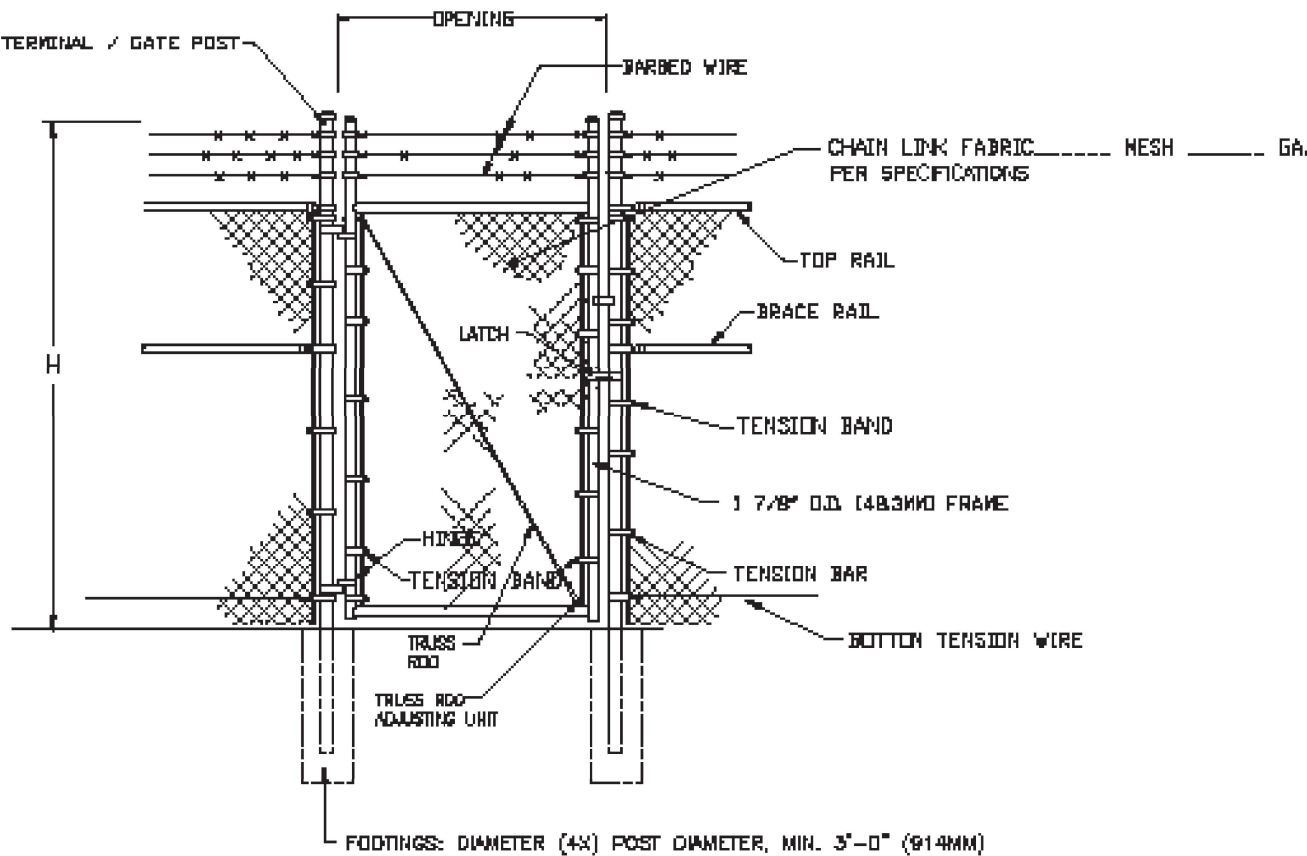
NOTES:
1) CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION MEASUREMENTS.
2) GRADE TO BE RESTORED TO PRE-CONSTRUCTION CONDITIONS.
CAD FILE NAME: Encroachment Drawing Set.dwg

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		DRAWN BY: AT	08/08/23	NO.	DESCRIPTION	BY				DATE
		DESIGNED BY: BJB	08/07/23	0	ISSUED FOR PERMITTING	TIS	08/24/23			
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TYPICAL FENCE SECTION
NOT TO SCALE



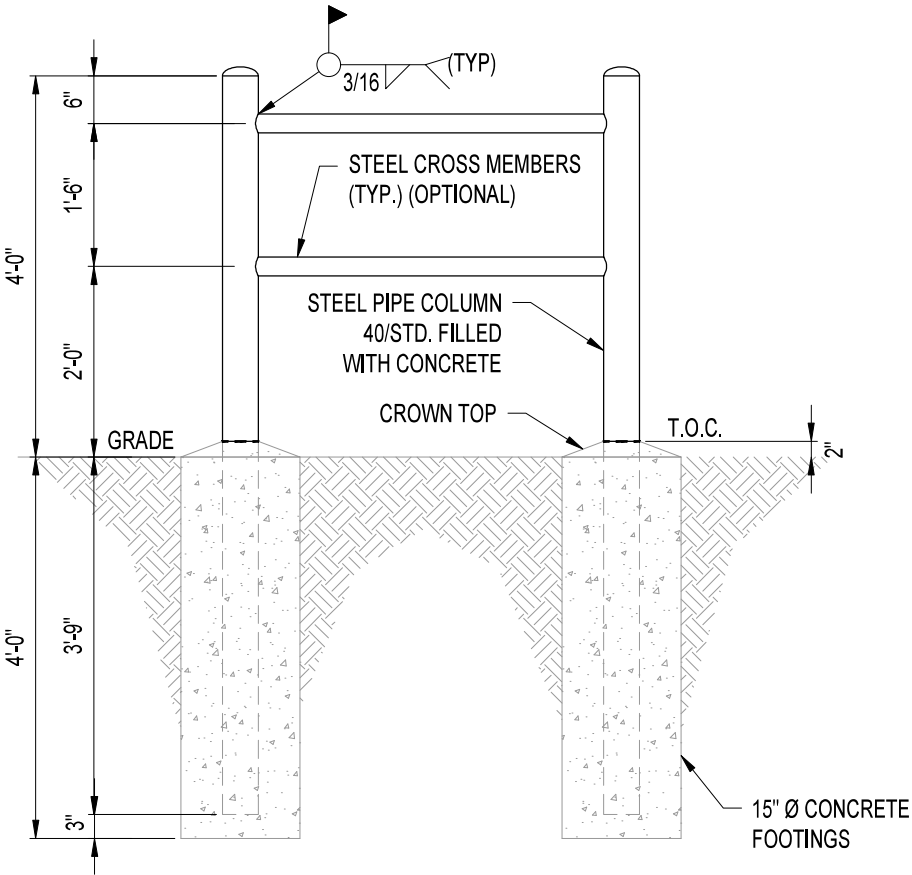
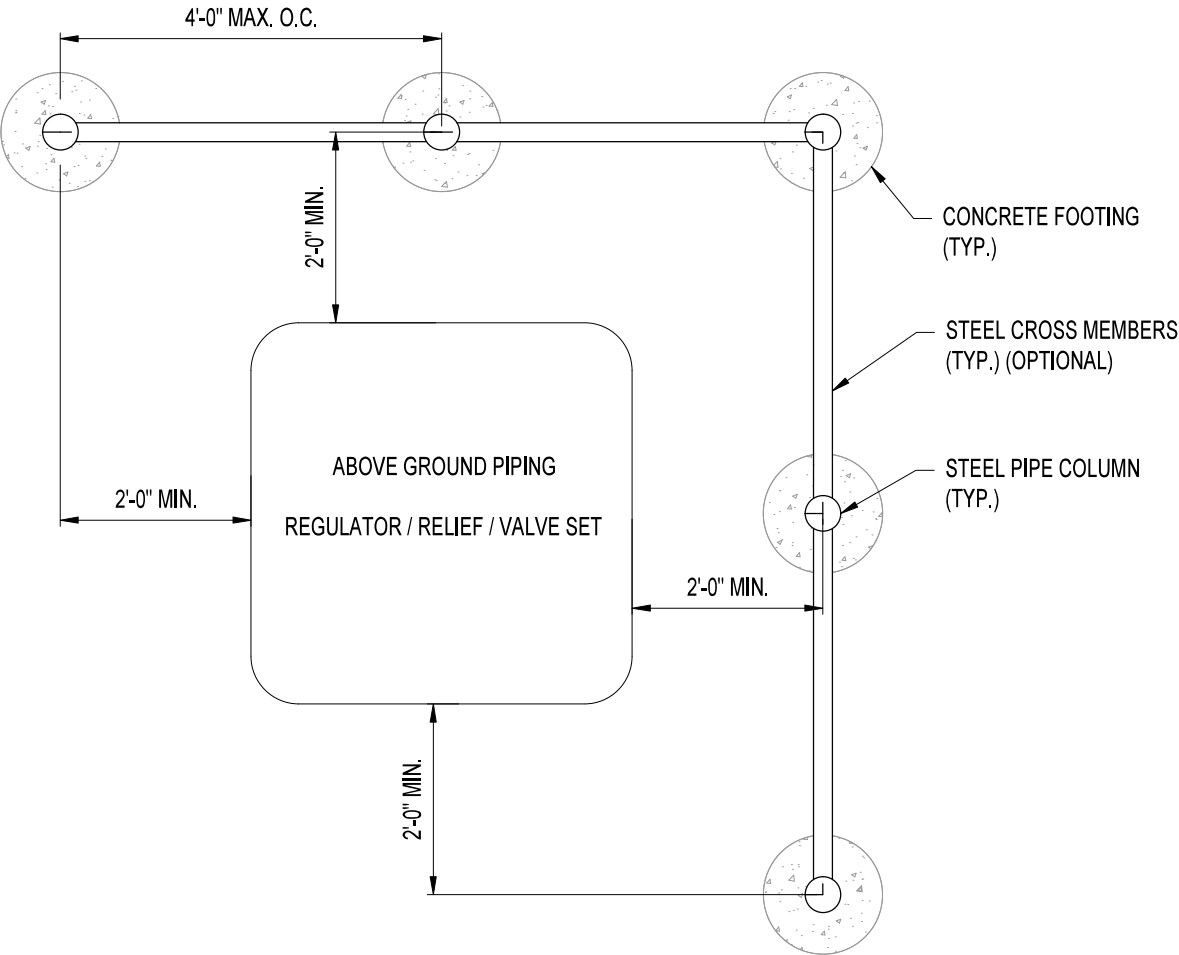
TYPICAL SINGLE SWING GATE
NOT TO SCALE

- NOTES:
- 1) CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION MEASUREMENTS.
 - 2) NEW FENCE TO BE 10' TALL, WITH NO BARB WIRE CAP. FENCE MESH TO BE 1" IN SIZE USING ASTM A 392, TYPE II, CLASS 1, 1.2 OZ/SQ. FT. ZINC COATED WIRE. FENCE TO COMPLY WITH ASTM F 1043 FOR FRAMING, INCLUDING RAILS, BRACES AND LINE; TERMINAL; AND CORNER POSTS.

CAD FILE NAME: Encroachment Drawing Set.dwg

<div></div> <div>FLOC: GD-00CIPF932-RD120-RST00000054</div>	<div></div> <div>9777 PYRAMID COURT, STE 300 ENGLEWOOD, CO. 80112 TEL. 303-405-2799 WWW.ENENGINEERING.COM</div>	HISTORY		DATE	REVISIONS				54 REGULATOR STATION REBUILD TIER II-III ENCROACHMENT REVIEW FENCE DETAIL				DRAWING		
		DRAWN BY: AT		08/08/23	NO.	DESCRIPTION		BY					DATE	5	
		DESIGNED BY: BJB		08/07/23	0	ISSUED FOR PERMITTING		TIS	08/24/23						
		CHECKED BY: CM		08/23/23											
		APPROVED BY: PG													
IN SERVICE DATE:								SERVICE CENTER: D120 - LDC SERVICE CENTER		LOCATION: SEC27-T3S-R68W					
								DIVISION: METRO		CITY/COUNTY: DENVER/DENVER				TYPE: DISTRIBUTION	




TIER II-III ENCROACHMENT PLAN
XCEL ENERGY REGULATOR STATION 54
CITY AND COUNTY OF DENVER, STATE OF COLORADO
A PORTION OF THE SW QUARTER OF SECTION 27, TOWNSHIP T3S, RANGE 68W OF THE 6TH P.M.
DENVER MASTER ID: 2022-PM-0000275



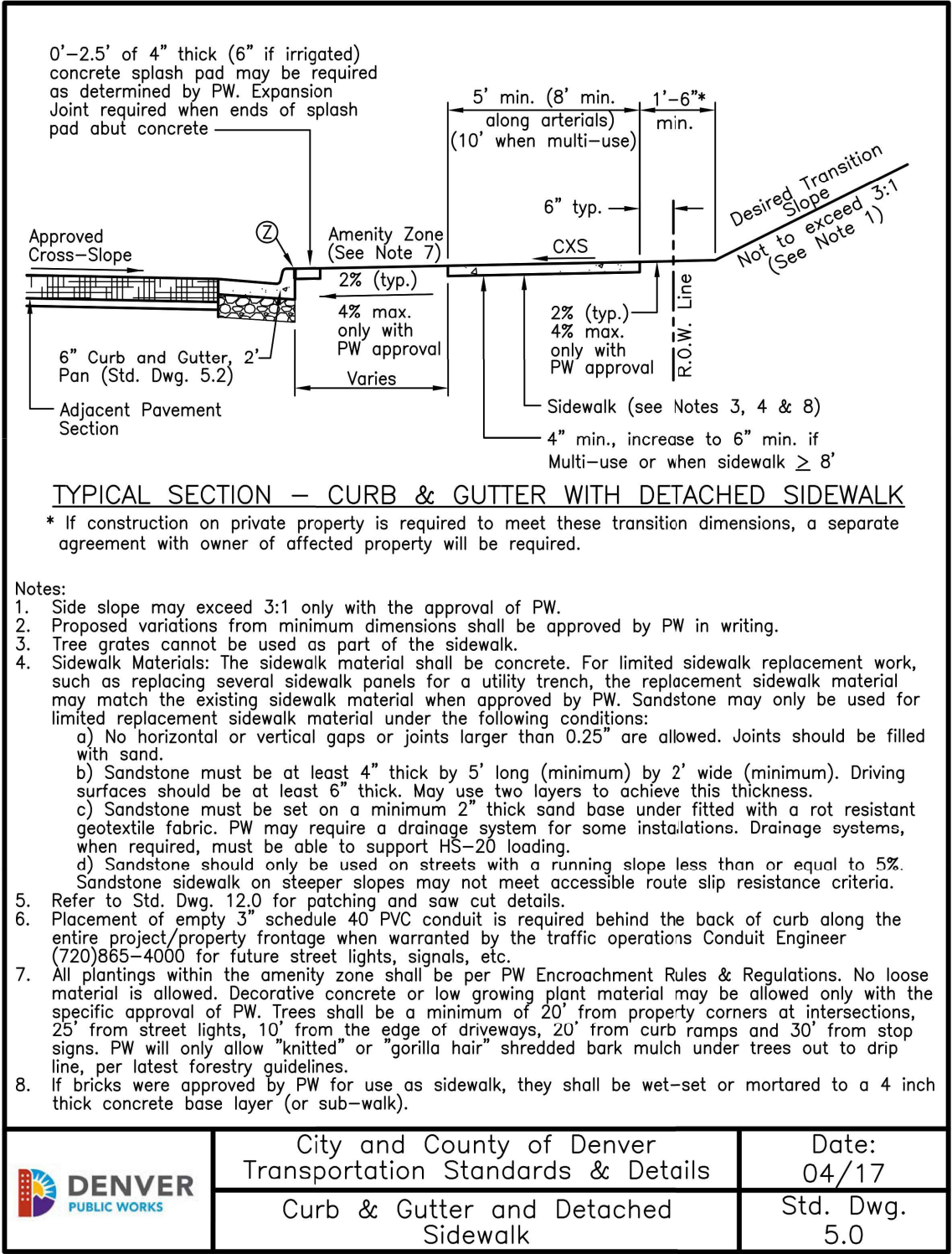
- NOTES:
- 1) CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION MEASUREMENTS.
 - 2) BOLLARD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE DETAILS, UNLESS OTHERWISE APPROVED BY ENGINEERING.
 - 3) EXACT LOCATION OF BOLLARDS TO BE FIELD DETERMINED.
 - 4) CONCRETE SHALL BE 3000 PSI MINIMUM.
 - 5) STEEL PIPE SHALL BE ASTM A53 GRADE B OR HIGHER.
 - 6) WELD ELECTRODE TENSILE STRENGTH SHALL BE 70 KSI (E70). MINIMUM SIZE OF WELDS SHALL BE IN ACCORDANCE WITH AISC.
 - 7) BOLLARDS MUST BE CLEANED, PRIMED, AND PAINTED AS DIRECTED BY THE OWNER.
 - 8) CONCRETE FOOTINGS SHALL BE DRILLED INTO AND CAST AGAINST UNDISTURBED NATIVE SOIL OR COMPACTED STRUCTURAL FILL.
 - 9) FILL AND BACKFILL MATERIAL SURROUNDING THE BOLLARDS SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY AT ±2% OF OPTIMUM MOISTURE CONTENT PER ASTM D698.
 - 10) INSTALL "WARNING - GAS PIPELINE" STICKERS AND REFLECTORS TO FACE TRAFFIC.
 - 11) IF 360 DEGREE PROTECTION AND CROSS MEMBERS ARE REQUIRED, ADEQUATE ACCESS TO THE STATION (2'-0" TYP.) SHALL BE CONSIDERED TO REDUCE THE RISK OF INJURY TO EMPLOYEES PERFORMING WORK AT THE LOCATION.
 - 12) THE CONTRACTOR SHALL NOTIFY THE STATE UTILITY NOTIFICATION CENTER (811) AT LEAST THREE (3) BUSINESS DAYS PRIOR TO CONSTRUCTION.

PIPE SIZE SCHEDULE	
COLUMN	CROSS MEMBER
4"	2"
8"	4"

CAD FILE NAME: Encroachment Drawing Set.dwg

	 9777 PYRAMID COURT, STE 300 ENGLEWOOD, CO. 80112 TEL. 303-405-2799 WWW.ENENGINEERING.COM	HISTORY	DATE	REVISIONS			54 REGULATOR STATION REBUILD TIER II-III ENCROACHMENT REVIEW BOLLARD DETAIL			DRAWING
		DRAWN BY: AT	08/08/23	NO.	DESCRIPTION	BY				DATE
		DESIGNED BY: BJB	08/07/23	0	ISSUED FOR PERMITTING	TIS	08/24/23			
		CHECKED BY: CM	08/23/24							
		APPROVED BY: PG								
FLOC: GD-00CIPF932-RD120-RST00000054		IN SERVICE DATE:						SERVICE CENTER: D120 - LDC SERVICE CENTER	LOCATION: SEC27-T3S-R68W	
								DIVISION: METRO	CITY/COUNTY: DENVER/DENVER	

TIER II-III ENCROACHMENT PLAN
XCEL ENERGY REGULATOR STATION 54
CITY AND COUNTY OF DENVER, STATE OF COLORADO
A PORTION OF THE SW QUARTER OF SECTION 27, TOWNSHIP T3S, RANGE 68W OF THE 6TH P.M.
DENVER MASTER ID: 2022-PM-0000275



CAD FILE NAME: Encroachment Drawing Set.dwg



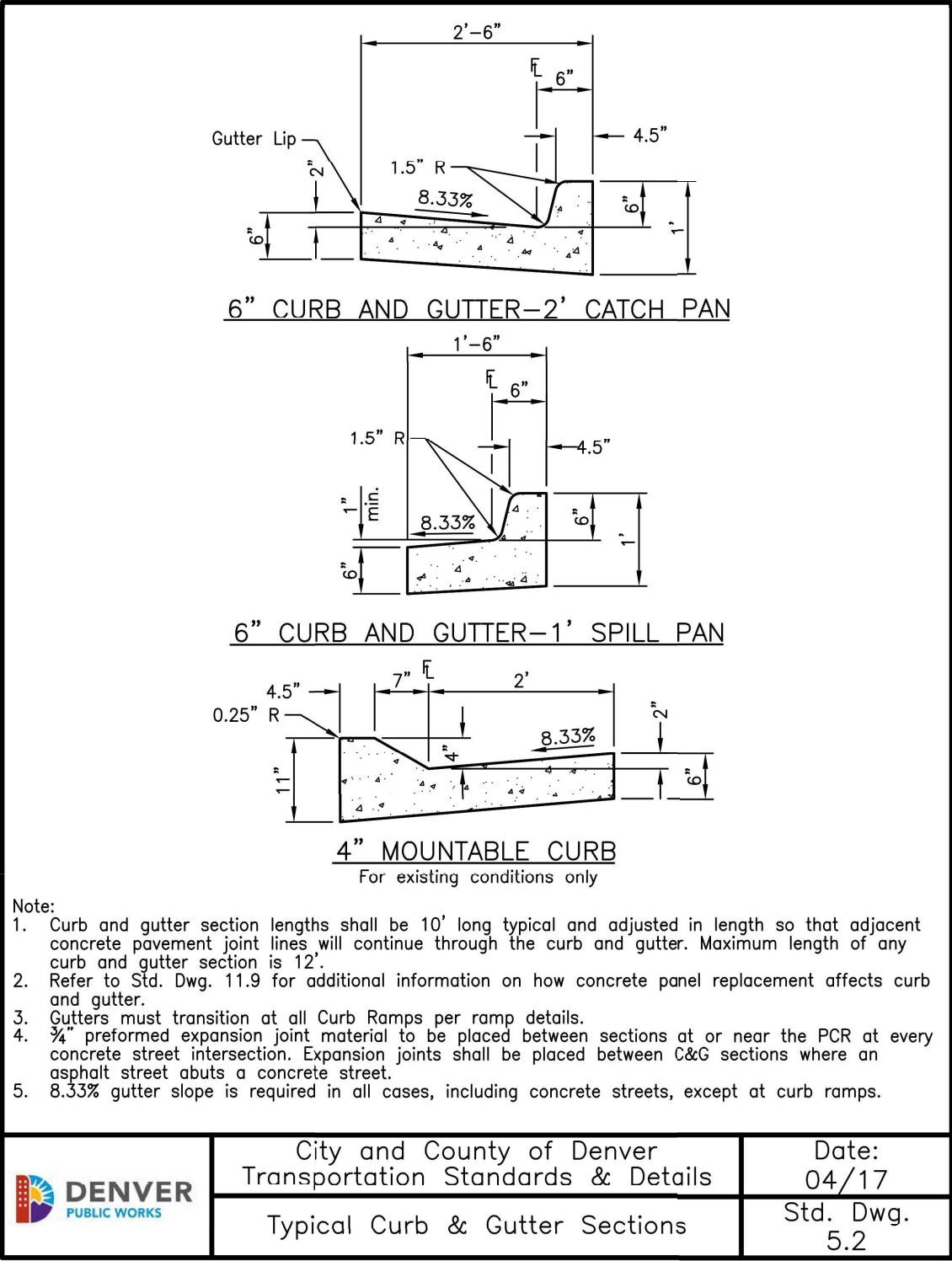
ENEngineering
9777 PYRAMID COURT, STE 300
ENGLEWOOD, CO. 80112
TEL. 303-405-2799
WWW.ENENGINEERING.COM

HISTORY		DATE	REVISIONS		
DRAWN BY:	AT	08/08/23	NO.	DESCRIPTION	BY DATE
DESIGNED BY:	BJB	08/07/23	0	ISSUED FOR PERMITTING	TIS 08/24/23
CHECKED BY:	CM	06/23/23			
APPROVED BY:	PG				
IN SERVICE DATE:					




54 REGULATOR STATION REBUILD
TIER II-III ENCROACHMENT REVIEW
SIDEWALK DETAIL

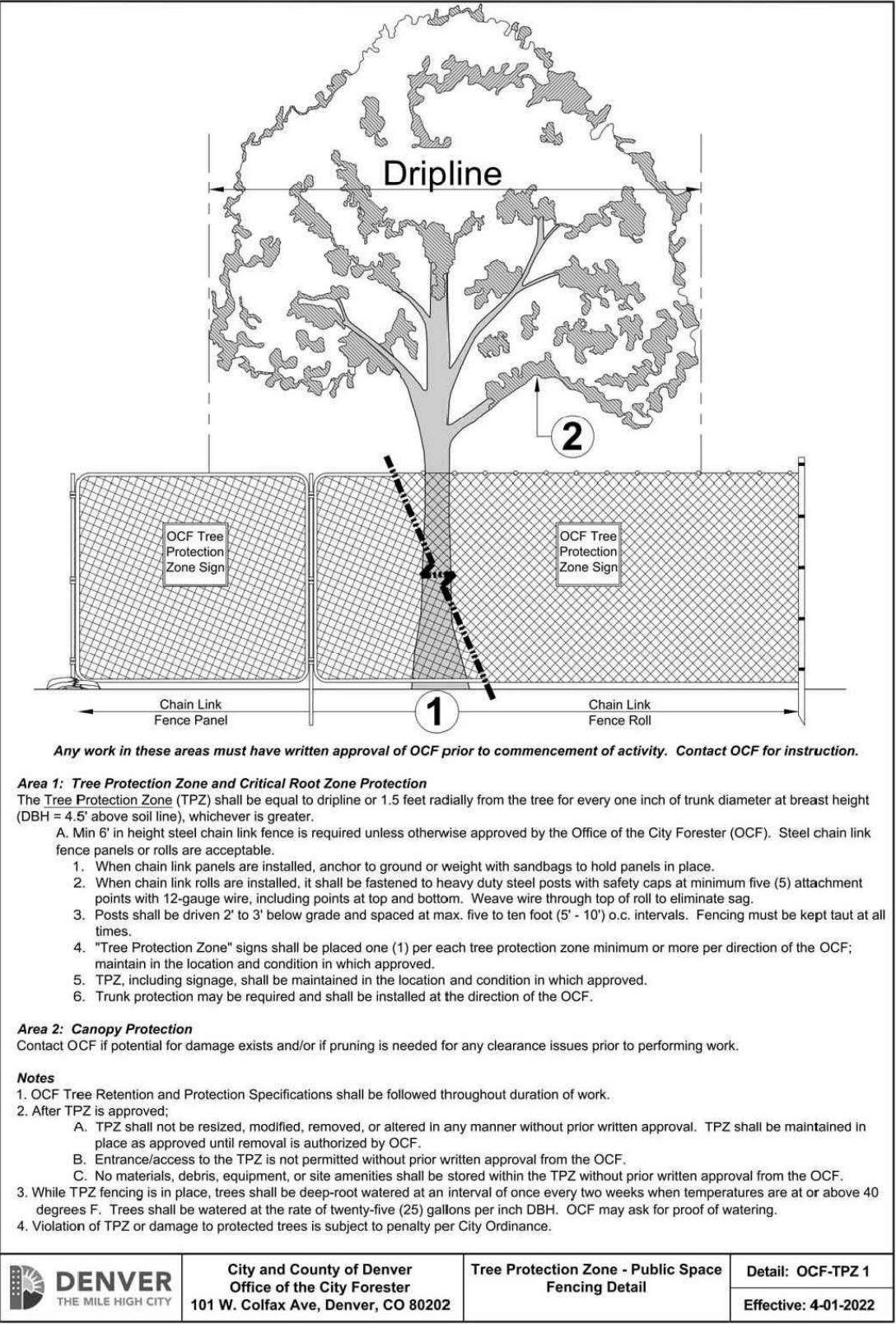
SERVICE CENTER: D120 - LDC SERVICE CENTER LOCATION: SEC27-T3S-R68W
DIVISION: METRO CITY/COUNTY: DENVER/DENVER TYPE: DISTRIBUTION

TIER II-III ENCROACHMENT PLAN
XCEL ENERGY REGULATOR STATION 54
CITY AND COUNTY OF DENVER, STATE OF COLORADO
A PORTION OF THE SW QUARTER OF SECTION 27, TOWNSHIP T3S, RANGE 68W OF THE 6TH P.M.
DENVER MASTER ID: 2022-PM-0000275






CAD FILE NAME: Encroachment Drawing Set.dwg

	 9777 PYRAMID COURT, STE 300 ENGLEWOOD, CO. 80112 TEL. 303-405-2799 WWW.ENENGINEERING.COM	HISTORY		DATE		REVISIONS			54 REGULATOR STATION REBUILD TIER II-III ENCROACHMENT REVIEW CURB DETAIL				DRAWING	
		DRAWN BY: <i>AT</i>	<i>08/08/23</i>		NO.	DESCRIPTION	BY	DATE					8	
		DESIGNED BY: <i>BJB</i>	<i>08/07/23</i>		0	ISSUED FOR PERMITTING	<i>TIS</i>	<i>08/24/23</i>						
		CHECKED BY: <i>CM</i>	<i>08/23/23</i>											
		APPROVED BY: <i>PG</i>												
FLOC: <i>GD-00CIPF932-RD120-RST00000054</i>			IN SERVICE DATE:					SERVICE CENTER: <i>D120 - LDC SERVICE CENTER</i>	LOCATION: <i>SEC27-T3S-R68W</i>					
								DIVISION: <i>METRO</i>	CITY/COUNTY: <i>DENVER/DENVER</i>	TYPE: <i>DISTRIBUTION</i>				



CAD FILE NAME: Encroachment Drawing Set.dwg

	 9777 PYRAMID COURT, STE 300 ENGLEWOOD, CO. 80112 TEL. 303-405-2799 WWW.ENENGINEERING.COM	HISTORY		DATE	REVISIONS				54 REGULATOR STATION REBUILD TIER II-III ENCROACHMENT REVIEW TREE PROTECTION ZONE - PUBLIC SPACE FENCING DETAIL				DRAWING	
		DRAWN BY: <i>AT</i>		08/08/23	NO.	DESCRIPTION		BY					DATE	9
		DESIGNED BY: <i>BJB</i>		08/07/23	0	ISSUED FOR PERMITTING		<i>TIS</i>	08/24/23					
		CHECKED BY: <i>CM</i>		08/23/23										
		APPROVED BY: <i>PG</i>												
FLOC: <i>GD-00CIPF932-RD120-RST00000054</i>			IN SERVICE DATE:						SERVICE CENTER: <i>D120 - LDC SERVICE CENTER</i>		LOCATION: <i>SEC27-T3S-R68W</i>			
									DIVISION: <i>METRO</i>	CITY/COUNTY: <i>DENVER/DENVER</i>		TYPE: <i>DISTRIBUTION</i>		

Tier III - Regulator Station 54 - W 29th and Fox St

11/14/2023

Master ID: 2022-PROJMSTR-0000275 **Project Type:** Tier III Encroachment Resolution
Review ID: 2023-ENCROACHMENT-0000159 **Review Phase:**
Location: **Review End Date:** 10/03/2023

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: DS Transportation Review

Review Status: Approved

Reviewers Name: Mindy Christensen
Reviewers Email: Mindy.Christensen@denvergov.org

Status Date: 10/26/2023
Status: Approved
Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000159 - Tier III - Regulator Station 54 - W 29th and Fox St
Reviewing Agency/Company: City & County of Denver
Reviewers Name: Mindy Christensen
Reviewers Phone: 7208653216
Reviewers Email: mindy.christensen@denvergov.org
Approval Status: Approved

Comments:

Status Date: 09/29/2023
Status: Denied
Comments: Denied on behalf of this critical reviewer. This is still under review. Please contact the reviewer to resolve

Reviewing Agency: DS Project Coordinator Review

Review Status: Approved - No Response

Reviewers Name: James Larsen
Reviewers Email: James.Larsen@denvergov.org

Status Date: 09/12/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review

Review Status: Approved

Reviewers Name: Thomas Savich
Reviewers Email: Thomas.Savich@denvergov.org

Status Date: 11/14/2023
Status: Approved
Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000159 - Tier III - Regulator Station 54 - W 29th and Fox St
Reviewing Agency/Company: DOTI/ROWS/SURVEY
Reviewers Name: Thomas Savich
Reviewers Phone: 8188098753
Reviewers Email: thomas.savich@denvergov.org
Approval Status: Approved

Comments:

Per application notes: Xcel is exempt from items b, c & d.

Comment Report

Tier III - Regulator Station 54 - W 29th and Fox St

11/14/2023

Master ID: 2022-PROJMSTR-0000275 **Project Type:** Tier III Encroachment Resolution
Review ID: 2023-ENCROACHMENT-0000159 **Review Phase:**
Location: **Review End Date:** 10/03/2023

Any denials listed below must be rectified in writing to this office before project approval is granted.

Attachment: a_Encroach Site Plan-001.pdf

Attachment: e_Encroach Desc and Illus-002.pdf

Attachment: f_Encroach Desc-002.docx

Status Date: 09/28/2023

Status: Denied

Comments: REDLINES- Survey- Savich.docx file is in the REDLINES Folder.

REDLINES uploaded to E-review webpage

Reviewing Agency: DES Wastewater Review

Review Status: Approved

Reviewers Name: Jim Turner

Reviewers Email: Jim.Turner@denvergov.org

Status Date: 09/14/2023

Status: Approved

Comments:

Reviewing Agency: City Council Referral

Review Status: Approved - No Response

Status Date: 09/29/2023

Status: Approved - No Response

Comments:

Reviewing Agency: CenturyLink Referral

Review Status: Approved - No Response

Status Date: 09/29/2023

Status: Approved - No Response

Comments:

Reviewing Agency: Xcel Referral

Review Status: Approved

Status Date: 09/29/2023

Status: Approved

Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000159 - Tier III - Regulator Station 54 - W 29th and Fox St

Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy

Reviewers Name: Donna Lee George

Reviewers Phone: 3035713306

Reviewers Email: donna.l.george@xcelenergy.com

Approval Status: Approved

Comments:

Reviewing Agency: RTD Referral

Review Status: Approved

Status Date: 10/03/2023

Status: Approved

Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000159 - Tier III - Regulator Station 54 - W 29th and Fox St

Reviewing Agency/Company: RTD

Comment Report

Tier III - Regulator Station 54 - W 29th and Fox St

11/14/2023

Master ID: 2022-PROJMSTR-0000275 **Project Type:** Tier III Encroachment Resolution
Review ID: 2023-ENCROACHMENT-0000159 **Review Phase:**
Location: **Review End Date:** 10/03/2023

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: clayton s woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: Clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:

The RTD engineering review has no exceptions to this project at this time.
This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Status Date: 09/29/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Comcast Referral Review Status: Approved - No Response

Status Date: 09/29/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Metro Wastewater Referral Review Status: Approved - No Response

Status Date: 09/29/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Street Maintenance Referral Review Status: Approved - No Response

Status Date: 09/29/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Office of Emergency Management Referral Review Status: Approved - No Response

Status Date: 09/29/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Building Department Review Review Status: Approved - No Response

Reviewers Name: Keith Peetz
Reviewers Email: Keith.Peetz@denvergov.org

Status Date: 09/29/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Division of Real Estate Referral Review Status: Approved

Reviewers Name: Nicholas Boschert
Reviewers Email: nicholas.boschert@denvergov.org

Status Date: 09/28/2023

2023-ENCROACHMENT-0000159

Comment Report

Tier III - Regulator Station 54 - W 29th and Fox St

11/14/2023

Master ID: 2022-PROJMSTR-0000275 **Project Type:** Tier III Encroachment Resolution
Review ID: 2023-ENCROACHMENT-0000159 **Review Phase:**
Location: **Review End Date:** 10/03/2023

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status: Approved
Comments:

Reviewing Agency: Denver Fire Department Review **Review Status:** Approved

Reviewers Name: Brian Dimock
Reviewers Email: Brian.Dimock@denvergov.org

Status Date: 09/21/2023
Status: Approved
Comments:

Reviewing Agency: Denver Water Referral **Review Status:** Approved

Status Date: 10/03/2023
Status: Approved
Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000159 - Tier III - Regulator Station 54 - W 29th and Fox St
Reviewing Agency/Company: Denver Water
Reviewers Name: Kela Naso
Reviewers Phone: 13036286302
Reviewers Email: kela.naso@denverwater.org
Approval Status: Approved

Comments:

Status Date: 09/29/2023
Status: Approved
Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000159 - Tier III - Regulator Station 54 - W 29th and Fox St
Reviewing Agency/Company: Denver Water
Reviewers Name: Kela Naso
Reviewers Phone: 13036286302
Reviewers Email: kela.naso@denverwater.org
Approval Status: Approved

Comments:

Reviewing Agency: Parks and Recreation Review **Review Status:** Approved - No Response

Reviewers Name: Jennifer Cervera
Reviewers Email: Jennifer.Cervera@denvergov.org

Status Date: 09/29/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Policy and Planning Referral **Review Status:** Approved - No Response

Status Date: 09/29/2023
Status: Approved - No Response
Comments:

Comment Report

Tier III - Regulator Station 54 - W 29th and Fox St

11/14/2023

Master ID: 2022-PROJMSTR-0000275 **Project Type:** Tier III Encroachment Resolution
Review ID: 2023-ENCROACHMENT-0000159 **Review Phase:**
Location: **Review End Date:** 10/03/2023

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Denver Office of Disability Rights Referral Review Status: Approved

Status Date: 09/29/2023
Status: Approved
Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000159 - Tier III - Regulator Station 54 - W 29th and Fox St
Reviewing Agency/Company: DODR
Reviewers Name: Spencer Pocock
Reviewers Phone: 720-913-8411
Reviewers Email: Spencer.Pocock@denvergov.org
Approval Status: Approved

Comments:
Final construction, including any later modifications to the public sidewalk (which is considered a public Accessible Route), as well as any other areas open to the general public, must comply with all applicable 2010 ADA requirements.

Reviewing Agency: Construction Engineering Review Review Status: Approved

Reviewers Name: Porames Saejiw
Reviewers Email: Joe.Saejiw@denvergov.org

Status Date: 09/25/2023
Status: Approved
Comments: 1. Prior to the solicitation of bids or proposals from general contractors, the developer of this project is strongly encouraged to schedule an office meeting with the Right-of-Way Services Construction Inspections team (303) 446-3469 to discuss the project's impact to city traffic, streets, roads, alleys and sidewalks, and the associated ROW permit fees that will need to be paid by the selected general contractor.

2. Hand holes, vaults, valves, poles and cabinets should not be placed in the direct pedestrian path. A 5ft min unobstructed pedestrian path must be present after construction.

Reviewing Agency: TES Sign and Stripe Review Review Status: Approved - No Response

Reviewers Name: Brittany Price
Reviewers Email: Brittany.Price@denvergov.org

Status Date: 09/29/2023
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review Review Status: Approved - No Response

Reviewers Name: Nick Evers
Reviewers Email: Nick.Evers@denvergov.org

Status Date: 09/29/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Landmark Review Review Status: Approved

Comment Report

Tier III - Regulator Station 54 - W 29th and Fox St

11/14/2023

Master ID: 2022-PROJMSTR-0000275 **Project Type:** Tier III Encroachment Resolution
Review ID: 2023-ENCROACHMENT-0000159 **Review Phase:**
Location: **Review End Date:** 10/03/2023

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Emma-Marie Censky
Reviewers Email: emma.censky@denvergov.org

Status Date: 09/12/2023
Status: Approved
Comments:

Reviewing Agency: CDOT Referral **Review Status:** Approved w/Conditions

Status Date: 10/02/2023
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000159 - Tier III - Regulator Station 54 - W 29th and Fox St
Reviewing Agency/Company: CDOT
Reviewers Name: Kirk Allen
Reviewers Phone: 3039133084
Reviewers Email: kirk.allen@state.co.us
Approval Status: Approved with conditions

Comments:
Any work in CDOT ROW will require a Special Use/Utility Permit from the Department.

Status Date: 09/29/2023
Status: Approved
Comments: PWPRS Project Number: 2023-ENCROACHMENT-0000159 - Tier III - Regulator Station 54 - W 29th and Fox St
Reviewing Agency/Company: CDOT region 1 Survey
Reviewers Name: dane courville
Reviewers Phone: 7206720231
Reviewers Email: dane.courville@state.co.us
Approval Status: Approved

Comments:
Does not affect CDOT on-system ROW. Proposed effort is approved as the location does not affect CDOT ROW.

Reviewing Agency: ERA Review **Review Status:** Approved - No Response

Reviewers Name: Shari Bills
Reviewers Email: Shari.Bills@denvergov.org

Status Date: 09/29/2023
Status: Approved - No Response
Comments:



EXHIBIT A – REG STATION 54

LAND DESCRIPTION

A parcel of land lying in the southwest one-quarter (SW1/4) of Section 27, Township 3 South, Range 68 West, of the 6th Principal Meridian, City & County of Denver, State of Colorado, being a portion of Lots 1 & 2, Block 4, GERSPACH'S FIRST ADDITION, City & County of Denver Clerk and Recorder's Office, described as follows:

Commencing at the range point lying in the intersection of Fox Street and West 29th Avenue; thence N69°56'53"E, 100.47 feet, to the Point of Beginning;

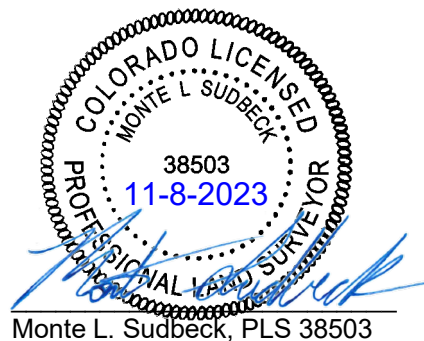
thence N29°59'49"W, 11.50 feet;
 thence N60°00'11"E, 34.58 feet;
 thence S29°59'49"E, 11.50 feet;
 thence S60°00'11"W, 34.58 feet, to the Point of Beginning.

Containing 398 square feet more or less.

For the purposes of this description, bearings are based on the 30 foot range line in Fox Street, between West 29th Avenue and West 30th Avenue, which is assumed to bear S00°20'08"E, monumented as shown on the attached illustration.

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

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 November 8, 2023, under Job No. 161600-1.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.



Monte L. Sudbeck, PLS 38503

EXHIBIT A - REG. STATION 54

SHEET 2 OF 2

3.25" ALUM. CAP
(ILLEGIBLE)
RANGE POINT
@ 30TH & FOX

S 00°20'08" E (BASIS OF BEARINGS)
30' RANGE LINE (440.38')

FOX STREET

GERSPACH'S FIRST ADDITION

REC. NO. 2016015296

RS-54 FENCE LIMITS

398 S.F. M/L

N 60°00'11" E
34.58

N 29°59'49" W
11.50

S 29°59'49" E
11.50

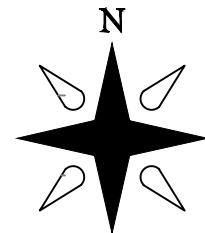
S 60°00'11" W
34.58

POINT OF BEGINNING

WEST 29TH AVENUE

POINT OF
COMMENCEMENT
RANGE POINT
NO.8 REBAR

100.47
N 69°56'53" E



40 0 40
scale 1"=40' feet



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