



June 9, 2021

Re: Xcel 5113 Staging Yard – Temporary Use Permit Application

To Whom It May Concern:

Xcel Energy will be conducting transmission line improvements on the 5113 and 5457 circuits within the approximately 400 ft. power corridor located in Arapahoe County. Location of the work will take place within the Xcel-owned right of way, starting at approximately S. County Road 181, and following the power corridor from there to one mile east of South Price Road and then north to the Adams County line, roughly 17 miles. Use of the staging yard described below will take place between August 2021 through February 2023.

Xcel Energy is seeking to obtain a Temporary Use Permit for a staging yard for staging of construction equipment and materials on privately owned property located at 2050 S County Road 201, Byers, CO 80103 (APN# 1987-00-0-00-239). Please refer to the attached Temporary Construction Easement for the legal description along with the required permission from the landowner. The proposed temporary use meets the criteria of Section 5.5.3.H.

1. **The operation of the requested use at the location proposed and within the time period specified will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.** Hours of operation will be from 7:00am-7:00pm or per county regulations. The closest residential structure is approximately 0.75 miles southwest of the property.
2. **The proposed site is adequate in size and shape to accommodate the temporary use.** The property is 69 acres, the north 24.2 acres of the property will be utilized as a staging yard, Xcel Energy will not access the remainder of the property.
3. **The site is suitable for the proposed use, considering any hazards, drainage, environmental constraints and topography.** Xcel Energy will not need to grade the property. Erosion control measures will be implemented to control stormwater runoff.
4. **The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that such temporary use will or could reasonably generate or otherwise mitigated by a traffic control plan, and that adequate provisions for pedestrian safety have been made.** The site is on Peoria Road in a section that is improved with road base to a width of approximately 45 feet, including shoulders.
5. **Adequate temporary parking to accommodate vehicular traffic to be generated by such use will be available either on-site or at acceptable alternate locations.** A range of five to 20 people will access the site at the beginning and end of each work period. Not all workers will need to access the site each day. The property is approximately one half-mile from Interstate 70 exit 322. Ample space is available for construction workers' vehicles and construction equipment.



6. **The proposed use will not jeopardize the public peace, safety or general welfare, or be injurious or detrimental to properties adjacent to, or in the vicinity of the proposed location of the activity.** The property is surrounded on all sides by agricultural uses. The property itself was constructed as a racing facility. The specific staging area will not adjoin any uses off of the property. No signage plans, lighting plans or traffic plans are needed for this project. Approximately one to 20 vehicles may enter in and out of the property each day, this will vary greatly throughout the project lifecycle, during the peak of line work in this area, there will be closer to 20 vehicles in and out, when line work moves farther away from this area, there will be less construction traffic, there will be days when there will be no access needs at all. Noise levels are expected to remain in the acceptable levels per county regulations. A water truck will be used to control dust as required.
7. **The proposed use will not have an adverse impact on roads, public services or facilities, unless otherwise mitigated to standards approved by the County.** The proposed use will involve only vehicles that meet current highway standards. Approximately 20 construction vehicles trips will be made to and from the property each day during peak line work in the area.
8. **The proposed use is compatible with the zone district in which the use is proposed.** A staging yard is an allowed temporary use in the Mixed-Use zone district.
9. **The proposed temporary use is not of such a nature, duration, size, or scale that it would be better accomplished through a rezoning of the subject property.**



Thank you for your time and I look forward to hearing from you. Should you need anything further or have any questions, please do not hesitate to contact me at 303-204-5283 or by email at [kate.dennis@hdrinc.com](mailto:kate.dennis@hdrinc.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kate Dennis'.

Kate Dennis, RWA  
HDR, Inc.  
On behalf of Xcel Energy



 Staging Yard  
 Parcel #1987-00-0-00-239



**Arapahoe County,  
Colorado**

**24.2 Acres  
117,270.6 Square Yards**

**2050 South County Road 201  
Byers, CO 80103**

**Owners:  
Guadalupe Chavez  
Lora O Velazquez  
Monica Rose Chavez**