



Project Information Summary

Project Name: Xcel Regulator Station- Sketch SDP- **Last Update:** 7/28/2026

Project Number: PZ-26-00111 &112

General Location: Located on the northeast corner of W 8th St and N Colorado Ave.

Project Description:

Proposal to construct a new PL regulator station.

Existing Zoning: R3e-Established High-Density Residential

Acreage of Site: .18

Existing Use: IMP Regulator Station

Application Type:

Site Development Plan

Civil Construction Plans

BLA/Lot Merger/Simple Plat

☐ Neighborhood Notice and Comment Period Required

***Public Review Required:** ☐ None

☐ Variance ☒ Neighborhood Meeting ☐ Planning Commission Hearing ☐ City Council Hearing

** Contact the City Planner for specific hearing dates, times and locations if public review is required*

Use Type

☐ Use by Right (R)

☐ Limited Use (L)

☒ Adaptable Use (A)

☐ Conditional Use (C)

Contact Information:

Applicant

Name: Justin Mazur

Email

Attachment (s): Site Plan

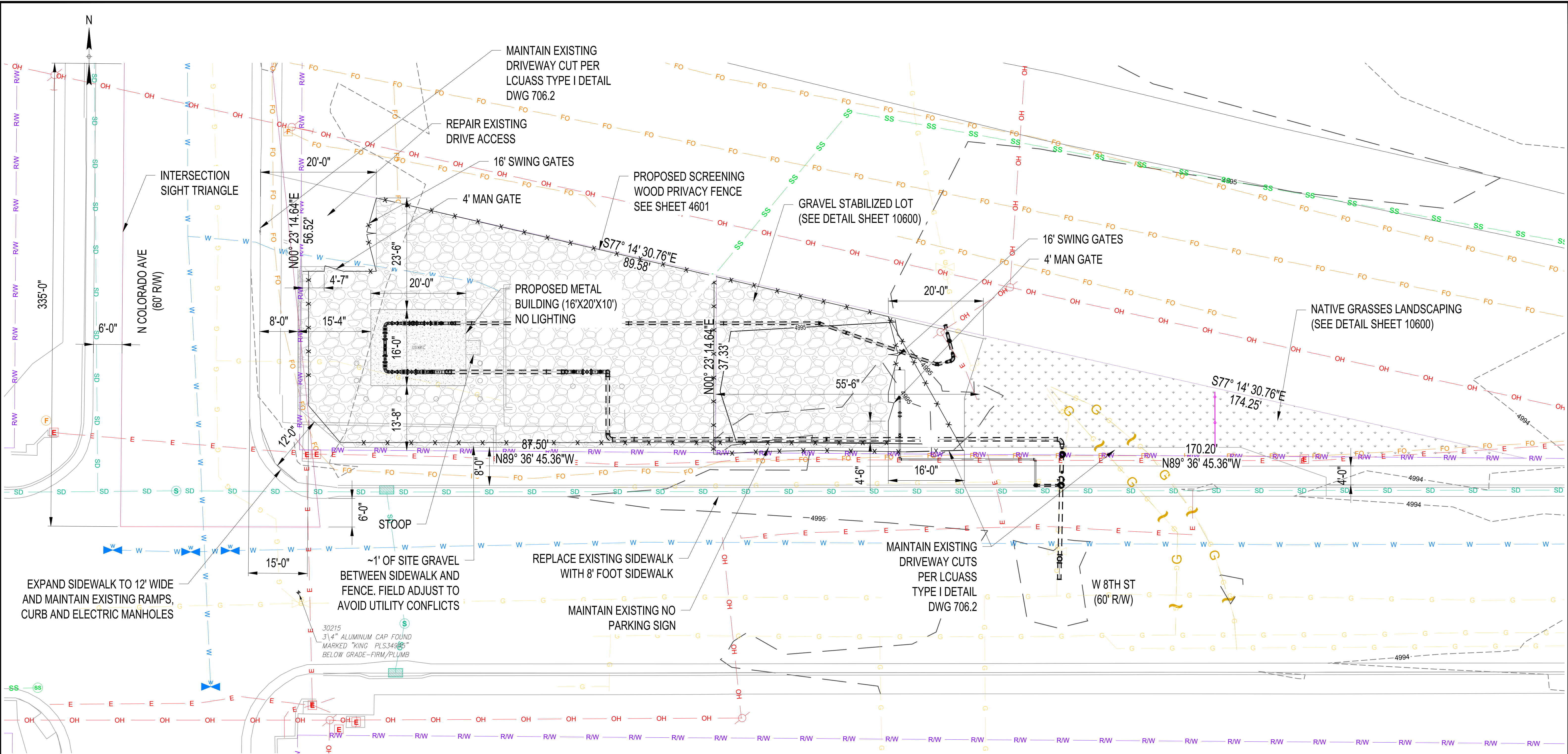
City Planner

Name: Ethan Mattson

Phone: 970-962-2581

Email: Ethan.Mattson@cityofloveland.org

The above information was current at the time of initial project submittal and is subject to change

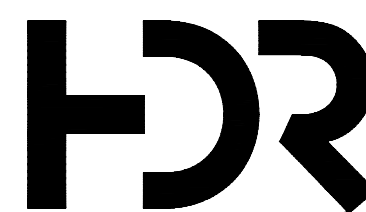


PLAN
SCALE 1" = 10'

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UTILITY NOTIFICATION CENTER OF COLORADO

CAD FILE NAME: D1_4000_HL-1.dwg

- NOTES:
- 1) CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION MEASUREMENTS.
 - 2) CURRENT REVISION SHOULD BE VERIFIED WITH PROJECT MANAGER PRIOR TO CONSTRUCTION.
 - 3) VERIFY ABANDONMENT / REMOVAL STATUS OF ALL LINES IN THE WORK AREA PRIOR TO CONSTRUCTION.
 - 4) FIELD LOCATE ALL HOT TAPPING EQUIPMENT.

		<table><tr><th>HISTORY</th><th>DATE</th></tr><tr><td>DRAWN BY: JA</td><td>12/22/2025</td></tr><tr><td>DESIGNED BY: JCG</td><td>12/22/2025</td></tr><tr><td>CHECKED BY: RF</td><td>12/22/2025</td></tr><tr><td>APPROVED BY: JCG</td><td>06/12/2026</td></tr><tr><td>IN SERVICE DATE:</td><td></td></tr></table>	HISTORY	DATE	DRAWN BY: JA	12/22/2025	DESIGNED BY: JCG	12/22/2025	CHECKED BY: RF	12/22/2025	APPROVED BY: JCG	06/12/2026	IN SERVICE DATE:		<table><tr><th>NO.</th><th>REVISIONS DESCRIPTION</th><th>BY</th><th>DATE</th></tr><tr><td>0</td><td>ISSUED FOR CONSTRUCTION</td><td>JCG</td><td>06/12/2026</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	NO.	REVISIONS DESCRIPTION	BY	DATE	0	ISSUED FOR CONSTRUCTION	JCG	06/12/2026									HL-1 REGULATOR STATION SITE PLAN CIVIL			DRAWING 4100
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FLOC: GD-00CIPHL79-RD110-RST00000HL1				SERVICE CENTER: FORT COLLINS LOCATION: S:14 T:5N R:69W																															
				DIVISION: EASTERN CITY/COUNTY : LOVELAND / LARIMER TYPE: DISTRIBUTION																															

