

Decision No. C14-0866

**BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO**

PROCEEDING NO. 14A-0623G

---

IN THE MATTER OF THE APPLICATION OF SOURCEGAS DISTRIBUTION LLC FOR AN ORDER AUTHORIZING THE SALE OF PROPERTY LOCATED AT 343 NORTH THIRD STREET, MONTROSE, COLORADO COMMISSION DECISION AUTHORIZING SALE OF PROPERTY.

---

**COMMISSION DECISION  
AUTHORIZING SALE OF PROPERTY**

---

---

Mailed Date: July 25, 2014

Adopted Date: July 23, 2014

**I. BY THE COMMISSION**

**A. Statements**

1. On June 6, 2014, SourceGas Distribution, LLC (SourceGas, Company, or Applicant) filed an application requesting a Commission decision authorizing it to sell property owned by the Applicant at 343 N. Third Street in Montrose, Colorado. The application included testimony, exhibits, and sample accounting entries.

2. On June 30, 2014, SourceGas filed a restrictive amendment to the application, as well as additional testimony, exhibits, and sample accounting entries.

3. The request is made pursuant to the Commission's Rules Regulating Gas Utilities and Pipeline Operators, 4 *Code of Colorado Regulations* 723-4-4002 and 723-4-4101 and § 40-5-105, C.R.S.

4. SourceGas acknowledges that it has read and agrees to abide by the provisions of subparagraphs (b)(IV) through (VI) and (b)(XI)(A) through (C) of Rule 4002(b).

5. The Company states that the property had been purchased over time by a predecessor in interest and is no longer efficient, as the office cannot house the current number of employees assigned to that location and the storage yard does not have enough space to store all the equipment and inventory needed at the location.

6. The Company states that it will offset the purchase price of a new facility that will better serve customers by applying any gain on the sale of the building when accounting for the new property on its books and records.

7. The Company states that it has already purchased a replacement facility located at 2183 Main Street in Montrose, approximately 1.7 miles from the North Third Street location and that the new facility has the capacity to house the current complement as well as provide for growth.

**B. Findings of Fact**

8. The Applicant is an operating public utility subject to the jurisdiction of this Commission and is engaged in, *inter alia*, the purchase, distribution, transportation, and sale of natural gas for domestic, mechanical, or public uses in its two Base Rate areas in the State of Colorado.

9. The testimony and exhibits provided by the Company witnesses demonstrate that the transaction is not contrary to the public interest.

10. SourceGas states in the Restrictive Amendment that it will file with the Commission the actual accounting entries within 90 days after the transaction has been finalized and closed.

11. The Commission finds good cause to allow the proposed sale of assets.

**II. ORDER**

**A. The Commission Orders That:**

1. The amended application filed by SourceGas Distribution LLC (SourceGas) is deemed complete.

2. The application filed by SourceGas for authority to sell the assets as described in the testimony and exhibits filed with the application and amendment is granted.

3. SourceGas is directed to file final actual accounting entries related to the sale of the property within 90 days after the transaction has been finalized and closed.

4. The 20-day time period provided by § 40-6-114, C.R.S., to file an application for rehearing, reargument, or reconsideration shall begin on the first day after the effective date of this Decision.

5. This Decision is effective on its Mailed Date.

**B. ADOPTED IN COMMISSIONERS' WEEKLY MEETING  
July 23, 2014.**

(S E A L)



ATTEST: A TRUE COPY

Doug Dean,  
Director

THE PUBLIC UTILITIES COMMISSION  
OF THE STATE OF COLORADO

JOSHUA B. EPEL

\_\_\_\_\_

PAMELA J. PATTON

\_\_\_\_\_

GLENN A. VAAD

\_\_\_\_\_

Commissioners