



## VARIANCE

Application submittals must include all documents on the checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org). If the submittal is too large to email as an attachment, the application may be sent as an unlocked 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. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- ☒ 1. Development Application Form (pg. 3)
- ☒ 2. Application Fees (see table below)
- ☒ 3. Number of variance requests:

Variance Request:	# of Requests:
Setback	
Height	1
Lot Coverage	
Other:	

- ☒ 4. Hardship Statement (pg. 5)
- ☒ 5. Site Plan Showing Proposed Development/Variance, including:
  - Proposed Building Dimensions, Location, and Setbacks
  - Location of Well
  - Location of Septic Field
  - Location of Easements
- ☒ 6. Proof of Ownership (warranty deed or title policy)
- ☒ 7. Proof of Water and Sewer Services
- ☒ 8. Legal Description
- ☒ 9. Certificate of Taxes Paid
- ☐ 10. Certificate of Notice to Mineral Estate Owner/and Lessees (pg.6)
- ☐ 11. Certificate of Surface Development (pg. 7)

Application Fees:	Amount:	Due:
Variance	\$500-residential \$700-non-residential *\$100 per additional request	After complete application received
Tri-County Health	\$150 (TCHD Level 1)	After complete application received

# Variance-Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

---

## 4. Hardship Statement:

- Describe how the request meets each of the criteria listed in Section 2-02-21-06 and on the handout (see pg. 5), mainly pertaining to unique circumstances present on the property.

## 5. Site Plan:

- Shall be to scale and include: a north arrow, date of preparation, identify streets and roads, intersections, driveways, access points, parking areas, existing structures, wells, septic systems, easements, utility lines, lot dimensions, no build or hazardous areas
- An Improvement Location Certificate or Improvement Location Survey may be required during the official review

## 6. Proof of Ownership:

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

## 7. Proof of Water:

- A written statement from the appropriate water district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587

## Proof of Sewer:

- A written statement from the appropriate sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems

## 8. Legal Description:

- Geographical description of a real estate property
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property

## 9. Proof of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or <http://adcogov.org/index.aspx?NID=812>

## 10. & 11. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:

- Mineral or Surface right owners may be found in the title commitment for the subject property
- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, etc



## DEVELOPMENT APPLICATION FORM

### Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input checked="" type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME: BARR LAKE SUBSTATION

### APPLICANT

Name(s): Jennifer Chester Phone #: 303-285-6533  
Address: 3500 BLAKE ST  
City, State, Zip: DENVER, CO 80205  
2nd Phone #: Email: Jennifer.L.Chester@XcelEnergy.com

### OWNER

Name(s): Public Service Company of Colorado (Xcel Energy) Phone #: 303-285-6533  
Address: 3500 BLAKE ST  
City, State, Zip: DENVER CO 80205  
2nd Phone #: Email: XcelEnergy.com

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

Name: Lisa Foster Phone #: 303-285-8389  
Address: 3500 BLAKE ST  
City, State, Zip: DENVER CO 80205  
2nd Phone #: Email: Lisa.Foster@XcelEnergy.com

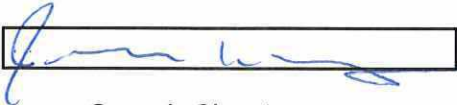
DESCRIPTION OF SITE

Address:	13675 POWHATON RD
City, State, Zip:	
Area (acres or square feet):	
Tax Assessor Parcel Number	0156720400005
Existing Zoning:	A-3
Existing Land Use:	SUBSTATION
Proposed Land Use:	SUBSTATION

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: 2024-00072

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:	Jennifer L Chester	Date:	7/10/25
	Owner's Printed Name		
Name:			
	Owner's Signature		



### HARDSHIP STATEMENT

*Using the following hardship criteria for granting a variance, please provide an explanation of how the criteria have been satisfied (see Section 2-02-21-06 of the Adams County Development Standards and Regulations for the full text of the criteria). Please feel free to attach your statements using a separate piece of paper.*

1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

See attached detailed explanation

2. Because of these physical circumstances, the strict application of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district.
3. Granting the variance will not confer on the applicant any special privilege.
4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.
5. The special circumstances or hardship is not self-imposed.
6. That the variance, if granted, will be in harmony with the general purpose and intent of the Adams County regulations and with the Adams County Comprehensive Plan.
7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations.
8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, or would change the zone classification on the property.



# **BARR LAKE SUBSTATION**

**ADAMS COUNTY, COLORADO  
VARIANCE APPLICATION  
PHYSICAL SECURITY PROJECT  
JULY 2025**

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## **ATTACHMENTS**

Attachment A: Development Application Form

Attachment B: Vicinity Map

Attachment C: Site Plan

Attachment D: Fence Details

Attachment E: Proof of taxes

Attachment F: Proof of Ownership



## **LIST OF ACRONYMS AND ABBREVIATIONS**

kV	Kilovolt
Xcel Energy	Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy
PSCo	Public Service Company of Colorado
FERC	Federal Energy Regulatory Commission
Substation	Barr Lake Substation

## **1. INTRODUCTION**

Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy (Xcel Energy), is proposing to upgrade the physical security of the existing Barr Lake Substation to continue to deliver reliable, safe, and economical electric power to Adams County and the surrounding communities. The Barr Lake Substation is located 13675 Powhatan Road, parcel ID 0156720400005, and the Public Service Company of Colorado (PSCo) is the property owner. The substation is located within an Agricultural-Three (A-3) zone district. By this application, Xcel Energy is requesting a variance from the Adams County Development Standards and Regulations (Adams County DSR) Section 4-08-01-02-02-01, which stipulates a maximum fence height of eight (8) feet for institutional uses in the A-3 Zone District. Xcel Energy seeks approval to construct a new security fence with a height of ten (10) feet. This Application is submitted pursuant to Adams County DSR Section § 2-02-23, and requests approval by the Adams County Board of Adjustment of a variance to allow a 10-foot-tall security fence around the Substation.

Xcel Energy is proposing to replace the existing eight-foot-tall chain-link fence and eight-foot-tall wood slat fence around the perimeter of the Substation with a ten-foot tall, chain link fence as a necessary security measure. Additionally, Xcel Energy is proposing to replace the existing manual gates with 10' tall, 1" mesh chain-link fence, and gates, install perimeter lighting on the fence and an associated lighting transformer, and install new Company-standard "No Trespassing" signage.

The fence will be rebuilt in its current location. The construction will be done within the property boundary, while utilizing an area inside of the fence on Substation property for temporary storage of construction material and equipment. This project is expected to start in Fall of 2025 and take approximately six months to complete. No land acquisition is necessary for the proposed work, and the proposed lighting and transformer additions do not change the use of the land or expand the site boundaries. No new buildings or transmission equipment are planned.

Xcel Energy determined the proposed physical security upgrades are necessary pursuant to its internal grid security and reliability program, which was developed in accordance with applicable federal regulations. The improvements are intended to deter and prevent theft and vandalism, while also protecting this infrastructure that is important to Xcel Energy's ability to provide reliable electricity to Adams County and the surrounding community.

## **2. VARIANCE APPLICATION COMPONENTS**

The following sections outline the components of the Variance Application.

### **2.1. COMPLETED APPLICATION**

A completed Development Application Form is included as Attachment A.

## **2.2. LEGAL DESCRIPTION**

The East 595 feet of the South 610 feet of the SE 1/4 of Section 20, Township 1, Range 65 West of the 6th Principal Meridian, County of Adams, State of Colorado, except county roads and that parcel of land described in that instrument recorded on April 7, 1970 at Reception No. 888070 of the Adams County Records.

## **2.3. APPLICATION FEE**

Xcel Energy will pay the \$700.00 Application Fee when invoiced in accordance with the County's variance application instructions.

## **2.4. SITE PLAN**

A Vicinity Map, Site Plan, and Fence Details showing the proposed security upgrades are included as Attachments B, C, and D.

## **2.5. CERTIFICATE OF TAXES PAID**

Because Xcel Energy is a public utility, its property taxes are state-assessed and then apportioned to the County by the State Division of Taxation. A current Statement of Taxes due, showing a \$0.00 balance, is attached as Exhibit E

## **2.6. PROOF OF OWNERSHIP**

The Warranty Deed evidencing Xcel Energy's ownership of the Substation is included as Attachment F.

## **2.7 PROOF OF WATER AND SEWER SERVICES**

No water or sewer services are required at the Substation.

## **3. VARIANCE REVIEW CRITERIA**

The Adams County DSR establishes approval criteria for a variance as follows:

The Board of Adjustment in approving a variance shall consider:

- a. Special physical requirements or circumstances exist which are peculiar to the land, the lot, or some aspect inherent in the land causes the hardship and are not applicable to other lands in the same district.
- b. The literal interpretation of the provisions of these standards and regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these standards and regulations.
- c. Granting of the variance requested will not confer on the applicant any special privilege denied by these standards and regulations for other land in the same zone district.

d. Because of physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of the physical requirements of these standards and regulations.

e. The special circumstances applicable to the property have not been created by voluntary action or negligence by any person presently having an interest in the property.

f. The granting of the variance will be in harmony with the general purpose and intent of these standards and regulations and with the Adams County Comprehensive Plan.

g. The granting of a variance from strict application of these standards and regulations will not cause substantial detriment to the public good or impair the intent of these standards and regulations.

h. The variance would not allow a use which (a) is not otherwise permitted in the zone district in which the property is located, (b) would result in the extension of a nonconforming use, or (c) would change the zone classification of any or all of the subject property.

The following sections demonstrate how the Project conforms with the approval criteria for a variance

### **3.1 Special Physical Requirements or Circumstances Peculiar to the Land**

The actual physical surrounding condition of the Substation property creates a particular and unique hardship, as distinguished from a mere inconvenience if the strict letter of the regulations were carried out, because the Substation is located in an isolated location, bordered by vacant and agricultural land. This physical surrounding enhances the risk that trespassers and other criminals may target the Substation. Xcel Energy has recently experienced an increase in criminal activity targeting its unmanned infrastructure, including increases in theft, vandalism, and trespassing. These conditions and threats create a particular and unique hardship warranting the approval of a variance for a 10-foot-tall security fence.

### **3.2 Variance Will Not Confer Any Special Privilege**

The variance will not confer any special privilege because it does not grant rights or advantages beyond what other properties in the same district could similarly request or receive due to similar hardship and necessity for enhanced security. The variance allows a fence height increase from 8 to 10 feet, which is solely to address specific security needs due to the Substation's unique location and character.

This adjustment does not introduce a new use, extend a non-conforming use, or alter the property's zoning classification. Rather, it addresses legitimate security concerns aligned with both county standards and federal requirements, ensuring public safety and reliable electric service without disadvantaging other properties or introducing special zoning privileges.

### **3.3 Special Circumstances Not Created by Voluntary Action or**

### **Negligence by Person with Interest in Property**

Xcel Energy has not created the special circumstances applicable to the property warranting the variance for a 10-foot-tall perimeter security fence.

### **3.4 Granting Variance in Harmony with Purpose and Intent of Adams County DSR and Adams County Comprehensive Plan**

Xcel Energy believes the granting of the variance is in harmony with the purpose and intent of the DSR and Comprehensive Plan because the proposed chain link fence is more aesthetically pleasing than the existing chain link and barbed wire fence. Furthermore, the proposed fence's purpose - increased physical security - is in harmony with the intent of the Adams County DSR and Comprehensive Plan to secure public safety and welfare.

### **3.5 Granting Variance Will Not Cause Substantial Detriment to Public Good or Impair Intent of Adams County DSR**

The Barr Lake Substation has existed for years in harmony with the surrounding community and the granting of a variance increasing the current fence height by only two feet will not substantially or permanently impair the appropriate use or development of adjacent property, adjacent property values, or the adequate supply of light and air to adjacent property. Likewise, the proposed fence will not increase congestion in public streets, or the danger of fire, nor will it endanger public safety. In fact, the approved aesthetic of the proposed 10-foot-tall fence, and the increased security it will provide, will serve to further harmonize the Substation with adjacent properties while reducing fire danger associated with potential damage caused by trespassers while improving public safety.

### **3.6 Variance Would Not Allow Use Which (A) is Not Permitted in Zone District, (B) Would Result in Extension of Non-Conforming Use, or (C) Would Change Zone Classification**

The variance requested in this Application in no way changes the use of the already permitted Substation, would not result in the extension of a non-conforming use, and would not change the zone classification of the Property.

### **REFERENCES**

Adams County Colorado. 2023. Adams County Municipal Code. Available online at: [Adams County : Development Standards and Regulations \(municipalcodeonline.com\)](https://municipalcodeonline.com/). Accessed July 2025.

***ATTACHMENT A: VARIANCE APPLICATION***





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- Shall be to scale and include: a north arrow, date of preparation, identify streets and roads, intersections, driveways, access points, parking areas, existing structures, wells, septic systems, easements, utility lines, lot dimensions, no build or hazardous areas
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- A written statement from the appropriate water district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider
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## Proof of Sewer:

- A written statement from the appropriate sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems

## 8. Legal Description:

- Geographical description of a real estate property
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- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
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- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, etc



## DEVELOPMENT APPLICATION FORM

### Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input checked="" type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

**PROJECT NAME:** BARR LAKE SUBSTATION

### APPLICANT

Name(s): Jennifer Chester Phone #: 303-285-6533  
Address: 3500 BLAKE ST  
City, State, Zip: DENVER, CO 80205  
2nd Phone #: Email: Jennifer.L.Chester@XcelEnergy.com

### OWNER

Name(s): Public Service Company of Colorado (Xcel Energy) Phone #: 303-285-6533  
Address: 3500 BLAKE ST  
City, State, Zip: DENVER CO 80205  
2nd Phone #: Email: XcelEnergy.com

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

Name: Lisa Foster Phone #: 303-285-8389  
Address: 3500 BLAKE ST  
City, State, Zip: DENVER CO 80205  
2nd Phone #: Email: Lisa.Foster@XcelEnergy.com

## 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

## **HARDSHIP STATEMENT**

*Using the following hardship criteria for granting a variance, please provide an explanation of how the criteria have been satisfied (see Section 2-02-21-06 of the Adams County Development Standards and Regulations for the full text of the criteria). Please feel free to attach your statements using a separate piece of paper.*

1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

See attached detailed explanation

2. Because of these physical circumstances, the strict application of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district.
3. Granting the variance will not confer on the applicant any special privilege.
4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.
5. The special circumstances or hardship is not self-imposed.
6. That the variance, if granted, will be in harmony with the general purpose and intent of the Adams County regulations and with the Adams County Comprehensive Plan.
7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations.
8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, or would change the zone classification on the property.

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, \_\_\_\_\_  
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Parcel #(s): \_\_\_\_\_

(PLEASE CHECK ONE):

\_\_\_\_\_ On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, which is not less than thirty days  
before the initial public hearing, notice of application for surface development was provided  
to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

or

\_\_\_\_\_ I/We have searched the records of the Adams County Tax Assessor and the Adams County  
Clerk and Recorder for the above identified parcel and have found that no mineral estate  
owner is identified therein.

Date: \_\_\_\_\_ Applicant: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

STATE OF COLORADO )

)

COUNTY OF ADAMS )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_.

Witness my hand and official seal.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

*After Recording Return To:*

*Name and Address of Person Preparing Legal Description:*

**A recorded copy of this Certification shall be submitted to the Adams County Community and  
Economic Development Department with all applicable land use applications.**



APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,  
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, \_\_\_\_\_  
\_\_\_\_\_, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Parcel #(s): \_\_\_\_\_

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

\_\_\_\_\_ No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

\_\_\_\_\_ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

\_\_\_\_\_ The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: \_\_\_\_\_ Applicant: \_\_\_\_\_

*After Recording Return To:*

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF COLORADO    )  
  )  
COUNTY OF ADAMS     )

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_.

Witness my hand and official seal.

My Commission expires: \_\_\_\_\_  
Notary Public

*Name and Address of Person Preparing Legal Description:*

**A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.**

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,  
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I, \_\_\_\_\_ (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at:

**Physical Address:**

Legal Description: \_\_\_\_\_

Parcel # (s): \_\_\_\_\_

With respect to qualifying surface developments:

Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a "\_\_\_\_\_" area as recorded in Reception # \_\_\_\_\_ on \_\_\_\_\_.

Date: \_\_\_\_\_ Applicant: \_\_\_\_\_  
By: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF COLORADO    )  
  )  
COUNTY OF ADAMS    )

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_.

Witness my hand and official seal.

My Commission expires: \_\_\_\_\_

Notary Public

*After Recording Return To:*

*Name and Address of Person Preparing Legal Description:*

**A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.**

***ATTACHMENT B: VICINITY MAP***

Parcel #: 0156720400005



I want to...

## Description

[Property Report](#) - 13675 POWHATON RD  
PUBLIC SERVICE CO OF COLORADO C/O PROPERTY AND  
LOCAL TAXES

## Hyperlinks

[Link to Property Report](#)

## Details

Parcel Number  
0156720400005

Subdivision  
N/A

Parcel Address 1:  
13675 POWHATON RD

Parcel Address 2:  
N/A

Owner  
PUBLIC SERVICE CO OF COLORADO C/O  
PROPERTY AND LOCAL TAXES

Owner Address:  
PO BOX 1979

Owner City, State, Zip:  
DENVER CO 80201-1979

## Property Info

0156720400005



Aerial Im...



WKID: 4326 Lat/Long ▲

Lat: 39.94134° N  
Lon: 104.69617° W

0 500 1000ft

1500

IT/GIS DRCOG / DRAPP

Layers



Parcel #: 0156720400005

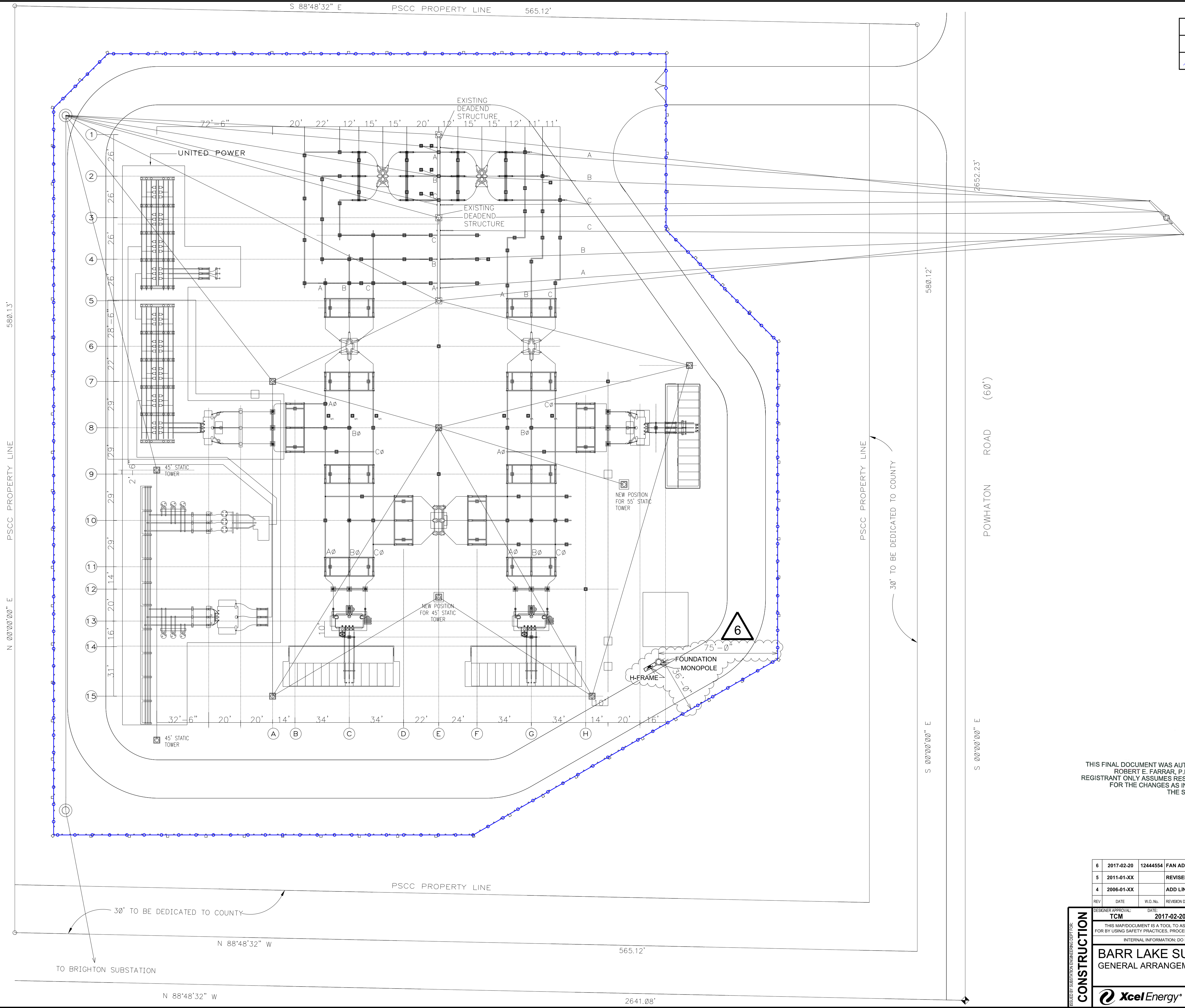


***ATTACHMENT C: SITE PLAN***





Legend			
	Description	Quantity	Unit
	Chain Link Fence - 10'	1,743.18	ft



THIS FINAL DOCUMENT WAS AUTHORIZED BY  
ROBERT E. FARRAR, P.E. 30919. THE  
REGISTRANT ONLY ASSUMES RESPONSIBILITY  
FOR THE CHANGES AS INDICATED BY  
THE SIGNED DATE.



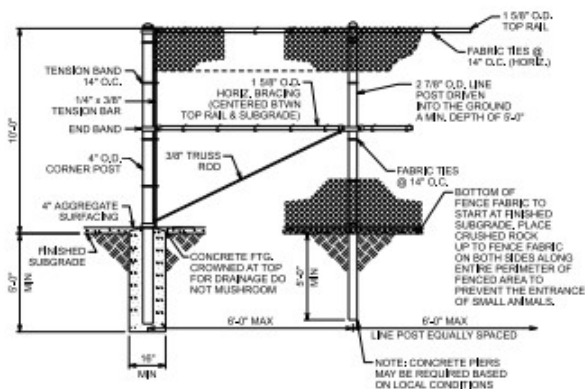
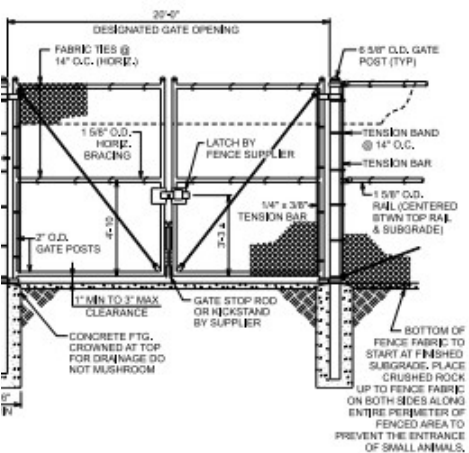
6	2017-02-20	12444554	FAN ADDITION - B&V	TCM	TCM	REF	REF
5	2011-01-XX		REVISED STATIC WIRE DESIGN	SSR			SSR
4	2006-01-XX		ADD LINE FOR BRIGHTON NUG	SSR			SSR
REV	DATE	W.O. No.	REVISION DESCRIPTION	DWN	DSN	ENG	CHK

DESIGNER APPROVAL:	DATE:	ENGINEER APPROVAL:	DATE:	REVIEWER APPROVAL:	DATE:
TCM	2017-02-20	REF	2017-02-20	REF	2017-02-20
THIS MAP DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.					
INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY.					
BARR LAKE SUBSTATION				BARR	
GENERAL ARRANGEMENT					
		0212-001.001S01		SCALE	REV
				1"=30'-0"	6

ISSUED BY SUBSTATION ENGINEERING DEPT FOR CONSTRUCTION

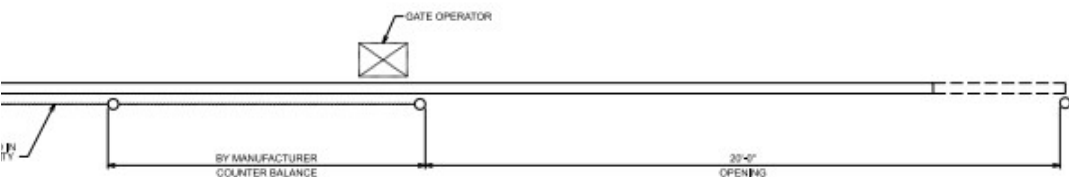
2/6/2017 8:23:13 AM

***ATTACHMENT D: FENCE AND GATE DETAILS***

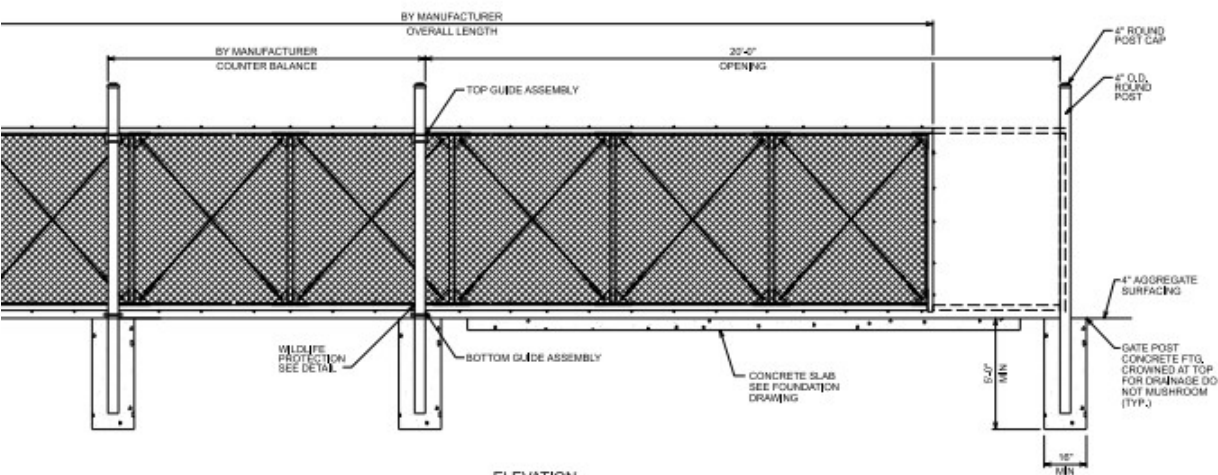


## NOTES

1. FENCE DESIGNED FOR: LGR140 MPH WIND, 1" ICE  
LGR290 MPH WIND, NO ICE  
ENGINEERING CALCS NX-272391
2. FENCE FABRIC TO BE 9 GAUGE, 1" GALVANIZED DIAMOND MESH CHAIN LINK STYLE
3. ALL PIPE MATERIAL IS SCH. 40



## PLAN



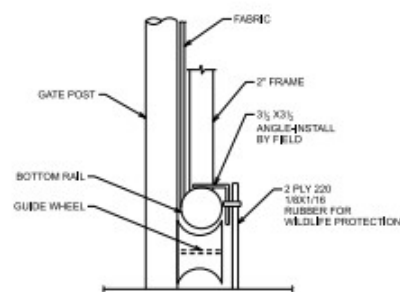
## ELEVATION

### CANTILEVER SLIDE GATE

OUTSIDE LOOKING  
SCALE: NONE

## NOTES

1. POST AND GATE DESIGN BY MANUFACTURER. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
2. ALL COMPONENTS OF THE PANEL TO BE GALVANIZED.
3. GATE WILL BE HUNG ON THE INSIDE OF THE FENCE LINE.



ROLL GATE WILDLIFE DETAIL  
SCALE: NONE

***ATTACHMENT E: PROOF OF TAXES***



# Statement Of Taxes Due

Account Number R0191695

Assessed To

Parcel 0156720400005

PUBLIC SERVICE CO OF COLORADO  
C/O:C/O PROPERTY AND LOCAL TAXES  
PO BOX 1979  
DENVER, CO 80201-1979

## Legal Description

SECT,TWN,RNG: 20-1-65 DESC: THE E 595 FT OF THE S 610 FT OF THE SE4 DESC AS FOLS BEG AT THE SE COR OF SD SEC 20 TH N 00D 00M 00S E 30/01 FT TH N 88D 48M 32S W ALG A LN 30 FT NLY OF AND // WITH THE SLY LN OF SD SE4 A DIST 30/01 FT TO THE POB TH N 88D 48M 32S W 30 FT NLY OF AND // WITH TH SLY LN OF S... Additional Legal on File

## Situs Address

13675 POWHATON RD

Year	Tax	Interest	Fees	Payments	Balance
<b>Grand Total Due as of 07/02/2025</b>					<b>\$0.00</b>

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee  
4430 S Adams County Parkway, Suite W1000  
Brighton, CO 80601  
720-523-6160

***ATTACHMENT F: PROOF OF OWNERSHIP***



WARRANTY DEED

THIS DEED, Made this 8<sup>TH</sup> day of FEBRUARY

BOOK 3750 PAGE 132

986767

1991, between Mollie Wolfe, Lorene M. Leary, Edward A. Wolfe, Elsie D. Hahn, Donald E. Wolfe and Carol J. Thompson, as Joint Tenants

of the \_\_\_\_\_ \* County of Adams  
State of Colorado, grantor and

Public Service Company of Colorado a corporation organized and  
existing under and by virtue of the laws of the State of Colorado  
550 15th Street, Denver, Colorado 80202, grantee: whose legal address is

WITNESSETH, That the grantor for and in consideration of the sum of sixty-seven thousand and six hundred and eighty dollars (\$67,680.00) 00/00----- DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the ----- County of Adams and State of Colorado, described as follows:

The East 595 feet of the South 610 feet of the SE 1/4 of Section 20, Township 1 South, Range 65 West of the 6th Principal Meridian, County of Adams, State of Colorado, except county roads and that parcel of land described in that instrument recorded on April 7, 1970 at Reception No. 888070 of the Adams County Records.

NO REAL PROPERTY  
TRANSFER DECLARATION  
ACCOMPANIED THIS DOCUMENT

Date 2-8-91  
\$ 6.77  
State Doc. Fee

also known by street and number as: none

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 grantor 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 grantee, its successors and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, its successors and assigns, that at the time of the sealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has 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, encumbrances and restrictions of whatever kind or nature soever, excepting

(See Exhibit 1)

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, The grantor has executed this deed on the date set forth above.

Donald E. Wolfe  
Edward A. Wolfe  
Elsie D. Hahn

Lorene M. Leary  
Carol J. Thompson  
Mollie Wolfe

STATE OF COLORADO,  
County of

ss.

The foregoing instrument was acknowledged before me this  
by DONALD E. WOLFE

4<sup>TH</sup> day of February, 1991.

My commission expires

WITNESS my hand and official seal

\*If in Denver, insert "City and."

Karen Ranney  
Notary Public

KAREN RANNEY  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JUNE 22, 1992

STATE OF COLORADO,  
County of ADAMS

*Edward A. Wolfe*  
*Elsie D. Hahn*

The foregoing instrument was acknowledged before me this *6<sup>th</sup>* day  
of *February*, 19*91*, by Edward A. Wolfe and Elsie D. Hahn

My commission expires *Aug. 15, 1992*

WITNESS my hand and official seal.



*Melba Engles*

STATE OF COLORADO,  
County of ADAMS

*Lorene M Leary*

The foregoing instrument was acknowledged before me this *6th* day  
of *February*, 19*91*, by *LORENE M LEARY*

My commission expires *August 15, 1993*

WITNESS my hand and official seal.



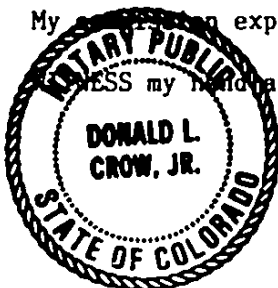
*[Signature]*

STATE OF COLORADO,  
County of ADAMS

The foregoing instrument was acknowledged before me this *8<sup>th</sup>* day  
of *FEBRUARY*, 19*91*, by *MOLLIE WOLFE & CAROL J. THOMPSON*

My commission expires *FEBRUARY 29, 1992*

WITNESS my hand and official seal.



*Donald L. Crow, Jr.*



EXHIBIT 1

and reserving unto said owners, their heirs and assigns, all oil and gas and other mineral in, on or under the above described property, provided however that no portion of the surface of the above described property shall be used by said owners, their heirs, assigns or legal representatives for the purpose of prospecting for, drilling, mining or recovery of any such oil, gas and other mineral. Oil, gas or other mineral will not be removed to such an extent to undermine or disturb any structures which may be erected on the above described property.

an easement and right of way for pipeline and incidental purposes as granted to Panhandle Eastern Pipe Line Company, a Delaware Corporation by Alex Wolfe and Mollie Wolfe in instrument recorded November 20, 1973 in Book 1900 at Page 699 in which the specific location of the easement is not defined.

an easement and right of way for electric transmission or distribution line as granted to Union Rural Electric Association by Mollie Wolfe, Edward A. Wolfe, Donald E. Wolfe, Lorene M. Leary, Carol Thompson and Elsie D. Hahn in the instrument recorded May 30, 1980 in Book 2460 at Page 377.

an easement and right of way for pipeline and incidental purposes as granted to Panhandle Eastern Pipe Line Company, a Delaware Corporation by Mollie Wolfe, Lorene M. Leary, Edward A. Wolfe, Elsie D. Hahn, Donald E. Wolfe and Carol J. Thompson in the instrument recorded April 13, 1984 in Book 2860 at Page 962 in which the specific location of the easement is not defined.

ditches and canals as reserved in United States Patent recorded February 15, 1913 in Book 25 at Page 587

easement and right of way for pipeline and incidental purposes as granted to Panhandle Eastern Pipeline Company, a Delaware Corporation by Ralph E. Thompson, Jr. and Carol June Thompson in the instrument recorded November 20, 1978 in Book 1900 at Page 701 in which the specific location of the easement is not defined.

easement and right of way for electric transmission or distribution line as granted to Union Rural Electric Association by Ralph E. Thompson, Jr. and Carol June Thompson in the instrument recorded May 9, 1980 in Book 2454 at Page 737.