

Community & Economic Development Department  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601  
PHONE 720.523.6800  
EMAIL [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org)  
[adcogov.org](http://adcogov.org)

## Request for Comments

Case Name: Stonehouse Substation Conditional Use Permit

Case Number: RCU2025-00008

April 22, 2025

The Adams County Planning Commission is requesting comments on the following application : **Conditional Use Permit to allow a substation within the Agricultural-3 zone district and the Airport Noise and Height Overlays.** This request is located at E. 128th Avenue & Gun Club Road. The Assessor's Parcel Number is 0156730300001. The applicant is United Power.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 05/20/2025 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/current-land-use-cases](http://www.adcogov.org/current-land-use-cases).

Si usted tiene preguntas, por favor escribanos un correo electrónico a [cedespanol@adcogov.org](mailto:cedespanol@adcogov.org) para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mayor.

Thank you for your review of this case.

Greg Barnes  
Principal Planner

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica  
DISTRICT 1

Kathy Henson  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



Your Touchstone Energy® Cooperative 

April 15, 2025

Adams County Colorado  
Attn: Community & Economic Development Department  
4430 South Adams County Parkway  
1<sup>st</sup> Floor, Suite W2000  
Brighton, CO 80601

**RE: United Power Stonehouse Substation Conditional Use Permit – Written Explanation**

Dear Adams County Community & Economic Development Department:

Ulteig on behalf of United Power, Inc., is seeking approval from Adams County on a Conditional Use Permit for a proposed electrical substation and its associated transmission line tap identified as the Stonehouse Substation (Project). United Power is a member-owned distribution electric cooperative serving 900 square miles along the north-central Front Range in Colorado. Serving more than 112,000 meters across 900 square miles, their service territory, including portions of unincorporated Adams County, is broken into two noncontiguous areas - the plains northeast of Denver and two historic mountain canyons. The cooperative occupies the smallest geographic footprint of any Colorado cooperative, but also serves the second highest meter count and largest load.

**Project Description:**

The subject parcel for the Project (parcel # 0156730300001) does not currently have an address associated with it but is located at the southeast corner of 132nd Avenue and Gun Club Road. The subject parcel is a portion of SW1/4 of Section 30, Township 1 South, Range 65 West of the 6th Principal Meridian in unincorporated Adams County. The parcel has been used for agricultural purposes in the distant past but is currently vacant with no permanent or temporary structures. The Project will be constructed on a 46.766-acre parcel, zoned Agricultural 3 (A-3), and is owned by United Power. The footprint for the substation itself will be approximately 2.5 acres and utilize access to the site off of both Gun Club Road and 132<sup>nd</sup> Avenue; the remainder of the parcel will be left in its current condition. In order to provide power for the substation, a transmission line tap will be required, which will involve tapping the existing Public Service Company of Colorado (PSCo) Reunion-Barr Lake 230kV overhead transmission line. The PSCo transmission line is adjacent to the subject parcel and runs north-south along the west side of Gun Club Road. The Project site will be unmanned and will not require water/sewer services.

There is an existing “shut-in” well (Wenzel 13-30) near the center of the parcel that is operated by Extraction Oil & Gas Inc. In coordination with the Adams County Oil & Gas Liaison, Greg Dean, it was determined that Extraction has included the Wenzel 13-30 well on Adams County’s list to be plugged in 2025. Extraction is actively drilling at one of their wells just south of the subject parcel and once that has

been fracked, there will be no need for the Wenzel 13-30 well. With this in mind, United Power is showing the reverse setback for the Wenzel 13-30 well to be 50 feet. With the Project set for construction in 2028, the status of the Wenzel 13-30 well can be verified prior to pulling any construction-related permits.

The subject parcel is located within the DIA Aviation Overlay District, particularly within the Height and Noise Districts. Due to the equipment heights of the Project, there will be no impacts to everyday operations at DIA. Ulteig has contacted Air Traffic Technician, Steven Landy and discussed the proposed project and FAA Obstruction Evaluation process. Per our conversation, an FAA Obstruction Evaluation application will require plans showing final grade and equipment heights. Ulteig will submit an FAA Obstruction Evaluation application when the appropriate information is finalized. Any detailed comments from the airport can be addressed during the referral period.

The subject parcel is not within any water district and does not have a readily accessible source of water. Additionally, the electrical substation will be an unmanned facility and not require water or sewer services. Due to the lack of water availability at the proposed project site, United Power will pursue Administrative Relief from landscaping requirements of a type C Bufferyard. Please see attached Administrative Relief request. However, in order to provide screening of the substation, United Power is proposing to add vinyl slats to the chain link security fence that encompasses the substation equipment.

**Purpose and Need:**

In order to continue to provide adequate, reliable power, United Power must upgrade existing facilities and/or construct new facilities. The Project “load center” is the point where the transmission level power converts to the distribution level. The substation serves as the source of power for the distribution network in the vicinity of the Project. As residential and commercial growth occurs, the distribution systems in such an area become overloaded. In order to serve the increased electric consumer demand, United Power must add distribution substations located close to the growth areas. United Power is experiencing growth in the vicinity of the Project and the new substation is needed to allow United Power to provide adequate and reliable electric power to its customers in the area. The arrangement and capacity of the substation is planned to provide electric service to United Power’s customers in the area with a level of capacity and reliability consistent with United Power’s documented electric service standards. In summary, the Project is a result of the residential and commercial growth in the area. The Project will not only increase United Power's load serving capacity, but it will also provide additional reliability in this portion of their service territory by having an additional source of power in the event of outages/maintenance on other existing facilities in the area.

**Construction and Operation:**

Due to long lead times on certain materials, construction is tentatively scheduled for 2028. United Power estimates that construction will take 6 – 8 months depending on weather conditions.

United Power’s electric facilities are designed, constructed, operated, and maintained to meet or exceed all applicable standards of design and performance set forth in the National Electrical Safety Code

(NESC). Construction, operation, and maintenance activities shall comply with all applicable federal, state, and local laws. In its contract with the construction contractor, United Power can specify that it will hold a required pre-construction meeting with the contractor to ensure all applicable laws and United Power's procedures will be followed.

During construction, enclosed containment would be provided for all trash. All construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials would be removed from the site and transported to a disposal facility authorized to accept such materials.

During construction, United Power and their contractors will utilize industry standard practices to control and mitigate nuisances from construction activities. Typical examples include, noise, dust, and visual light pollution. In order to prevent and mitigate these impacts the following will occur during construction: 1. Noise - construction will be limited to daytime work and follow all local ordinances regarding nighttime work should any need arise. 2. Dust - the site will follow all dust pollution conditions in the erosion and sediment control plans, to include minimizing and or eliminating high wind work during earth moving activities and the use of water trucks to control dust from leaving the site. 3. Visual light pollution - nighttime work is not expected and any work lighting will be cast down to ensure no visual impact towards the road or any structures. 4. Traffic - There will be no impacts to traffic associated with the Project, see enclosed Trip Generation Analysis.

Once construction is complete, traffic associated with the substation will be minimal and limited to periodic maintenance and inspection vehicles. There will not be any noise impacts with the operation of the Project; the noise produced will not exceed the levels spelled out in Title 25, Article 12 (25-12-103) of the Colorado Revised Statutes, Maximum Permissible Noise Levels (see Exhibit A).

Access to the substation will be regulated to United Power personnel and their subcontractors only. The substation will be enclosed with a 7-foot chain link fence with 3 strands of barbed wire on top and locked access gates. There will be downcast lighting installed within the substation; however, this lighting is only used in emergency situations after dark. Although the substation would be inspected annually, emergencies may occur. If there were an issue, appropriate field crews and engineering personnel would be notified by telephone or radio, and they would undertake the required procedures to correct the problem and restore facilities to normal operations.

United Power has retained Ulteig Operations LLC to assist with Land Use permitting. If you have any questions or require additional information, please contact Derek Holscher (720-973-5876 or [derek.holscher@ulteig.com](mailto:derek.holscher@ulteig.com)) or Liz Manassee (720-873-5714 or [liz.manassee@ulteig.com](mailto:liz.manassee@ulteig.com)).

Sincerely,

*Derek Holscher*

Derek Holscher – Project Manager, Ulteig

## Exhibit A



Noise produced by the transformers in the substation will not exceed the levels spelled out in Title 25, Article 12 (25-12-103) of the Colorado Revised Statutes, Maximum Permissible Noise Levels. The statute identifies that sound levels of noise radiating from a property line at a distance of twenty-five feet or more does not exceed the db(A) levels assigned for each zone between the hours of 7am to 7pm and 7pm to 7am.

Residential: 7am-7pm - 55 dB(A), 7pm-7am – 50 db(A)

Commercial: 7am-7pm - 60 dB(A), 7pm-7am – 55 db(A)

Light Industrial: 7am-7pm - 70 dB(A), 7pm-7am – 65 db(A)

Industrial: 7am-7pm - 80 dB(A), 7pm-7am – 75 db(A)

With the zoning for site being Agricultural, a particular zone has not been established per the statute. The Residential zone threshold is the most stringent in any defined zone and it is anticipated that the noise emitted for the substation transformers at a distance of 25 feet beyond the property line will adhere to or be below these levels.

In a straight-line or line-of-sight calculation, the sound resulting from a point source will be attenuated by distance from the source. This attenuation follows the rule that the sound will decrease inversely with the square of the distance from the source. Performing this calculation shows that the sound from a point source is reduced by 6 decibels each time the distance to the source is doubled. This calculation does not consider wind, ambient temperature, reflections, or sound barriers. Assuming the transformers to be used simply meet industry standards, they would present a close-in sound level of 75 db(A). Then the sound due to the transformer at 6 feet would be 69 db(A). Extending this calculation to 472 feet (closest point on the property line toward the nearest residence) would result in an undetectable sound level due to the transformer. Extending this same calculation to 192 feet (closest point on the nearest property line) would result in a sound level due to the transformer of approximately 39 db(A). This information or results can be confirmed by field tests after the substation is operational.

### Decibel Level Reference Chart

Decibel Level - dB(a) Examples	
120-130	Pneumatic Chipper
110-120	Loud audible horn (1 mile distance away)

## Exhibit A

90-100	Inside subway (New York)
80-90	Inside motorbus
70-80	Average traffic on street corner
60-70	Conversational speech
50-60	Typical business office
40-60	Living room, suburban area
30-40	Library ambient noise
20-30	Bedroom at night
10-20	Broadcasting studio
0-10	Threshold of hearing

Courtesy: Electric Power Research Institute

# CUP Review Criteria Responses

*(Remainder of page intentionally left blank)*



Your Touchstone Energy® Cooperative 

**Criteria for Approval per Chapter 2-02-06-06 of the Adams County Development Standards and Regulations:**

1. The conditional use is permitted in the applicable zone district.

**Response:** Per Chapter 11 – Definitions of the Adams County Development Standards & Regulations, the Stonehouse Substation is a Utility Substation and categorized as a Public Service (11-02-491) and also considered a Major Energy Facility (11-02-366). Per the Land Use Table in Chapter 3-07-01 of the same regulations, both a Utility Substation/Public Service and Major Energy Facility are authorized as a Conditional Use in the Agricultural 3 (A3) District.

2. The conditional use is consistent with the purposes of these standards and regulations.

**Response:** The purpose of Adams County's Development Standards and Regulations is to control and assist in the orderly, efficient, and integrated development of the County, in order to preserve the health, safety, and welfare of the public, in accordance with established County policies and plans. With the information provided in the written explanation above and associated Conditional Use Permit application materials, United Power believes that the Project is consistent with the purpose of the standards and regulations. In addition to these standards, United Power's electric facilities are designed, constructed, operated, and maintained to meet or exceed all applicable standards of design and performance set forth in the National Electrical Safety Code (NESC).

3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.

**Response:** With the information provided in the written explanation above and associated Conditional Use Permit application materials, United Power believes that the Project will comply with the requirements of the standards and regulations, including applicable performance standards. If the County deems additional information is needed in order to meet compliance, United Power can provide that information upon request.

4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of

the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.

**Response:** The south, east, and west sides of the substation property are bounded by the same A3 zone district as the substation property, with the north side bounded by the A2 zone district. There are residential homes on the east and south sides of the substation property; however, due to the location of the substation on United Power's property, the six closest residents are located anywhere from 700' to 2,300' from the substation perimeter. The proposed vinyl slats in the substation's chain link fence will provide screening for these residents.

Anticipated traffic with the project is limited to periodic maintenance and inspection vehicles, which is estimated to be between 5 and 10 vehicles/maintenance trucks annually, with specialized equipment if needed for any major repairs. No impacts are expected to the operational efficiency or safety of the local roadway network around the project. The construction of the substation could last up to 6 months and will involve mostly personal vehicle trips for construction workers of 10 to 12 trips per day. A staging area will be designated on site for truck traffic to deliver materials to the substation; these trips will be approximately 1 to 2 trips per week. To mitigate any potential impacts to local county roads, Traffic Control Plans will be prepared and followed during construction. Impacts to the public and traffic on county roads from construction vehicles and equipment will be temporary and are not expected to negatively impact the operational efficiency or safety of the roadway network in the County.

The proposed substation is compatible and harmonious with the character of the surrounding area and is necessary to support future development. The health, safety, and welfare of the inhabitants of the area are improved because of the availability of services afforded by an adequate and reliable power supply. There will be no fumes, vibration, or odor caused by the project. Dust resulting from the project would occur during the construction phase and will be minimized by utilizing best management practices. Post construction, the project will not generate any noise, vibration, glare, heat, smoke, fumes, gas, or odors, which have been addressed in the written explanation.

5. The conditional use permit has addressed all off-site impacts.

**Response:** Per the response provided in #4 above the project is not anticipated to have any off-site impacts. Post construction, the project will operate 24 hours a day as an unmanned facility with no utilities required including water, sanitary sewer, or gas. The facilities for the project will be designed, constructed, operated, and maintained to meet applicable standards of design and performance set forth in the National Electric Safety Code. There are no hazardous materials associated with the project beyond the following items:

- There is a battery back-up located inside the Electronic Equipment Enclosure (EEE) unit which has built-in containment and exhaust in case of an accidental release; no liquids would escape

the EEE unit. The transformers contain mineral oil, which is required for the operation of the equipment. The mineral oil is contained within the equipment and secondary containment is designed which will confine the entire volume of oil should a vessel failure occur. There are no poly-chlorinated biphenyls (PCBs) in the mineral oil or transformers. All equipment will be located within a fenced, secured facility.

- Spill control and prevention measures as well as procedures for contacting appropriate emergency offices and personnel are formulated and designed in accordance with federal, state, and local requirements.
- Construction, operation, and maintenance activities will also comply with applicable federal, state, and local laws and regulations regarding the use of hazardous substances. Construction activities will be performed using methods that prevent entrance or accidental spillage of solid matter, contaminants, debris, and other pollutants and wastes into flowing streams or dry watercourses, lakes, and underground water sources. Activities will follow environmental protection measures for the management of wastes to avoid and minimize effects from potential spills or other releases to the environment.

The substation is open air, no roofs, run off from the site will be minimal and ground under the substation will have perviousness for drainage into the ground. Additional engineering studies will be done and reviewed by Adams County to address any additional storm system facilities that are needed to capture storm water runoff and release into the drainage system in the County. The water table /aquifer system will not be impacted.

There should not be a negative impact on property values. There have been studies completed about property values in relation to electric substations, which have been supported by comparable market analysis examining appreciation rates, paired sales analysis, statistical descriptive measures, and statistical regressions. The results indicate there is no measurable market impact on property values.

The issue of EMF has been studied for more than 40 years by government and scientific institutions all over the world. The balance of scientific evidence indicates that exposure to EMF does not cause negative impacts. Per the Public Utilities Commission Rule 3206(e), proposed magnetic field levels of 150 mG (milliGauss) and below are deemed reasonable by rule and need not be mitigated to a lower level. The magnetic fields generated by the substation do not exceed the 150 mG magnetic field level at the substation fence, where the public has unrestricted access. The nearest residence to the substation is nearly 700' from the substation fence.

6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.

**Response:** The parcel for the project, owned by United Power, is 46.766 acres in size and with the proposed substation footprint being approximately 2.5 acres, there is adequate usable space for the substation.

With Gun Club Road on the west side of the parcel and 132<sup>nd</sup> Avenue along the north side, there is adequate access in place for the substation. New access points will be established for the project, one off Gun Club Road and one off 132<sup>nd</sup> Avenue.

An environmental desktop habitat assessment and on-site survey were conducted for the project. Prior to the site visit, a desktop habitat assessment was completed to assess existing environmental features, generally limited to biological and aquatic resources within a 100-foot radius of the Project. An on-site survey was conducted, and the qualitative assessment consisted of visual observations considering/verifying site conditions identified during the desktop habitat assessment. For the biological resources considered, it was determined that suitable habitat is not likely present. Golden Eagle suitable habitat is potentially present in open grassland areas; however, according to Colorado Parks and Wildlife, there are no active, destroyed, inactive, undetermined, or unknown nest sites within 2,640 feet of the project. No golden eagles were observed during the on-site survey. Aquatic resources include wetlands, streams, lakes, rivers, springs, seeps, reservoirs, ponds, groundwater, riparian areas, and the fauna that reside within them. Aerial imagery and the National Wetlands Inventory were used during the desktop assessment and on-site survey to review the potential presence of aquatic resources near the Project. Two resources were identified with one being 0.6 miles north of the project boundary and the other 0.75 miles southeast of the project boundary; both of which will not be impacted by the project.

7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.

**Response:** The site plan was created with several things in mind including access, the required transmission line tap, setbacks, and surrounding residences which resulted in the most convenient and functional use of the parcel. There are no parking or traffic circulation requirements for the project and open space dedications are not required. The substation will be enclosed with a 7-foot chain link security fence with 3 strands of barbed wire on top and locked access gates; however, in order to provide screening of the substation, United Power is proposing to add vinyl slats to the chain link security fence that encompasses the substation equipment. Due to the lack of water availability, United Power will be applying for Administrative Relief from landscaping requirements of a Type C Bufferyard. There will be downcast lighting installed within the substation; however, this lighting is only used in emergency situations after dark.

8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

**Response:** The substation is an unmanned facility and will not require sewer or water services. Additional engineering studies will be done, if required, and reviewed by Adams County to address any storm water system facilities that are needed to capture storm water runoff and release into the County drainage system. Existing Adams County roads will provide access for parts of the construction phase and two new access roads will be constructed, one from Gun Club Road and one from 132<sup>nd</sup> Avenue to the substation property. Brighton Fire District has been contacted and made aware of the project and Adams County Sheriff District #7 services the project site.



# CONDITIONAL USE PERMIT

Conditional uses are those uses which are presumptively compatible with other land uses authorized or permitted in a zone district, but, if approved, will require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, conditional uses may require the imposition of conditions to ensure the number and type of conditional uses and their location, design, and configuration are appropriate at a particular location.

## Required Checklist Items

- Development Application Form (pg. 5)
- Written Explanation
- Site Plan
- Landscape Plan
- Proof of Ownership (warranty deed or title policy)
- Proof of Water, Sewer Services, and Utilities
- Legal Description
- Statement of Taxes Paid
- Trip Generation Analysis

Supplemental items may be needed on a case-by-case basis. **\*Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day ([CEDD-Plan@adcogov.org](mailto:CEDD-Plan@adcogov.org)) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day ([CEDD-ENG@adcogov.org](mailto:CEDD-ENG@adcogov.org)) to determine whether a Level 1 Storm Drainage Study is necessary

If you are applying for any of the following applications, please contact the Planner of the Day:

- Solid waste transfer station
- Scrap tire recycling facility
- Inert fill

Fees Due When Application is Deemed Complete	
Conditional Use Permit	Residential Use: \$1,200 (Additional Requests: \$400) Non-Residential Use: \$1,400 (Additional Requests: \$600)

## Conditional Use - Guide to Development Application Submittal

This application 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 Microsoft 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, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at [www.permits.adcogov.org](http://www.permits.adcogov.org).

### Written Explanation

- A clear and concise description of the proposal. Please include description of use, time frame, purpose of project, proposed improvements, and all other relevant details.

### Site Plan

- A detailed drawing of existing and proposed improvements, including:
  - Streets, roads, and intersections
  - Driveways, access points, and parking areas
  - Existing and proposed structures, wells, and septic systems,
  - Easements, utility lines, and no build or hazardous areas
  - Scale, north arrow, and date of preparation
- Parking: must meet the quantity, dimensional standards and other requirements outlined in Section 4-15
- An Improvement Location Certificate or Survey may be required during the official review
- Elevations

### Landscape Plan

- Landscaping must meet the requirements outlined in Section 4-19 of the Adams County Development Standards and Regulations
- Landscape plan must include:
  - Number, installation size, and location of each plant type
  - Landscape maintenance plan
  - Bufferyards: identify the uses of adjacent properties and incorporate the correct bufferyard between existing and proposed use

### 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.

### Proof of Water/Sewer/Utilities

#### 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.

#### 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.

#### Utilities (Gas, Electric, etc.)

- A written statement from the appropriate utility provider indicating that they will provide service to the property.
- Copy of a current bill from the service provider.

### Legal Description

- Geographical description used to locate and identify a property.
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property.

**Statement of Taxes Paid**

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office or visit ADCOTAX.COM

**Trip Generation Analysis (TGA)**

- This analysis should be conducted by a traffic engineer and should include total vehicle trips per day and peak hour volumes generated by the proposed development.
- A Traffic Impact Study may be required after the first review.

**SUPPLEMENTAL:****Neighborhood Meeting Summary**

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice.
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed.

**Level 1 Storm Drainage Study**

- If the proposed conditional use permit involves paving, construction of any structures, grading of property, outdoor storage of materials (gravel piles included) or otherwise increasing the impervious area of a site, a Level 1 Storm Drainage Study will be required.
- This plan should be prepared in accordance with the "Level 1 Storm Drainage Plan" criteria as defined in Appendix item B-3 of the Adams County Development Standards and Regulations. Most importantly, it needs to clearly identify a viable storm outfall location, and floodplain/floodway boundaries.



## 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 type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

**PROJECT NAME:**

### APPLICANT

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

### OWNER

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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

Name:  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

**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

# Site Plan

*(Remainder of page intentionally left blank)*



E. 132ND AVENUE

PROPERTY LINE

DE-TAP-01

TAN-01

DE-01

DE-02

55' R.O.W.

30' R.O.W. RESERVED PER  
LAND SURVEY PLAT IN  
BOOK 5788, PAGE 572

NEW TRANSMISSION  
LINE TAP POLES  
  
TRANSMISSION TAP DESIGN IS  
PRELIMINARY, SUBJECT TO INPUT  
FROM XCEL ENERGY AND ASSOCIATED  
INTERCONNECT AGREEMENT

ACCESS ROAD

GUN CLUB ROAD

EXISTING XCEL ENERGY TRANSMISSION LINE

PROPERTY LINE

FENCE

ELECTRICAL EQUIPMENT ENCLOSURE (EEE)

WEST ELEVATION VIEW POINT

ACCESS ROAD

SOUTH ELEVATION VIEW POINT

50'-0"

50' OIL & GAS SETBACK

WELL TO BE PLUGGED IN 2025,  
WILL CONFIRM WELL STATUS  
PRIOR TO SUBSTATION  
CONSTRUCTION IN 2027.

60' R.O.W.

30' R.O.W. RESERVED PER  
LAND SURVEY PLAT IN  
BOOK 5788, PAGE 572

**PRELIMINARY  
NOT FOR CONSTRUCTION**



3350 38TH AVE S  
FARGO, ND 58104  
PHONE: (701) 280-8500  
ULTEIG.COM

PROJECT NUMBER: N/A  
DESIGN BY: UEI  
DRAWN BY: UEI  
APPROVED BY: UEI

[DRAWING PREPARED 03-2025]

**STONEHOUSE SUBSTATION  
SITE PLAN**

# Elevation Views

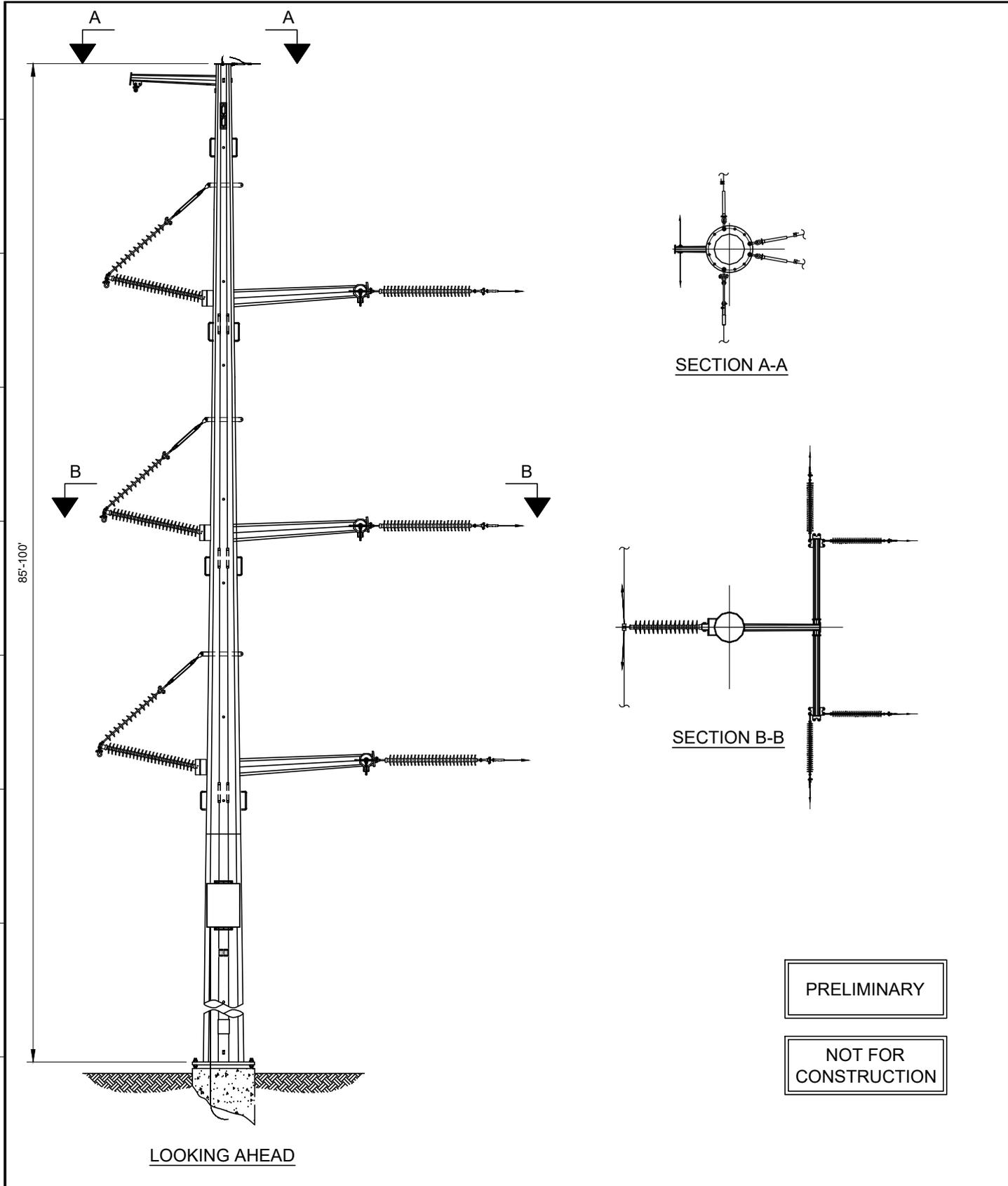
*(Remainder of page intentionally left blank)*



# Transmission Structures

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G:\2024\24\_00441\Drawings\Stonehouse Transmission Structures\STR DE-TAP-01.dwg



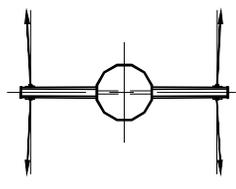
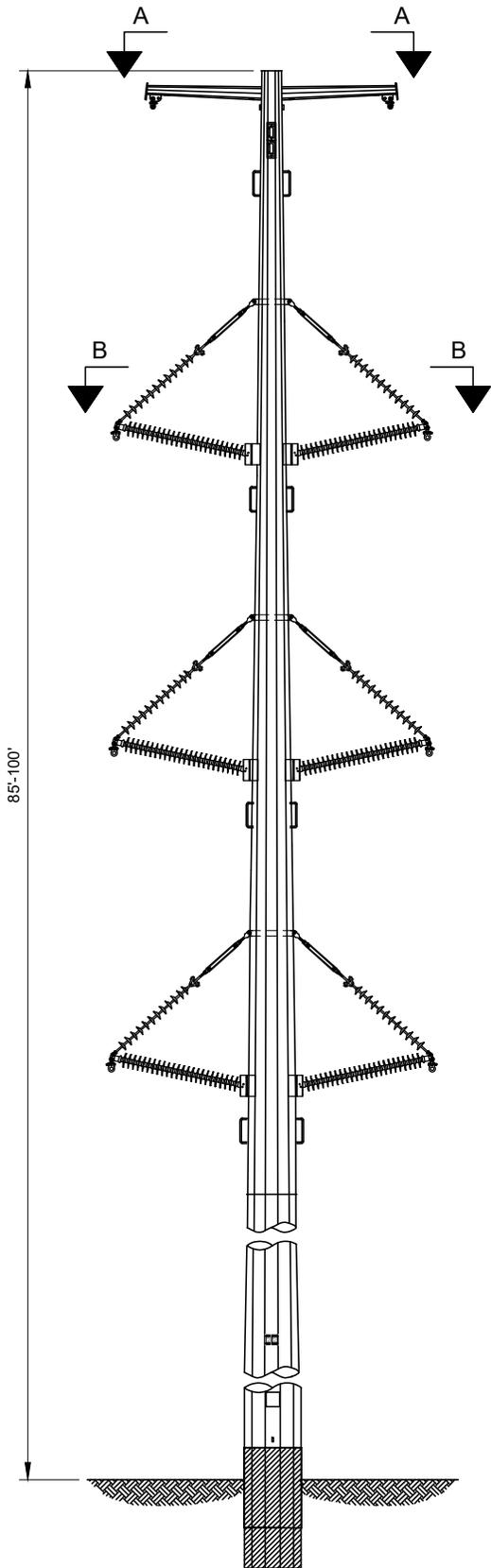
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A	ISSUED FOR PERMITTING	OA	HWD	HWD	03-27-2025



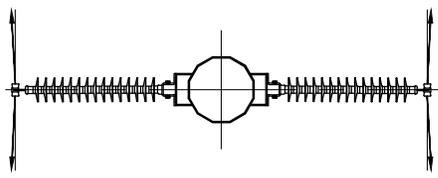
DRAWN OA
DESIGNED OA
CHECKED HWD
APPROVED HWD
PROJ. CODE 24.00441
DATE 03-27-25

<b>UNITED POWER STONEHOUSE TRANSMISSION LINE STEEL DEADEND TAP STR</b>		
SCALE NONE	DRAWING NUMBER STR DE-TAP-01	REV A

G:\2024\24\_00441\Drawings\Stonehouse Transmission Structures\STR TAN-01.dwg



SECTION A-A



SECTION B-B

PRELIMINARY

NOT FOR CONSTRUCTION

NO	REVISIONS	DSGN	CHKD	APVD	DATE
A	ISSUED FOR PERMITTING	OA	HWD	HWD	03-27-2025

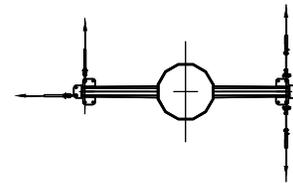
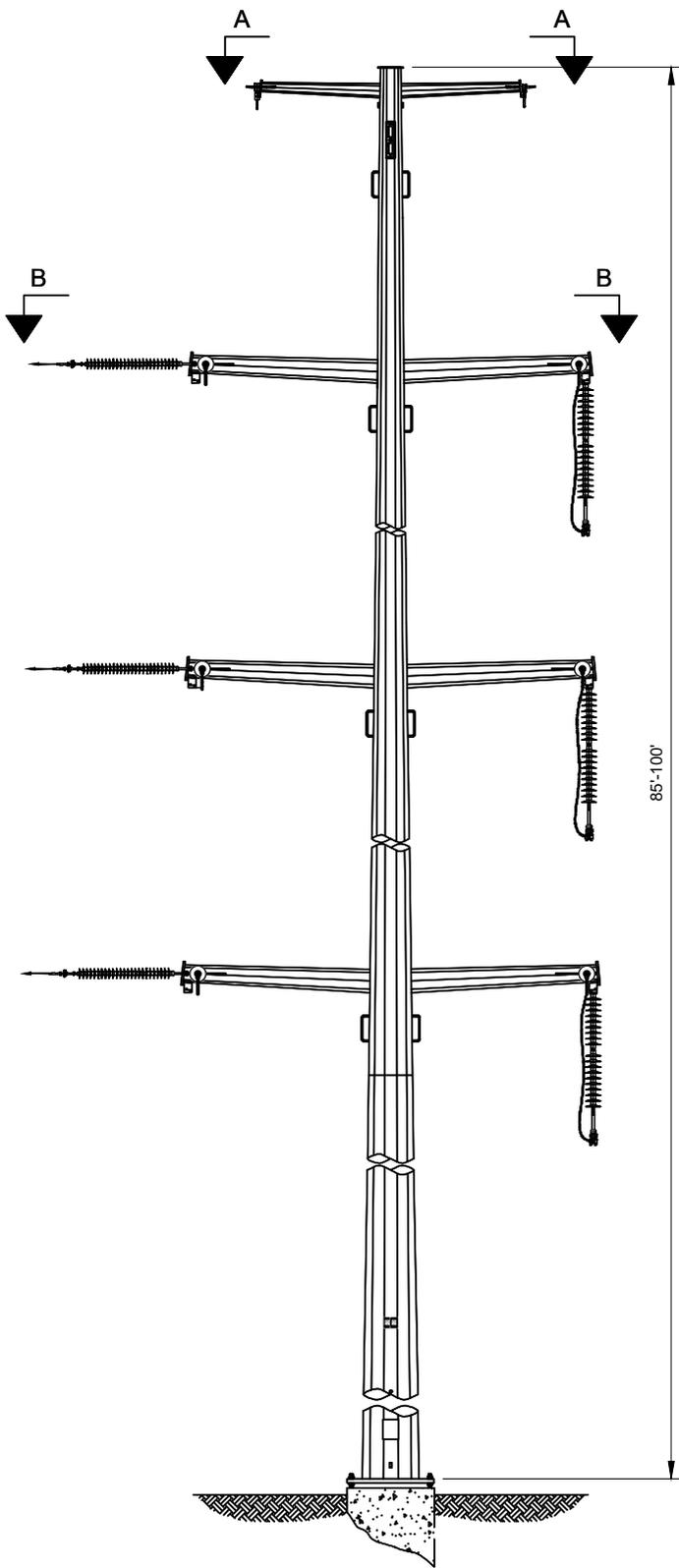


DRAWN OA
DESIGNED OA
CHECKED HWD
APPROVED HWD
PROJ. CODE 24.00441
DATE 03-27-25

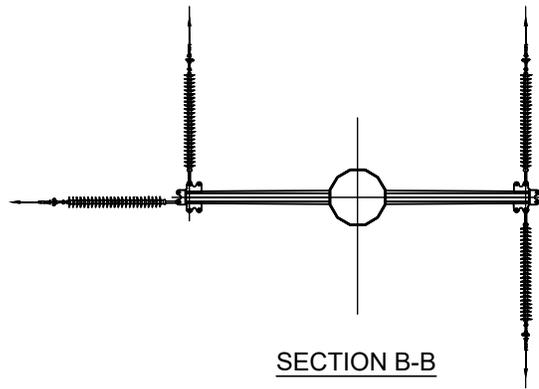
UNITED POWER  
STONEHOUSE  
TRANSMISSION LINE  
STEEL TANGENT STR

SCALE NONE	DRAWING NUMBER STR TAN-01	REV A
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G:\2024\24\_00441\Drawings\Stonehouse Transmission Structures\STR DE-01.dwg



SECTION A-A



SECTION B-B

PRELIMINARY

NOT FOR CONSTRUCTION

NO	REVISIONS	DSGN	CHKD	APVD	DATE
A	ISSUED FOR PERMITTING	OA	HWD	HWD	03-27-2025

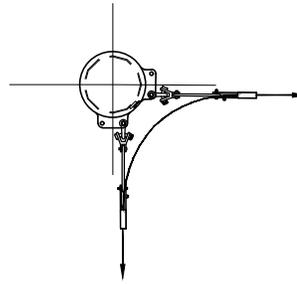
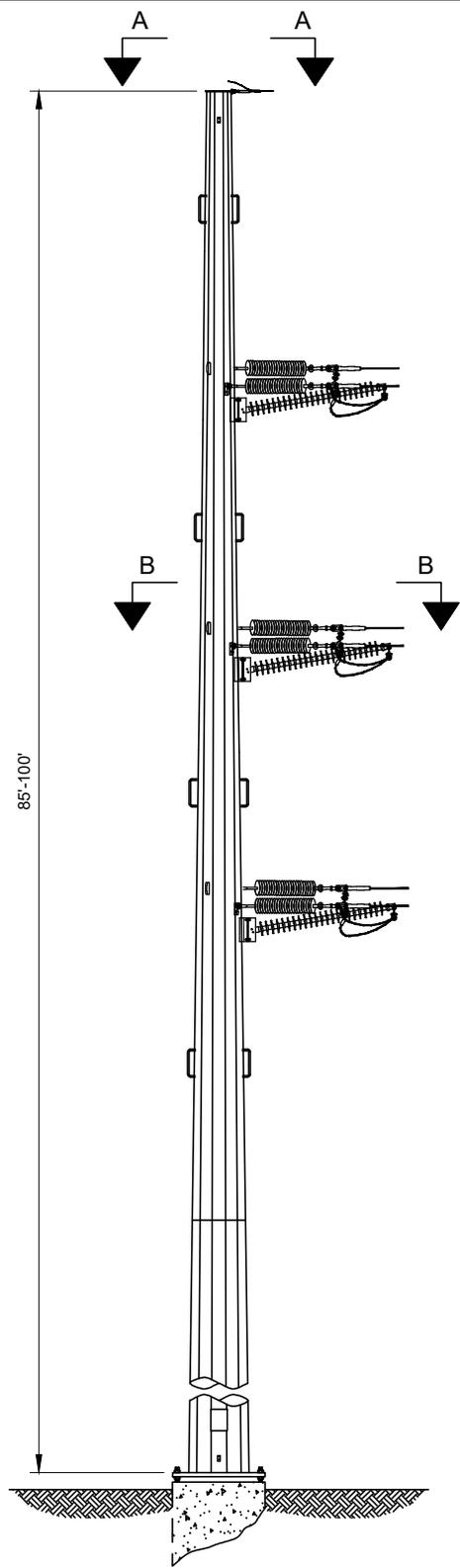


DRAWN OA
DESIGNED OA
CHECKED HWD
APPROVED HWD
PROJ. CODE 24.00441
DATE 03-27-25

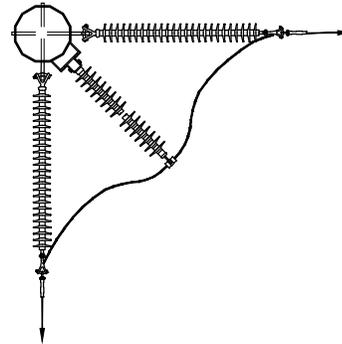
UNITED POWER  
STONEHOUSE  
TRANSMISSION LINE  
STEEL DEADEND STR

SCALE NONE	DRAWING NUMBER STR DE-01	REV A
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G:\2024\24\_00441\Drawings\Stonehouse Transmission Structures\STR DE-02.dwg



SECTION A-A



SECTION B-B

PRELIMINARY

NOT FOR CONSTRUCTION

NO	REVISIONS	DSGN	CHKD	APVD	DATE
A	ISSUED FOR PERMITTING	OA	HWD	HWD	03-27-2025



DRAWN OA
DESIGNED OA
CHECKED HWD
APPROVED HWD
PROJ.CODE 24.00441
DATE 03-27-25

UNITED POWER  
STONEHOUSE  
TRANSMISSION LINE  
STEEL DEADEND STR

SCALE NONE	DRAWING NUMBER STR DE-02	REV A
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# Proof of Ownership

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ALL COPY

Electronically Recorded RECEPTION#: 2023000034134,  
6/16/2023 at 12:56 PM, 1 OF 2,  
REC: \$18.00 DocStamp: \$0.00  
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

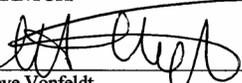
**BARGAIN AND SALE DEED**

**BY THIS DEED** is made effective as of June 16<sup>th</sup>, 2023, **Steve Vonfeldt and Rebecca J. Vonfeldt** ("Grantors") for and in consideration of Ten Dollars and other good and valuable consideration, hereby sell and convey unto **United Power, Inc.**, a Colorado cooperative association, whose address is 500 Cooperative Way, P.O. Box 929, Brighton, CO 80601 ("Grantee") the following:

All water and water rights, whether tributary, nontributary, or not nontributary, whether adjudicated or unadjudicated, absolute or conditional, and all springs, ditches and ditch rights, water wells and well rights, State Engineer filings, well registration statements and well permits, water taps, stock ponds, reservoirs and reservoir rights, all perfected and inchoate rights to the development, extraction, or use of nontributary aquifer water, all decrees and pending water court applications, all water company and mutual ditch or reservoir company stock, which are, have been, or may be located on, used in connection with, or are appurtenant to the property located in Adams County, Colorado and more particularly described on Exhibit A attached hereto;

IN WITNESS WHEREOF, Grantors have executed this deed to be effective as of the date set forth above.

GRANTOR:

  
\_\_\_\_\_  
Steve Vonfeldt

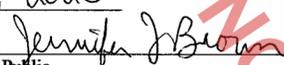
  
\_\_\_\_\_

Rebecca J. Vonfeldt  
Nebraska  
STATE OF ~~COLORADO~~ )  
  ) ss.  
COUNTY OF Dundy )

This instrument was acknowledged before me this 14<sup>th</sup> day of June, 2023, by Steve Vonfeldt and Rebecca J. Vonfeldt.

WITNESS my hand and official seal.

My commission expires: May 16, 2026

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



70791960



57062941.1

UNOFFICIAL

Electronically Recorded RECEPTION#: 2023000034134,  
6/16/2023 at 12:56 PM, 2 OF 2,  
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

ALL COPY

EXHIBIT A

TRACT A, AS SHOWN ON THE LAND SURVEY PLAT RECORDED JUNE 14, 1999 IN BOOK 5788 AT PAGE 572, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30;

THENCE SOUTH 89°56'06" EAST ON AN ASSUMED BEARING ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1345.63 FEET;

THENCE NORTH 00°14'52" WEST PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1133.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°14'52" WEST PARALLEL WITH SAID WESTERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1414.67 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF SECTION 30;

THENCE NORTH 90°00'00" WEST ALONG SAID NORTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1345.62 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 30;

THENCE SOUTH 00°14'52" EAST ALONG SAID WESTERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1513.14 FEET TO A POINT 1133.00 FEET NORTHERLY OF SAID SOUTHWEST CORNER OF SECTION 30;

THENCE SOUTH 89°56'06" EAST PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1345.63 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE WESTERLY 30 FEET THEREOF FOR GUN CLUB MILE ROAD RIGHT-OF-WAY, AND EXCEPT THE NORTHERLY 30 FEET THEREOF FOR POSSIBLE FUTURE EAST 132ND AVENUE RIGHT-OF-WAY;

COUNTY OF ADAMS, STATE OF COLORADO.

ALTA/NSPS LAND TITLE SURVEY

UNITED POWER, INC.

A PORTION OF THE SOUTHWEST QUARTER  
OF SECTION 30, TOWNSHIP 1 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO

PROPERTY DESCRIPTION

(PER SCHEDULE A OF ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THROUGH LAND TITLE GUARANTEE COMPANY, ORDER NUMBER ABZ70791960 WITH A DATE OF NOVEMBER 16, 2022, AT 5:00 P.M.)

TRACT A, AS SHOWN ON THE LAND SURVEY PLAT RECORDED JUNE 14, 1999 IN BOOK 5788 AT PAGE 572, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 30;  
THENCE SOUTH 89°56'06" EAST ON AN ASSUMED BEARING ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1345.63 FEET;  
THENCE NORTH 00°14'52" WEST PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1133.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 00°14'52" WEST PARALLEL WITH SAID WESTERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1414.67 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF SECTION 30;  
THENCE NORTH 90°00'00" WEST ALONG SAID NORTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1345.62 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 30;  
THENCE SOUTH 00°14'52" EAST ALONG SAID WESTERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1513.14 FEET TO A POINT 1133.00 FEET NORTHERLY OF SAID SOUTHWEST CORNER OF SECTION 30;  
THENCE SOUTH 89°56'06" EAST PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1345.63 FEET TO THE TRUE POINT OF BEGINNING;  
EXCEPT THE WESTERLY 30 FEET THEREOF FOR GUN CLUB MILE ROAD RIGHT-OF-WAY, AND EXCEPT THE NORTHERLY 30 FEET THEREOF FOR POSSIBLE FUTURE EAST 132ND AVENUE RIGHT-OF-WAY; COUNTY OF ADAMS, STATE OF COLORADO.

SCHEDULE B, PART II EXCEPTIONS:

(PER ABOVE REFERENCED TITLE COMMITMENT)

- ITEMS 1 AND 2 - NOT SURVEY RELATED
- 3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. AS SHOWN HEREON, IF ANY.
- ITEMS 4 THROUGH 8 - NOT SURVEY RELATED
- 9. RIGHT OF PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 12, 1894 IN BOOK A67 AT PAGE 73. RIGHTS ARE NOT PLOTTABLE.
- 10. RIGHT OF WAY GRANTED TO PANHANDLE EASTERN PIPE LINE COMPANY, FOR PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED AUGUST 27, 1975, IN BOOK 2014 AT PAGE 73. NOTICE OF GENERAL DESCRIPTION OF AREA SERVED RECORDED JUNE 25, 1986 IN BOOK 3162 AT PAGE 961. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- 11. EASEMENT GRANTED TO KOCH HYDROCARBON COMPANY, FOR PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED SEPTEMBER 29, 1983, IN BOOK 2795 AT PAGE 583. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- 12. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN MINERAL DEED RECORDED MARCH 13, 1986 IN BOOK 3119 AT PAGE 957. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- 13. MINERALS AS DEFINED AND DESCRIBED IN MINERAL DEED RECORDED MARCH 13, 1986 IN BOOK 3119 AT PAGE 957. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- 14. MINERALS AS DEFINED AND DESCRIBED IN DEED RECORDED NOVEMBER 1, 1994 IN BOOK 4416 AT PAGE 267. DOES NOT AFFECT THE SURVEYED PROPERTY.
- 15. MINERALS AS DEFINED AND DESCRIBED IN DEED RECORDED DECEMBER 22, 1994 UNDER RECEPTION NO. C0040938. DOES NOT AFFECT THE SURVEYED PROPERTY.
- 16. RIGHT OF WAY GRANTED TO UNITED POWER, INC., FOR ELECTRIC FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 03, 1991, IN BOOK 3842 AT PAGE 88. DOES NOT AFFECT THE SURVEYED PROPERTY.
- 17. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE LAND SURVEY PLAT RECORDED JUNE 14, 1999 IN BOOK 5788 AT PAGE 572. AS SHOWN HEREON.
- ITEMS 18 THROUGH 20 - NOT SURVEY RELATED
- 21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION 2014-355 RECORDED DECEMBER 19, 2014 UNDER RECEPTION NO. 2014000089365. DOES NOT AFFECT SURVEYED PROPERTY.
- 22. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT-OF-WAY GRANT RECORDED JANUARY 06, 2016 UNDER RECEPTION NO. 2016000001319. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.

GENERAL SURVEY NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
2. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED.
3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 65 WEST, OF THE 6TH P.M. AND BEARS SOUTH 00° 28' 58" EAST AND IS BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE (C.R.S. 38-52-105 & 106) AS SHOWN HEREON.
5. DISTANCES AS SHOWN HEREON ARE IN U.S. SURVEY FEET, GROUND. THE COMBINED FACTOR USED TO OBTAIN GROUND DISTANCES IS 1.00027313.
6. ADDRESS OF SUBJECT PROPERTY IS NOT APPLICABLE BASED ON ABOVE REFERENCED TITLE COMMITMENT.
7. PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 08001C0365H WITH AN EFFECTIVE DATE OF MARCH 6, 2007, FOR ADAMS COUNTY, COLORADO, SUBJECT PROPERTY IS LOCATED WITHIN "OTHER AREA ZONE X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. SUBJECT PROPERTY HAS A GROSS LAND AREA OF 2,037,123 SQUARE FEET OR 46.766 ACRES, MORE OR LESS.
9. NO PARTY WALLS WERE OBSERVED ON SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.
10. VISIBLE ABOVE GROUND UTILITIES HAVE BEEN FIELD LOCATED AS SHOWN. UNDERGROUND UTILITIES SHOWN HEREON ARE REPRESENTED BASED ON FIELD MARKINGS ESTABLISHED BY A PRIVATE UTILITY LOCATE PERFORMED BY UNDERGROUND CONSULTING SOLUTIONS (UCS). THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED AS A PART OF THIS SURVEY. PRIOR TO EXCAVATION OR DIGGING, CONTACT COLORADO 811 AT 811 OR 800-922-1987.
11. NAMES AND PARCEL IDENTIFICATION NUMBERS OF ADJOINING OWNERS ARE SHOWN ON SURVEY.
12. IMPROVEMENTS AS NOTED ARE BASED ON RECTIFIED ORTHOPHOTOGRAPHY FROM THE NATIONAL AGRICULTURE IMAGERY PROGRAM (NAIP), ADAMS COUNTY, COLORADO, COLLECTED IN 2019, WITH A RESOLUTION OF 0.6 METERS.
13. PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR ARE SHOWN HEREON.
14. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JANUARY 27, 2023. ALL VISIBLE IMPROVEMENTS WERE LOCATED, HOWEVER, DUE TO SNOW COVER SOME IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE.

SURVEY OBSERVATIONS:

FOR THE BENEFIT OF THE PARTY REQUESTING THIS SURVEY (UNITED POWER, INC.), THE SURVEYOR NOTES THE FOLLOWING MATTER WHICH MAY AFFECT THE STATUS OF TITLE TO THE SUBJECT PROPERTY:

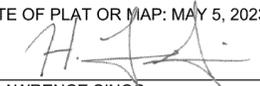
- ① \*\*THERE EXISTS UTILITY LINES AND APPURTENANCES WITHIN THE SURVEYED PROPERTY THAT DO NOT APPEAR TO LIE WITHIN AN EASEMENT, AS SHOWN HEREON, AND THUS CREATES AN AREA OF CONCERN.\*\*

SURVEYOR'S CERTIFICATE

TO UNITED POWER, INC., A COLORADO COOPERATIVE ASSOCIATION, LAND TITLE GUARANTEE COMPANY; AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 10, 11(B), 13, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 27, 2023.

DATE OF PLAT OR MAP: MAY 5, 2023

  
H. LAWRENCE SINCO

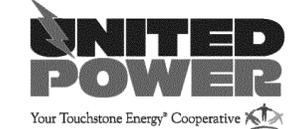
COLORADO LICENSE NUMBER 38229




Austin - Billings - Bismarck - Boise - Cedar Rapids - Denver  
Detroit Lakes - Fargo - Sacramento - Sioux Falls - St. Paul - Williston  
5575 DTC Parkway, Suite 200  
Greenwood Village, Colorado 80111  
Phone: 720.873.5700 Fax: 888.858.3440  
Web: www.ulteig.com

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER,  
SECTION 30, TOWNSHIP 1 SOUTH, RANGE 65 WEST, 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO



UNITED POWER, INC.  
500 COOPERATIVE WAY  
BRIGHTON, CO 80603

Your Touchstone Energy® Cooperative

Project Number:	22.22407
Date:	05/05/2023
Drawn By:	NES
Reviewed By:	JPE
Approved By:	HLS
Sheets:	1 of 2





# Statement Of Taxes Due

Account Number R0117662

Parcel 0156730300001

Assessed To

UNITED POWER INC  
PO BOX 929  
BRIGHTON, CO 80601-0929

**Legal Description**

**Situs Address**

SECT.TWN,RNG:30-1-65 TRACT A DESC AS THE PT OF THE SW4 OF SCT 30 BEG AT THE SW COR OF SD SECT 30 TH S 89D 0  
56M 06S E A DIST OF 1345/63 FT TH N 00D 14M 52S W A DIST OF 1133/00 FT TO THE TRUE POB TH CONT N 00D 14M 52S W A  
DIST OF 1514/67 FT TO THE NLY LN OF SD SW4 OF SECT 30 TH N 90D 00M 00S W A DIST O... Additional Legal on File

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2024	\$191.20	\$0.00	\$0.00	(\$95.60)	\$95.60
Total Tax Charge					\$95.60

**First Half Due as of 03/28/2025** **\$0.00**

**Second Half Due as of 03/28/2025** **\$95.60**

Tax Billed at 2024 Rates for Tax Area 290 - 290

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6670000	\$6.67	AG DRY FARMING	\$6,910	\$1,820
FIRE DISTRICT 6 - GREATER B	16.7930000	\$30.57	LAND		
GENERAL	22.8200000	\$41.53	Total	\$6,910	\$1,820
RETIREMENT	0.3140000	\$0.57			
ROAD/BRIDGE	1.3000000	\$2.37			
DEVELOPMENTALLY DISABLED	0.2570000	\$0.47			
SD 27 BOND (Brighton)	20.9840000	\$38.19			
SD 27 GENERAL (Brighton)	35.6600000	\$64.91			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.18			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.64			
SOCIAL SERVICES	2.2530000	\$4.10			
Taxes Billed 2024	105.0480000	\$191.20			

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



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

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

Concerning the property located at:

Physical Address: TBD Gun Club Rd  
Legal Description: SEC 30,TWN 1S,RNG 65W TRACT A, described as meets & bounds.

Parcel #(s): 0156730300001

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: United Power, Inc.

*After Recording Return To:* By: \_\_\_\_\_  
Print Name: Marissa Hillje  
Address: 500 Cooperative Way  
Brighton, CO 80603





# Trip Generation Analysis

*(Remainder of page intentionally left blank)*



March 24, 2025

David DeBoskey, AICP  
Planner II  
Adams County  
4430 South Adams County Pkwy, 1<sup>st</sup> Floor, Suite W2000A  
Brighton, CO 80601

**Re: United Power WO202001013 Stonehouse Substation – Trip Generation Analysis Memo**

Dear Mr. DeBoskey:

The Stonehouse Substation project is located on the east side of Gun Club Road approximately 0.25 miles north of E. 128th Avenue. The site is in a low population density area within unincorporated Adams County. Currently, both Gun Club and E 132nd Avenue are a two-lane gravel roads. The site layout includes a 2.5 acre fenced gravel yard containing 3 transformers and a Power Control Assembly. The site will have two access points; one will access the site from Gun Club Road and the second access point will be from E. 132nd Ave.

The proposed project closely matches the Institute of Traffic Engineers Trip Generation Manual Land Use Code – Industrial 170 for Utilities. For a typical weekday, the AM Peak Hour is estimated to have an average trip rate of 0.01 vehicles per gross floor area (GFA) and the PM Peak Hour is estimated to have an average trip rate of 0.04 vehicles per GFA.

The best estimation for trip generation to this site comes from United Power's previous substation sites. Post construction, the Stonehouse Substation will operate 24 hours a day as an unmanned facility. Anticipated traffic with this development is limited to periodic maintenance and inspection vehicles, which is estimated to be between 5 and 10 vehicles/maintenance trucks annually, with specialized equipment if needed for any major repairs. No impacts are expected to the operational efficiency or safety of the local roadway network around the development.

The construction of the substation could last up to 6 months and will involve mostly personal vehicle trips for construction workers of 10 to 12 trips per day. A staging area will be designated on site for truck traffic to deliver materials to the substation; these trips will be approximately 1 to 2 trips per week. To mitigate any potential impacts to local county roads, Traffic Control Plans will be prepared and followed during construction. Impacts to the public and traffic on county roads from construction vehicles and

equipment will be temporary and are not expected to negatively impact the operational efficiency or safety of the roadway network in the County.

Based on the Adams County Development Standards and Regulations, Chapter 8, a more detailed Level 2 or Level 3 traffic impact study is not required for this development. Attached to this memo is the preliminary site plan of the substation and the trip generation sheets from the Trip Generation manual. If you have any further questions regarding, feel free to reach out to Eric Milliken at [eric.milliken@ulteig.com](mailto:eric.milliken@ulteig.com) or by phone (720) 873-5879.



E. 132ND AVENUE

PROPERTY LINE

DE-TAP-01

TAN-01

DE-01

DE-02

55' R.O.W.

30' R.O.W. RESERVED PER  
LAND SURVEY PLAT IN  
BOOK 5788, PAGE 572

NEW TRANSMISSION  
LINE TAP POLES  
  
TRANSMISSION TAP DESIGN IS  
PRELIMINARY, SUBJECT TO INPUT  
FROM XCEL ENERGY AND ASSOCIATED  
INTERCONNECT AGREEMENT

ACCESS ROAD

GUN CLUB ROAD

EXISTING XCEL ENERGY TRANSMISSION LINE

PROPERTY LINE

FENCE

ELECTRICAL EQUIPMENT ENCLOSURE (EEE)

WEST ELEVATION VIEW POINT

ACCESS ROAD

SOUTH ELEVATION VIEW POINT

50'-0"

50' OIL & GAS SETBACK

WELL TO BE PLUGGED IN 2025,  
WILL CONFIRM WELL STATUS  
PRIOR TO SUBSTATION  
CONSTRUCTION IN 2027.

60' R.O.W.

30' R.O.W. RESERVED PER  
LAND SURVEY PLAT IN  
BOOK 5788, PAGE 572

**PRELIMINARY  
NOT FOR CONSTRUCTION**



3350 38TH AVE S  
FARGO, ND 58104  
PHONE: (701) 280-8500  
ULTEIG.COM

PROJECT NUMBER: N/A  
DESIGN BY: UEI  
DRAWN BY: UEI  
APPROVED BY: UEI

[DRAWING PREPARED 03-2025]

**STONEHOUSE SUBSTATION  
SITE PLAN**

# Utility (170)

Truck Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 13

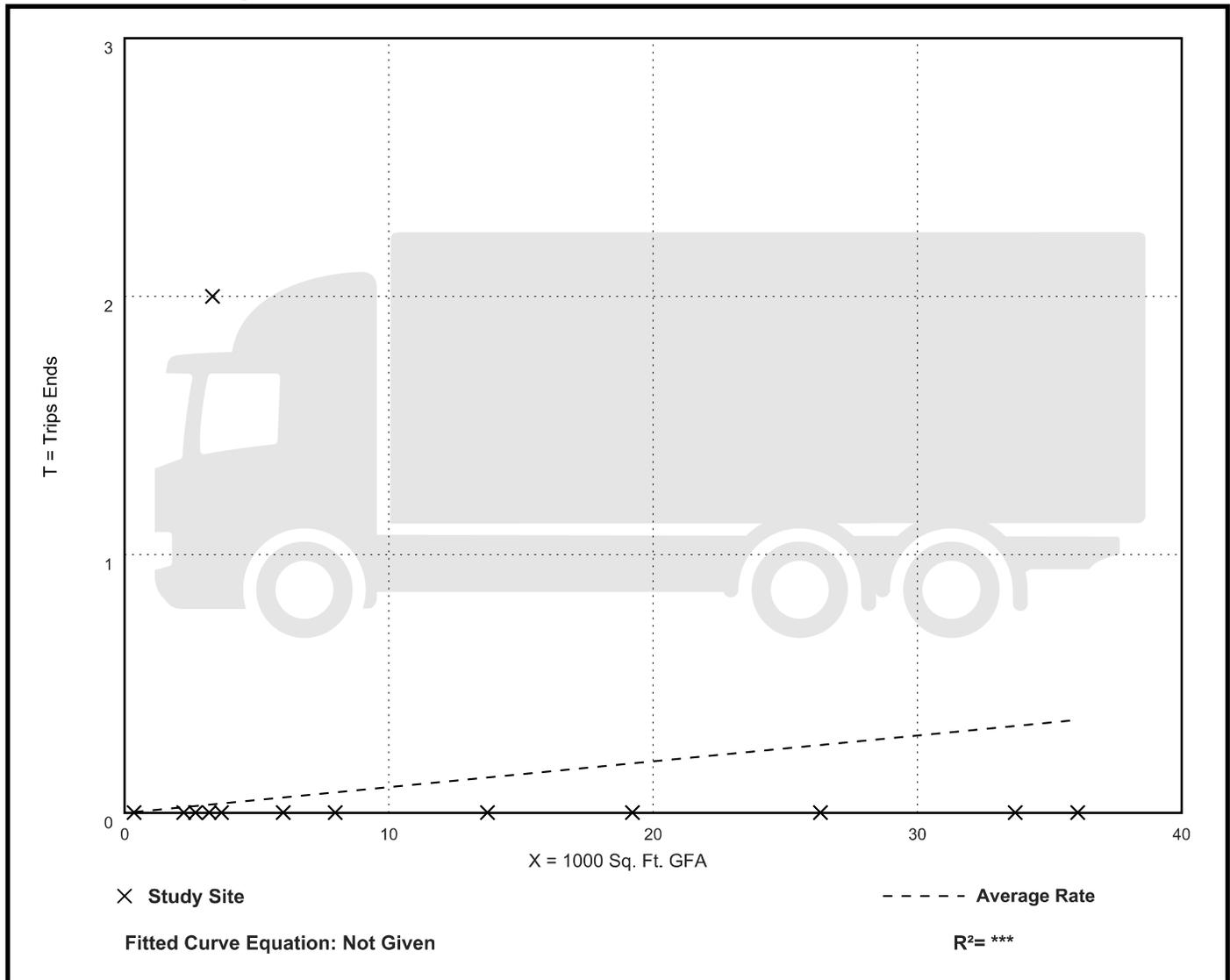
Avg. 1000 Sq. Ft. GFA: 12

Directional Distribution: 50% entering, 50% exiting

## Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.01	0.00 - 0.60	0.09

## Data Plot and Equation



# Utility (170)

Truck Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 13

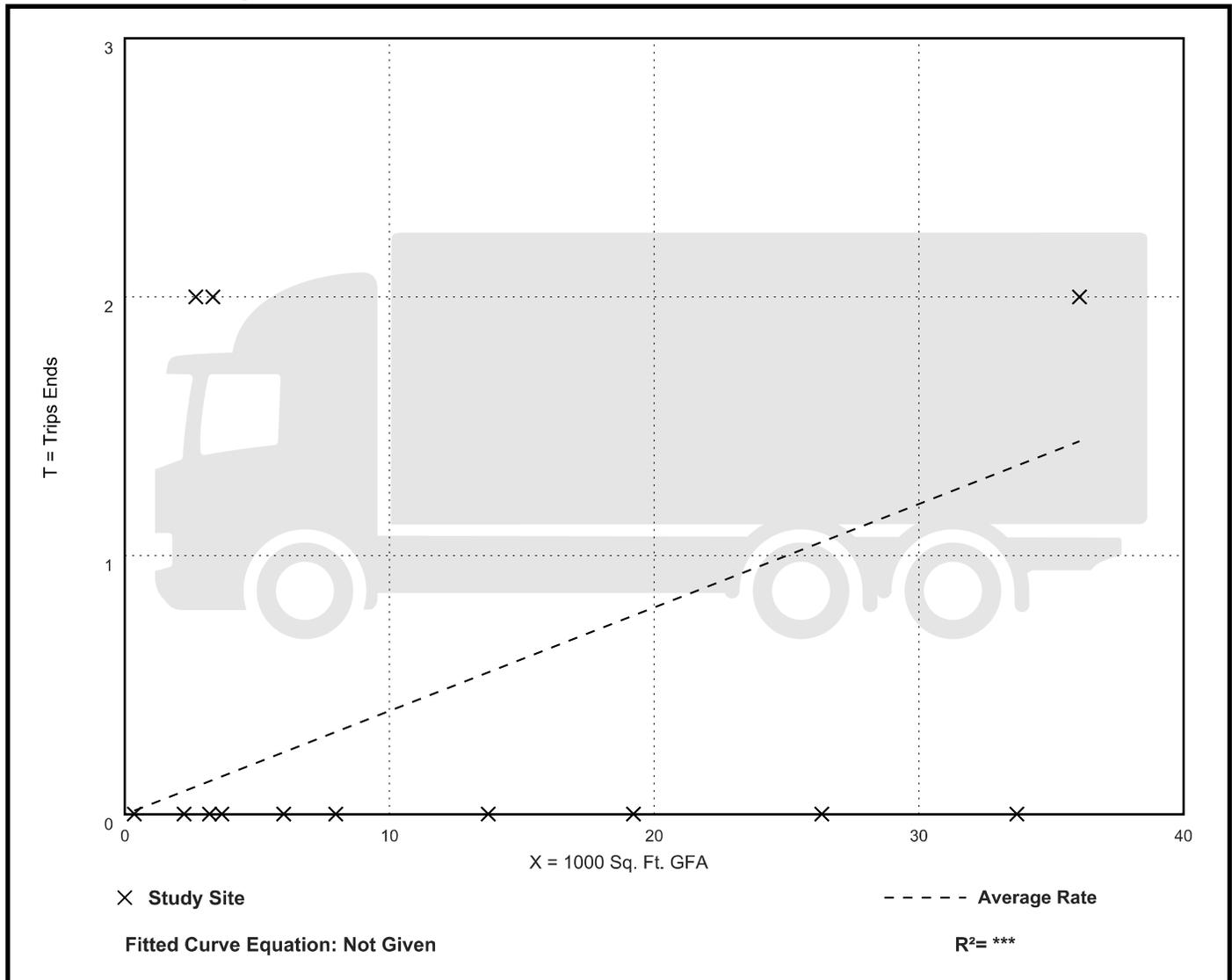
Avg. 1000 Sq. Ft. GFA: 12

Directional Distribution: 50% entering, 50% exiting

## Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.04	0.00 - 0.75	0.13

## Data Plot and Equation



# Neighborhood Mailing Outreach

*(Remainder of page intentionally left blank)*

**United Power, Inc Stonehouse Substation - Neighborhood Mailing List**

<b>Number</b>	<b>Owner Name</b>	<b>Parcel Number</b>	<b>Property Address</b>	<b>Mailing Street Address</b>	<b>Mailing City, State, Zip</b>
1	Avila Silvia	156925100001	13325 GUN CLUB RD COMMERCE CITY CO 80022	13325 GUN CLUB RD	COMMERCE CITY CO 80022-9634
2	MADERA RODRIGO/GUADALUPE AND MADERA LEOVIGILDA	156925100004	13295 GUN CLUB RD COMMERCE CITY CO 80022	13295 GUN CLUB RD	COMMERCE CITY CO 80022
3	MORGHEM WILE	156925400001	13135 GUN CLUB RD DENVER CO 80022-9635	13135 GUN CLUB RD	DENVER CO 80022-9635
4	SWAITHES LLOYD B AND SWAITHES KAREN A	156925400002	13065 GUN CLUB RD COMMERCE CITY CO 80022- 9635	13065 GUN CLUB RD	COMMERCE CITY CO 80022-9635
5	GARCIA MARIA ALMA	156925400003		12152 VILLAGE CIR WEST	BRIGHTON CO 80603- 6943
6	ARTHUR B HENRY TRUST	156925400004	12835 GUN CLUB RD COMMERCE CITY CO 80022- 9696	12835 GUN CLUB RD	COMMERCE CITY CO 80022-9696
7	MATHIS BETTY H	156700000233	23331 E 128TH AVE COMMERCE CITY CO 80022- 9648	23331 E 128TH AVE	COMMERCE CITY CO 80022-9648
8	TRINH MEILING	156730300002	23889 E 128TH AVE COMMERCE CITY CO 80022- 9648	23889 E 128TH AVE	COMMERCE CITY CO 80022-9648
9	SPMS INVESTMENTS LLC	156700000287	531 PARK PLACE DR BRIGHTON CO 80601-2684	531 PARK PLACE DR	BRIGHTON CO 80601- 2684
10	LUNA JESUS JR	156730204001	23372 E 134TH AVE COMMERCE CITY CO 80022	23372 E 134TH AVE	COMMERCE CITY CO 80022
11	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730204002		8500 PENA BLVD	DENVER CO 80249-6340
12	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730204011	13330 GUN CLUB RD Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340

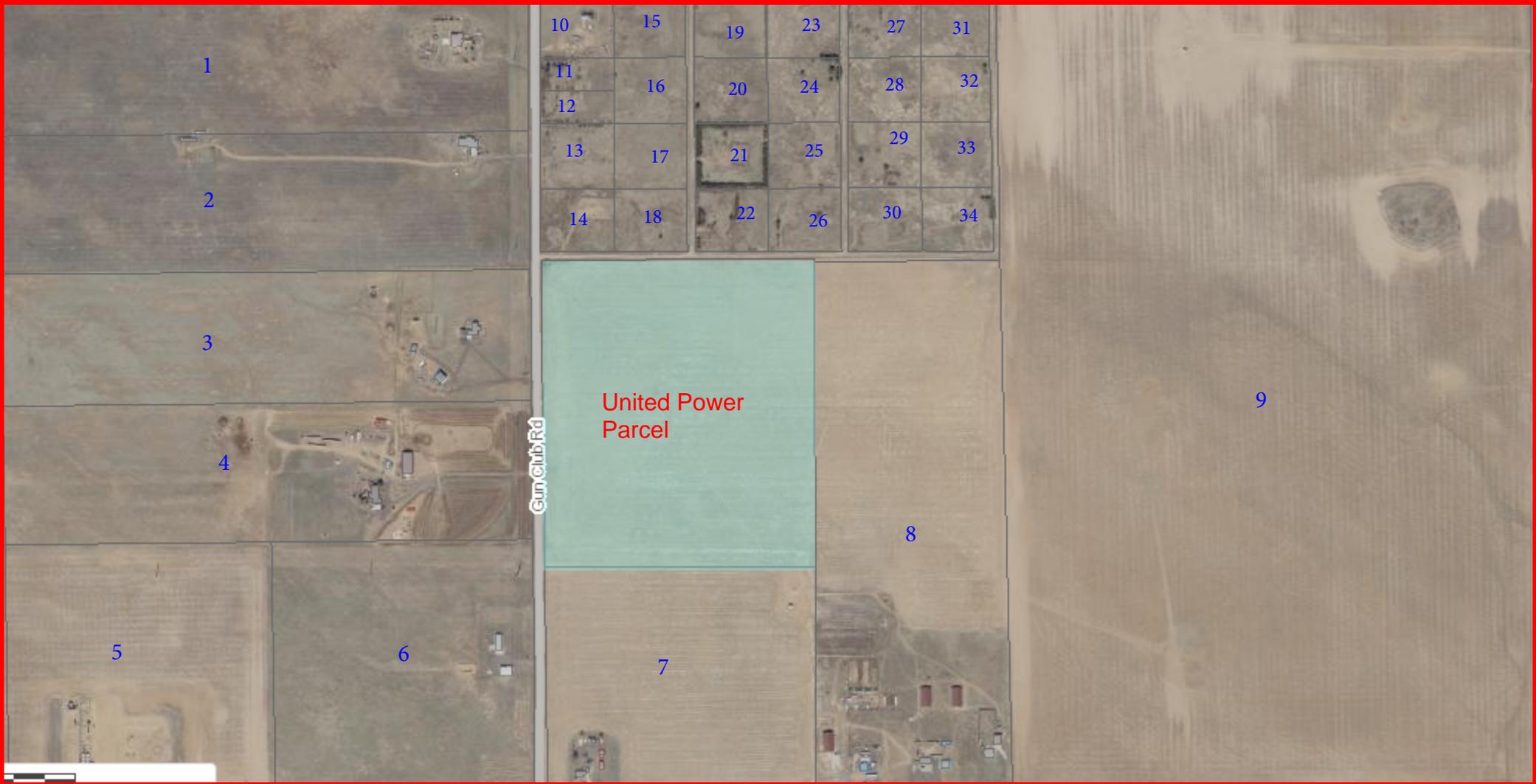
**United Power, Inc Stonehouse Substation - Neighborhood Mailing List**

<b>Number</b>	<b>Owner Name</b>	<b>Parcel Number</b>	<b>Property Address</b>	<b>Mailing Street Address</b>	<b>Mailing City, State, Zip</b>
13	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730204004	13280 GUN CLUB RD Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
14	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730204005	13200 GUN CLUB RD Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
15	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730204009	23450 E 134TH AVE Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
16	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730204012	13321 ADDISH ST Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
17	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730204007		8500 PENA BLVD	DENVER CO 80249-6340
18	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730204006	23441 E 132ND AVE Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
19	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730205001	13384 ADDISH ST Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
20	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730205002	13302 ADDISH ST Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
21	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730205003	13282 ADDISH ST Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
22	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730205004	13222 ADDISH ST Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
23	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730205008	13351 BUCHANAN ST Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340

**United Power, Inc Stonehouse Substation - Neighborhood Mailing List**

<b>Number</b>	<b>Owner Name</b>	<b>Parcel Number</b>	<b>Property Address</b>	<b>Mailing Street Address</b>	<b>Mailing City, State, Zip</b>
24	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730205007	13341 BUCHANAN ST Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
25	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730205006	13263 BUCHANAN ST Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
26	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730205005	23641 E 132ND AVE Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
27	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730206001	13380 BUCHANAN ST Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
28	DENVER ATTN REAL	156730206002	Commerce City, CO 80022		DENVER CO 80249-6340
29	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730206003	13264 BUCHANAN ST Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
30	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730206004	13204 BUCHANAN ST Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
31	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730206008	13381 DUQUESNE ST Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
32	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730206007	13227 DUQUESNE ST Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340
33	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730206006		8500 PENA BLVD	DENVER CO 80249-6340
34	CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT	156730206005	23995 E 132ND AVE Commerce City, CO 80022	8500 PENA BLVD	DENVER CO 80249-6340

~1,000 Buffer





We listen. We solve.®



**United Power Stonehouse Substation**  
**Public Outreach**

February 12<sup>th</sup>, 2025

Landowner Name  
Street Address  
City, State Zip Code

Dear Landowner Name,

United Power, Inc. has initiated the process of planning and designing an electric substation located near the intersection of Gun Club Road and E 128<sup>th</sup> Avenue in Adams County, Colorado. Through extensive research, United Power identified and selected this area as a viable location for the proposed substation to increase the electrical capacity and reliability in the local area.

With United Powers desire to work with the surrounding community, enclosed with this letter is a vicinity map of the site location, site plan, and elevation view plans to help you better understand the future project.

Construction is tentatively scheduled for 2028 due to the long lead time for materials. United Power estimates that construction will take approximately six to eight months, depending on weather conditions. During construction, United Power and their contractors will follow standard industry practices to manage and mitigate any potential effects from construction activities. When construction is complete, traffic associated with the substation will be minimal and limited to periodic maintenance and inspection vehicles.

United Power encourages all questions and comments and would appreciate your feedback. Please submit any questions or comments using the *Public Comment Form* enclosed with this letter by February 28<sup>th</sup>, 2025 to:

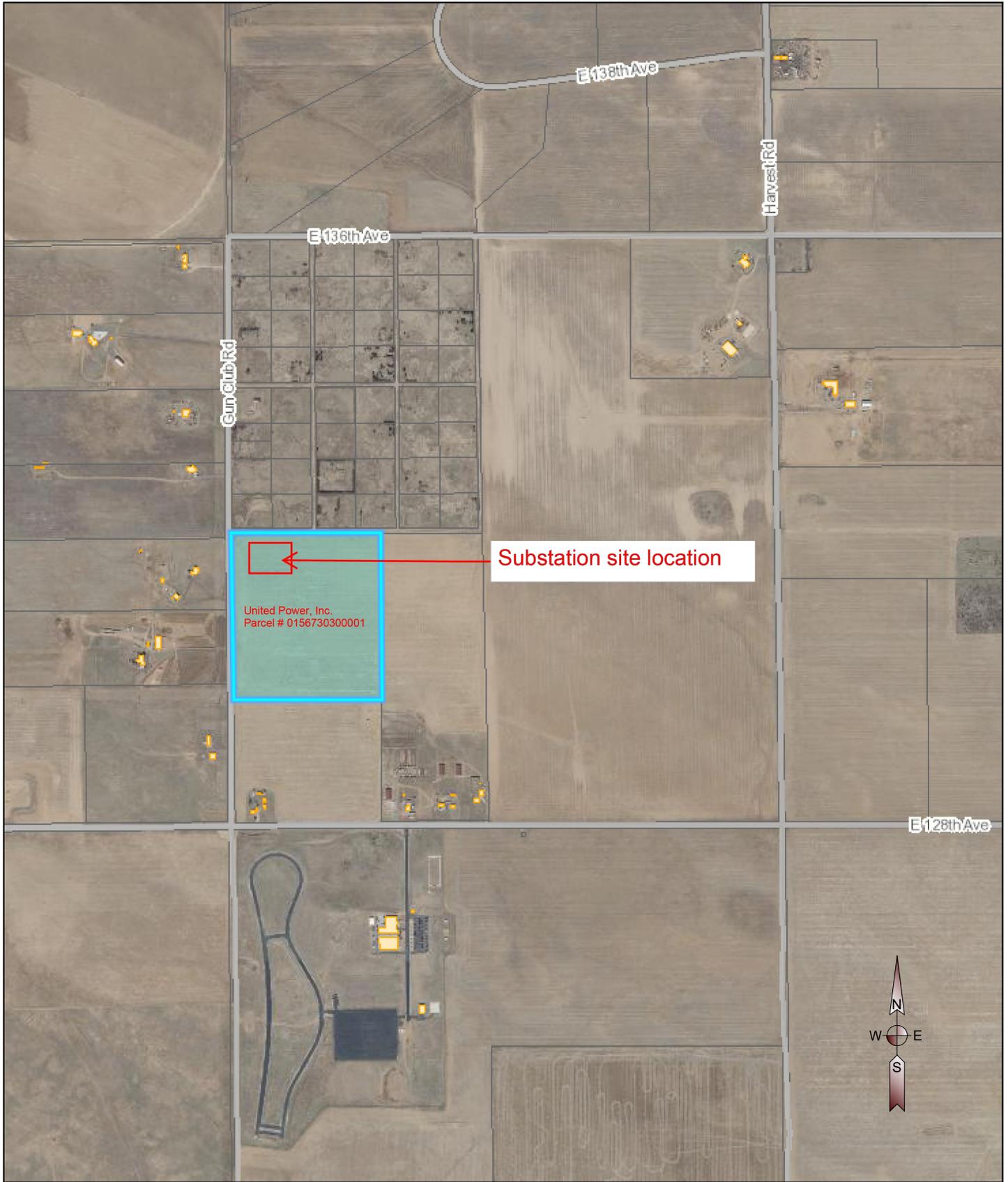
Ulteig Engineers, Inc.  
Attn: Derek Holscher  
5575 DTC Pkwy Suite 200  
Greenwood Village, CO 80111

United Power has retained Ulteig to assist with the land use permitting for this project. Upon receipt of this letter, if you have any questions or need additional information, please contact Derek Holscher 720-873-5876 or [derek.holscher@ulteig.com](mailto:derek.holscher@ulteig.com).

Thank you for your participation,

*Marissa Hillje*

Marissa Hillje, RWA  
Senior Right-of-Way Agent  
Enclosure: Site Plan, Elevation View, Public Comment Form



United Power, Inc.  
Parcel # 0156730300001

Substation site location



Austin - Billings - Bismarck - Boise - Cedar Rapids - Denver  
 Detroit Lakes - Fargo - Sacramento - Sioux Falls - St. Paul - Williston  
 5575 DTC Pkwy, Ste 200, Greenwood Village, CO 80111  
 Phone: 720.873.5700 Fax: 888.858.3440  
 Web: www.ulteig.com

**STONEHOUSE SUBSTATION**  
 SECTION 30, TOWNSHIP 1 SOUTH,  
 RANGE 65 WEST, 6TH P.M.  
 ADAMS COUNTY, CO

Project Number: WO202001013  
 Date: 11/18/2024  
 Sheet: 1 of 1



E. 132ND AVENUE

PROPERTY LINE

GUN CLUB ROAD

PROPERTY LINE

ACCESS ROAD

106'-0"

55' R.O.W.

30' R.O.W. RESERVED PER  
LAND SURVEY PLAT IN  
BOOK 5788, PAGE 572

A

WEST ELEVATION VIEW POINT

230'-0"

FENCE

CONTROL HOUSE

342'-0"

ACCESS ROAD

20'-0"

92'-0"

A

400'-0"

318'-0"

B

SOUTH ELEVATION VIEW POINT

B

211'-6"

200' OIL & GAS SETBACK

60' R.O.W.

30' R.O.W. RESERVED PER  
LAND SURVEY PLAT IN  
BOOK 5788, PAGE 572



**Preliminary**  
01/30/2025 9:05:46 AM

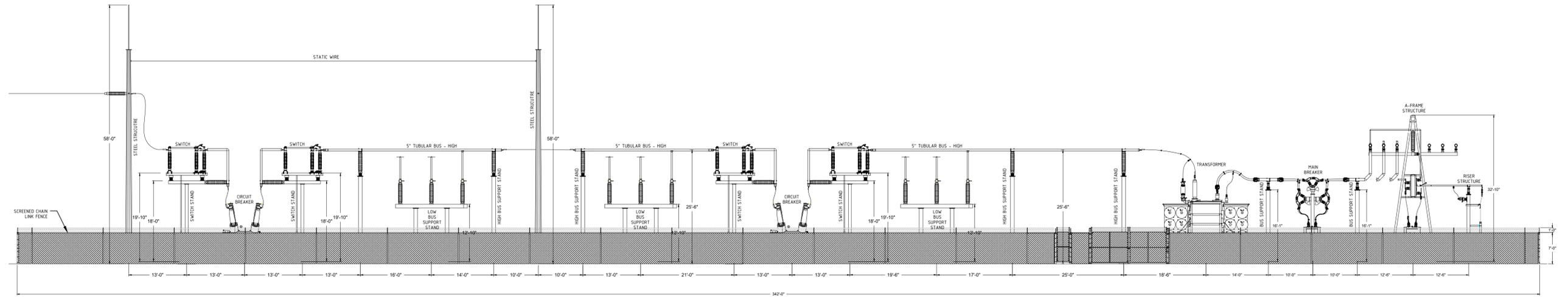


3350 38TH AVE S  
FARGO, ND 58104  
PHONE: (701) 280-8500  
ULTEIG.COM

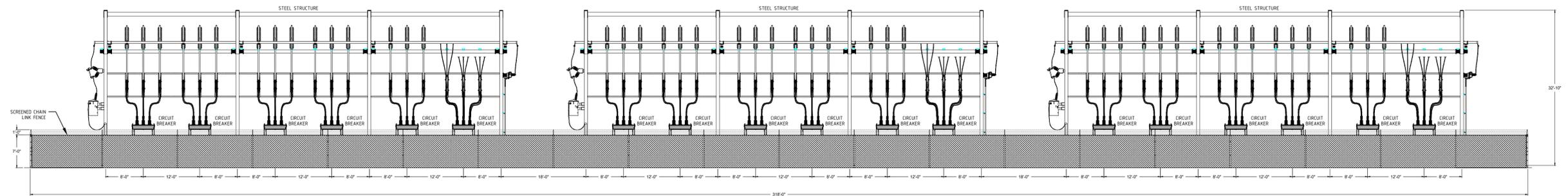
PROJECT NUMBER: N/A  
DESIGN BY: UEI  
DRAWN BY: UEI  
APPROVED BY: UEI

(IF APPLICABLE IN STATE, ADD FIRM REG NO. HERE)

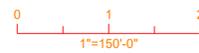
**STONEHOUSE SUBSTATION  
GENERAL ARRANGEMENT**



WEST ELEVATION  
(LOOKING EAST TOWARDS  
HARVEST ROAD)



SOUTH ELEVATION  
(LOOKING NORTH TOWARDS  
E. 132ND AVENUE)



**Preliminary**  
01/30/2025 9:05:56 AM



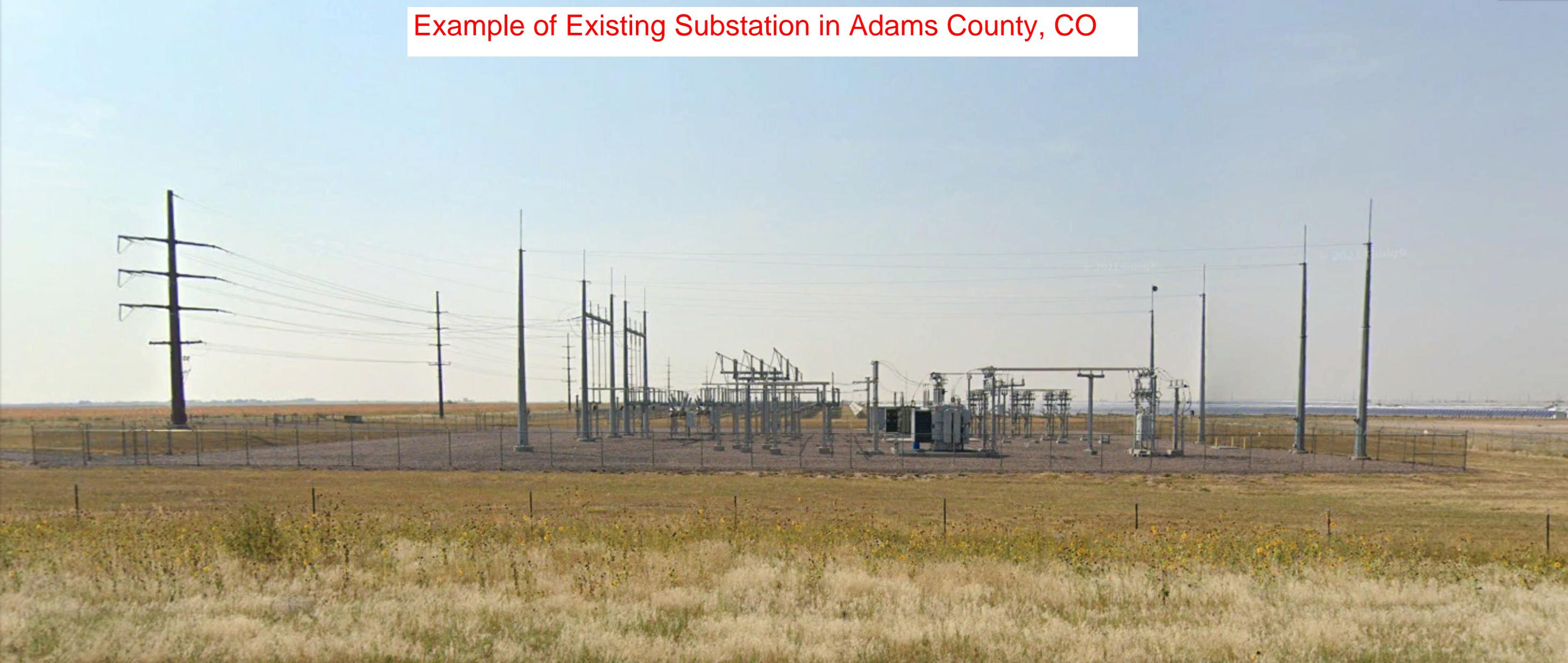
3350 38TH AVE S  
FARGO, ND 58104  
PHONE: (701) 280-8500  
ULTEIG.COM

PROJECT NUMBER: N/A  
DESIGN BY: UEI  
DRAWN BY: UEI  
APPROVED BY: UEI

(IF APPLICABLE IN STATE, ADD FIRM REG NO. HERE)

**STONEHOUSE SUBSTATION  
FENCE ELEVATIONS**

Example of Existing Substation in Adams County, CO







Place Stamp Here  
Post Office  
will not deliver  
without postage

**Derek Holscher  
Ulteig Engineers, Inc.  
5575 DTC Parkway, Suite 200  
Greenwood Village, CO 80111**

**THANK YOU FOR TAKING THE TIME TO PARTICIPATE.**

Submit comments by the following means:

- Mail the form or a letter to the address above.
- Email [derek.holscher@ulteig.com](mailto:derek.holscher@ulteig.com)
- Call 720-873-5876.

**PLEASE TELL US HOW TO REACH YOU.**

**Contact Information**

Name \_\_\_\_\_

Representing (optional) \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State\_ ZIP \_\_\_\_\_

E-mail \_\_\_\_\_ Daytimephone(\_\_\_\_\_) \_\_\_\_\_

Fold this form letter style if you choose to mail it without an envelope.  
Make sure that your contact information is facing inward and add postage when mailing.

Stonehouse Substation - Neighborhood Mailer Comments				Issue Types												
Comment Ctr Num	Doc Media	Contact Information	Comment Text/Response	Aesthetics	EMF	Environmental Impact - Biological & Water Resources	Traffic & Roads	Noise	Project Need	Property Values	Proximity to Homes	Land Use	Radio or TV Interference	Health & Safety	Utilities	
001	Stan Rosenbock	Email 303-317-7833 slarr1952@gmail.com	<p>Good Day Mr. Holscher;</p> <p>I received the packet regarding the proposed United Power substation on 132nd Avenue and Buckley Road in the mail yesterday. I am Stan Rosenbock and own a 284 acre property directly east of the proposed site. We own the property as SPMS Investments, LLC. The property was homesteaded by my ancestors and has been in the family since the late 1890's. I had seen that United Power had purchased the property in June of 2023 and have been wondering what the intent was. I just have a few general questions related to the project. Just to clarify, the proposed United Power Substation is on 132nd Avenue and Gun Club Road, not Buckley Road.</p> <p>*Is the project planned to support any proposed growth or development in the immediate area? No, at this time we are not aware of any proposed developments in this area. However, the project will not only increase United Power's load serving capacity, but it will also provide additional reliability in this portion of their service territory by having an additional source of power in the event of outages/maintenance on other facilities in the area. Might be good to include a map and/or measurements of the closest Substation and surrounding developments (reunion &amp; Prairie Center/Brighton)</p> <p>*Will our property be impacted by any additional power lines or easements related to the project? No, your property will not be impacted by additional power lines or easements. To bring power into the substation site, the project will tap into the existing Xcel Energy transmission line that runs north and south on the west side of Gun Club Road. The substation will transform that power to a smaller distribution voltage that will exit the substation via underground feeders. We're not sure exactly where all the initial underground feeders will go at this time but they will likely go back out to Gun Club Road and go north and south to serve existing/proposed load growth. Distribution feeders typically follow roads, so I don't foresee them needing your property.</p> <p>*Will there be any negative impact to property values in the surrounding area? There should not be a negative impact on property values. There have been studies completed about property values in relation to electric substations, which have been supported by comparable market analysis examining appreciation rates, paired sales analysis, statistical descriptive measures, and statistical regressions. The results indicate there is no measurable market impact on property values. A study on impacts to Property Value is not a requirement for the Adams County Conditional Use application.</p> <p>Our property is on the northwest corner of 128th Ave and Harvest Road. From that intersection we extend 1/2 mile west and 1 mile north.</p>													X
002	Leovi Madera	Emailed Comment Form 303-906-0897 lmadera0@gmail.com	<p>We are concerned on a multitude of areas. We already are exposed to the fracking in our area, to the big power lines that run through our area, and now additional substation. This impacts our health, the value of our home, our water, land, and any hazard runoff comes downstream to our home. I'm in disagreement one other problem being added to our neighborhood.</p> <p>Please see response below in regards to your comments above:</p> <p><b>Health Impacts</b> - The facilities for the Project will be designed, constructed, operated, and maintained to meet applicable standards of design and performance set forth in the National Electric Safety Code. There are no hazardous materials associated with the project beyond the items described below.</p> <ul style="list-style-type: none"> <li>There is a battery back-up located inside the Electronic Equipment Enclosure (EEE) unit which has built-in containment and exhaust in case of an accidental release; no liquids would escape the EEE unit. The transformers contain mineral oil, which is required for the operation of the equipment. The mineral oil is contained within the equipment and secondary containment is designed which will confine the entire volume of oil should a vessel failure occur. There are no poly-chlorinated biphenyls (PCBs) in the mineral oil or transformers. All equipment will be located within a fenced, secured facility.</li> <li>Spill control and prevention measures as well as procedures for contacting appropriate emergency offices and personnel are formulated and designed in accordance with federal, state, and local requirements.</li> </ul> <p>Construction, operation, and maintenance activities will also comply with applicable federal, state, and local laws and regulations regarding the use of hazardous substances. Construction activities will be performed using methods that prevent entrance or accidental spillage of solid matter, contaminants, debris, and other pollutants and wastes into flowing streams or dry watercourses, lakes, and underground water sources. Activities will follow environmental protection measures for the management of wastes to avoid and minimize effects from potential spills or other releases to the environment.</p> <p><b>Property Values</b> - There should not be a negative impact on property values. There have been studies completed about property values in relation to electric substations, which have been supported by comparable market analysis examining appreciation rates, paired sales analysis, statistical descriptive measures, and statistical regressions. The results indicate there is no measurable market impact on property values. A study on impacts to Property Value is not a requirement for the Adams County Conditional Use application.</p> <p><b>Hazard downstream runoff</b> - see Health Impacts response above.</p> <p>Impacts to the water table and/or storm water - We should point out that the substation is open air, no roofs, run off from the site will be minimal and ground under substation will have perviousness for drainage into the ground. Additional engineering studies will be done and reviewed by Adams County to address any additional storm system facilities that are needed to capture storm water run off and release into the drainage system in the County. The water table / aquifer system will not be impacted.</p>	X		X		X		X	X	X	X	X	X	
003	Wile Morghem	Mailed Comment Form Responded to on 3/27/2025 via email wile360@yahoo.com	<p>Concern about EMF emitted and health risks associated with exposure. - This issue has been studied for more than 40 years by government and scientific institutions all over the world. The balance of scientific evidence indicates that exposure to EMF does not cause disease. Per the Public Utilities Commission Rule 3206(a), proposed magnetic field levels of 150 mG (milliGauss) and below are deemed reasonable by rule and need not be mitigated to a lower level. The magnetic fields generated by the substation do not exceed the 150 mG magnetic field level at the substation fence, where the public has unrestricted access. The nearest residence to the substation is nearly 700' from the substation fence. An EMF Study is not a requirement for the Adams County Conditional Use application.</p> <p>Diminished property value. - There should not be a negative impact on property values. There have been studies completed about property values in relation to electric substations, which have been supported by comparable market analysis examining appreciation rates, paired sales analysis, statistical descriptive measures, and statistical regressions. The results indicate there is no measurable market impact on property values. A study on impacts to Property Value is not a requirement for the Adams County Conditional Use application.</p> <p>Why does it need to be so close to homes? - There are many factors that are considered when siting a new substation. Included in the factors are a willing landowner to sell the property, proximity to homes, proximity to existing and proposed developments (load center), proximity to existing transmission lines, and environmental concerns, which are all high on the list. It is difficult to adhere to all of these considerations; however in this case, United Power was able to find a landowner willing to sell their property, which is located adjacent to an existing transmission line (along the west side of Gun Club Road) and within the load center. There are homes in the area, so the substation was placed further east of Gun Club Road on the property to provide more of a buffer. The closest residence is 700 feet to the nearest substation fence. The next closest residences are 950 feet and 1,350 feet from the nearest substation fence. Might be good to include a map and/or measurements of the closest Substation and surrounding developments (Reunion &amp; Prairie Center/Brighton, also increase in development around DIA)</p> <p>Concerned about increased traffic on road and deterioration of the dirt road. - Construction of the project is not expected to cause significant local transportation effects, and any impacts will be temporary in nature during the construction process. Work crews will mobilize each day from an on-site laydown yard. Traffic to the site will be limited to supervisory vehicles transporting work crews, required construction equipment, and equipment delivery vehicles. Construction equipment or labor transportation are not anticipated to have a significant impact on traffic volumes or flow on local roadways. To mitigate any potential impacts to County roads, Traffic Control Plans will be prepared and followed during construction. Traffic during operation would be minimal and limited to one to two trips per month in a standard pick-up, and by larger equipment periodically for maintenance and repairs. No impacts or improvements to county roads are expected. A Traffic Study is a requirement for the Adams County Conditional Use permit.</p>	X	X		X					X	X			X
004	Unknown	Mailed Comment Form				X		X			X	X	X	X		

# Administrative Relief Landscaping

*(Remainder of page intentionally left blank)*

April 15, 2025

Adams County Colorado  
Attn: David DeBoskey, AICP  
4430 South Adams County Parkway  
1<sup>st</sup> Floor, Suite W2000  
Brighton, CO 80601



**RE: United Power Stonehouse Substation Conditional Use Permit – Administrative Relief Landscaping**

Dear Mr. DeBoskey,

Ulteig on behalf of United Power Inc., has been coordinating with Jen Rutter, AICP for the Administrative Relief Landscaping process. Jen advised that we include this Administrative Relief Landscaping request with our Conditional Use Permit (CUP) application. Therefore, United Power, Inc. is requesting Administrative Relief from the County's Design Standards requirements of a Type C Buffer Yard as noted in Section 4-16-06.

The subject parcel (parcel # 0156730300001) is not located within any water district and does not have a readily accessible source of water. Additionally, the electrical substation will be an unmanned facility and not require water service.

Due to the insufficient water availability at the proposed project site, implementation and maintenance of the county's landscaping standard are deemed impractical. Also, the surrounding area's physical condition is characterized by native vegetation. Consequently, United Power intends to restore all disturbed surface areas to their pre-construction condition utilizing native materials. This will allow the landscape of the proposed project site to blend naturally with the physical conditions in the surrounding area and maintain the rural character.

In addition, United Power has thoughtfully considered the visual impacts to surrounding residents. As a result, the proposed substation location is 400 feet east of Gun Club Rd. and will be enclosed by a 7-foot tall chain link fence with vinyl screening.

If you have any questions or require additional information, please contact Derek Holscher at 720-873-5876 or [derek.holscher@ulteig.com](mailto:derek.holscher@ulteig.com). We appreciate Adams County's willingness to review this request and look forward to continuing our work with Adams County to make this project successful.

Sincerely,

*Derek Holscher*

Derek Holscher – Project Manager, Ulteig



# ADMINISTRATIVE RELIEF (FOR LANDSCAPING)

Administrative Relief for Landscaping is a type of application that can add flexibility in the application of the landscaping regulations in Section 4-19 of the Adams County Development Standards. The relief is intended to serve as an option when a standard is inapplicable or inappropriate to a specific use or design proposal. The granting of administrative relief does not always mean that a requirement is reduced without mitigation (architectural elements within a parking lot that screen parking to provide shade, sidewalk/tree lawn area, gathering space or plaza, or natural areas, concentrated/denser plant material within a reduced buffer yard width, or demonstrations of concepts that are equal to or superior in fulfilling the purpose of the landscaping requirements).

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

- Development Application Form (pg. 3)
- Administrative Relief Form (pg.5)
- Proposed Landscape Plan
- Proof of Water and Sewer Services
- Please identify the associated Building Permit Number None

Fees Due When Application is Deemed Complete	
Administrative Relief	\$500

## Guide to Development Application Submittal

This application 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 Microsoft 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, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at [www.permits.adcogov.org](http://www.permits.adcogov.org).

### Administrative Relief Form:

- Complete the attached form on Page 5 of this checklist

### Landscape Plan:

- Shall include the following:
  - Drawn to scale;
  - North arrow;
  - Identify the subject and adjacent properties;
  - Current land use of subject and adjacent properties;
  - Existing plant material on site;
  - Identification of plant material being removed;
  - Existing and proposed structures, overhangs, and paving;
  - Planting details specifying mulching materials;
  - Details of fences, berms, and walls;
  - Detail the proposed irrigation system or method of irrigation;
  - Number and location of plants of each species;
  - Plant name (common name, botanical name, and variety name);
  - Size and condition of plants – size can be expressed in terms of size of container, height of plant, or caliper of tree; condition to be expressed in terms of size of container, ball, and burlap, and/or bare root plant division (list shall be divided according to trees, shrubs and ground covers, and turf types);
  - Cost estimate including materials and cost of installation when installation of landscaping is deferred.
- An Improvement Location Certificate or Improvement Location Survey *may be required* during the official review.

### Proof of Water and Sewer:

- A written statement from the appropriate water and/or sanitation 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.
- A written statement from the Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.



**PROJECT NAME:**

**APPLICANT**

Name(s):  Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:  Email:

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**OWNER**

Name(s):  Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:  Email:

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

Name:  Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:  Email:

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**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:   
Owner's Printed Name

Date:

Name:   
Owner's Signature



## **ADMINISTRATIVE RELIEF FOR LANDSCAPING**

Please describe how the request for Administrative Relief from certain landscaping requirements meets the criteria below. Please note that the granting of administrative relief does not always mean a requirement is reduced without compensation. For example, the granting of a reduced bufferyard depth should be compensated by the planting of additional trees, shrubs, or other plants.

1. The strict application of the landscaping regulations is unreasonable given the development proposal or physical conditions on the property which do not generally exist on nearby properties, and such conditions will not allow a reasonable use of the property without relief from certain landscaping requirements.

Please see attached letter.

2. The intent of the landscaping section and the specific regulation(s) in question is preserved.

Please see attached letter.

3. The granting of the administrative relief will not result in an adverse impact upon surrounding properties.

Please see attached letter.