

**From:** [Tarah Hamlyn](#)  
**To:** [Munson, Avery](#); [Sue Liu](#)  
**Cc:** [Brown, Brian](#); [Thatcher, Tensy C](#); [Miller, Cory R](#); [Archie, Sascha W](#); [Hansen, Steven P](#); [Chester, Jennifer L](#)  
**Subject:** RE: Xcel Harvest Mile Substation – Confirmation of No Additional Permitting Needed  
**Date:** Monday, December 15, 2025 2:08:39 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image002.png](#)

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**EXTERNAL - STOP & THINK** before opening links and attachments.

Avery,

Based on the location of the work and the limited disturbance, it would not appear a GESC permit is needed. The contractor will still need to make sure there isn't any tracking or soil leaving the site, but a GESC permit is not needed.

Please let me know if you have any questions.

Regards,

**Tarah Hamlyn, PE, CFM (she/her)**  
**Land Development Review Engineer**  
**Southeast Metro Stormwater Authority (SEMSWA)**  
7437 S. Fairplay St | Centennial, CO 80112  
Office: 303-858-8844 |

[semswa.org](https://semswa.org)

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---

**From:** Munson, Avery <Avery.Munson@hdrinc.com>  
**Sent:** Friday, December 12, 2025 3:35 PM  
**To:** Tarah Hamlyn <thamlyn@semswa.org>; Sue Liu <SLiu@arapahoegov.com>  
**Cc:** Brown, Brian <brian.brown@hdrinc.com>; Thatcher, Tensy C <Tensy.C.Thatcher@xcelenergy.com>; Miller, Cory R <cory.r.miller@xcelenergy.com>; sascha.w.archie <sascha.w.archie@xcelenergy.com>; Hansen, Steven P <steven.p.hansen@xcelenergy.com>; Jennifer.L.Chester <Jennifer.L.Chester@xcelenergy.com>  
**Subject:** RE: Xcel Harvest Mile Substation – Confirmation of No Additional Permitting Needed

Hi Tarah,

Attached is a Site Plan showing the proposed improvements/foundations (red linework) and the existing foundations (blue linework). All existing and proposed foundations are located within the existing pond basin area (green linework). Runoff from these improvements will continue to drain to the onsite detention pond with WQCV. This pond was designed and built to accommodate ultimate build-out of the substation, including this phase.

As previously noted, the total disturbance is approximately 0.25 acre.

Please let us know ASAP if you need anything else or have questions.

Thank you,

**Avery Munson**

D 303-524-8447 M 337-256-6626

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---

**From:** Tarah Hamlyn <[thamlyn@semswa.org](mailto:thamlyn@semswa.org)>

**Sent:** Thursday, December 4, 2025 3:28 PM

**To:** Munson, Avery <[Avery.Munson@hdrinc.com](mailto:Avery.Munson@hdrinc.com)>; Sue Liu <[SLiu@arapahoegov.com](mailto:SLiu@arapahoegov.com)>

**Cc:** Brown, Brian <[brian.brown@hdrinc.com](mailto:brian.brown@hdrinc.com)>; Thatcher, Tensy C

<[Tensy.C.Thatcher@xcelenergy.com](mailto:Tensy.C.Thatcher@xcelenergy.com)>; Miller, Cory R <[cory.r.miller@xcelenergy.com](mailto:cory.r.miller@xcelenergy.com)>;

sascha.w.archie <[sascha.w.archie@xcelenergy.com](mailto:sascha.w.archie@xcelenergy.com)>; Hansen, Steven P

<[steven.p.hansen@xcelenergy.com](mailto:steven.p.hansen@xcelenergy.com)>; Jennifer.L.Chester <[Jennifer.L.Chester@xcelenergy.com](mailto:Jennifer.L.Chester@xcelenergy.com)>

**Subject:** RE: Xcel Harvest Mile Substation – Confirmation of No Additional Permitting Needed

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Avery,

Could you please send a plan which shows where the proposed improvements are located?

Regards,

**Tarah Hamlyn, PE, CFM (she/her)**

**Land Development Review Engineer**

**Southeast Metro Stormwater Authority (SEMSWA)**

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---

**From:** Munson, Avery <[Avery.Munson@hdrinc.com](mailto:Avery.Munson@hdrinc.com)>  
**Sent:** Wednesday, December 3, 2025 12:28 PM  
**To:** Tarah Hamlyn <[thamlyn@semswa.org](mailto:thamlyn@semswa.org)>; Sue Liu <[SLiu@arapahoegov.com](mailto:SLiu@arapahoegov.com)>  
**Cc:** Brown, Brian <[brian.brown@hdrinc.com](mailto:brian.brown@hdrinc.com)>; Thatcher, Tensy C <[Tensy.C.Thatcher@xcelenergy.com](mailto:Tensy.C.Thatcher@xcelenergy.com)>; Miller, Cory R <[cory.r.miller@xcelenergy.com](mailto:cory.r.miller@xcelenergy.com)>; sascha.w.archie <[sascha.w.archie@xcelenergy.com](mailto:sascha.w.archie@xcelenergy.com)>; Hansen, Steven P <[steven.p.hansen@xcelenergy.com](mailto:steven.p.hansen@xcelenergy.com)>; jennifer.l.chester <[Jennifer.L.Chester@xcelenergy.com](mailto:Jennifer.L.Chester@xcelenergy.com)>  
**Subject:** RE: Xcel Harvest Mile Substation – Confirmation of No Additional Permitting Needed

Hi Tarah,

The work involves excavating for foundations needed to support additional electrical equipment installation such as anchor bolts foundations, breaker foundations, etc. These improvements are fully within the existing substation fence.

The nearest mapped waterbody is over 450 feet from the project area, and the existing onsite stormwater detention facility will continue to treat runoff from the yard and was originally sized to accommodate this phase of improvements.

Please let me know if you have any questions.

**Avery Munson**

**D** 303-524-8447 **M** 337-256-6626

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---

**From:** Tarah Hamlyn <[thamlyn@semswa.org](mailto:thamlyn@semswa.org)>  
**Sent:** Wednesday, December 3, 2025 10:51 AM  
**To:** Munson, Avery <[Avery.Munson@hdrinc.com](mailto:Avery.Munson@hdrinc.com)>; sliu <[SLiu@arapahoegov.com](mailto:SLiu@arapahoegov.com)>  
**Cc:** Brown, Brian <[brian.brown@hdrinc.com](mailto:brian.brown@hdrinc.com)>; Thatcher, Tensy C <[Tensy.C.Thatcher@xcelenergy.com](mailto:Tensy.C.Thatcher@xcelenergy.com)>; Miller, Cory R <[cory.r.miller@xcelenergy.com](mailto:cory.r.miller@xcelenergy.com)>; sascha.w.archie <[sascha.w.archie@xcelenergy.com](mailto:sascha.w.archie@xcelenergy.com)>; Hansen, Steven P <[steven.p.hansen@xcelenergy.com](mailto:steven.p.hansen@xcelenergy.com)>; jennifer.l.chester <[Jennifer.L.Chester@xcelenergy.com](mailto:Jennifer.L.Chester@xcelenergy.com)>  
**Subject:** RE: Xcel Harvest Mile Substation – Confirmation of No Additional Permitting Needed

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Avery,

Where are these improvements exactly? I ask because if there is 'disturbance' within 100 feet of a drainageway, there may be GESC requirements.

Regards,

**Tarah Hamlyn, PE, CFM (she/her)**  
**Land Development Review Engineer**  
**Southeast Metro Stormwater Authority (SEMSWA)**  
7437 S. Fairplay St | Centennial, CO 80112  
Office: 303-858-8844 |

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---

**From:** Munson, Avery <[Avery.Munson@hdrinc.com](mailto:Avery.Munson@hdrinc.com)>  
**Sent:** Wednesday, December 3, 2025 10:12 AM  
**To:** sliu <[SLiu@arapahoegov.com](mailto:SLiu@arapahoegov.com)>; Tarah Hamlyn <[thamlyn@semswa.org](mailto:thamlyn@semswa.org)>  
**Cc:** Brown, Brian <[brian.brown@hdrinc.com](mailto:brian.brown@hdrinc.com)>; Thatcher, Tensy C <[Tensy.C.Thatcher@xcelenergy.com](mailto:Tensy.C.Thatcher@xcelenergy.com)>; Miller, Cory R <[cory.r.miller@xcelenergy.com](mailto:cory.r.miller@xcelenergy.com)>; sascha.w.archie <[sascha.w.archie@xcelenergy.com](mailto:sascha.w.archie@xcelenergy.com)>; Hansen, Steven P <[steven.p.hansen@xcelenergy.com](mailto:steven.p.hansen@xcelenergy.com)>; jennifer.l.chester <[Jennifer.L.Chester@xcelenergy.com](mailto:Jennifer.L.Chester@xcelenergy.com)>  
**Subject:** RE: Xcel Harvest Mile Substation – Confirmation of No Additional Permitting Needed

The disturbance associated with this work is 10,940 square feet (approx. ¼ acre).

We also want to note that the existing aggregate surface will remain in place throughout construction, excepting the areas where new foundations will be installed. Excavated material will be trucked off-site and disposed off at landfill or a permitted site accepting excavation material.

[@Tarah Hamlyn](#) please reach out ASAP if you have any questions.

**Avery Munson**  
D 303-524-8447 M 337-256-6626  
[hdrinc.com/follow-us](https://hdrinc.com/follow-us)

---

**From:** Sue Liu <[SLiu@arapahoegov.com](mailto:SLiu@arapahoegov.com)>  
**Sent:** Tuesday, December 2, 2025 3:39 PM

**To:** Munson, Avery <[Avery.Munson@hdrinc.com](mailto:Avery.Munson@hdrinc.com)>  
**Cc:** Brown, Brian <[brian.brown@hdrinc.com](mailto:brian.brown@hdrinc.com)>; Thatcher, Tensy C <[Tensy.C.Thatcher@xcelenergy.com](mailto:Tensy.C.Thatcher@xcelenergy.com)>; Miller, Cory R <[cory.r.miller@xcelenergy.com](mailto:cory.r.miller@xcelenergy.com)>; sascha.w.archie <[sascha.w.archie@xcelenergy.com](mailto:sascha.w.archie@xcelenergy.com)>; Hansen, Steven P <[steven.p.hansen@xcelenergy.com](mailto:steven.p.hansen@xcelenergy.com)>; jennifer.l.chester <[Jennifer.L.Chester@xcelenergy.com](mailto:Jennifer.L.Chester@xcelenergy.com)>; Tarah Hamlyn <[thamlyn@semswa.org](mailto:thamlyn@semswa.org)>  
**Subject:** RE: Xcel Harvest Mile Substation – Confirmation of No Additional Permitting Needed

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Avery,

Sounds like there is land-disturbing work inside of the substation fence. What is the disturbance area – less than 1-ac?

Tarah Hamlyn with SEMSWA is included on this email. She will determine if the GESC permit is necessary after the disturbance area is provided.

Thank you.



Sue Liu, P.E., CFM

Engineer III

Department of Public Works and Development

6924 S. Lima St. | Centennial, CO 80112

Direct: 720-874-6546 | Engineering: 720-874-6500

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---

**From:** Munson, Avery <[Avery.Munson@hdrinc.com](mailto:Avery.Munson@hdrinc.com)>  
**Sent:** Tuesday, December 2, 2025 2:57 PM  
**To:** Sue Liu <[SLiu@arapahoegov.com](mailto:SLiu@arapahoegov.com)>  
**Cc:** Brown, Brian <[brian.brown@hdrinc.com](mailto:brian.brown@hdrinc.com)>; Thatcher, Tensy C <[Tensy.C.Thatcher@xcelenergy.com](mailto:Tensy.C.Thatcher@xcelenergy.com)>; Miller, Cory R <[cory.r.miller@xcelenergy.com](mailto:cory.r.miller@xcelenergy.com)>; sascha.w.archie <[sascha.w.archie@xcelenergy.com](mailto:sascha.w.archie@xcelenergy.com)>; Hansen, Steven P <[steven.p.hansen@xcelenergy.com](mailto:steven.p.hansen@xcelenergy.com)>; jennifer.l.chester <[Jennifer.L.Chester@xcelenergy.com](mailto:Jennifer.L.Chester@xcelenergy.com)>  
**Subject:** Xcel Harvest Mile Substation – Confirmation of No Additional Permitting Needed

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Hi Sue,

Hope you're doing well and enjoyed your Thanksgiving holiday.

The Harvest Mile Substation, when constructed years ago, anticipated a complete equipment build-out within the substation yard. Xcel has long since completed the first phase of equipment install to energize the yard. Xcel is now completing the next phase of equipment install in the yard. This phase is scheduled to begin any day now. There is no land-disturbing work outside of the substation fence. This phase will require the installation of concrete pads and foundations, and the yard will remain aggregate surface covered. The original detention pond design anticipated this phase of equipment install and was designed accordingly.

Based on recent County discussions, the understanding is that no additional land use or GESC-related permitting is needed for this phase of equipment install. We've attached that correspondence for reference. You were cced on these originally, but we did not see any responses from you and wanted to follow-up.

To summarize where things landed before:

- The work is limited to installing previously approved equipment fully within the existing fenced area.
- No grading changes or public improvements are proposed.
- David Beard noted that, under those conditions, Engineering would not require a new PI Permit, GESC Permit, or additional collateral.
- Molly Orkild-Larson and Jason Reynolds also acknowledged that no further land use permitting is required for the remaining buildout.

If Engineering requires further communication with this, please reach out ASAP.

Thank you,

**Avery Munson**

*Environmental Scientist*

**HDR**

1670 Broadway, Suite 3400

Denver, CO. 80202

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--

**From:** [Miller, Cory R](#)  
**To:** [Munson, Avery](#)  
**Subject:** Fw: L16-006 - Pawnee-Daniel L&E (Harvest Mile substation)  
**Date:** Monday, December 1, 2025 10:50:52 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image006.png](#)  
[image008.png](#)  
[image010.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[Outlook-j2ktjzfw.png](#)

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**Cory Miller, AICP**

Pronouns (He/Him/His)

**Xcel Energy**

**Principal Agent, Siting and Land Rights**

3500 Blake Street, Denver, CO Zip 80205

C: 303-285-6765

E: [cory.r.miller@xcelenergy.com](mailto:cory.r.miller@xcelenergy.com)



---

**From:** David Beard <DBeard@arapahoegov.com>  
**Sent:** Monday, November 10, 2025 10:46 AM  
**To:** Miller, Cory R <Cory.R.Miller@xcelenergy.com>  
**Cc:** Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>; Sue Liu <SLiu@arapahoegov.com>; Jason Reynolds <JReynolds@arapahoegov.com>; Ceila Rethamel <CRethamel@arapahoegov.com>; Chester, Jennifer L <Jennifer.L.Chester@xcelenergy.com>; Hansen, Steven P <Steven.P.Hansen@xcelenergy.com>; Archie, Sascha W <Sascha.W.Archie@xcelenergy.com>  
**Subject:** RE: L16-006 - Pawnee-Daniel L&E (Harvest Mile substation)

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Thanks Corey,

If there is no additional grading or public improvements to install, I don't see a need for another Public Improvement Construction Permit, GESC Permit or additional collateral.

Therefore, a meeting with me is unnecessary.

However, I can't speak for Sue, so I would suggest you reach out to her next week when she gets back from leave.

Thanks,  
David



**David W. Beard, CPII**  
Engineering Inspector Supervisor  
Department of Public Works and Development  
Engineering Services  
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[Arapahoeco.gov](http://Arapahoeco.gov)  
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---

**From:** Miller, Cory R <Cory.R.Miller@xcelenergy.com>  
**Sent:** Monday, November 10, 2025 10:29 AM  
**To:** David Beard <DBeard@arapahoegov.com>  
**Cc:** Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>; Sue Liu <SLiu@arapahoegov.com>; Jason Reynolds <JReynolds@arapahoegov.com>; Ceila Rethamel <CRethamel@arapahoegov.com>; Chester, Jennifer L <Jennifer.L.Chester@xcelenergy.com>; Hansen, Steven P <Steven.P.Hansen@xcelenergy.com>; Archie, Sascha W <Sascha.W.Archie@xcelenergy.com>  
**Subject:** Re: L16-006 - Pawnee-Daniel L&E (Harvest Mile substation)

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David,  
thank you for your email. We would be more than happy to have a meeting with you and your team to discuss what you mentioned below. Is your group available to do so this week?

You are correct, there is a second phase. The full build out of the substation, including the grading and erosion control was permitted with the 1041 for the Pawnee Daniel project. The full grading, detention, and perimeter fencing was developed but only about half of the substation components approved with that project were developed. These improvements were reflected in the as built that Steve Hanson worked with you to produce. We now need to construct the remaining portion of the substation equipment that was previously permitted.

It should be noted that no grading will be required for the remaining equipment buildout and everything to be installed will be within the existing fence line.

**Cory Miller, AICP**

Pronouns (He/Him/His)

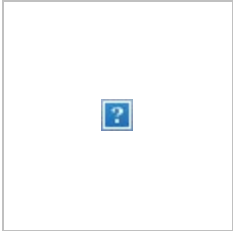
**Xcel Energy**

**Principal Agent, Siting and Land Rights**

3500 Blake Street, Denver, CO Zip 80205

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---

**From:** David Beard <[DBeard@arapahoegov.com](mailto:DBeard@arapahoegov.com)>  
**Sent:** Monday, November 10, 2025 10:17 AM  
**To:** Miller, Cory R <[Cory.R.Miller@xcelenergy.com](mailto:Cory.R.Miller@xcelenergy.com)>  
**Cc:** Molly Orkild-Larson <[MOrkild-Larson@arapahoegov.com](mailto:MOrkild-Larson@arapahoegov.com)>; Sue Liu <[SLiu@arapahoegov.com](mailto:SLiu@arapahoegov.com)>; Jason Reynolds <[JReynolds@arapahoegov.com](mailto:JReynolds@arapahoegov.com)>; Ceila Rethamel <[CRethamel@arapahoegov.com](mailto:CRethamel@arapahoegov.com)>  
**Subject:** RE: L16-006 - Pawnee-Daniel L&E (Harvest Mile substation)

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Hi Cory,

I'd like to chat with you regarding this project. I was unaware there was remaining work to be completed and I closed out the existing Public Improvement Construction Permit, approved the As-built Drawings and released the Collateral we were holding. At this time, Engineering Services will need to review this project, and there may be additional requirements and/or approvals needed before work is authorized. Unfortunately, the engineer assigned to this project is out on leave this week, so she may not be able to weigh in.

Let me know what works for you.

Thanks,  
David



David W. Beard, CPII

Engineering Inspector Supervisor  
Department of Public Works and Development  
Engineering Services  
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**From:** Molly Orkild-Larson <[MOrkild-Larson@arapahoegov.com](mailto:MOrkild-Larson@arapahoegov.com)>

**Sent:** Monday, November 10, 2025 9:55 AM

**To:** David Beard <[DBeard@arapahoegov.com](mailto:DBeard@arapahoegov.com)>; Sue Liu <[SLiu@arapahoegov.com](mailto:SLiu@arapahoegov.com)>; Jason Reynolds <[JReynolds@arapahoegov.com](mailto:JReynolds@arapahoegov.com)>

**Subject:** RE: L16-006 - Pawnee-Daniel L&E (Harvest Mile substation)

David:

The individual that I was speaking with is Cory Miller, [cory.r.miller@xcelenergy.com](mailto:cory.r.miller@xcelenergy.com)

Thanks,



**Molly Orkild-Larson**, RLA, AICP

Principal Planner

Public Works and Development

Planning Division

6924 S. Lima Street, Centennial, CO 80112

Office: 720-874-6658

Email: [morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

---

**From:** David Beard <[DBeard@arapahoegov.com](mailto:DBeard@arapahoegov.com)>

**Sent:** Monday, November 10, 2025 9:32 AM

**To:** Molly Orkild-Larson <[MOrkild-Larson@arapahoegov.com](mailto:MOrkild-Larson@arapahoegov.com)>; Sue Liu <[SLiu@arapahoegov.com](mailto:SLiu@arapahoegov.com)>; Jason Reynolds <[JReynolds@arapahoegov.com](mailto:JReynolds@arapahoegov.com)>

**Subject:** RE: L16-006 - Pawnee-Daniel L&E (Harvest Mile substation)

All,

I closed out the Public Improvement Construction (PI) Permit which was issued for this case number, approved the As-Builts and released the collateral we were holding. If there is another phase, we will need a new PI Permit and new collateral for the remaining work.

Let me know if you have any questions.

Thanks,  
David



**David W. Beard, CPII**  
Engineering Inspector Supervisor  
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---

**From:** Molly Orkild-Larson <[MOrkild-Larson@arapahoegov.com](mailto:MOrkild-Larson@arapahoegov.com)>  
**Sent:** Monday, November 10, 2025 9:21 AM  
**To:** Sue Liu <[SLiu@arapahoegov.com](mailto:SLiu@arapahoegov.com)>; Jason Reynolds <[JReynolds@arapahoegov.com](mailto:JReynolds@arapahoegov.com)>; David Beard <[DBeard@arapahoegov.com](mailto:DBeard@arapahoegov.com)>  
**Subject:** L16-006 - Pawnee-Daniel L&E (Harvest Mile substation)

Jason, Sue, and David:

Cory, with Xcel, called me, and Xcel wants to build out the remaining portion of the substation. On this is the project, the final L&E plan set was never signed due to the applicant not being able to meet the PC's Conditions of Approval. It was my understanding that the construction drawings were finalized and approved by engineering. I have attached the closure summary developed by Bill Skinner. With the construction drawings being approved, the applicant can move forward with the remaining construction at the substation, correct?



**Molly Orkild-Larson**, RLA, AICP

Principal Planner

Public Works and Development

Planning Division

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Email: [morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

**From:** [Molly Orkild-Larson](#)  
**To:** [Miller, Cory R](#)  
**Cc:** [Jason Reynolds](#); [Sue Liu](#); [Mitch Maulik](#)  
**Subject:** RE: Pawnee Daniels 1041 - Closure Memo  
**Date:** Thursday, November 13, 2025 8:25:10 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[L&E - most recent version.pdf](#)

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Cory:

I spoke with Jason Reynold, Division Planning Manager, Xcel Energy may install the remaining structures/equipment for the substation as identified in the Location and Extent approved by the Planning Commission, see attached. Please contact the building division (720-874-6600) for what building permits you may need to complete the project.



**Molly Orkild-Larson**, RLA, AICP  
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Public Works and Development  
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---

**From:** Miller, Cory R <[Cory.R.Miller@xcelenergy.com](mailto:Cory.R.Miller@xcelenergy.com)>  
**Sent:** Wednesday, November 12, 2025 8:49 AM  
**To:** Molly Orkild-Larson <[MOrkild-Larson@arapahoegov.com](mailto:MOrkild-Larson@arapahoegov.com)>  
**Subject:** Re: Pawnee Daniels 1041 - Closure Memo

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Thanks Molly,  
I'm happy to jump on a call as well if you would like to discuss with Jason.

**Cory Miller, AICP**

Pronouns (He/Him/His)  
**Xcel Energy**  
**Principal Agent, Siting and Land Rights**  
3500 Blake Street, Denver, CO Zip 80205

**C:** 303-285-6765

**E:** [cory.r.miller@xcelenergy.com](mailto:cory.r.miller@xcelenergy.com)



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**From:** Molly Orkild-Larson <[MOrkild-Larson@arapahoegov.com](mailto:MOrkild-Larson@arapahoegov.com)>

**Sent:** Wednesday, November 12, 2025 7:28 AM

**To:** Miller, Cory R <[Cory.R.Miller@xcelenergy.com](mailto:Cory.R.Miller@xcelenergy.com)>

**Subject:** RE: Pawnee Daniels 1041 - Closure Memo

**EXTERNAL - STOP & THINK** before opening links and attachments.

Cory:

I have a copy of this letter. I need to talk to Jason, the Planning Director, today, and get his input.



**Molly Orkild-Larson**, RLA, AICP

Principal Planner

Public Works and Development

Planning Division

6924 S. Lima Street, Centennial, CO 80112

Office: 720-874-6658

Email: [morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

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**From:** Miller, Cory R <[Cory.R.Miller@xcelenergy.com](mailto:Cory.R.Miller@xcelenergy.com)>

**Sent:** Tuesday, November 11, 2025 3:00 PM

**To:** Molly Orkild-Larson <[MOrkild-Larson@arapahoegov.com](mailto:MOrkild-Larson@arapahoegov.com)>

**Cc:** Jason Reynolds <[JReynolds@arapahoegov.com](mailto:JReynolds@arapahoegov.com)>

**Subject:** Pawnee Daniels 1041 - Closure Memo

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you

recognize the sender and know the content is safe.

Hi Molly,

I found this memo in the communication from Suzanne Smyrl. It appears that staff considered this application complete, however acknowledges that we didn't record the mylar. Does this help?

**Cory Miller, AICP**

Pronouns (He/Him/His)

**Xcel Energy**

**Principal Agent, Siting and Land Rights**

3500 Blake Street, Denver, CO Zip 80205

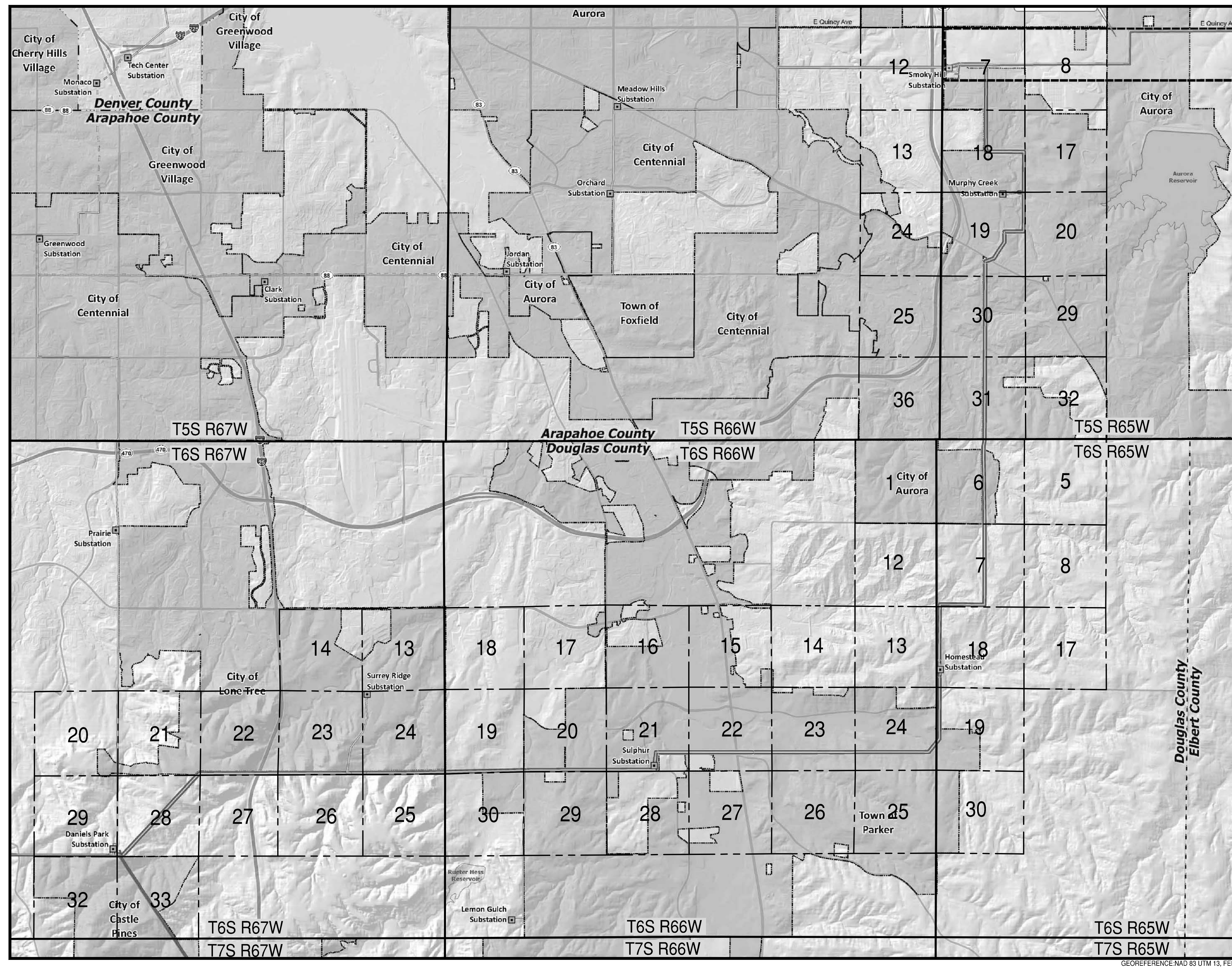
**C:** 303-285-6765

**E:** [cory.r.miller@xcelenergy.com](mailto:cory.r.miller@xcelenergy.com)



**PUBLIC SERVICE COMPANY OF COLORADO (PSCo)  
PAWNEE-DANIELS PARK 345kV TRANSMISSION LINE  
LOCATION AND EXTENT PLAN  
LOCATED IN SECTIONS 7, 18, 19, 30, & 31, T5S, R65W  
COUNTY OF ARAPAHOE, STATE OF COLORADO**

VICINITY MAP - EXISTING TRANSMISSION CORRIDOR



**EXISTING ZONING**

A-1 AGRICULTURAL (SUBSTATION SITE - FEE OWNED)  
A-1 AGRICULTURAL (TRANSMISSION CORRIDOR)

**PROPOSED ZONING**

A-1 AGRICULTURAL (SUBSTATION SITE - FEE OWNED)  
A-1 AGRICULTURAL (TRANSMISSION CORRIDOR)

**STANDARD NOTES**

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE LOCATION AND EXTENT PLAN KNOWN AS PUBLIC SERVICE COMPANY OF COLORADO (PSCo) PAWNEE-DANIELS PARK 345kV TRANSMISSION LINE, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

**STREET MAINTENANCE**

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

**DRAINAGE MAINTENANCE**

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

**EMERGENCY ACCESS NOTE**

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

**DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE**

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS, HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

**PRIVATE STREET MAINTENANCE**

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

**DRAINAGE LIABILITY**

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY ULTEIG ENGINEERING. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF PSCo GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE PSCo AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF ULTEIG ENGINEERING'S DRAINAGE DESIGN.

**LANDSCAPE MAINTENANCE**

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS, HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

**SIGHT TRIANGLE MAINTENANCE**

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

**PUBLIC IMPROVEMENTS NOTE**

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONER PURSUANT TO STATE STATUTE.

**DRAINAGE MASTER PLAN NOTE**

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

**SPECIFIC NOTES**

**STORMWATER MAINTENANCE**

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PERMANENT BMP'S. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED BMP'S CONTAINED IN THE O AND M MANUAL RECORDED AT RECEPTION NUMBER \_\_\_\_\_ AND THE STORMWATER FACILITIES SHOWN IN THE APPROVED PHASE III DRAINAGE REPORT AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE COST TO THE OWNER OF THE PROPERTY.

**LEGAL DESCRIPTION**

LEGAL DESCRIPTIONS ARE ON SHEETS 2, 3, 4, 5, AND 6

**SPECIAL NOTES**

**LANDSCAPING**

ALL DISTURBED AREAS SHALL BE SEEDED WITH NATIVE SEED OR RETURNED TO AGRICULTURAL USE.

**SIGNAGE PLAN**

INDUSTRY STANDARD SAFETY SIGNS WILL BE POSTED AT APPROPRIATE LOCATIONS.

**PLANNING COMMISSION APPROVAL**

APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

CHAIR: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**

I, \_\_\_\_\_ HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN PROPERTY DESCRIBED HEREIN, KNOWN AS PAWNEE-DANIELS PARK 345kV TRANSMISSION LINE, CASE NO. L16-006

OWNER OF RECORD OR AUTHORIZED AGENT OF PUBLIC SERVICE COMPANY OF COLORADO

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_

OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY.

BY \_\_\_\_\_ NOTARY PUBLIC WITNESS MY HAND AND SEAL

\_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

**LEGEND**

- SUBSTATION
- SECTION LINE
- TOWNSHIP-RANGE
- HIGHWAY
- INTERSTATE HIGHWAY
- EXISTING PROJECT CORRIDOR
- CITY BOUNDARY
- COUNTY BOUNDARIES

NOTE: THE INFORMATION CONVEYED BY THESE DRAWINGS IS FOR REFERENCE PURPOSES ONLY AND DOES NOT CONSTITUTE A LAND SURVEY.  
PUBLIC SERVICE COMPANY OF COLORADO  
SITING AND LAND RIGHTS  
1800 LARIMER STREET, SUITE 400  
DENVER, COLORADO 80202  
(303) 571-7799

**PRELIMINARY**

**Xcel Energy**  
RESPONSIBLE BY NATURE™

DRAWN: \_\_\_\_\_ C. HAHN  
APPROVED: \_\_\_\_\_ D. HOLSCHER  
DATE: \_\_\_\_\_

PAWNEE-DANIELS PARK 345kV TRANSMISSION LINE LOCATION AND EXTENT PLAN  
SHEET 1 of 10

SHEET INDEX			
SHEET NO.	LOCATION DESCRIPTION	SHEET NO.	LOCATION DESCRIPTION
1 OF 10	VICINITY MAP-EXISTING TRANSMISSION CORRIDOR	6 OF 10	S30, T5S, R65W
2 OF 10	TRANSMISSION CORRIDOR IN ARAPAHOE COUNTY	7 OF 10	SUBSTATION PLAN AND ELEVATION VIEW
3 OF 10	N1/2 S7, T5S, R65W	8 OF 10	SUBSTATION G.A. AND GRADING PLAN
4 OF 10	SE1/4 S19, T5S, R65W	9 OF 10	EXISTING-PROPOSED STRUCTURE ELEVATIONS
5 OF 10	S30, T5S, R65W	10 OF 10	EXISTING-PROPOSED STRUCTURE ELEVATIONS

















