

Variance Staff Report

Date: April 1, 2025
To: Douglas County Board of Adjustment
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development *TQ*
CC: Carolyn Washee-Freeland, AICP, Senior Planner
Michael Cairry, Zoning Compliance Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **656 N. Russellville Road - Variance**
Project File: **VA2025-002**

Board of Adjustment Hearing:

April 15, 2025 @ 1:30 p.m.

I. APPLICATION INFORMATION

A. Applicants

Mike and Denise Frazier
656 N. Russellville Road
Franktown, Colorado 80104

B. Request

The applicants request approval of a variance to allow for a reduction to the side setback from 25 feet to 4.5 feet from the east property line for an existing outbuilding on a metes and bounds parcel that is approximately 5 acres in size.

C. Location

The site is located at 656 N. Russellville Road, in Franktown, approximately one-half mile east of State Highway 83. See attached zoning map, vicinity map, and aerial map.

D. Development Standards

The property is zoned Agricultural One (A-1) and is approximately 5 acres in size. The required setbacks for parcels of this size in the A-1 zone district are 100 feet from a regional or major arterial street, 50 feet from other street types, 25 feet from a side lot line, and 25 feet from a rear lot line.

II. CONTEXT

A. Background

The property owners, Mr. and Mrs. Frazier, purchased the property in 2007. Currently on the property there are a single-family residence with an attached garage, a

detached garage, a 1,152-sq.-ft. outbuilding located in the northern portion of the property, and a 540-sq.-ft. outbuilding located along the east property line. The latter is the subject of this variance request. The Assessor's Office records show that the single-family residential home was built in 1958. The larger outbuilding was constructed in 1986, and the outbuilding for which the variance is requested was constructed in 1983. There are no platted utility easements present on the site, however, CORE Electric Cooperative states that there is a prescriptive utility easement on the property with CORE buried electric lines and overhead utilities.

The applicants indicate that when they purchased the property in 2007, the outbuilding that is the subject of this variance request had been located on the property since 1956. According to the applicant's research on the outbuilding's history, the structure was used as a temporary residence while the original owner built the main residence in 1958. The applicants assert that the structure was moved onto the property from another location in Douglas County and placed on the property encroaching within the side setback on the east property line. The applicants further state that, since the building was not constructed on site, no building permit was issued in 1958. The building is currently used as an office and storage space and is approximately 30 feet by 18 feet in size and sits on a permanent foundation. The applicants state that the property has been sold to several previous property owners with the existing buildings in place, and the structure encroachment of 20.5 feet into the side setback.

The applicants currently have the property on the market for sale and have a potential buyer for the property. Their real estate listing agent discovered that the outbuilding was 20.5 feet into the side setback. The applicants wish to rectify the situation through a variance to bring the property into compliance with zone district setbacks. The applicants considered the possibility of moving the structure out of the setback and have indicated that demolishing a substantial portion of the building would compromise the structural integrity of the building and it would have to be fully demolished. Other sites were considered to move the structure; however, a new placement of the building would result in drainage problems, and removal of 100-year-old Ponderosa pine trees.

B. Adjacent Land Uses and Zoning

The subject property is located on the north side of N. Russellville Road, east of State Highway 83, in Franktown, and is zoned A-1. Parcels adjacent to the property are generally zoned A-1. Vicinity, zoning, and aerial maps are attached to this report as an attachment.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One	Residential
South	Agricultural One	Residential

Direction	Zoning	Land Use
East	Agricultural One	Vacant
West	Agricultural One	Residential

III. SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is bounded on the south by N. Russellville Road, approximately one-half mile east of State Highway 83. The topography of the site is flat, with slight contours ranging from 6320 to 6350 feet. The property has tree groves of Ponderosa Pine and native grasses.

IV. PUBLIC NOTICE AND INPUT

At least 14 days prior to the Board of Adjustment hearing, the applicant is required to mail a written notice by first-class mail to each abutting property landowner and post a notice on the land under consideration in compliance with Section 2606 of the Douglas County Zoning Resolution (DCZR). As of the writing of this staff report, staff has not received any written responses from property owners.

Referral requests were sent to required referral agencies on March 10, 2025. A referral response was received from CORE Electric Cooperative stating that there are existing CORE buried utility lines and overhead utilities, and a prescriptive easement on the subject property. CORE stated that they will continue to maintain these existing facilities and approved the variance request. All referral responses received are included in the referral response report attached to the staff report.

V. STAFF ANALYSIS

The following approval criteria for variances are set forth in Section 2603 of the DCZR:

2603.01: A variance shall be granted only upon the finding that a strict application of this resolution causes peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional narrowness, shallowness, or shape of the specific parcel of land or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the land.

Staff Comment: The applicants state that the outbuilding encroaches into the side setback of the property and was existing at the time they purchased the property in 2007. The applicants assert that the structure was moved to the property in 1956, from another location in the County.

The current property owners, the Frazier's, indicate that they have listed the subject property for sale and that it was brought to their attention by the realtor, that the structure encroached 20.5 feet into the side setback of the east property line. The

applicants wish to act in good faith and rectify the issue by obtaining a variance for the structure to stay in its current place.

The applicants have indicated that they have explored other options to decrease the overall building footprint of the structure out of the setback. They considered demolishing a portion of the structure to bring it into compliance with the setback requirement and found that it would affect the structural stability of the overall building. Additionally, moving the structure to another location on the property would result in the same outcome, damage to the structural integrity of the building, as well as the removal of mature Ponderosa pine trees present on the site. Please see the applicants' attached narrative for additional evidence in support of the request.

2603.02: The applicant shall provide reasonable and adequate evidence that the variance request is not a self-imposed hardship which can be rectified by means other than relief through a variance.

Staff Comment: The applicants state that this is not a self-imposed hardship. The Frazier's purchased the property in 2007 in good faith that all improvements followed applicable requirements. The outbuilding was existing in the current location at the time of purchase. After learning of the setback encroachment from the east side property line, the applicants began the process of working with Building Services and Zoning Compliance to seek a variance. Please see the applicants' attached Land Survey Plat showing the existing home and outbuilding for additional details.

2603.03: A variance may be granted provided that no substantial detriment to the public good is created and that the intent and purpose of this Resolution are not impaired.

Staff Comment: The applicants currently use the structure for an office and equipment storage. The outbuilding is considered an accessory structure and is permitted as an accessory use within the A-1 zone district.

Referral review requests were sent to utility companies to review the setback encroachment. The utility companies did not provide any comments for the applicant to address. Granting the variance will not create a substantial detriment to the public good or impair the purpose of the Douglas County Zoning Resolution.

2603.04: The concurring vote of three members of the Board of Adjustment shall be necessary for a variance.

VI. STAFF ASSESSMENT

It is staff's assessment that the applicants have adequately demonstrated that a strict application of this resolution causes peculiar and exceptional practical difficulties or exceptional and undue hardship, that the request is not a self-imposed hardship, and that there would not be substantial detriment to the public good created by the request.

ATTACHMENTS	PAGE
Douglas County Land Use Application	6
Applicant's Narrative	7
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Zoning Map	11
Aerial Map	12
Referral Agency Response Report	13
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Applicant Response to Referral Comments	24
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LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. **NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.**

OFFICE USE ONLY

PROJECT TITLE: 656 N. Russellville Road, Variance Request

PROJECT NUMBER: VA2025-002

PROJECT TYPE: Outbuilding Setback VarianceMARKETING NAME: 656 N. Russellville

PRESUBMITTAL REVIEW PROJECT NUMBER: _____

PROJECT SITE:Address: 656 N. Russellville Road Franktown, CO 80116State Parcel Number(s): 2507-110-00-001Subdivision/Block#/Lot# (if platted): N/A**PROPERTY OWNER(S):**Name(s): Michael + Denise FrazierAddress: 364 N. Russellville Rd Franktown, CO 80116Phone: 720-244-5199Email: dh41756@gmail.com

AUTHORIZED REPRESENTATIVE: (Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)

Name: _____

Address: _____

Phone: _____

Email: _____

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.

Denise A. Frazier
Applicant Signature
Michael T. Frazier

02-13-2025
Date
02-13-2025

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Revised 6/2024

Written Narrative for a Variance at 656 N. Russellville Road Franktown, CO

Narrative

The property owners of 656 N. Russellville Road in Franktown, CO, Michael and Denise Frazier, request a variance to the setback guidelines in the DCZR to accommodate a shed building that sits 4.5 feet from the property line. The existing setback guideline is currently 25 feet as the subject property is approximately 5 acres in size. The shed building was in place, in its current location and interior configuration, which includes a bathroom with water and sewer utilities, prior to the owners purchasing the property in 2007. The oral history is that the building was placed onto the site in its current location in 1956 and that the building was used as a temporary residence while the original property owner built the main residence on the property in 1958. The structure was moved onto the subject property from another location in Douglas County and was not stick built on site, therefore a building permit was not issued at the time the building was placed in its current location. The building is on a permanent foundation and has a footprint of 30.6 feet by 18.4 feet and is sitting 20.5 feet within the setback. Current usage is as an office and storage space. The structure is not in any utility easement according to Brooks Kaufman, the Right of Way manager with CORE Electric and he stated he would be happy to provide whatever documentation the County needs to substantiate that claim. The property, with the building in place, has sold multiple times over the years with no complaints from any current or former adjoining neighbors. There is a recent survey by Archer and Associates dated January 2017. During the listing period with the Sellers Agent, Prowant and Company, it was brought to our attention that the shed was only 4.5 feet from the property line and that a variance request would likely need to be performed to satisfy any potential buyers.

Question 1. What exceptional practical difficulties, exceptional and undue hardship, or other extraordinary and exceptional situation or condition of your land prevents compliance with the DCZR?

The owner of the subject property has a shed that sits within the setback from the property line. The shed was existing on the site when the applicants purchased the home in 2007 in good faith that all improvements on the property were in compliance with required zoning codes. When the applicants listed the home in the fall of 2024 they listed the home in good faith that there were no improvements located in the property setback. During the sale process in 2025, it was brought to the applicant's attention that the structure encroached into the required 25 foot setback from the east property line. Demolishing a substantial portion of the structure would bring it into compliance with the setback, however it would cause undue hardship due to the age of the structure, and would comprise the integrity of the structure of the building.

Question 2. A variance may not be granted if it is due to self-imposed hardship that can be rectified by means other than relief through a variance. What other design or development alternatives have you considered and why aren't they feasible?

The outbuilding in question was built in 1956, the owners of the subject property purchased the property in 2007 with the outbuilding in its current location and configuration. The outbuilding is on a permanent foundation and to move the building may damage the structural integrity of the structure. The building is believed to have been built in 1901 and the oral history states it was used as a schoolhouse until the 1940's. The building has a bathroom and an open area with carpet and drywall that currently has heating and plumbing components that may receive damage in the process of moving the building. In the 18 years that the applicants have owned the property, they have detected zero negative drainage areas or problems with the foundation. There have been no other proposed areas to move the building in the 18 years of ownership, as moving the building may have caused possible damage to the building. Other nearby, possible sites to move the shed on the subject property may create drainage problems, or require removal of 100+ year old Ponderosa Pine trees.

Question 3. Why do you believe that your variance request is in harmony with the intent and purpose of the DCZR?

The outbuilding has stood in place, in its current position for 69 years with no known complaints from any surrounding neighboring property owners. The variance does not interfere with the intent of the Douglas County Zoning Resolution for setbacks, and the variance would not change the characteristics of the residence or the surrounding properties. The neighboring property owners have large land holdings and the nature of the neighborhood is open ranchland. There are no neighboring homes or structures that abut to the subject property line, or near the shed. The shed does not sit within any utility easements according to Brooks Kaufman, the Land and Right of Way Manager for CORE Electric.

Thank you for your consideration in this variance request.

Michael and Denise Frazier

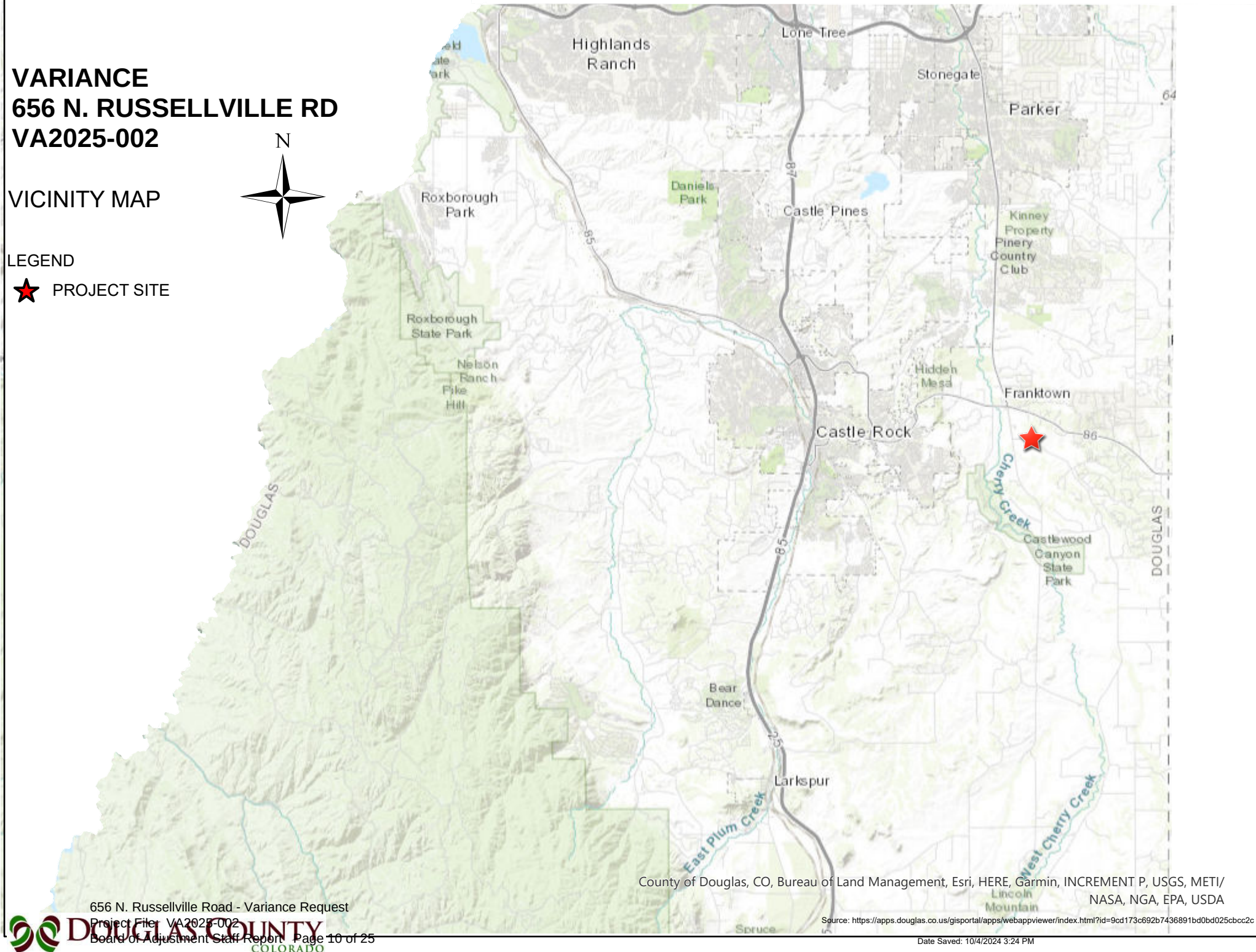
VARIANCE
656 N. RUSSELLVILLE RD
VA2025-002



VICINITY MAP

LEGEND

 **PROJECT SITE**



ZONING MAP
656 N. RUSSELLVILLE RD
VARIANCE

VA2025-002

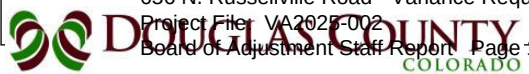


- LEGEND
- Roads
 - Major Roads
 - ▭ Parcels - PARCELS
 - ▭ A1 - AGRICULTURAL ONE



Project Area: 656 N.
Russellville Road

Maxar, Microsoft, Esri, HERE, Garmin, iPC



AERIAL MAP

656 N. RUSSELLVILLE RD VARIANCE

VA2025-002



LEGEND

- Roads
- Major Roads
- ▭ Parcels - PARCELS



Maxar, Microsoft, Esri, HERE, Garmin, iPC

Referral Agency Response Report**Page 1 of 4****Project Name:** 656 N Russellville Road**Project File #:** VA2025-002**Date Sent:** 03/10/2025**Date Due:** 03/20/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	03/20/2025	No Comment	No action necessary
Assessor	03/13/2025	No Comment	No action necessary
AT&T Long Distance - ROW	03/13/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Russellville Rd Franktown, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities. Ann Barnowski Clearwater Consulting Group Inc 120 9th Avenue South Suite 140, Nampa, ID 83651 Annbn@cwc64.com	No action necessary
Black Hills Energy		No Response Received	No action necessary
Building Services	03/24/2025	No Comment	No action necessary

Referral Agency Response Report**Page 2 of 4****Project Name:** 656 N Russellville Road**Project File #:** VA2025-002**Date Sent:** 03/10/2025**Date Due:** 03/20/2025

Agency	Date Received	Agency Response	Response Resolution
CenturyLink	03/25/25	Received: Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject encroachment and have determined there are CenturyLink facilities within the area as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference. It is the intent and understanding of CenturyLink that this encroachment shall not reduce our rights to any other existing easements or rights we have on this site or in the area. This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are damaged within the area as described, the Applicant will bear the cost of relocation (https://relocation-request.lumen.com/rmpp/#/relocationreq) and/or repair of said facilities. POC - VeShon Sheridan NIS Right-of-Way Agent II Contractor - Faulk & Foster VeShon.Sheridan@Lumen.com Nre.easement@lumen.com Sincerely yours, ROW Team , Network Infrastructure Services CenturyLink P865204	Comments provided to applicant. No action necessary.
Comcast		No Response Received	No action necessary

Referral Agency Response Report**Page 3 of 4****Project Name:** 656 N Russellville Road**Project File #:** VA2025-002**Date Sent:** 03/10/2025**Date Due:** 03/20/2025

Agency	Date Received	Agency Response	Response Resolution
CORE Electric Cooperative	03/18/2025	Received: CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments: CORE has existing underground/overhead electric facilities on the subject property. CORE will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE's current extension policies. CORE approves the variance.	Comments provided to applicant. No action necessary.
Deerfield HOA	03/11/2025	Received: 656 N Russellville Rd is not part of the Deerfield community. On behalf of the DHPO, Lauren Fulton	No action necessary
Engineering Services	03/13/2025	No Comment	No action necessary
Franktown Citizens Coalition II Inc		No Response Received	No action necessary
Franktown FD	03/14/2025	No Comment	No action necessary
Sheriff's Office		No Response Received	No action necessary
Sheriff's Office E911		No Response Received	No action necessary
Village Pines Circle HOA		No Response Received	No action necessary

Referral Agency Response Report**Page 4 of 4****Project Name:** 656 N Russellville Road**Project File #:** VA2025-002**Date Sent:** 03/10/2025**Date Due:** 03/20/2025

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits	03/12/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the Variance Request for 656 N. Russellville Road and currently has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to dial 811 for utility locates prior to construction. Violeta Ciocanu (Chokanu) Right of Way and Permits Public Service Company of Colorado dba Xcel Energy Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com	Comments provided to applicant. No action necessary.

REFERRAL RESPONSE REQUEST – VARIANCE

 Date sent: March 10, 2025

 Comments due by: March 20, 2025
Project Name: 656 N. Russellville Road –Variance
Project File #: VA2025-002
Project Summary: The applicant requests a variance to encroach 20.5-ft into the 25-ft side setback on the subject property located at 656 N. Russellville Road, Franktown, CO (SPN: 2507-110-00-001), to accommodate an existing outbuilding. The property is zoned Agricultural One (A-1) and is 5-acres in size.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☒ No Comment	
☐ Please be advised of the following concerns: 	
☐ See letter attached for detail.	
Agency: PW - Engineering	Phone #: (303) 660-7490
Your Name: Jacob Gabel (please print)	Your Signature: 
	Date: 3/13/2025

A Variance Hearing on this request will be held before the Douglas County Board of Adjustment on Tuesday, April 15, 2025 at 1:30 pm.

Sincerely,

Carolyn Washee-Freeland

 Carolyn Washee-Freeland, AICP
 Senior Planner
 Enclosure



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

March 12, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Carolyn Washee-Freeland

Re: 656 N. Russellville Road, Case # VA2025-002

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the Variance Request for **656 N. Russellville Road** and currently has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to dial 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

REFERRAL RESPONSE REQUEST – VARIANCE

 Date sent: March 10, 2025

 Comments due by: March 20, 2025
Project Name: 656 N. Russellville Road –Variance
Project File #: VA2025-002
Project Summary: The applicant requests a variance to encroach 20.5-ft into the 25-ft side setback on the subject property located at 656 N. Russellville Road, Franktown, CO (SPN: 2507-110-00-001), to accommodate an existing outbuilding. The property is zoned Agricultural One (A-1) and is 5-acres in size.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐ No Comment	
☐ Please be advised of the following concerns: 	
☒ See letter attached for detail.	
Agency: <u>Lumen / CenturyLink</u>	Phone #:
Your Name:	Your Signature:
<i>(please print)</i>	Date:

A Variance Hearing on this request will be held before the Douglas County Board of Adjustment on Tuesday, April 15, 2025 at 1:30 pm.

Sincerely,

Carolyn Washee-Freeland

 Carolyn Washee-Freeland, AICP
 Senior Planner
 Enclosure

3/25/2025

Michael & Denise Frazier
656 N Russellville Rd
Franktown, CO 80116

No Objection

SUBJECT: Encroachment/ Building Variance Request

656 N Russellville Rd, Franktown CO

Douglas County Parcel 2507-110-00-001

To whom it may concern:

Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject encroachment and have determined there are CenturyLink facilities within the area as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference

It is the intent and understanding of CenturyLink that this encroachment shall not reduce our rights to any other existing easements or rights we have on this site or in the area.

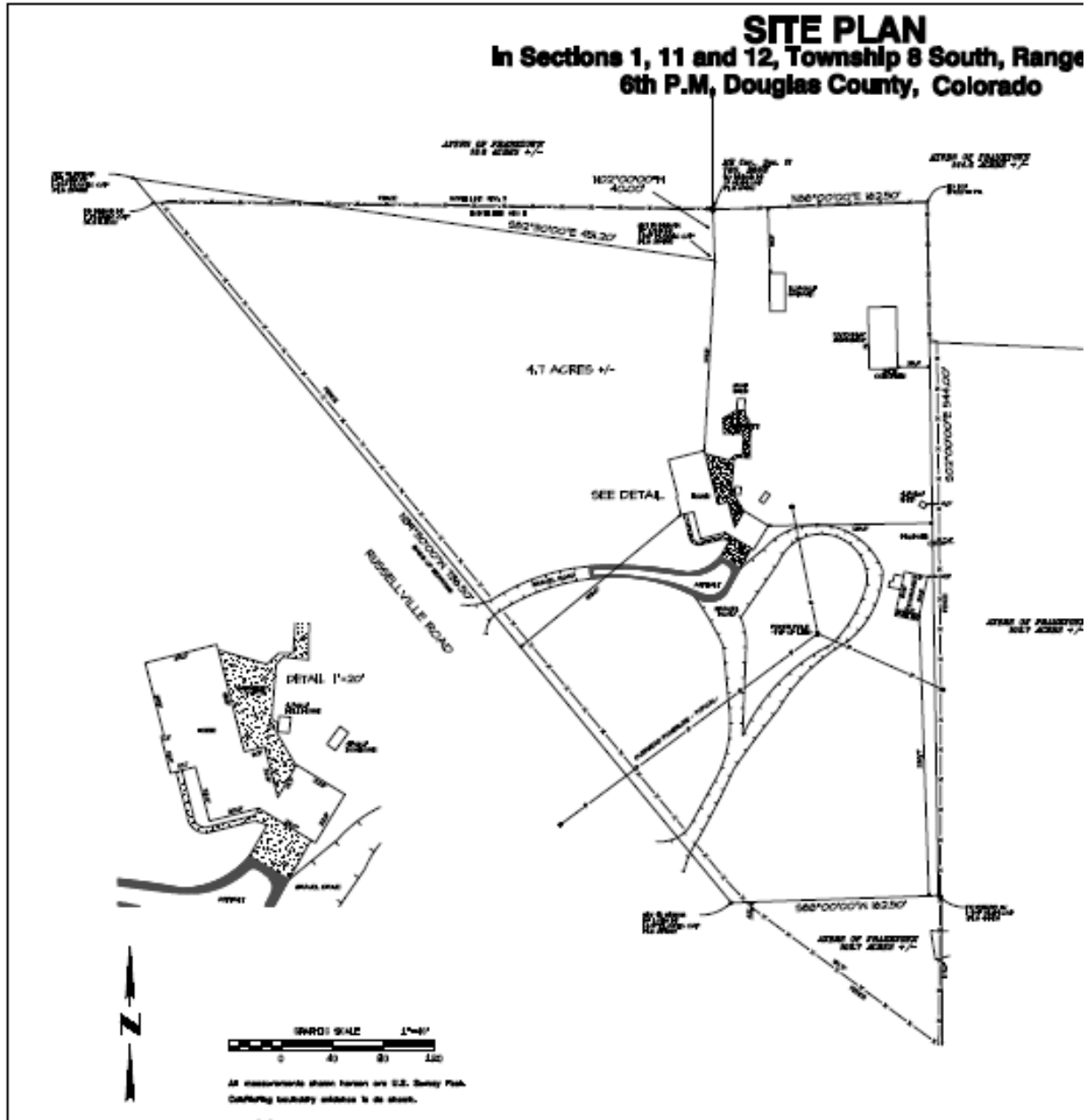
This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are damaged within the area as described, the Applicant will bear the cost of relocation (<https://relocation-request.lumen.com/rmpp/#/relocationreq>) and/or repair of said facilities.

POC - VeShon Sheridan
NIS| Right-of-Way Agent II | Contractor - Faulk & Foster
VeShon.Sheridan@Lumen.com
Nre.easement@lumen.com

Sincerely yours,

ROW Team
Network Infrastructure Services
CenturyLink
P865204

Exhibit A



Carolyn Freeland

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, March 13, 2025 10:22 AM
To: Carolyn Freeland
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: Russellville Rd Franktown, Colorado Douglas County eReferral #VA2025-002
Attachments: Russellville Rd Franktown, Colorado.jpg

Hi Carolyn,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Russellville Rd Franktown, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----

From: cfreeland@douglas.co.us <cfreeland@douglas.co.us>
Sent: Monday, March 10, 2025 3:46 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (VA2025-002) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
<https://apps.douglas.co.us/planning/projects/Login.aspx>

VA2025-002, 656 N. Russellville Road - Variance Request

The applicant requests a variance to encroach 20.5-ft into the 25-ft side setback on the subject property located at 656 N. Russellville Road, Franktown, CO (SPN: 2507-110-00-001), to accommodate an existing outbuilding. The property is zoned Agricultural One (A-1) and is 5-acres in size.

This referral will close on March 20, 2025.

If you have any questions, please contact me.

Sincerely,



Google Earth
Imagery © 2025

Written Response and Acknowledgments for Variance
Request VA2025-002

Qwest Corporation d/b/a CenturyLink: The Applicants hereby acknowledge that this encroachment shall not reduce CenturyLink's rights to any other existing easements or rights of way that they have on this site or in the area. The Applicants hereby understand that CenturyLink has no objections, however stipulates that if CenturyLink facilities are damaged within the area as described, by the Applicants, the Applicants will bear the cost of relocation and/or repair of said facilities.

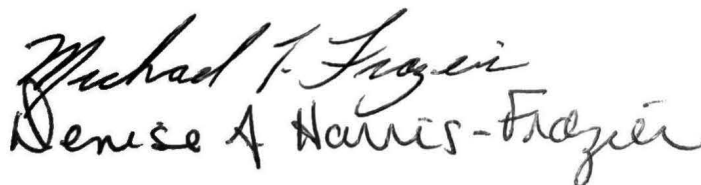
CORE Electric Cooperative: The Applicants have reviewed the response by CORE Electric Cooperative and hereby acknowledge that CORE has existing underground/overhead electric facilities on the subject property. Applicants understand CORE will maintain these existing utility easements and facilities unless otherwise requested by the Applicants to modify them under CORE's current extension policies.

XCEL Energy of Colorado: The Applicants have reviewed and acknowledge that Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the variance request and has no conflict. The Applicants also acknowledge the requirement to call 811 for utility locates prior to any construction.

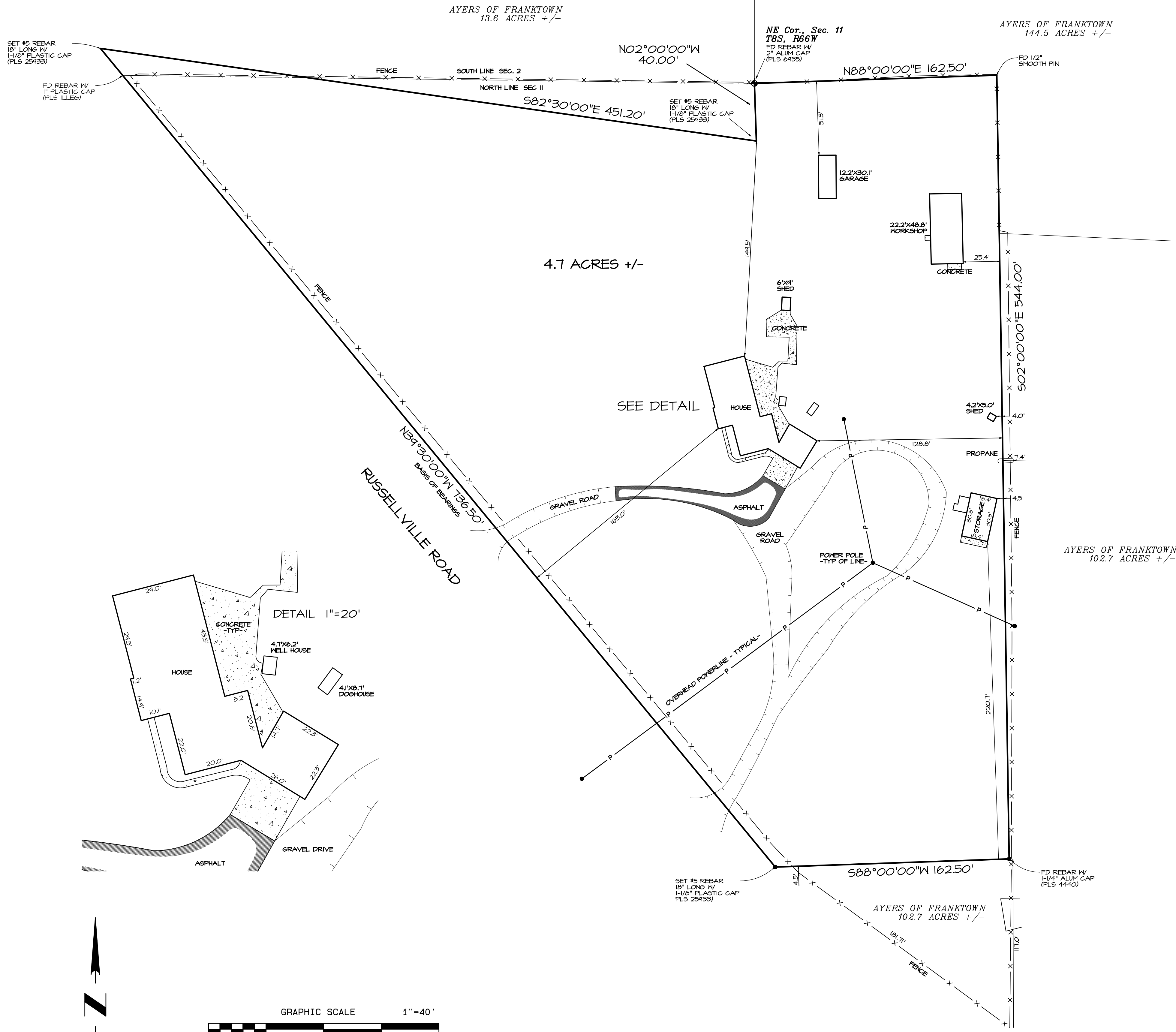
Sincerely,

Michael Frazier

Denise Frazier

Handwritten signatures of Michael Frazier and Denise Frazier. The signature for Michael Frazier is written above the signature for Denise Frazier. Both signatures are in cursive script.

SITE PLAN
In Sections 1, 11 and 12, Township 8 South, Range 66 West,
6th P.M, Douglas County, Colorado



PROPERTY DESCRIPTION:

"EXHIBIT A"

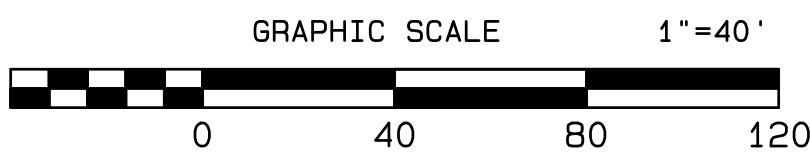
Part of Section 1, 11, and 12, Township 8 South, Range 66 West of the 6th Principal Meridian, described as follows:

Commencing at the Northeast Corner of Section 11, Township 8 South, Range 66 West, Thence North 88 Degrees 00 Minutes East a distance of 162.5 feet;
Thence South 2 Degrees 00 Minutes East a distance of 544.0 feet;
Thence South 88 Degrees 00 Minutes West a distance of 162.5 feet;
Thence North 39 Degrees 30 Minutes West a distance of 736.5 feet;
Thence South 82 Degrees 30 Minutes East a distance of 451.2 feet;

Thence North 2 Degrees 00 Minutes West a distance of 40.0 feet, to Point of Beginning, except any part lying within Section 2, Township 8 South, Range 66 West, County of Douglas, State of Colorado.

BASIS OF BEARINGS

Bearings are assumed and based on the consideration that the Southwest line of subject property bears N39°30'00"W as shown hereon between the identified monuments.



All measurements shown hereon are U.S. Survey Feet.

Conflicting boundary evidence is as shown.

(M)=FIELD MEASURED
(P)=PLATTED DIMENSIONS

"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."

REVISIONS		TITLE	
		SITE PLAN	
		656 North Russellville Road In Sec.'s 1, 11 & 12, Township 8 South, Range 66 West, 6th PM, Douglas County, Colorado.	
		SCALE AS SHOWN	DATE 1-2-2017
		DRN MLD	CHK.
		APVD.	CLIENT
			MICHAEL AND DENISE FRAZIER
			JOB NUMBER
			16-1216

