



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

**CASE NO.: PLT2019-00006
CASE NAME: KAMERRA SUBDIVISION**

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COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT

STAFF REPORT

Board of County Commissioners

May 21, 2019

CASE No.: PLT2019-00006	CASE NAME: Kamerra
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Owner's Name:	Kamerra, LLC
Applicant's Name:	Jon Fitzpatrick, Pivot Energy
Applicant's Address:	1536 Wynkoop St., #400, Denver, CO 80202
Location of Requests:	Approximately 1,500 feet northwest of the intersection of E. 48 th Ave. and Imboden Rd.
Nature of Request:	Major Subdivision Final Plat for two lots
Zone District:	Agriculture-2 (A-2) with zoning overlays
Site Size:	23 acres
Proposed Uses:	Solar Facilities
Existing Use:	Vacant
Hearing Date(s):	BoCC: May 21, 2019 / 9:30 a.m.
Report Date:	May 7, 2019
Case Manager:	Greg Barnes
Staff Recommendation:	APPROVAL of the Final Plat with 7 Findings-of-Fact and 1 Note

SUMMARY OF APPLICATION

Background

Pivot Energy, the applicant, is requesting a major subdivision plat and a conditional use permit (CUP) to allow a solar garden facility on the subject properties. The major subdivision plat is required because the existing 23-acre parcel was created illegally. The applicant has proposed two lots covering approximately 23 acres.

A separate application for conditional use permit proposes the solar facility in partnership with Xcel Energy and is necessary to meet the demands of the State of Colorado's Renewable Portfolio Standard. Enacted by ballot-initiative in 2004, Colorado requires electricity providers to obtain a minimum percentage of their power from renewable energy sources.

Site Characteristics:

The subject site is located approximately 1,500 feet northwest of the intersection of East 48th Avenue and Imboden Road. The subdivision proposes two lots, each with frontage and access from public roadways.

Development Standards and Regulations Requirements:

Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and parcel lot dimensions are required to conform to requirements of the designated zone district. In addition, all lots created by a subdivision shall have access to a County maintained right-of-way. The minimum lot size required in the Agricultural-2 (A-2) zone district is ten acres, and the minimum lot width is 425 feet. The proposed lots conform to the minimum lot size and minimum lot width allowed in the zone district. In addition, the proposed lots will have access to County maintained rights-of-way.

Per Section 5-04 of the County's Development Standards and Regulations, public improvements may be required to be constructed with the development of a subdivision. There are no public improvements required with the proposed plat. Sections 5-05-04 and 05-05-05 of the County's Development Standards require land dedication to support new or expanded parks and schools. Cash-in-lieu of land dedication has been accepted for the land dedication. The applicant has provided \$327.85 as cash-in-lieu of the school district land dedication and \$92.12 for the parks land dedication.

Future Land Use Designation:

The Future Land Use Designation on the property is Mixed-Use Employment. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Mixed-Use Employment future land use designation is to accommodate a range of employment uses with a mix of supporting uses to serve employment needs. In addition, Mixed-Used Employment areas are designated in locations that have transportation access and visibility, but are not suitable for residential development. Mixed-Use Employment areas may include offices, light manufacturing, distribution, indoor warehousing, clean industry, and supporting retail businesses. The applicant intends to develop the property with solar energy facilities which will support future commercial development in the area and thus supports the goals of the Comprehensive Plan. Additionally, solar facilities are non-permanent in nature, with their lifespan lasting approximately 20 years; so, while this area is not currently undergoing development, there may be a shift in how this area will be utilized in the future, with more employment-generating uses as envisioned in the Comprehensive Plan.

Surrounding Zoning Designations and Existing Use Activity:

Northwest A-3 Solar Garden	North A-3 Solar Garden	Northeast City of Aurora Utility Substation
West A-3 Vacant	Subject Property A-3 Vacant	East City of Aurora Vacant
Southwest A-3 Vacant	South A-3 Residential	Southeast City of Aurora Vacant

Compatibility with the Surrounding Land Uses:

The properties surrounding the site are developed with similar solar garden facilities along Imboden Road. Properties to the south of the site are developed with single-family residences. The proposed conditional use permit for solar facilities is consistent with the goals of the Comprehensive Plan and compatible with the surrounding area. Any new development on the subject property must comply with all setbacks, landscaping, and screening standards to buffer adjacent residential uses to the east. A landscape and screening plan would be required with any application for a building permit on the site.

Staff Recommendations:

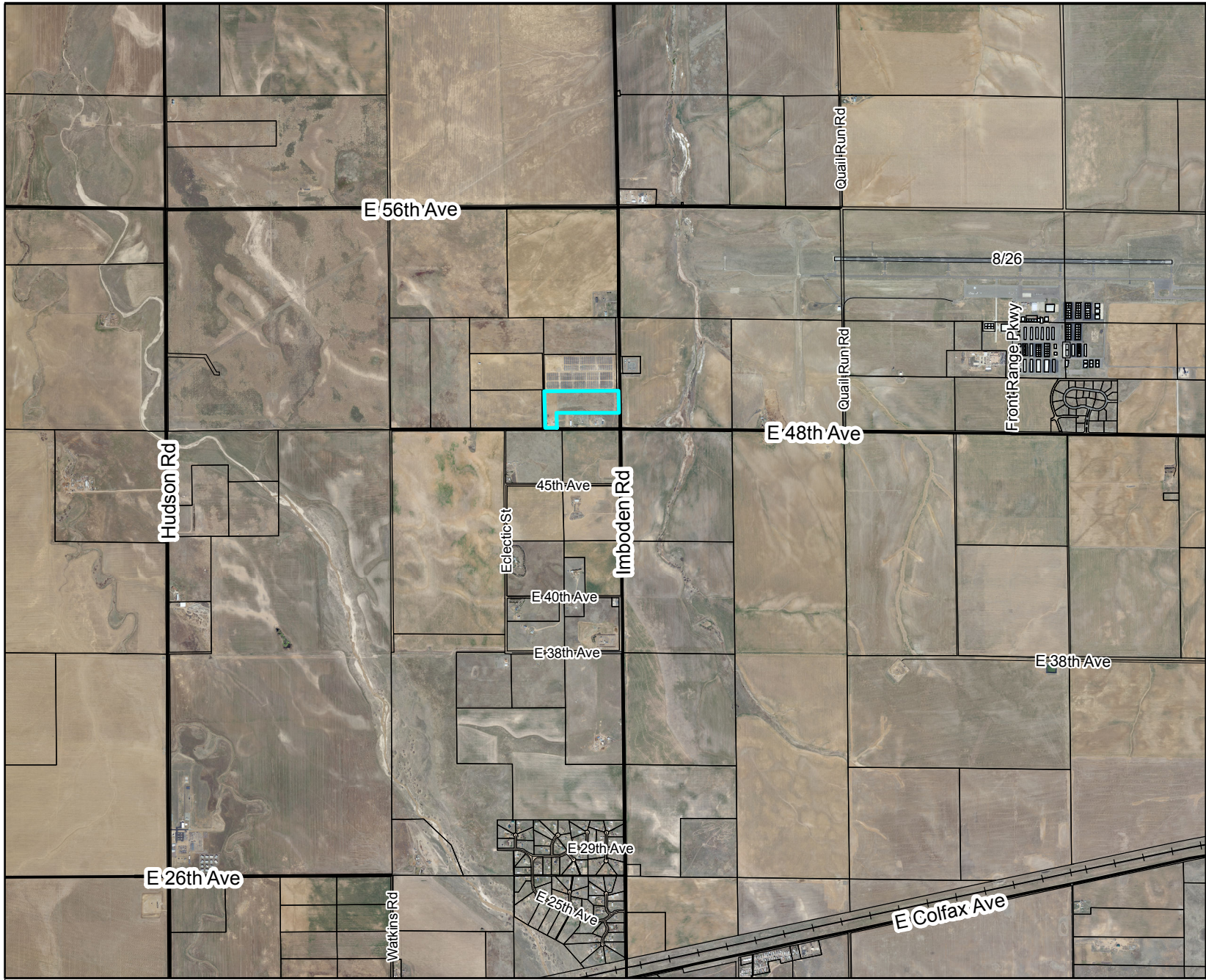
Based upon the application, the criteria for approval of a final plat, and a recent site visit, staff recommends approval of this request with 7 findings-of-fact and 1 note.

RECOMMENDED FINDINGS-OF-FACT

1. The final plat is consistent and conforms to the approved preliminary plat.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.

Recommended Note to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.



Legend

- +— Railroad
- Major Water
- - - Zoning Line
- ▭ Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

PRC2018-00009

Microgrid Energy

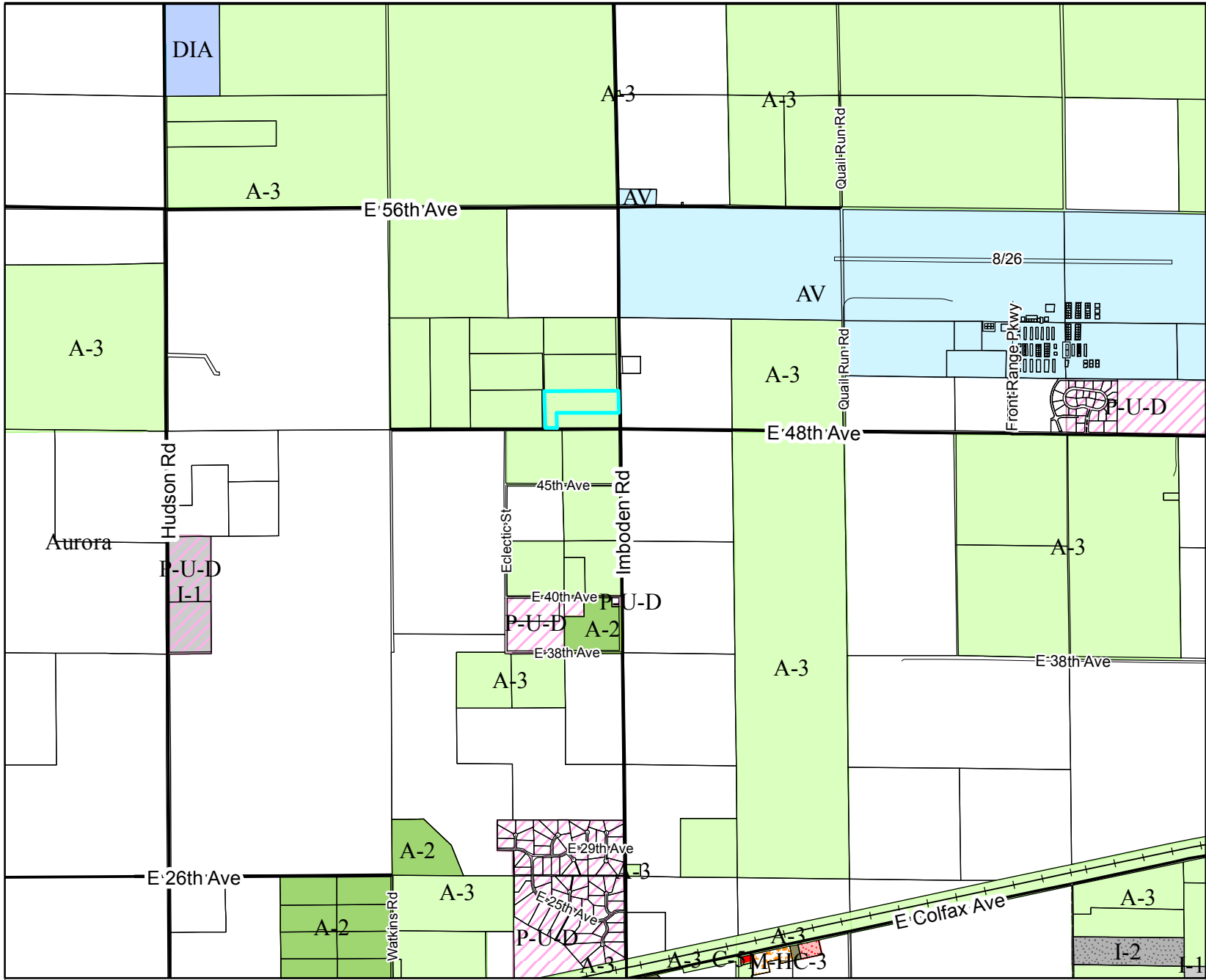


For display purposes only.



ADAMS COUNTY
COLORADO

This map is made possible
by the Adams County GIS
group, which assumes no
responsibility for its accuracy



Legend

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- I-3
- CO
- PL
- AV
- DIA
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- P-U-D(P)

PRC2018-00009

Microgrid Energy

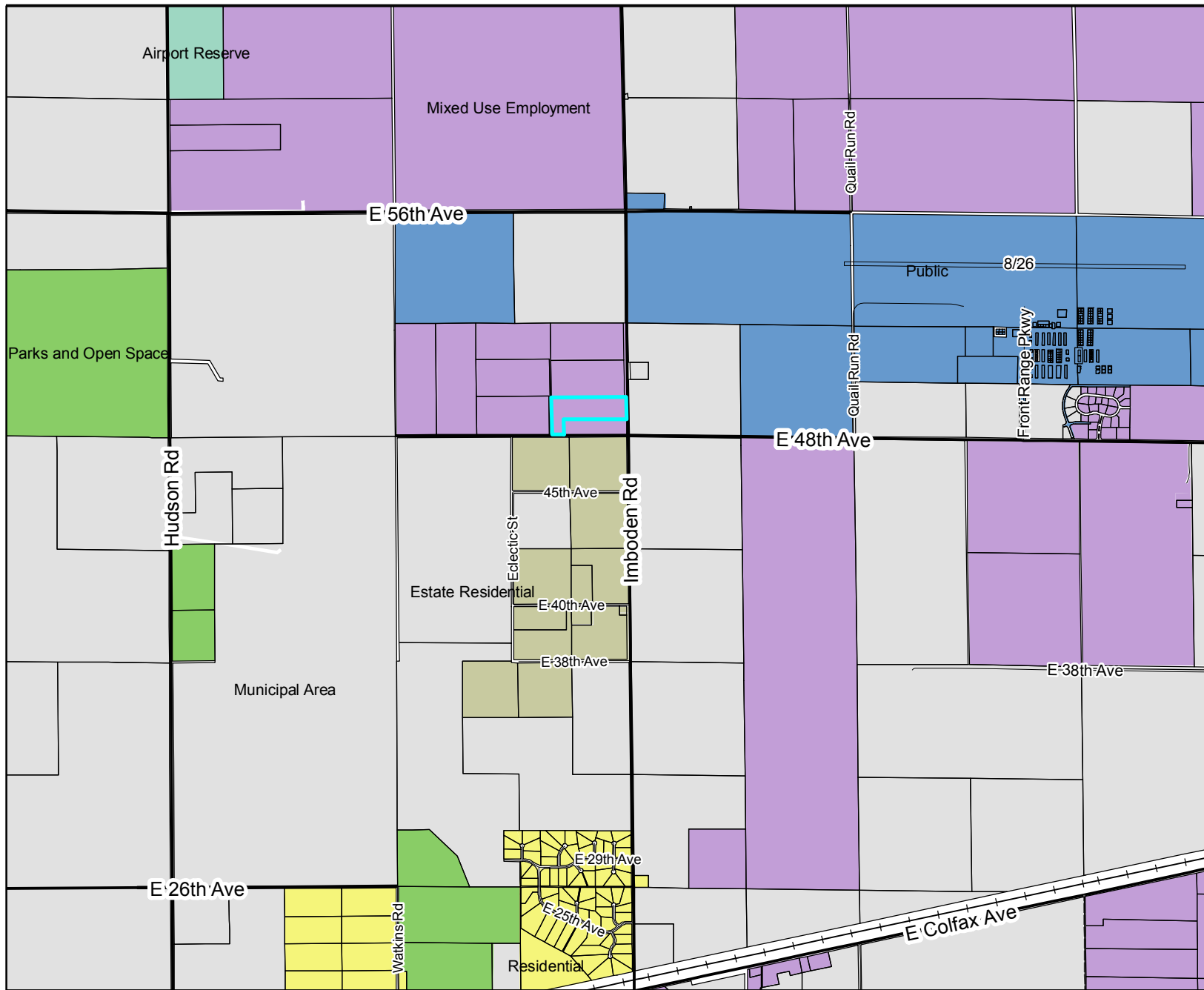


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PRC2018-00009

Microgrid Energy



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ADAMS COUNTY
COLORADO

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responsibility for its accuracy

February 20, 2019

Adams County Community & Economic Development Department
Attn: Greg Barnes
4430 S. Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204

RE: Final Plat for Kamerra Subdivision

Project Explanation:

TCA Microgrid Energy LLC, dba Pivot Energy, LLC, hereby makes a request on behalf of the land owner (Kamerra LLC) for final plat for land currently known as Adams County parcel 0181-700-000-325 (aka Account: R0115201), dependent on the approved prelim plat, rezone and subdivision of the subject parcel. The planned use of the newly created parcels would include a Community Solar Garden, one on each of two newly created parcels of land resulting from the concurrently in-process rezone and subdivision.

Pivot Energy was awarded several opportunities to build community solar gardens by Xcel Energy as part of a competitive procurement process used to meet the demands of the State of Colorado's Renewable Portfolio Standard. This project is one of several Pivot Energy is building across Colorado that will help to meet the needs of this growing segment of the industry.

Once completed, each Community Solar project would operate for a minimum of 20 years. Approximately 6,200 solar panels for each site would be supported by a single-axis tracking solar array very similar to the one currently operating immediately north of the subject property. The footprint required for each project would be about 10 acres, taking into account existing easements and encumbrances along the parcel boundaries. Each project would operate for at least 20 years from the day the system achieves commercial operation.

The following information outlines key points of our application:

1. There are two solar projects anticipated following the final plat approval:
 - a. Phase 1 (CO LI CSG 1 LLC) to begin construction immediately upon final plat approval, and building and electrical permit approval.
 - b. Phase 2 (TBD project title) to begin construction by October 2020.

2. The subject parcel is concurrently being considered for rezoning and subdivision to correct an illegal subdivision that occurred in the late 1990s. If approved, the new parcel would be zoned A-2. The site is not in a floodplain, and there are no site restrictions for this type of development. The location is fit for this type of development due to minimal slopes, favorable soil conditions, and proximity to other, similar developments. The land is nearly vacant at this time, and restrictions related to the proximity from the Front Range Airport severely limit other development opportunities for the land owners.
3. Applicant will design and construct the projects in accordance with applicable zoning regulations and building codes, and in compliance with the requirements Adams County.
4. Any applicable performance standards associated with Adams County's pending land use code revisions related to solar arrays will be followed by the applicant.
5. Each solar garden will operate for at least 20 years as part of Xcel Energy's Solar*Rewards Community program. All equipment used on the project will be industry standard bearing all applicable certifications required by the National Electric Code (NEC). All components will be designed to meet or exceed the anticipated lifespan of the facility. The polysilicone solar modules will be supported by single-axis tracking racks, which "follow" the path of the sun through the sky each day. The technology is clean, quiet, and doesn't generate any dust during operation.

If approved, applicant will begin construction as soon as possible in hopes of completing construction in Q2 2019 for the first project. Construction will take approximately 12 weeks, and when complete will maximize the available area within the newly subdivided subject parcel. The maximum height of the equipment is not expected to exceed 8' above grade. In addition to the solar panels and racks, there will be electric inverters, disconnecting boxes and switches, weather monitoring components, energy meters, and a transformer.

To access the eastern site, applicant plans to take new access off of Imboden Road in a fashion similar to what is used immediately north of the subject parcel. Applicant has requested and received right to create an access from the City of Aurora from Imboden Road. Xcel Energy will bring their electrical lines into the site via this same general pathway.

The project areas are currently vacant and consists of open prairie lands. There is an existing cedar fence along the Imboden Road frontage which the applicant proposes to remain in place for visual screening. No screening vegetation is planned due to the existing character of the site which does not support native vegetation other than prairie grasses. Furthermore, other solar arrays in the area that have attempted to install screening

vegetation have failed, resulting in brown, dead trees dotting the front of the existing fences.

The long-term operation and maintenance of the sites is limited. Typically, 4 – 8 annual visits are needed to ensure the equipment is working properly, and to keep the on-site vegetation trimmed and clean. Because of the limited site visits, the overall impact to traffic in the area will be negligible. Because the racking will be driven directly into the ground and because the access road will be gravel, there is very little increase in the imperviousness of the site. The project does not require on-site personnel after construction, so there is no need for water, sewer, septic services, or storm water drainage on site.

Following the conclusion of the project, all equipment will be removed from the project site by applicant, and any impacts to the site will be remediated with the goal of returning the site as closely as possible to the condition it was in before the project began. Most of the project components will be recycled, including the steel, aluminum, and copper that make up much of the materials.

Due to the harmonious existence of other similar projects in the immediate area, the solar arrays are not anticipated to cause any impact to the operations of Denver International Airport to the northwest, or Front Range Airport to the northeast. At the time of this application, Applicant has received a determination from the FAA on the projects indicating no anticipated impacts.

Applicant is coordinating with the Bennett Fire and Protection District to discuss the projects and will integrate BFPD's requirements into the final design of the solar array.

6. Applicant does not anticipate any significant off-site impacts resulting from the projects, with no pollution, noise, increased traffic, or other impacts expected during normal operations. Construction impacts will be limited to the construction window discussed above. During this window, there will be increased traffic during the morning and afternoon as workers and materials arrive and depart from the site. Space for parking and equipment lay down within the site is sufficient, and applicant has designed the projects with setbacks in mind.
7. The project sites are a great fit for the solar array considering the nearby uses. To the north and northeast, existing solar arrays and utility infrastructure currently operate. To the south, west, and southeast, land is dryland farmed, fallow, or under oil & gas development. When the projects are decommissioned, the land will again be available for development and consideration of uses suited to the area at that time. There are no environmental concerns or constraints on the parcel currently.

8. The location of the projects on the parcel are the most convenient and functional use of the parcel because it maximizes the solar array on the lots without wasting any space or taking away from other potential uses.
9. As mentioned above, the proposed projects do not require sewer, water, or septic systems, and because of the negligible increase in impervious area storm water drainage is not anticipated to be a concern. The road designed and outlined by Enertia Consulting Group is adequate to provide emergency access for emergency services, and the road will function to serve the needs of the conditional uses as designed and prososed.

There is currently and oil and gas lease in place on the subject parcel, but the lease is a “non-surface occupancy” lease, meaning the mineral estate owner negotiated to protect 100% of the surface from oil and gas development. Therefore, there is no need for a surface use agreement for this project. The mineral estate owner and the mineral lessee have both received notice per the provisions of C.R.S. 24-65.5-103.

Please do not hesitate to contact me with additional questions regarding the project.

Sincerely,
Jon Fitzpatrick
Director of Project Development
Pivot Energy LLC
1536 Wynkoop St, #400
Denver, CO 80202

KAMERRA SUBDIVISION
A SUBDIVISION BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT KAMERRA, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:
A PORTION OF THAT PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT NO.: F0600112-152-T56, DATED FEBRUARY 4, 2019.

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 64 WEST, OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18 TO BEAR SOUTH 89°54'29" WEST, BETWEEN THE MONUMENT LOCATED AT SAID SOUTHEAST CORNER OF SAID SECTION 18, BEING A FOUND 3 1/4" ALUMINUM CAP "JR ENG" IN A RANGE BOX, AS SHOWN AND DESCRIBED HEREON, AND THE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, BEING A FOUND 3 1/4" ALUMINUM CAP "ILLEGIBLE", AS SHOWN AND DESCRIBED HEREON; THENCE NORTH 00°53'39" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 30.00 FEET; THENCE SOUTH 89°54'29" WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 30.00 FEET TO THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE IMBODEN ROAD AND THE NORTH RIGHT OF WAY LINE OF EAST 48TH AVENUE, BEING A FOUND 3/4" BRASS TAG "ILLEGIBLE", AS SHOWN AND DESCRIBED HEREON; THENCE CONTINUING SOUTH 89°54'29" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF EAST 48TH AVENUE, A DISTANCE OF 1475.03 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN ADAMS COUNTY RECEPTION NUMBER 2004000058830, BEING A FOUND #5 REBAR WITH A 1 1/2" YELLOW PLASTIC CAP LS 31158 AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°54'29" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF EAST 48TH AVENUE, A DISTANCE OF 280.39 FEET MORE OR LESS, TO A FOUND #5 REBAR WITH A 1 1/2" YELLOW PLASTIC CAP LS 31158, AS SHOWN AND DESCRIBED HEREON; THENCE LEAVING SAID RIGHT OF WAY NORTH 00°53'20" WEST, A DISTANCE OF 868.59 FEET MORE OR LESS TO A FOUND #5 REBAR WITH A 1 1/2" YELLOW PLASTIC CAP LS 31158, AS SHOWN AND DESCRIBED HEREON; THENCE NORTH 89°54'32" EAST, A DISTANCE OF 1755.34 FEET MORE OR LESS TO A FOUND #5 REBAR WITH A 1 1/2" YELLOW PLASTIC CAP LS 31158, AS SHOWN AND DESCRIBED HEREON, AND THE WEST RIGHT OF WAY LINE OF IMBODEN ROAD; THENCE SOUTH 00°53'39" EAST ALONG SAID WEST RIGHT OF WAY LINE OF IMBODEN ROAD, A DISTANCE OF 514.07 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN ADAMS COUNTY RECEPTION NUMBER 2004000058830, BEING A FOUND #5 REBAR WITH A 1 1/2" YELLOW PLASTIC CAP LS 31158, AS SHOWN AND DESCRIBED HEREON; THENCE SOUTH 89°54'10" WEST ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN ADAMS COUNTY RECEPTION NUMBER 2004000058830, A DISTANCE OF 1475.10 FEET MORE OR LESS TO THE NORTH WEST CORNER OF SAID PARCEL DESCRIBED IN ADAMS COUNTY RECEPTION NUMBER 2004000058830, BEING A FOUND #5 REBAR WITH A 1 1/2" YELLOW PLASTIC CAP LS 31158, AS SHOWN AND DESCRIBED HEREON; THENCE SOUTH 00°54'19" EAST ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN ADAMS COUNTY RECEPTION NUMBER 2004000058830, A DISTANCE OF 354.37 FEET MORE OR LESS TO THE POINT OF BEGINNING.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF KAMERRA SUBDIVISION. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELAEASE OR QUITCLAIM ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

EXCECUTED THIS _____ DAY OF _____ A.D., 20____
BY: KAMERRA, LLC, A COLORADO LIMITED LIABILITY COMPANY

ALLEN STUBBS, MANAGER
ON THE BEHALF OF KAMERRA LLC

STATE OF COLORADO)
)SS
COUNTY OF ADAMS)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____

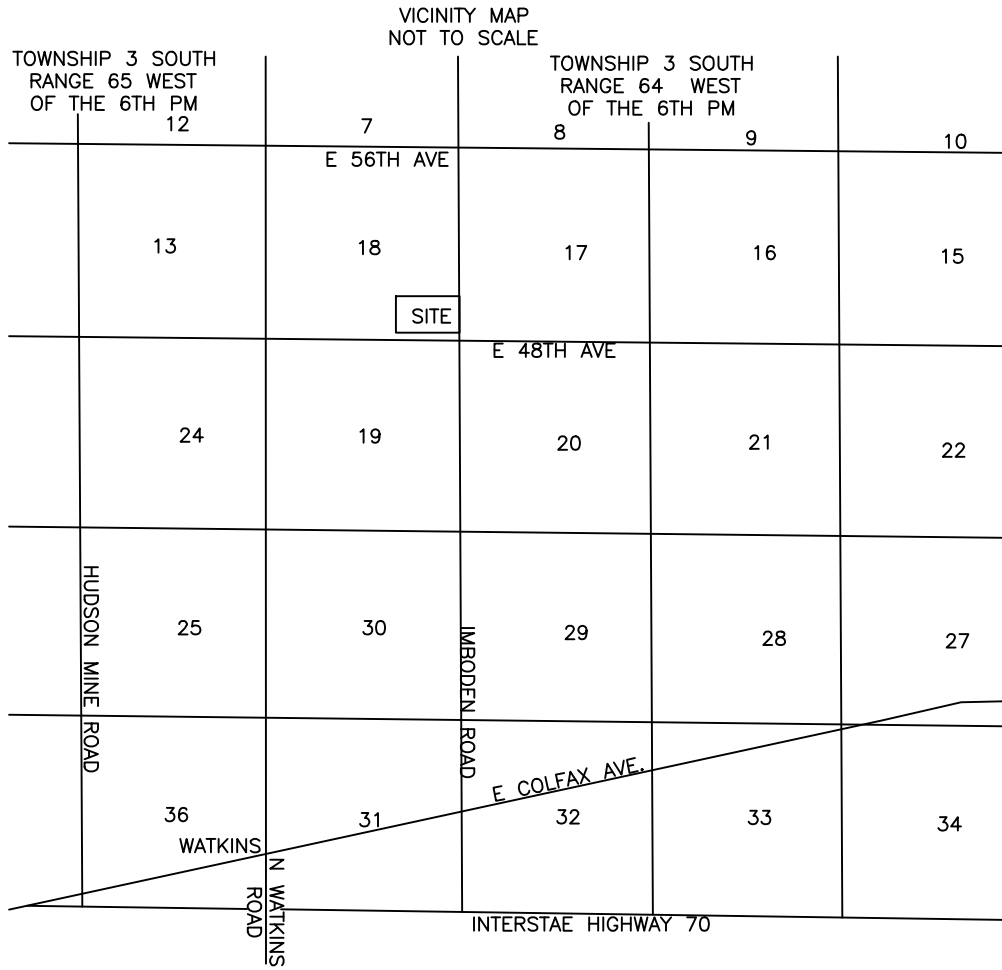
A.D., 20____

BY: _____ AS _____ OF KAMERRA, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND SEAL. MY COMMISION EXPIRES _____

MY ADDRESS IS _____

NOTARY PUBLIC



NOTES:

- 1) FIDELITY NATIONAL TITLE INSURANCE COMPANY REPORT NO.: F0600112-152-T56, DATED FEBRUARY 4, 2019, WAS RELIED UPON FOR RECORDED INFORMATION PERTAINING TO RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SUBDIVISION PLAT.
- 2) ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT OR EVIDENCE OF NEGLIGENCE IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT OR EVIDENCE OF NEGLIGENCE IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3) THE DISTANCE MEASUREMENTS SHOWN HEREON ARE THE U.S. SURVEY FOOT.
- 4) THIS SUBDIVISION PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- 5) BASIS OF BEARINGS: GPS DERIVED BASED ON COLORADO STATE PLANE NORTH ZONE 0501, NAD83 (2011). GEOID12A, BEING SOUTH 89°54'29" WEST BETWEEN THE MONUMENT LOCATED AT THE SOUTHWEST CORNER, OF THE SOUTHEAST QUARTER, OF SECTION 18, TOWNSHIP 3 SOUTH , RANGE 64 WEST, OF THE 6TH P.M., BEING A FOUND 3 1/4" ALUMINUM CAP "JR ENG" IN A RANGE BOX AS SHOWN AND DESCRIBED HEREON, AND THE MONUMENT LOCATED AT THE SOUTHWEST CORNER, OF THE SOUTHEAST QUARTER, OF SAID SECTION 18, BEING A FOUND 3 1/4" ALUMINUM CAP ON 1" AXLE ±1' DOWN AS SHOWN AND DESCRIBED HEREON. WITH ALL OTHER BEARINGS AND DISTANCES SHOWN HEREON RELATED THERETO.
- 6) THE TOTAL AREA OF THE PROPERTY TO BE SUBDIVIDED IS 1001773 SQ. FEET OR 23.00 ACRES MORE OR LESS.
- 7) SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8.) WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- 8) THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
- 9) CONTRACTOR IS REQUIRED TO INSTALL AND MAINTAIN CONSTRUCTION BMPS ACCORDING TO THE CONDITIONALLY ACCEPTED GESC PLAN AND BMP DETAIL DRAWINGS AND ENSURE THEY ARE IN EFFECTIVE WORKING CONDITION TO FUNCTION AS DESIGNED UNTIL THE COMPLETION OF CONSTRUCTION. BMPS ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT'S URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 3.
- 10) FLOOD INSURANCE RATE MAP, FIRM PANEL # (08001C0690H), FEDERAL EMERGENCY MANAGEMENT AGENCY, JANUARY 20, 2016. ACCORDING TO THE ABOVE REFERENCE, THE PROJECT SITE IS NOT LOCATED WITHIN A DELINEATED 100-YEAR FLOOD HAZARD ZONE; A FLOODPLAIN USE PERMIT WILL NOT BE REQUIRED

NOTES CONTINUED:

- 11) A 42' WIDE PORTION OF THE PROPERTY TO BE SUBDIVIDED IS TO BE DEDICATED TO THE COUNTY OF ADAMS AS A PORTION OF IMBODEN ROAD RIGHT OF WAY BY THIS PLAT.
- 12) THE DRAINAGE EASEMENT ADAMS COUNTY RECEPTION NUMBER C1025627 DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY AND THEREFOR HAS NOT BEEN SHOWN HEREON.

ATTORNEY'S CERTIFICATE

I, _____, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE INDICATED AND SHOWN UPON THE WITHIN PLATS PUBLIC WAYS AND EASEMENTS AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR'S, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES OF RECORD.

DATED THIS _____ DAY OF _____, 20____.

COUNTY ATTORNEY

BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____

_____ A.D., 20____

CHAIR

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER,

IN THE STATE OF COLROADO, AT _____: _____ .M. ON THE _____ DAY OF _____

_____ A.D., 20____

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

RECEPTION NO. _____

SURVEYOR'S STATEMENT:

I, SAMUEL A. KNIGHT, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON THE BEHALF OF GREEN MOUNTAIN SURVEYING, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME, AND THAT SAID SURVEY AND THE ATTACHED SUBDIVISION PLAT ARE ACCURATE TO THE BEST OF KNOWLEDGE, INFORMATION, AND BELIEF.

DRAFT COPY FOR YOUR REVIEW AND COMMENT

SAMUEL A KNIGHT
CO PLS 38127
GREEN MOUNTAIN SURVEYING
BOULDER CO, 80305
303-601-8588

DATE _____
KAMERRA SUBDIVISION

COPYRIGHT GREEN MOUNTAIN SURVEYING 2019

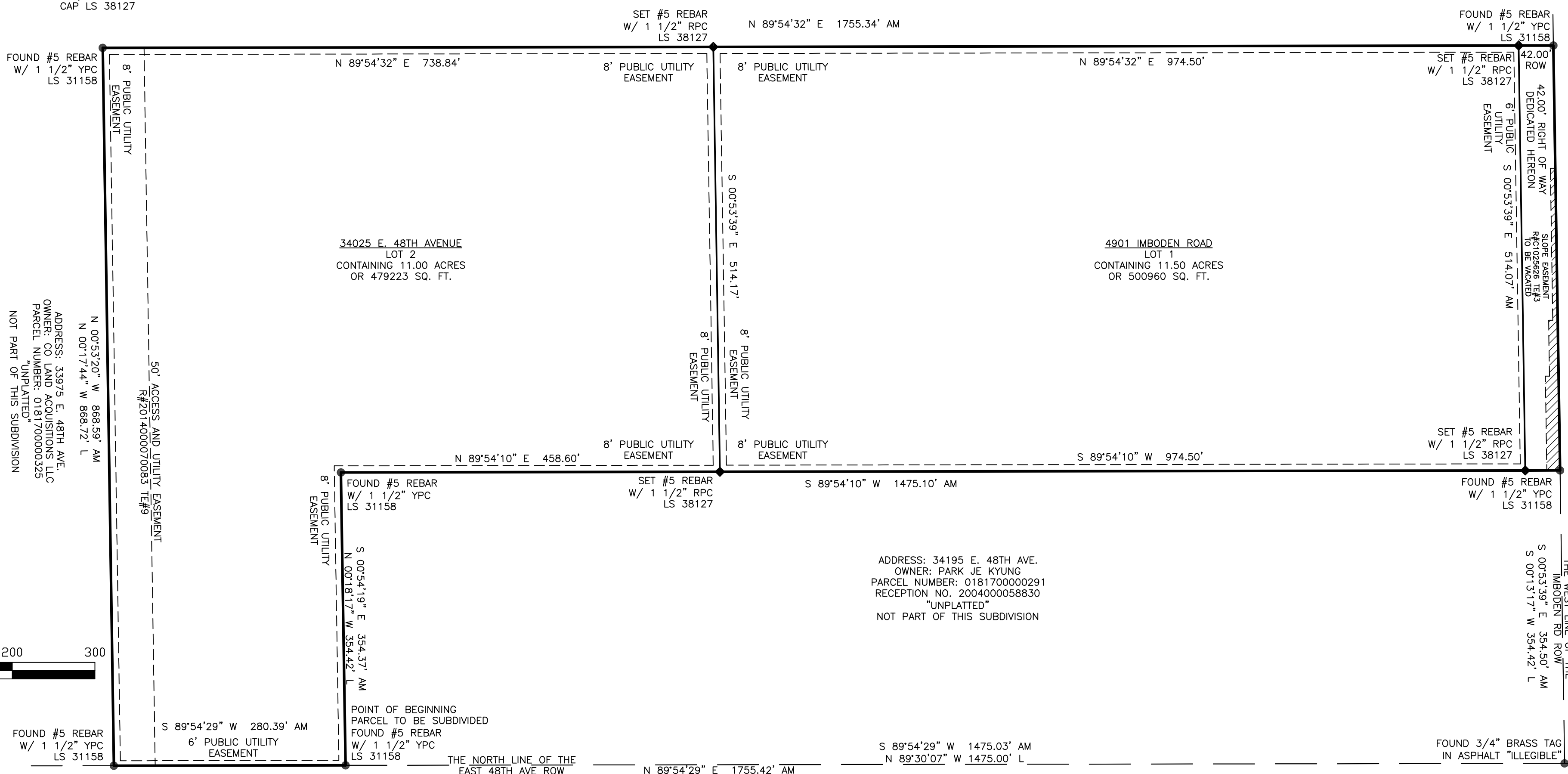
KAMERRA SUBDIVISION
A SUBDIVISION BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

LEGEND:

- SECTION LINE
- ===== SUBDIVISION BOUNDARY
- ===== LOT LINE
- PROPERTY LINE ADJACENT
- EASEMENT
- FOUND ALIQUOT MONUMENT AS DESCRIBED HEREON
- FOUND MONUMENT AS DESCRIBED
- ◆ SET #5 REBAR WITH 1 1/2" RED PLASTIC CAP LS 38127

THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18, T3S, R64W, FOUND 3 1/4" ALUMINUM CAP LS 30109 IN RANGE BOX PER MONUMENT RECORD DATED 12/20/06

ADDRESS: 5001 IMBODEN RD.
OWNER: COLORADO SHARED SOLAR I LLC
PARCEL NUMBER: 0181700000324
"UNPLATTED"
NOT PART OF THIS SUBDIVISION



THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, T3S, R64W, S 00°53'39" E 2635.13' S 00°53'39" E 868.57' L S 00°17'44" E 868.53' L

THE WEST LINE OF THE IMBODEN RD ROW S 00°53'39" E 354.50' AM S 00°13'17" W 354.42' L

S 89°54'29" W 30.00' AM
N 89°30'07" W 30.00' L
N 00°53'39" W 30.00' AM
N 00°17'44" W 30.00' L

POINT OF COMMENCEMENT PROPERTY TO BE SUBDIVIDED PROVIDED LEGAL THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18, T3S, R64W, FOUND 3 1/4" ALUMINUM CAP "JR ENG" IN RANGE BOX PER MONUMENT RECORD DATED 8/31/08

BASIS OF BEARINGS
SEE NOTE #5
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, T3S, R64W, S 89°54'29" W 2634.64' AM

ADDRESS: 34195 E. 48TH AVE.
OWNER: PARK JE KYUNG
PARCEL NUMBER: 0181700000291
RECEPTION NO. 2004000058830
"UNPLATTED"
NOT PART OF THIS SUBDIVISION

S 89°54'29" W 1475.03' AM
N 89°30'07" W 1475.00' L
EAST 48TH AVE 60' ROW

DRAFT COPY FOR YOUR REVIEW AND COMMENT



THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18, T3S, R64W, FOUND 3 1/4" ALUMINUM CAP "ILLEGIBLE" ON 1" AXLE ±1' DOWN PER MONUMENT RECORD DATED 7/26/95



Development Review Team Comments

Date: 5/13/2019

Project Number: PLT2019-00006

Project Name: Kamerra Subdivision Final Plat

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Conceptual Review meeting and applicable to the submitted documents only. The Development Review Team review comments may change if you provide different information during the scheduled Conceptual Review meeting date. Please contact the case manager if you have any questions:

Commenting Division: Addressing Review

Name of Reviewer: Marissa Hillje

Date: 04/04/2019

Email: mhillje@adcogov.org

Complete

Addresses are assigned on the plat

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 04/08/2019

Email: mhillje@adcogov.org

Complete

Greg Barnes

From: Williams - DNR, Joanna [joanna.williams@state.co.us]
Sent: Wednesday, March 27, 2019 7:46 AM
To: Greg Barnes
Subject: Re: Request for Comments: Kamerra (PLT2019-00006)

Good Morning Greg,

We have reviewed your March 26, 2019 submittal concerning the Kamerra Subdivision (PLT2019-00006) to subdivide the 23 acres into two lots of approximately 11.5 acres (Lot 1) and 11 acres (Lot 2).

This office previously commented on the Preliminary Plan (PRC2018-00009) in our letters dated September 18, 2018, which is in the referral information. It appears from the referral information that no changes to the water supply plan have occurred since that letter, therefore the comments from our previous letter dated September 18, 2018 still apply.

Regards,
Joanna

On Tue, Mar 26, 2019 at 12:47 PM Greg Barnes <GJBarnes@adcogov.org> wrote:

Request for Comments

Case Name: Kamerra Final Plat

Case Number: PLT2019-00006

The Adams County Board of County Commissioners is requesting comments on the following request: **Final plat for major subdivision to create two lots.** This request is located at the intersection of East 48th Avenue and Imboden Road. The Assessor's Parcel Number is 0181700000325

Applicant Information: Pivot Energy

Jon Fitzpatrick

1536 Wynkoop St., #400

Denver, CO 80202

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

April 17, 2019

Greg Barnes
Adams County
Community & Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601

Location:
SE¼ Section 18,
T3S, R64W of the 6th P.M.
39.785, -104.586

Subject: Kamerra Final Plat (PLT2019-00006)
Adams County, CO; CGS Unique No. AD-19-0001 2

Dear Mr. Barnes:

Colorado Geological Survey has reviewed the Kamerra final plat referral. I understand the applicant proposes a two-lot subdivision of 23 acres located near the northwest corner of Imboden Road and E. 48th Ave. for the purpose of developing solar garden facilities on both proposed lots. CGS previously reviewed this site as Microgrid Energy Rezoning, 2-Lot Subdivision and CUP (PRC2018-00009).

The site does not contain steep slopes, is not undermined, is located within an "area of minimal flood hazard," and is not exposed to or located within any identified geologic hazard areas that would preclude the proposed two-lot subdivision and solar energy use. **CGS therefore has no objection to final plat approval.**

Not a mapped aggregate resource. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publication 5-B, 1974, Manila Quadrangle), the property is **not** mapped as containing a sand, gravel, or aggregate resource. The site is located near the northern edge of the Watkins lignite seam as mapped in Kirkham, R.M., 1978, The Watkins Lignite Seam, Adams and Arapahoe Counties, Colorado: Colorado Geological Survey, Open-File Report OF-78-6, scale 1:50,000. The thickness of the lignite seam beneath the site is probably less than ten feet, pinching out toward the northeast, and the seam is approximately 50 feet below the ground surface. Extraction at this depth would result in subsidence at the surface, and likely damage to any structures, utilities, and pipelines. A determination regarding whether lignite in general, or this lignite seam specifically, constitutes an economically viable mineral resource is outside the scope of CGS review.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over a horizontal line.

Jill Carlson, C.E.G.
Engineering Geologist



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227 | F 303.291.7114

April 9, 2019

Greg Barnes
Adams County
Community and Economic Development Department
4430 South Adams County Parkway
Suite W2000A
Brighton, CO 80601-8216

RE: Final Plat for Major Subdivision to Create Two Lots (PLT2019-00006)

Dear Mr. Barnes:

Thank you for the opportunity to comment on the final plat for a major subdivision to create two lots, each with a proposed community solar energy facility of approximately 10-acres. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

The proposed 23-acre community solar energy facility, with approximately 6,200 solar panels for each of the two parcels, is located at the Northwest corner of East 48th and Imboden Road, Watkins, Adams County, Colorado (parcel numbers 0181700000325). The proposed solar garden facility is immediately south of a similar solar facility, the Front Range Airport, and agricultural lands.

District Wildlife Manager Serena Rocksund recently visited this site. The main impacts to wildlife from this development include fragmentation and loss of habitat. Fragmentation of wildlife habitat has been shown to impede the movement of big game species across the landscape. Open space areas are more beneficial to wildlife if they connect to other natural areas. The areas of wildlife habitat that most closely border human development show heavier impact than do areas on the interior of the open space. However, when open space areas are smaller in size, the overall impact of the fragmentation is greater (Odell and Knight, 2001). By keeping open space areas contiguous and of larger size the overall benefit to wildlife increases dramatically.

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably, small to mid-sized mammals, songbirds, and raptors. The potential also exists for large mammals such as deer and pronghorn to frequent this site. Raptors and other migratory



birds are protected from take, harassment, and nest disruption at both the state and federal levels. If an active nest is discovered within the development area, CPW recommends that buffer zones around nest sites be implemented during any period of activity that may interfere with nesting season. This will prevent the intentional or unintentional destruction of an active nest.

For further information on this topic, a copy of the document “Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors,” is available from your local District Wildlife Manager or located at <https://cpw.state.co.us/Documents/WildlifeSpecies/LivingWithWildlife/RaptorBufferGuidelines2008.pdf>.

Following the recommendations outlined in this document will decrease the likelihood of unintentional take through disturbance.

If a prairie dog colony is discovered within the project area, the potential may also exist for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will begin between March 15th and October 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can also be obtained from your local District Wildlife Manager or found at <https://cpw.state.co.us/Documents/WildlifeSpecies/LivingWithWildlife/RecommendedSurveyOwls.pdf>.

If prairie dog colonies are present, CPW recommends they either be captured alive and moved to another location or humanely euthanized before any earth-moving occurs. The possibility of live-trapping and donating to a raptor rehabilitation facility or the black-footed ferret recovery program may also exist. If interested, please contact the local District Wildlife Manager. Be aware that a permit and approval from county commissioners may be required for live relocation.

CPW recommends all site lights be motion-activated and downward-directed to minimize light pollution for active nocturnal or resting diurnal wildlife species.

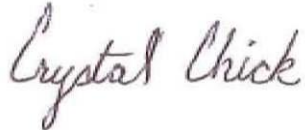
CPW recommends the installation of an exclusionary fence to prevent deer from accessing the solar facility. Exclusionary fence should be at least seven-feet in height, with round-capped posts for wildlife safety, plus the addition of two strands of top wire, at least six-inches apart, for a total fence height of at least eight feet. This design is to prevent wildlife from impaling themselves or entanglement if they attempt to cross into the solar facility. The bottom of the fence shall also be four inches or less from the ground. CPW has developed a document, <https://cpw.state.co.us/Documents/LandWater/PrivateLandPrograms/FencingWithWildlifeInMind.pdf>, to assist with choosing the correct type of fencing to allow or restrict wildlife movement.

Also, CPW requests the solar garden facility be checked at least every few days, in the unlikely event a deer or other wildlife become trapped in the facility, and can be released. CPW also requests that solar garden facilities monitor birds that may have died within the

facility and submit an annual list to the District Wildlife Manager.

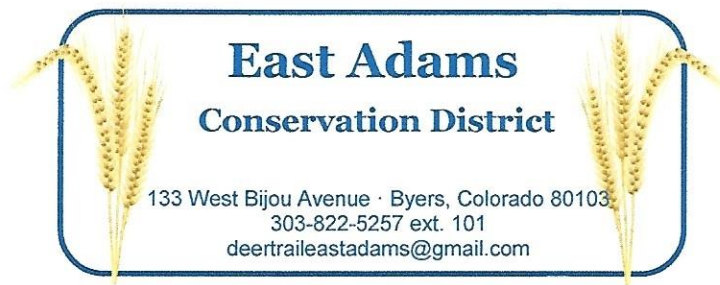
Thank you again for opportunity to comment on the final plat for a major subdivision to create two lots, each with a proposed community solar energy facility of approximately 10-acres, in Adams County. Please do not hesitate to contact us again about ways to continue managing the facility in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Serena Rocksund at (303) 291-7132 or serena.rocksund@state.co.us.

Sincerely,

A handwritten signature in dark ink that reads "Crystal Chick". The script is cursive and fluid, with the first name "Crystal" and last name "Chick" clearly legible.

Crystal Chick
Area 5 Wildlife Manager

Cc: M. Leslie, T. Kroening, S. Rocksund



April 15, 2019

Greg Barnes
Planner II, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 gjbarnes@adcogov.org

Request for comments for: Case Name Final Plat
Case Number: PLT2019-00006
Applicant: Pivot Energy
Jon Fitzpatrick
1536 Wynkoop St., #400
Denver, CO 80202

The East Adams Conservation District (EACD) has the following comments on the Kamerra Final Plan PLT 2019-00006.

EACD would like to know if there is a Hazardous Waste Management Plan in place or any type of plan regarding accidental chemical spill, hazardous or not, before during and after the construction of the solar panels.

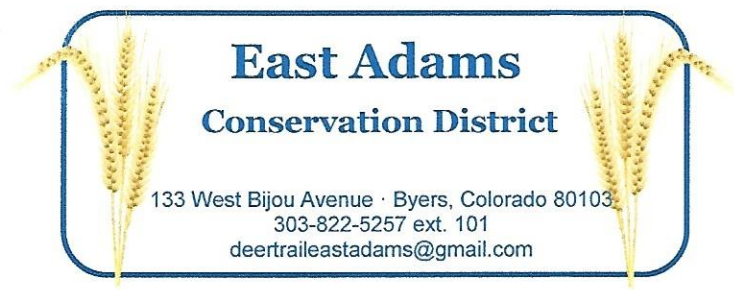
Has the possibility of electromagnetic interference with surrounding transmitting stations been addressed?

EACD recommends that there be a noxious weed control plan in place after the solar farm installation.

EACD would recommend that Adams County work with Pivot Energy on planting vegetation for the bees, butterflies and other pollinator species as well consider planting other crops underneath the solar panels. (see attached web site for more details). <https://www.pri.org/stories/2018-06-08/energy-and-food-together-under-solar-panels-crops-thrive>. The Natural Resources Conservation Service has attached a pollinator Mix recommendation for your consideration.

Regards,

A handwritten signature in black ink, appearing to read "Jon Fitzpatrick", followed by a stylized set of initials.



Tom Thompson III



April 11, 2019

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Kamerra Final Plat, PRC2019-00006
TCHD Case No. 5530

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the final plat to create 2 lots for a community solar garden northwest of Imboden Road and 48th Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Renewable Energy

Alternative energy supplies generally do not contribute to air and water pollution and can have a positive impact on the environment. TCHD commends the applicant for bringing forward a proposal that promotes the use of renewable energy.

Wastewater Service for Construction Trailers

The applicant does not state what means they will be using to dispose of wastewater from the onsite personnel during the construction phase. If the applicant is proposing to use portable restrooms, TCHD has no objection to the use of portable toilets, provided the units are properly cleaned and maintained. While TCHD cannot require the use of hand sinks, we recommend that the applicant provide those for the workers, as it will reduce the potential for the transmission of disease.

Solid Waste

Rodents, such as mice and rats, carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. As rodents are attracted to trash, TCHD strongly recommends that all trash dumpsters on site during construction are equipped with a closeable lid and with regular collection and disposal at an approved landfill.

Fugitive Dust – Recommendations for temporary uses

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. Construction, and traffic in unpaved areas may contribute to increased fugitive dust emissions. We recommend that the applicant utilize all available methods to minimize fugitive dust. Control measures or procedures that

Kamerra Final Plat
April 11, 2019
Page 2 of 2

may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, and speed restrictions.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', followed by a horizontal line.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Dylan Garrison, TCHD



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

April 16, 2019

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: Kamerra Final Plat, Case # PLT2019-00006

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Kamerra Subdivision**. Please note that because these are not residential lots, all easements can be 8-feet wide.

PSCo also requests that the easements are called "utility easements" rather than "public utility easements".

If the property owner/developer/contractor has already completed the application process for any new electric service or modification to existing facilities (via FastApp-Fax-Email-USPS - go to:

<https://www.xcelenergy.com/start, stop, transfer/installing and connecting service/>, they must continue to work with the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Greg Barnes

From: Greg Barnes
Sent: Tuesday, March 26, 2019 12:45 PM
To: Greg Barnes
Subject: Request for Comments: Kamerra (PLT2019-00006)
Attachments: EXTRA - AIRCRAFT ACTIVITY COV.pdf; TOTAL COMBINED 1 FILE.pdf

Request for Comments

Case Name: Kamerra Final Plat
Case Number: PLT2019-00006

The Adams County Board of County Commissioners is requesting comments on the following request: **Final plat for major subdivision to create two lots.** This request is located at the intersection of East 48th Avenue and Imboden Road. The Assessor's Parcel Number is 0181700000325

Applicant Information: Pivot Energy
Jon Fitzpatrick
1536 Wynkoop St., #400
Denver, CO 80202

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 (720) 523-6800 by **04/16/2019** 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.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information.

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/planning/currentcases.

Thank you for your review of this case.



Greg Barnes

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org



Referral Listing
Case Number PLT2019-00006
Kammera Subdivision Final Plat

Agency	Contact Information
Adams County Attorney's Office	Christine Fitch CFitch@adcogov.org 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352
Adams County CEDD Addressing	Marissa Hillje PLN 720.523.6837 mhillje@adcogov.org
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Right-of-Way	Marissa Hillje 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 mhillje@adcogov.org
Adams County Construction Inspection	Gordon .Stevens 4430 S. Adams County Pkwy Brighton CO 80601 720-523-6965 gstevens@adcogov.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Parks and Open Space Department	Aaron Clark mpedrucci@adcogov.org (303) 637-8005 aclark@adcogov.org
Adams County Sheriff's Office: SO-HQ	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff's Office: SO-SUB	SCOTT MILLER 720-322-1115 smiller@adcogov.org

Agency	Contact Information
Adams County Treasurer	Lisa Culpepper 4430 S Adams County Pkwy Brighton CO 80601 720.523.6166 lculpepper@adcogov.org
BENNETT FIRE DISTRICT #7	Captain Caleb J Connor 825 SHARIS CT BENNETT CO 80102 303-532-7733 303-644-3572 CalebConnor@BennettFireRescue.org
BENNETT FIRE DISTRICT #7	CHIEF EARL CUMELY 825 SHARIS CT BENNETT CO 80102 303-644-3434 ecumley941@aol.com
BENNETT PARK AND RECREATION	Chris Raines PO BOX 379 455 S. 1ST ST. BENNETT CO 80102-0379 303-644-5041 Director@bennettrec.org
BENNETT SCHOOL DISTRICT 29J	Robin Purdy 615 7TH ST. BENNETT CO 80102 303-644-3234 Ext: 8203 robinp@bsd29j.com
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
CITY OF AURORA - WATER AND SAN. DEPT.	PETER BINNEY 15151 E ALAMEDA PKWY #3600 AURORA CO 80012 303-739-7370 pbinney@ci.aurora.co.us
CITY OF AURORA ATTN: PLANNING DEPARTMENT	Porter Ingrum 15151 E ALAMEDA PKWY 2ND FLOOR AURORA CO 80012 (303) 739-7227 303.739.7000 pingrum@auroragov.org
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLO DIV OF WATER RESOURCES	Joanna Williams OFFICE OF STATE ENGINEER 1313 SHERMAN ST., ROOM 818 DENVER CO 80203 303-866-3581 joanna.williams@state.co.us

Agency	Contact Information	
COLORADO DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us	
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us	
COLORADO GEOLOGICAL SURVEY	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 CGS_LUR@mines.edu	303-384-2655
Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 CGS_LUR@mines.edu	303-384-2655
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com	
EAST ADAMS SOIL CONSERVATION	SHERYL WAILES 133 W BIJOU AVE. BYERS CO 80103 303-822-5257 x 101 deertraileastadams@gmail.com	
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US	
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org	
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org	
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org	

Agency

Contact Information

Tri-County Health: Mail CHECK to Sheila Lynch

Tri-County Health
landuse@tchd.org

UNITED STATES POST OFFICE

MARY C. DOBYNS
56691 E COLFAX AVENUE
STRASBURG CO 80136-8115
303-622-9867
mary.c.dobyns@usps.gov

Xcel Energy

Donna George
1123 W 3rd Ave
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303-571-3306
Donna.L.George@xcelenergy.com

Xcel Energy

Donna George
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