



COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT

CASE NO.: RCU2018-00032
CASE NAME: JAMASO PIPELINE

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

August 6, 2019

CASE No.: RCU2018-00032	CASE NAME: Jamaso Pipeline
Applicant's Name:	Janice Kinnin, Rocky Mountain Midstream, LLC
Applicant's Address:	540 E. Bridge Street, Brighton, CO 80601
Location of Request:	Multiple Parcels see Exhibit 3.2
Nature of Request:	Conditional Use Permit to allow construction of four 24-inch pipelines to transport natural gas, crude oil, wastewater, and fresh water, and a 6-inch electrical power line for approximately 4.18 miles.
Zone District:	Agricultural-1, Agricultural-2, and Agriculture-3 (A-3)
Site Size:	Approximately 4.18 miles
Proposed Uses:	Oil and Gas Infrastructure (Pipeline)
Existing Use:	Vacant, Agricultural, and Residential
Hearing Date(s):	PC: July 11, 2019 / 6:00 pm BOCC: August 6, 2019 / 9:30 am
Report Date:	July 3, 2019
Case Manager:	Greg Barnes
PC Recommendation:	APPROVAL with 33 Findings-of-Fact and 1 condition

SUMMARY OF APPLICATION

Background:

The applicant, Rocky Mountain Midstream, LLC, is requesting a conditional use permit to allow construction of approximately 4.18 miles of four new 24-inch pipelines to transport natural gas, crude oil, wastewater, and fresh water, and a 6-inch electrical power line. According to the applicant, advances in oil and gas extraction technology have increased production throughout the state. Pipeline infrastructure near exiting well pads is nearing capacity or has not been developed for new well pads currently under construction. The alternative transportation option

for crude oil, produced liquids, and natural gas is by individual trucks from each well pad to processing facilities throughout the state. This request for a centralized transportation system (pipeline) would reduce local truck traffic in the County while increasing capacity of the overall system to gather, process, transport, and market natural resources from Adams County.

Site Characteristics:

The preferred alignment is approximately 4.18 miles beginning at the Matador Central Gathering Facility near the intersection of Manilla Road and Interstate-70 (parcel 0181700000149), which is within the City of Aurora. The preferred route then heads south, crossing I-70 into Arapahoe County, where it continues westward. Eventually, the proposed pipelines will cross under I-70 again as it turns north back into Adams County (on parcel number 0181700000298), still within the City of Aurora. The proposed alignment then continues north under U.S. Highway 36 and the Union Pacific Railroad line. The alignment first enters unincorporated Adams County at parcel number 0181731300006 and continues westward on the northern side of the Union Pacific Railroad line and north of Watkins. The proposed pipeline will continue in a southwesterly direction, re-entering Arapahoe County, and ultimately connecting to the Jamaso well pad site.

Parcels along the preferred alignment are primarily designated as Agricultural-1 (A-1), Agricultural-2 (A-2), and Agricultural-3 (A-3). These zone districts are intended for rural lifestyles, low-density residential, farming, pasturage, or other food production related uses. A total of five parcels within unincorporated Adams County are affected by the preferred alignment. Four of these parcels are undeveloped. The other parcel is developed as a single-family residential use.

In addition, the parcels in the preferred alignment are located within the Airport Noise (ANO) and Airport Influence Zone (AIZ) Overlays. The ANO restricts certain land uses, specifically development that may include occupied buildings, to reduce conflicts associated with noise levels generated by airport uses. The AIZ designation is intended to provide areas within the County suitable for economic development related to general aviation uses. The proposed development does not include any occupied buildings and will be located entirely underground. Pipelines are typically buried a minimum of 48-inches deep. The proposed development will not produce glare or attract wildlife and will not be detrimental to flight operations or future development of the area.

Development Standards and Regulations Requirements:

Oil and gas development is overseen by federal, state, and local regulations. Section 4-10-02-03-03 of the County's Development Standards and Regulations outlines requirements for oil and gas well drilling and production activities in the County. This Section defines oil and gas facilities as "the site associated with equipment used for production, treatment, and storage of oil and gas waste products, an individual well pad built with one or more wells, temporary storage of oil and gas, or any other oil and gas operation which may cause significant degradation to the environment."

Section 4-10-02-03-03-06 of the Development Standards and Regulations further outlines the county's process for permitting new oil and gas development. Specifically, the process follows a

two pronged approach: 1) Obtain a Special Use Permit from the Board of Adjustment; or 2) Execute a Memorandum of Understanding (MOU) with the County and submit for approval an Administrative Use by Special Review permit for each well pad. The MOU allows administrative review and approval for well connects that are “10 inches or less inside a diameter and 2 miles or less in length, laid running from the custody transfer point or production facility for a new well (s) to an existing gathering line connection point”. However, in cases where pipelines do not meet the definition of well connects, a Conditional Use Permit is required. Therefore, the proposed pipeline requires a Conditional Use Permit, as it exceeds two miles in total length.

Section 2-02-08-06 of the County’s Development Standards and Regulations outlines the criteria for approval of a conditional use permit. These include compliance with the County’s Development Standards and Regulations; compatibility with the surrounding area, the request must be permitted in the zone district, and must address all off-site impacts. In addition, the proposed use is required to be harmonious with the character of the neighborhood, and must not be detrimental to the immediate area, or to the health, safety, or welfare of the inhabitants of the area and the County. The conditional use must also not result in excessive traffic generation, noise, vibration, dust, glare, odors, or operate during odd hours that will be inconvenient to the neighborhood. Further, the site must be suitable for the conditional use including adequate usable space, access, and absence of environmental constraints.

In addition to the conditional use permit, the applicant is required to address review items outlined in Section 6-07-02 of the County’s Development Standards and Regulations pertaining to Areas and Activities of State Interest permits. These items include:

- Information describing the applicant
- Information describing the project, including at least 3 alternatives
- Information on property rights, permits, and other approvals
- Financial feasibility of the project
- Land use
- Local governmental services
- Financial burden on residents
- Local economy
- Recreational opportunities
- Environmental impact analysis including water (surface and ground water), visual impacts, air quality, wetland and riparian areas, flora and fauna, soils, geologic conditions, and areas of paleontological, historic or archaeological importance.

According to the applicant, the proposed 24-inch natural gas, crude oil, wastewater, and fresh water pipelines, and 6-inch electrical power line are necessary to transport product from oil and gas facilities. Crude oil produced liquids (condensate and produced water) impede production of natural gas and required processing, treatment, and either disposal or sale to regional markets. The applicant would be required to apply for permits for any construction work in county right-of-way.

As part of the site selection process for the proposed pipeline, the applicant considered multiple alternative alignments and the potential impacts of each route. Alternative #1 would be slightly

longer, adding an additional mile of length, and have a greater impact on residents than the preferred alignment. Alternative #2 would also be slightly longer than the preferred alignment. This route would also add an additional mile in length, but would cause an even greater impact on residents. The preferred alignment does not cross any major bodies of water, wetlands, or riparian areas within unincorporated Adams County. The applicant would coordinate construction schedules to occur outside of seasonal nesting times.

In order to avoid impacts on more populated areas of the county, the preferred alignment was selected, as it is the most direct route, has the fewest impacts on property owners and sensitive environmental areas, and requires the least amount of land disturbance during construction.

Development Agreement

As part of this request, the applicant has agreed to enter into a Development Agreement (Exhibit 3.4) with the County. The development agreement addresses pre-construction requirements, construction and operational standards, and maintenance of the pipeline.

The proposed request conforms to the criteria for approval of a conditional use permit including compatibility with the surrounding area, addressing off-site impacts, and not being detrimental to health, safety, or welfare of the residents and the County. The pipeline route is the best alternative that minimizes potential impacts on existing residential developments. The majority of the property that the pipeline traverses through is predominately vacant land, or used for agriculture and construction of the pipeline will not impede current or future use of these properties. There will be minimal noise, vibration, dust, or traffic associated with after construction is complete.

Future Land Use Designation/Comprehensive Plan:

The future land use designation on the preferred alignment is property is Agriculture and Urban Residential. Per Chapter 5 of the County's Comprehensive Plan, Agriculture areas are not expected to develop, except for very low density residential at one dwelling per 35 acres. Urban Residential designated areas are intended for residential use at densities greater than one dwelling unit per acre.

The request conforms to the goals of the Comprehensive Plan, as the areas in the preferred alignment are not intended to be developed. In addition, the Airport Height and Noise Overlays restrict future development of occupied buildings near the airport. This limitation is due to potential nuisance conditions created by noise generated from aviation activities. The proposed pipeline also supports reduction in air emissions by limiting truck traffic generated by new well pads.

Compatibility with the Surrounding Area:

A majority of the surrounding properties to the preferred alignment are designated with agricultural zoning and developed with agricultural uses. The request to allow buried pipelines will be compatible with uses on the surrounding properties and character of the neighborhood. In addition, the plans provided with the application shows the alignment will be designed and constructed to mitigate potential noise, odor, and traffic that may be associated with the pipeline.

Staff is also recommending conditions of approval to ensure the applicant adheres to all federal, state, and local regulations as well as pre-construction, construction, and operational standards.

Referral Comments:

Union Pacific Railroad reviewed the request and had no concerns. CDOT stated a permit will be required for any work in state highways (Colfax Avenue). Tri-County Health Department reviewed the request and provided the applicant with best management practices for locating onsite wastewater treatment systems and water wells on the impacted parcels to ensure construction does not impact this infrastructure. Tri-County also noted a discharge permit would be required if trench dewatering is necessary during construction. Xcel Energy reviewed the proposed alignment and noted the presence of existing electric transmission lines along a portion of the route. The applicant shall coordinate with Xcel for any permitting requirements.

PLANNING COMMISSION UPDATE:

The Planning Commission (PC) considered this case on July 11, 2019. The applicant spoke at the meeting, and had no concerns with the staff report or presentation. There were no members of the public present to speak at the public hearing. The PC voted 6-1 to recommend approval to the Board of County Commissioners with 33 findings-of-fact and 1 condition.

Staff Recommendations:

Based upon the application, the criteria for approval for a conditional use permit, areas and activities of state interest permit, and a recent site visit, staff recommends Approval of this request with 33 findings-of-fact and 1 condition:

RECOMMENDED FINDINGS OF FACT

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.
9. Documentation that prior to site disturbance associated with the Proposed Project, the Applicant can and will obtain all necessary property rights, permits and approvals. The Board may, at its discretion, defer making a final decision on the application until outstanding

- property rights, permits and approvals are obtained or the Board may grant a Permit with conditions and/or conditions precedent which will adequately address outstanding concerns.
10. The Proposed Project considers the relevant provisions of the regional water quality plans
 11. The Applicant has the necessary expertise and financial capability to develop and operate the Proposed Project consistent with all requirements and conditions.
 12. The Proposed Project is technically and financially feasible.
 13. The Proposed Project is not subject to significant risk from Natural Hazards.
 14. The Proposed Project is in general conformity with the applicable comprehensive plans.
 15. The Proposed Project does not have a significant adverse effect on the capability of local government to provide services or exceed the capacity of service delivery systems.
 16. The Proposed Project does not create an undue financial burden on existing or future residents of the County.
 17. The Proposed Project does not significantly degrade any substantial sector of the local economy.
 18. The Proposed Project does not unduly degrade the quality or quantity of recreational opportunities and experience.
 19. The planning, design and operation of the Proposed Project reflects principals of resource conservation, energy efficiency and recycling or reuse.
 20. The Proposed Project does not significantly degrade the environment. Appendix A includes the considerations that shall be used to determine whether there will be significant degradation of the environment. For purposes of this section, the term environment shall include:
 - Air quality,
 - Visual quality,
 - Surface water quality,
 - Groundwater quality,
 - Wetlands, flood plains, streambed meander limits, recharge areas, and riparian areas,
 - Terrestrial and aquatic animal life,
 - Terrestrial and aquatic plant life, and
 - Soils and geologic conditions.
 21. The Proposed Project does not cause a nuisance and, if a nuisance has been determined to be created by the Proposed Project, the nuisance has been mitigated to the satisfaction of the County.
 22. The Proposed Project does not significantly degrade areas of paleontological, historical, or archaeological importance.
 23. The Proposed Project does not result in unreasonable risk of releases of hazardous materials. In making this determination as to such risk, the Board's consideration shall include:
 - Plans for compliance with Federal and State handling, storage, disposal and transportation requirements,
 - Use of waste minimization techniques, and
 - Adequacy of spill prevention and counter measures, and emergency response plans.
 24. The benefits accruing to the County and its citizens from the proposed activity outweigh the losses of any resources within the County, or the losses of opportunities to develop such resources.

25. The Proposed Project is the best alternative available based on consideration of need, existing technology, cost, impact and these Regulations.
26. The Proposed Project shall not unduly degrade the quality or quantity of agricultural activities.
27. The proposed Project does not negatively affect transportation in the area.
28. All reasonable alternatives to the Proposed Project, including use of existing rights-of-way and joint use of rights-of-way wherever uses are compatible, have been adequately assessed and the Proposed Project is compatible with and represents the best interests of the people of the County and represents a fair and reasonable utilization of resources in the Impact Area.
29. The nature and location of the Proposed Project or expansion will not unduly interfere with existing easements, rights-of-way, other utilities, canals, mineral claims or roads.
30. Adequate electric, gas, telephone, water, sewage and other utilities exist or shall be developed to service the site.
31. The proposed project will not have a significantly adverse Net Effect on the capacities or functioning of streams, lakes and reservoirs in the impact area, nor on the permeability, volume, recharge capability and depth of aquifers in the impact area.
32. The purpose and need for the Proposed Project are to meet the needs of an increasing population within the County, the area and community development plans and population trends demonstrate clearly a need for such development
33. The Proposed Project is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area.

Recommended Conditions:

1. The applicant shall comply with all terms and conditions of the Development Agreement between Rocky Mountain Midstream, LLC and Adams County.

PUBLIC COMMENTS

Notifications Sent	Comments Received
60	0

Property owners and residents within one-thousand (1,000) feet of each of the three alignments were notified of the subject request. As of writing this report, staff has not received any comments on the request.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

Colorado Department of Transportation
Tri-County Health Department
Xcel Energy

Responding without Concerns:

Union Pacific Railroad

Notified but not Responding / Considered a Favorable Response:

Adams County Sheriff

Bennett Fire

Bennett Parks & recreation

Bennett School District 27J

Box Elder Water & Sanitation District

CDPHE

Colorado Division of Parks and Wildlife

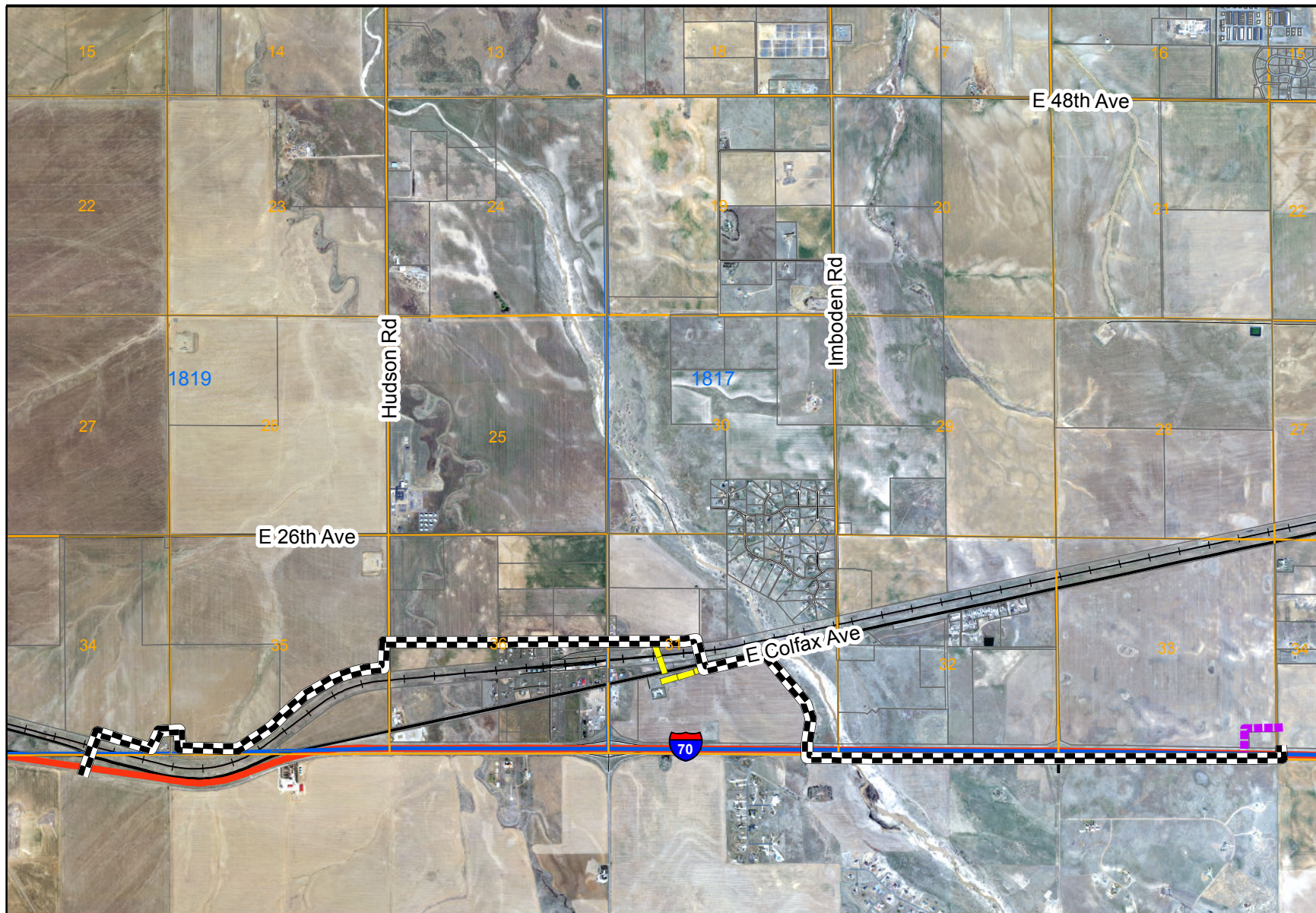
Century Link

City of Aurora

Comcast

Metro Wastewater Reclamation

Regional Transportation District



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)

Jamasco Pipeline RCU2018-00032

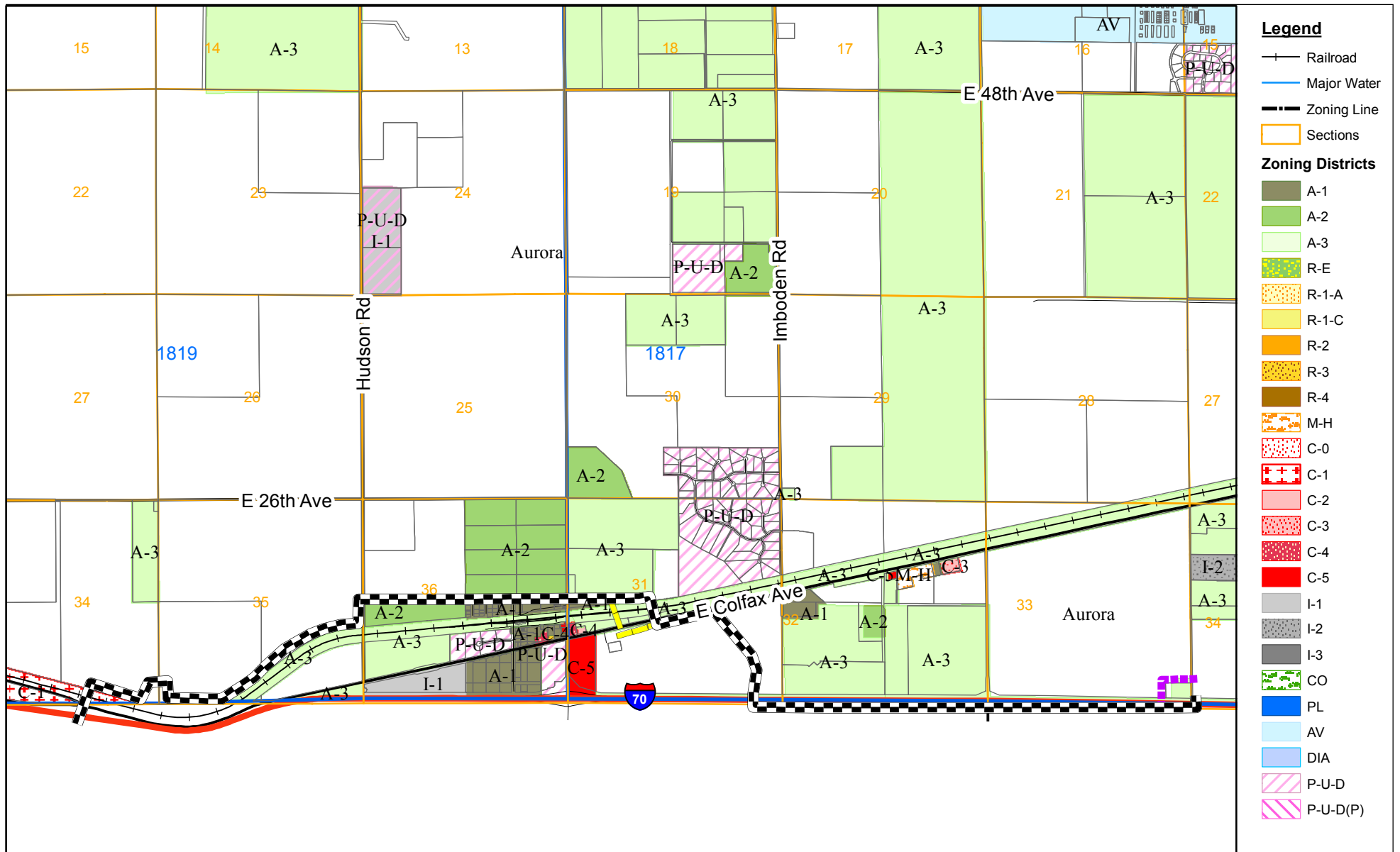
- ▬ Preferred Route
- ▬ Alternative #2
- ▬ Alternative #3

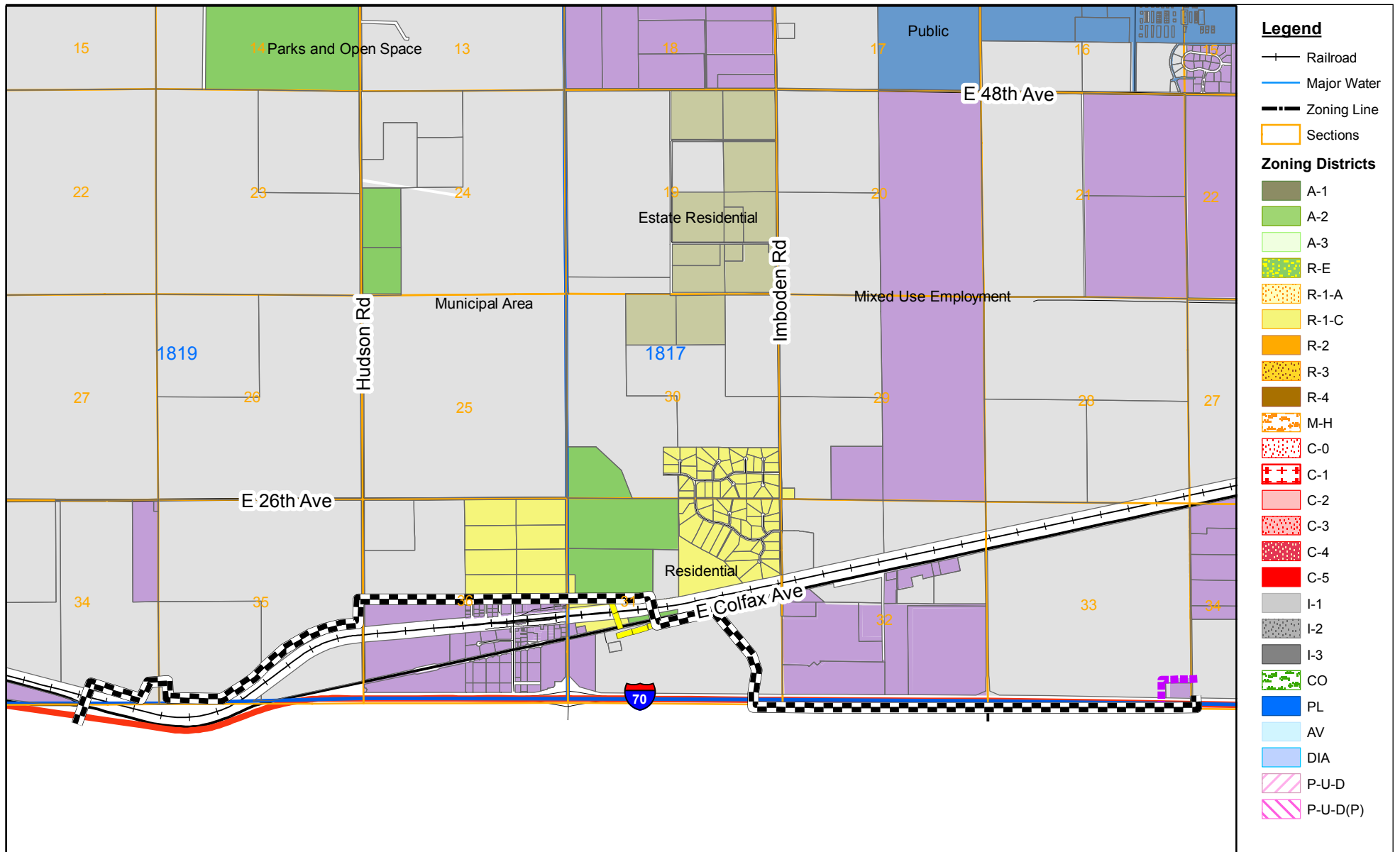


For display purposes only.



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





Jamasco Pipeline RCU2018-00032

- Preferred Route
- Alternative #2
- Alternative #3

N
For display purposes only.



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

3. WRITTEN EXPLANATION OF THE PROJECT**INTRODUCTION**

Discovery DJ Services, LLC is submitting additional requested criteria for the Adams County Area and Activities of State Interest ("AASI" (1041)) Checklist, as outlined during the conceptual review process and subsequent Adams County Development Review Team Comments summary letter dated July 18, 2018.

PURPOSE & NEED

Advances in oil and gas extraction technologies have resulted in a substantial increase in oil and gas activities across Colorado. Crude oil produced liquids (condensate, produced water) from these wells impede the natural gas production and require transportation to oil and gas facilities for processing, treatment, and either disposal or sale to regional markets. Currently, these liquids are transported by truck from the individual well pads resulting in an increasing number of loads per day on the local city and county roads and state highways. Similarly, the existing natural gas infrastructure in and around these wells is at capacity or doesn't exist within areas of new drilling. Centralized collection of these liquids and more efficient means of transportation are required to reduce the local truck traffic and facilitate transportation of the natural gas and produced liquids to locations where they can be processed and sold to meet market demands. The project is necessary component of the overall system to gather, process, transport and market the area's natural resources.

EXPLANATION OF THE REQUEST

Pursuant to ACDSR Section 2-02-08-01, a conditional use is a land use which is "presumptively compatible with other land uses authorized or permitted in a zone district, but if approved, requires more discretionary review than these uses which are authorized." Through consultation with the ACDP, Discovery has been advised that the proposed respective pipelines use is classified as Industrial Use and subject to the County Conditional Use Permit review and approval. Consequently, Discovery respectfully submits this Application for the Board of County Commissioners' review and approval pursuant to regulations, procedures, and criteria for approval under the ACDSR Section 2-02-08.

CONSTRUCTION SCHEDULE

Construction activities in Adams County will commence upon approval of the CUP and completion of all conditions of approval. A final schedule for construction of the project has not yet been developed, however it is anticipated that the pipeline construction within the County will take approximately 3-5 months.

PREFERRED ROUTE CONSIDERATIONS & REASONING

The preferred route within Adams County is approximately 22,060 feet, or 4.18 miles long and was selected to mitigate the impacts to residential neighborhoods, conform with the comprehensive plans for Adams County, and minimize impacts to the environment. The preferred route is located on lands within Adams County that are zoned as agricultural and residential. Discovery worked with each respective landowner to develop the preferred alignment to mitigate impacts residential properties and to actively cultivated fields and productive areas, along with landowners' consideration and preferences.

In addition to zoning and landowner considerations, numerous other factors were included in the decision process for the selection of the preferred route. Discovery has reviewed and considered the Adams County Comprehensive Plan as well as the Adams County Transportation Plan in selection of the preferred route, keeping the permanent right-of-way outside of County Roads.

DESCRIPTION OF PREFERRED PIPELINE ROUTE

The proposed pipeline project begins in Adams County, Parcel # 0181700000149, located in Section 34, Township 3 South, Range 64 West, referred to as the Matador site, connecting to Discovery's proposed Watkins pipeline (PRE2018-00019). The preferred route then heads south crossing under I-70 into Arapahoe County where it then continues west through Sections 03, 04, 05, and 06, all located in Township 4 South, Range 64 West, before turning north and crossing back under I-70, re-entering Adams County in Parcel # 0181700000298 located in Section 31, Township 3 South, Range 64 West. The proposed Jamasco pipeline will continue in a northwest by west direction through Section 31, continue in a westerly direction through Section 36, Township 3 South, Range 65 West; continue in a southwest by west direction through Section 35, continue in a west by northwest direction through Section 34, and then in a southerly direction crossing under I-70 and re-entering Arapahoe County ending at the Jamasco pad site. The approximate length of the preferred route located in Adams County will be 22,060 feet or 4.18 miles. The approximate total length of the preferred route both in Adams County and Arapahoe County will be 42,010 feet or 7.95 miles.

The proposed pipelines will be constructed within the following Township, Range and Sections:

Township	Range	Section
3S	64W	34
3S	64W	31
3S	65W	36
3S	65W	35
3S	65W	34

DESCRIPTION OF PROJECT ALTERNATIVES

Discovery has considered two alternative route alignments for this Project. Alternative Route #1 would be a slightly longer route (less than 1-mile difference). This route would have a greater impact on residents. Alternative route #2 is also slightly longer (less than 1 mile difference) but would cause a greater impact on residents.

ALTERNATE ROUTE #1

The proposed pipeline project begins in Adams County, Parcel # 0181700000149, located in Section 34, Township 3 South, Range 64 West, referred to as the Matador site, connecting to Discovery's proposed Watkins pipeline (PRE2018-00019). Alternature route #1 then heads south crossing under I-70 into Arapahoe County where it then continues west through Sections 03, 04, 05, and 06, all located in Township 4 South, Range 64 West, before turning north and crossing back under I-70, re-entering Adams County in Parcel # 0181700000298 located in Section 31, Township 3 South, Range 64 West. The proposed Jamasco pipeline will continue in a northwest direction, and then southwest direction, heading north and crossing under E. Colfax Ave, then heading in a west direction through Section 31, continue in a westerly direction through Section 36, Township 3 South, Range 65 West; continue in a southwest by west direction through Section 35, continue in a west by northwest direction through Section 34, and then in a southerly direction crossing under I-70 and re-entering Arapahoe County ending at the Jamasco pad site. The approximate length of alternate route # 1 located in Adams County will be 22,611 feet or 4.28 miles.

ALTERNATE ROUTE #2

The proposed pipeline project begins in Adams County, Parcel # 0181700000149, located in Section 34, Township 3 South, Range 64 West, referred to as the Matador site, connecting to Discovery's proposed Watkins pipeline (PRE2018-00019). Alternate route #2 then heads west into Parcel # 018170000250 and then heads south crossing under I-70 into Arapahoe County where it then continues west through Sections 03, 04, 05, and 06, all located in Township 4 South, Range 64 West, before turning north and crossing back under I-70, re-entering Adams County in Parcel # 0181700000298 located in Section 31, Township 3 South, Range 64 West. The proposed Jamasco pipeline will continue in a northwest by west direction through Section 31, continue in a westerly direction through Section 36, Township 3 South, Range 65 West; continue in a southwest

by west direction through Section 35, continue in a west by northwest direction through Section 34, and then in a southerly direction crossing under I-70 and re-entering Arapahoe County ending at the Jamasco pad site. The approximate length of alternate route #2 located in Adams County will be 23,317 feet or 4.42 miles.

ROAD CROSSINGS

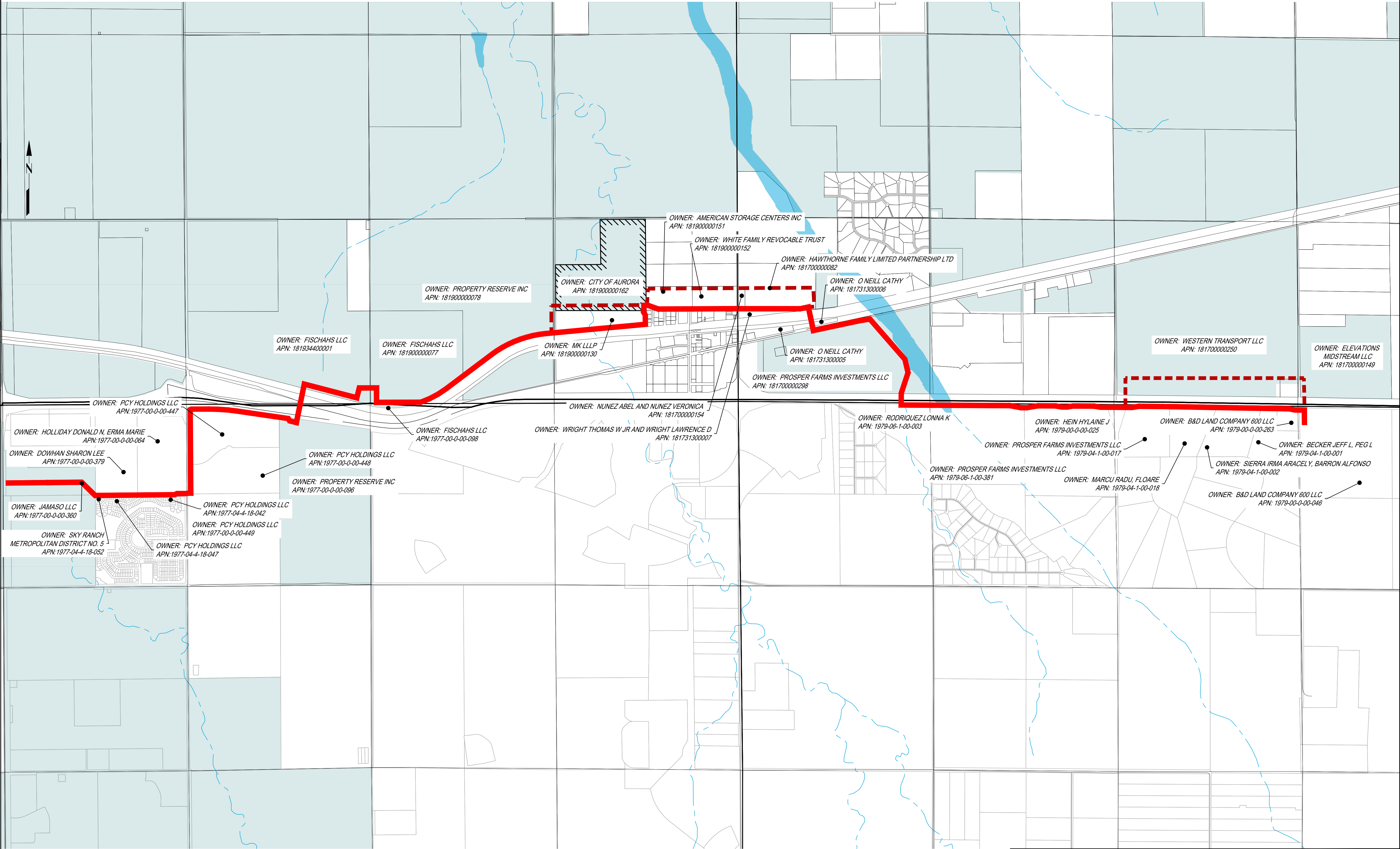
A total of 7 road crossings have been identified.

The road crossings that are along the preferred route are summarized below.

Watkins 20-inch Natural Gas Pipeline and up-to a Proposed 20-inch Oil Pipeline Project Road Crossing			
No.	Road Crossed	Nearest Intersection	Distance to Intersection (Approximate)
1	I-70	CR 27 & E. Colfax Ave	5,143'
2	I-70	I-70 & Watkins Rd.	4,669'
3	E. Colfax Ave.	E. Colfax Ave. & Watkins Rd.	2,198'
4	CR 24 / Watkins Rd.	CR 24 / Watkins Rd. & East Front Street N	137'
5	CR 23 / Hudson Mile Rd.	CR 23 / Hudson Mile Rd. & E. Colfax Ave.	2,100'
6	E. Colfax Ave.	E. Colfax Ave. & CR 23 / Hudson Mile Rd.	7,532'
7	I-70	I-70 & Watkins Rd.	12,705'

Following completion of all design activities and the applicable construction contractor has been selected, Discovery will provide the ACDP a detailed schedule prior to starting construction.

DISCOVERY DJ SERVICES, LLC
JAMASO GAS PIPELINE PROJECT



MUNICIPAL LIMITS
PRIMARY ALIGNMENT PROPOSED
FIRST ALTERNATE ALIGNMENT PROPOSED
SECOND ALTERNATE ALIGNMENT PROPOSED

0' 1200' 2400'

SCALE: 1"=1200'	CLIENT NAME: DISCOVERY DJ SERVICES LLC		SHEET:
DATE: 01/17/19	REV #	REVISION DATE	
JOB No.: 180005	C	09/28/18 - ROUTE REVISION	
JOB NAME: JAMASO	D	10/15/18 - REVISED ALTERNATES	
DRAWN: JMC	F	01/17/19 - ROUTE AND ALTERNATES REVISED	
REV: F	-	-	
AFE No.:	-	-	
Acklam, Inc. 133 S. 27th Avenue Brighton CO, 80601			1 OF 1

OWNER: FISCHAHS LLC
APN: 18190000077

OWNER: PROPERTY RESERVE INC C/O LDS TAX DIVISION
APN: 18190000078

OWNER: CITY OF AURORA
APN: 18190000162

PIPELINE / WORK SPACE SCHEME
NOT TO SCALE

STATION / DESCRIPTION

PLAN VIEW

MATERIAL
PIPE DETAIL
NOT TO SCALE

GROUND PROFILE
H: 1"=200' V: 1"=40'

NOTES

1. LOCATIONS OF UTILITIES AND FOREIGN PIPELINES WERE DETERMINED FROM VISIBLE SURFACE EVIDENCE. THESE LOCATIONS AS SHOWN MAY NOT BE ACCURATE OR COMPLETE. OTHER UTILITIES MAY EXIST AND ARE TO BE FIELD LOCATED BY OTHERS PRIOR TO EXCAVATION.

2.1. BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND/OR THE ONLINE POSITIONING USER SERVICE OFFERED BY THE N.G.S. AND PROJECTED TO "COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE" (C.P.S. 38-52-105 & 106). DISTANCES SHOWN HEREON ARE IN US SURVEY FEET GRID. THE COMBINED FACTOR USED TO OBTAIN THE GRID DISTANCES IS 0.999723885.

2.2. THE PROPOSED PIPELINE AND GROUND PROFILE, IF SHOWN, IS INTENDED TO REPRESENT TYPICAL CLEARANCES FOR PERMITTING PURPOSES. THE VERTICAL POSITION IS NOT BASED ON AN ENGINEERING DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.

REFERENCE DRAWINGS

DRAWING REVISIONS

SCALE: 1"=200'

DATE: 07/27/18

JOB No.: 180007

JOB NAME: JAMASO

DRAWN: RWC

CHK: DMC

REV: -

A/E No.: EXG009-EX1

DISCOVERY
MIDSTREAM PARTNERS

Acklam, Inc.
133 S. 27th Avenue
Brighton CO, 80601

DISCOVERY DJ SERVICES LLC
JAMASO 24" GAS AFE EXG009-EX1
STA. 149+64 TO STA. 195+95

PROPOSED 24" GAS PIPELINE

5 OF 10

EXG009-USR-005

CONSTRUCTION:

1. RADIOGRAPH: PER API 1104 STANDARDS LATEST EDITION

2. CODES: THIS PIPELINE(S) INSTALLED UNDER THE FOLLOWING:

A. 49 CFR 192

B. ALL APPLICABLE PERMITS

C. COMPANY STANDARDS

3. TEST STATIONS WILL BE INSTALLED EVERY 5280' UNLESS OTHERWISE SPECIFIED.

4. PIPELINE LINE MARKERS WILL BE INSTALLED AT EVERY ROAD CROSSING AND POINT OF INTERSECTION AND WITHIN LINE OF SIGHT.

5. UNLESS OTHERWISE NOTED, PIPELINE SHALL BE INSTALLED A MINIMUM OF (10) FEET FROM DISTRIBUTION POWER POLE. IN CASES WHERE A MINIMUM OF (10) FEET CANNOT BE ACHIEVED, THE CONTRACTOR IS RESPONSIBLE FOR SUPPORTING POWER POLES DURING CONSTRUCTION.

6. TO ACHIEVE ABOVE GROUND SUPPORT ELEVATIONS, CONTRACTOR TO FIELD BEND PIPE AS NECESSARY.

7. DRILL PROFILE INTENDED AS A GUIDE ONLY. DRILLER IS RESPONSIBLE FOR FINAL PROFILE.

8. PIPELINE TO BE INSTALLED WITH A MINIMUM VERTICAL CLEARANCE OF 24" AT ALL FOREIGN PIPELINE CROSSINGS UNLESS OTHERWISE NOTED.

9. PIPELINE TO BE INSTALLED WITH A MINIMUM DEPTH OF 48" UNLESS OTHERWISE NOTED.

10. 8 HOUR HYDROTEST PERFORMED AT 2160 - 2210 PSI FOR 8 HOURS. TESTING MUST ACHIEVE NO PRESSURE LOSS FOR THE LAST TWO HOURS OF HYDROTEST.

11. FIELD JOINT COATING: SP-2888 PER SEC. 9.9, DISCOVERY CONSTRUCTION SPECIFICATIONS.

12. DESIGN PRESSURE: 1440 psig.

13. DESIGN TEMP: 100°F

14. MAOP @ 20KSMYS: GAS-1440 psig

SCALE & PROJECTION

0' 200' 400'

SCALE: 1"=200'

LOCATION: SECTIONS 35 & 36 T03S R65W 6TH PM

PROJECTION: COLORADO STATE PLANE, NAD83 NORTH ZONE, US FOOT (GRID)

LEGEND

PERMANENT R.O.W.

TEMPORARY WORKSPACE

EXISTING PIPELINE

PROPOSED PIPELINE ALIGNMENT

APPROX. EROSION CONTROL DEVICE

SECTION LINE

QUARTER LINE

SIXTEENTH LINE

PROPERTY LINE

FENCE

DITCH

TREE LINE

RIGHT OF WAY

RIGHT OF WAY RESERVED

EDGE OF GRAVEL

EDGE OF ASPHALT

EDGE OF CONCRETE

RAILROAD

ADDITIONAL TEMPORARY WORKSPACE

FLOOD EXTENTS

PIPELINE MARKER

TEST STATION

DRILL ENTRY/EXIT

POINT OF INTERSECTION

TEST STATION/CP

TEST STATION

TELEPHONE/FIBER

OPTIC PEDESTAL

ELECTRIC METER

WELL

MARKER

POWER POLE

GUY WIRE

AIR RELEASE VALVE

SIGN

MILE MARKER

HYDRANT

CULVERT

SANITARY SEWER MANHOLE

TREE/SHRUB

DRAFT FOR REVIEW



Development Review Team Comments

Date: 10/5/18

Project Number: RCU2018-00032

Project Name: Jamasco Pipeline

For submission of revisions to applications, a cover letter addressing each staff review comments must be provided. The cover letter must include the following information: restate each comment that require a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

A re-submittal is required. Please submit 1 hard copy and 1 electronic copy to the Community and Economic Development Department front desk with the re-submittal form.

An additional 20% review fee will be required after the third review and upon submittal of the fourth review.

Commenting Division: Development Services, Planning

Name of Reviewer: Emily Collins

Email: ecollins@adcogov.org

PLN1. REQUEST: A Conditional Use Permit for 5 parallel pipelines.

- a. Preferred Route: 4.18 miles. 24-inch natural gas, crude oil, waste-water, fresh-water, and a 6-inch 480-volt power line. Request included a Development Agreement.

PLN2. PROPERTY:

- a. Pipeline originates at 0181700000149 (proposed Matador wellpad in City of Aurora) and ends at 0181900000118 (proposed Jamasco wellpad in City of Aurora).
- b. All properties designated are Agriculture-2 (A-2) or Agriculture-3 (A-3). The Future Land Use designation includes, Parks and Open Space and Urban Residential. Buried pipeline and temporary construction should not negatively impact purpose of these designations and future development of the properties.

PLN3. COMMENTS:

- a. Sheet 7 of the submitted plans do not accurately reflect parcels 0181731300006 and 0181731300007 (not labeled).
- b. Please provide a revised written narrative clearly describing the number, size, and types of lines included in this request. The narrative only describes the route. Staff

assumes this request is for 5 parallel lines; however, this was not specifically stated in the written portion of the application.

- c. Please describe why the lines are labeled either Jamasco or Hooulihan on the Matador facility site plan. Please describe the overall transportation of the various products and where they are going to or from.
- d. The Development Agreement must be updated to specify the number, types, and size of lines (updated second paragraph).
- e. **The proposed alternative alignments are not sufficient.** The majority of the route is the same and the small changes in alignment do not demonstrate any significant differences. Please provide 2 new alternative alignments including analysis (road crossing, residential, environmental impacts) for staff review.

PLN4. ANTICIPATED CONDITIONS OF APPROVAL:

- a. Development Agreement to address pre-construction requirements, construction and operational standards, etc.
- b. Submit all executed easement agreements along the approved route prior to issuance of construction or building permits.
- c. Provide a shapefile or legal description of the approved route for resolution and mapping.

Commenting Division: Development Services, Engineering:

Name of Review: Greg Labrie

Email: glabrie@adcogov.org

ENG1: The engineer or contractor must submit an application and the associated construction plans to obtain an Adams County Utility Permit. Traffic control plans are also required to be submitted for review and approval for all construction activity within the public right-of-way. After the plans are reviewed and approved, a construction permit will be issued by the One Stop Permit Center.

Commenting Division: Development Services, Right-of-Way:

Name of Review: Marissa Hillje

Email: mhillje@adcogov.org

ROW1: Prior to public hearing owner authorization of the preferred route or the signed and recorded easements will be required.

Commenting Division: Development Services, Building Safety:

Name of Review: Justin Blair

Email: jblair@adcogov.org

BSD1- No comment.

Commenting Division: Parks and Open Space:

Name of Review: Aaron Clark

Email: aclark@adcogov.org

PKS: No comment.

Commenting Division: Environmental Programs

Name of Review: Jen Rutter

Email: jrutter@adcogov.org

ENV1. The BMPs outlined in the Environmental Impact Analysis should be included in the permit as conditions of approval:

1. Horizontal directional drilling shall be used to avoid impacts to wetlands and waterbodies.
2. The Natural Resources Conservation Service (NRCS) shall be consulted when determining seed mixtures and seeding rates for disturbed areas.
3. If any construction is planned to occur within a prairie dog colony between March 15 and October 31, preconstruction surveys shall be completed using the protocol approved by Colorado Parks and Wildlife (CPW).
4. If additional raptor nests are discovered or activity status changes, impacts to nest locations shall be minimized using the buffer zones and seasonal restrictions approved by CPW.

Emily Collins

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Monday, September 17, 2018 7:35 AM
To: Emily Collins
Subject: RCU2018-00032, Jamasco Pipelines

Emily,

I have reviewed the request for CUP to allow construction of up to 24-inch natural gas, crude oil, waste-water, and fresh water pipelines, and a 6-inch electrical power line generally between I-70 and Hayesmount Rd. to I-70 and Manilla Rd. and have the following comments:

- Permits from our office are required for any work in or installation in CDOT Right-of-Way. Utility Permits are applied for on our website at the following link: <https://www.codot.gov/business/permits/utilitiesspecialuse/online-permit-application> Point of contact for this permitting is Robert Williams who can be reached at 303-916-3542 or robert.williams@state.co.us
- CDOT Right-of-Way must be shown and labeled on the Plan sheets.
- A bore underneath Interstate 70 must be a minimum of 10 feet deep and be done from outside to outside of the Right-of-Way due to the Access control lines adjacent to the Interstate.
- For any liquid pipeline in Right-of-Way, it must be cased.
- For any bore under I-70, please label the start and end bore on the plan sheets.
- For any questions regarding permitting, please contact Robert Williams at 303-916-3542 or robert.williams@state.co.us

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



P 303.757.9891 | F 303.757.9886
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



September 11, 2018

Emily Collins
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Jamaso Pipelines, RCU2018-00032
TCHD Case No. 5153

Dear Ms. Collins,

Thank you for the opportunity to review and comment on the Conditional Use Permit to install a 24-inch natural gas, crude oil, wastewater, and fresh water pipelines, and 6-inch electrical power line for approximately 4.18 miles located generally from I-70 and Hayeshmount Road to I-70 and Manilla Road. 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.

On-Site Wastewater Treatment Systems

Houses and other buildings equipped with plumbing facilities on properties located along the preferred and alternate pipeline routes are serviced by Onsite Wastewater Treatment Systems (OWTS). Our review of the pipeline routes indicates that sections of the pipeline routes may encroach on OWTS on some properties. TCHD recommends that the applicant review the locations of the pipeline routes to determine if they may encroach on OWTS. If it appears that encroachment will occur, it may be necessary to revise the pipeline location or relocate the OWTS. OWTS records are available online and can be found at <http://ehreports.tchd.org/>.

Groundwater Quality Protection

A scan of the area proposed for the pipeline routes indicates that there may be water wells on the properties where the pipeline(s) are located. Heavy equipment may inadvertently drive over wells during construction, causing damage that may expose the water in the wells to contamination. Where wells are within or close to pipeline routes, we recommend the applicant protect the wells by identifying the areas around wells so that they are visible to vehicle operators/construction crews. This can be accomplished by delineating the area around each well with stakes, colored tape or orange plastic netting.

If the pipeline routes cross over streams and/or wetlands, alluvial groundwater flow could be impacted if trenching intersects the shallow groundwater. If trench dewatering is necessary, the water will be pumped and discharged to alluvia/colluvial sediments

close to the stream channel. If discharge of groundwater is necessary during construction, a discharge permit from the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division will be necessary

Protection of Above-Ground Valves

Above-ground valves may be damaged or vandalized once they are installed and placed into use. If above ground valves are to be utilized, the applicant should consider methods for ensuring the valve site is secure.

Sanitary and Solid Waste Disposal

The application does not specify how sanitary and solid waste will be provided during the construction for construction workers. We anticipate that trash dumpsters and portable toilets will be necessary during construction. TCHD has no objection to the use of portable toilets, provided they are properly maintained. TCHD recommends that the applicant address these, in terms of numbers, locations, and vendor.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Annemarie Heinrich', written in a cursive style.

Annemarie Heinrich, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, TCHD



Friday, September 7, 2018

Adams County Colorado
4430 South Adams County Parkway
1st Floor Suite W200B
Brighton, CO 80601-8218

Via Certified US Mail and E-mail (Ecollins@adcogov.org)

Subject: Construction of up to 24-Inch Natural Gas, Crude Oil, Waste-Water, and Fresh Water Pipelines

Dear Emily Collins:

Union Pacific Railroad Company notes that the project referenced above contemplates installation of pipeline that may parallel and/or cross the railroad's tracks at a number of locations. The information attached to your notice letter dated August 29, 2018 is insufficiently detailed to determine the actual proximity of this project to Railroad property or what, if any, impact the project may have on railroad operations and safety.

By this letter, Union Pacific requests further information to permit it to evaluate the proposal in light of railroad engineering standards and other considerations. The railroad reserves its rights to present comments on the proposal and to seek any legal, administrative, and other remedies that may be necessary to preserve Union Pacific's franchise and property rights.

Information and application forms concerning requests for pipeline crossings across Union Pacific's property may be found on the internet at: <http://www.uprr.com/reus/pipeline/install.shtml>. Proposals that call for placement of improvements on or under our property require greater evaluation and tend to be more difficult to approve, particularly where pipelines parallel our tracks.

Further information regarding requests for such encroachments may be found on the internet at: www.uprr.com/reus/encroach/procedur.shtml and www.uprr.com/reus/encroach/encguide.shtml. In all instances, there must also be a meeting of the minds on compensation for the right to cross the property.

Please direct all future correspondence and notices regarding this project to my attention. You may contact me at 402-544-8536 or kdcrawfo@up.com.

Cordially,

A handwritten signature in blue ink, appearing to read "Kylan Crawford", with a stylized, flowing script.

Kylan Crawford
Senior Manager-Real Estate

Real Estate

UNION PACIFIC RAILROAD
1400 Douglas Street, Stop 1690
Omaha, Nebraska 68179-1690
P: (402) 544-8536 E: kdcrawford@up.com



Right of Way & Permits

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

September 18, 2018

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

Attn: Emily Collins

**Re: Jamaso Natural Gas Pipeline Conditional Use Permit
Case # RCU2018-00032**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the CUP documentation for **Jamaso Natural Gas Pipeline**. Please be aware PSCo owns and operates existing overhead electric and planned underground electric distribution facilities within various locations of the proposed pipeline route. Bear in mind that per the National Electric Safety Code, a minimum 10-foot radial clearance must be maintained at all times from all overhead electric facilities including, but not limited to, construction activities and permanent structures.

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.

Should the project require any modification to existing facilities, the property owner/developer/contractor must complete the **application process** via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders).

If there are any questions with this referral response, please contact me at 303-571-3306 or donna.l.george@xcelenergy.com.

Donna George
Right of Way and Permits
Public Service Company of Colorado



Request for Comments

Case Name:	Jamasco Pipelines
Case Number:	RCU2018-00032

August 29, 2018

Adams County Planning Commission and Board of County Commissioners are requesting comments on the following:

Conditional Use Permit to allow construction of up to 24-inch natural gas, crude oil, wastewater, and fresh water pipelines, and 6-inch electrical power line for approximately 4.18 miles.

This request is located at **Generally I-70 and Hayesmount Rd. to I-70 and Manilla Rd.**

The Assessor's Parcel Numbers is **Multiple Parcels (see attached)**

Applicant Information **DISCOVERY MIDSTREAM (MATTHEW BERGHORN)**

540 E BRIDGE ST

BRIGHTON, CO 80601

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6820 by **September 18, 2018** 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 ECollins@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.

Emily Collins

Emily Collins, AICP
Case Manager



Public Hearing Notification

Case Name:	JAMASCO PIPELINE PROJECT
Case Number:	RCU2018-00032
Planning Commission Hearing Date:	07/11/2019 at 6:00 p.m.
Board of County Commissioners Hearing Date:	08/06/2019 at 9:30 a.m.

July 1, 2019

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

Conditional Use Permit to allow construction of up to 24-inch natural gas, crude oil, waste-water, and fresh water pipelines, and 6-inch electrical power line for approximately 4.18 miles.

The proposed use will be Industrial

The Assessor's Parcel Numbers are ; 0181700000082, 0181700000154, 0181731300005, 0181731300006, 0181731300007, 0181900000151, 0181900000152

Applicant Information:

JANICE KINNIN

BRIGHTON, CO 80601

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

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.

A handwritten signature in black ink, appearing to read "Greg Barnes". The signature is fluid and cursive, with the first name "Greg" and last name "Barnes" clearly distinguishable.

Greg Barnes

Planner III

NOTICE OF PUBLIC HEARING FOR LANDUSE

NOTICE IS HEREBY GIVEN, that an application has been filed by **Discovery DJ Services, LCC** Case # **RCU2018-00032** requesting: **Conditional Use Permit to allow construction of up to 24-inch natural gas, crude oil, waste-water, and fresh water pipelines, and 6-inch electrical power line for approximately 4.18 miles** on the following property:

LEGAL DESCRIPTION:

Legal Start and End Points within Adams County:

Beginning Section 33-T3S-R64W, **Ending** Section 34-T3S-R65W

Total Project Length: 4.18 miles

Parcel/Tract Count in Adams County: 12

(The above legal description was provided by the applicant and Adams County is not responsible for any errors and omissions that may be contained herein and assumes no liability associated with the use or misuse of this legal description.)

APPROXIMATE LOCATION:

Preferred Alignment	Alternative #1	Alternative #2
0181700000149	0181700000149	0181700000149
0181700000298	0181700000298	0181700000250
0181731300006	0181731300005	0181700000298
0181731300007	0181731300007	0181731300006
0181700000082	0181700000082	0181731300007
0181700000154	0181700000154	0181700000082
0181900000152	0181900000152	0181700000154
0181900000151	0181900000151	0181900000152
0181900000162	0181900000162	0181900000151
0181900000078	0181900000078	0181900000162
0181900000077	0181900000077	0181900000078
0181900000118	0181900000118	0181900000077
		0181900000118

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1st Floor, on the **11th day of July, 2019**, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1st Floor, on the **6th day of August, 2019**, at the hour of 9:30 a.m., to consider the above request where and when any person may appear and be heard.

For further information regarding this case, please contact **Greg Barnes** at the Community and Economic Development Department, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6820. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS
JOSH ZYGIELBAUM, CLERK OF THE BOARD

**TO BE PUBLISHED IN THE [July 5, 2019](#) ISSUE OF THE EASTERN COLORADO NEWS / I-70
SCOUT**

Please reply to this message by email to confirm receipt or call [Rayleen Swarts](#) at 720.523.6830.

Adams County Development Services - Building
Attn: Justin Blair
4430 S Adams County Pkwy
Brighton CO 80601

COLORADO DIVISION OF WILDLIFE
Attn: Serena Rocksund
6060 BROADWAY
DENVER CO 80216

BENNETT FIRE DISTRICT #7
Attn: CHIEF EARL CUMELY
825 SHARIS CT
BENNETT CO 80102

COLORADO DIVISION OF WILDLIFE
Attn: Eliza Hunholz
Northeast Regional Engineer
6060 BROADWAY
DENVER CO 80216-1000

BENNETT FIRE DISTRICT #7
Attn: Captain Caleb J Connor
825 SHARIS CT
BENNETT CO 80102

COMCAST
Attn: JOE LOWE
8490 N UMITILLA ST
FEDERAL HEIGHTS CO 80260

BENNETT PARK AND RECREATION
Attn: Chris Raines
PO BOX 379
455 S. 1ST ST.
BENNETT CO 80102-0379

COUNTY ATTORNEY- Email
Attn: Christine Fitch
CFitch@adcogov.org

BENNETT SCHOOL DISTRICT 29J
Attn: Robin Purdy
615 7TH ST.
BENNETT CO 80102

Engineering Department - ROW
Attn: Transportation Department
PWE - ROW

BOX ELDER WATER AND SANITATION DISTRICT
Attn: BARBARA VANDER WALL
c/o Collins, Cockrel, & Cole P.C.
390 Union Boulevard, Suite 400
Lakewood CO 80228

Engineering Division
Attn: Transportation Department
PWE

Century Link, Inc
Attn: Brandyn Wiedreich
5325 Zuni St, Rm 728
Denver CO 80221

ENVIRONMENTAL ANALYST
Attn: Jen Rutter
PLN

CITY OF AURORA - WATER AND SAN. DEPT.
Attn: PETER BINNEY
15151 E ALAMEDA PKWY #3600
AURORA CO 80012

METRO WASTEWATER RECLAMATION
Attn: CRAIG SIMMONDS
6450 YORK ST.
DENVER CO 80229

CITY OF AURORA ATTN: PLANNING DEPARTMENT
Attn: Porter Ingram
15151 E ALAMEDA PKWY 2ND FLOOR
AURORA CO 80012

NS - Code Compliance
Attn: Gail Moon
gmoon@adcogov.org

Code Compliance Supervisor
Attn: Eric Guenther
eguenther@adcogov.org

Parks and Open Space Department
Attn: Nathan Mosley
mpedrussi@adcogov.org
aclark@adcogov.org

REGIONAL TRANSPORTATION DIST.
Attn: CHRIS QUINN
1560 BROADWAY SUITE 700
DENVER CO 80202

SHERIFF'S OFFICE: SO-HQ
Attn: MICHAEL McINTOSH
nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcog
snielson@adcogov.org

Sheriff's Office: SO-SUB
Attn: SCOTT MILLER
TFuller@adcogov.org, smiller@adcogov.org
aoverton@adcogov.org; mkaiser@adcogov.org

TRI-COUNTY HEALTH DEPARTMENT
Attn: MONTE DEATRICH
4201 E. 72ND AVENUE SUITE D
COMMERCE CITY CO 80022

TRI-COUNTY HEALTH DEPARTMENT
Attn: Sheila Lynch
6162 S WILLOW DR, SUITE 100
GREENWOOD VILLAGE CO 80111

Tri-County Health: Mail CHECK to Sheila Lynch
Attn: Tri-County Health
landuse@tchd.org

UNION PACIFIC RAILROAD
Attn: Melissa Meier
280 S 400 W
Salt Lake City UT 84101

UNION PACIFIC RAILROAD
Attn: Jason Mashek
1400 DOUGLAS ST STOP 1690
OMAHA NE 68179

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

1800 WATKINS ROAD LLC
7268 S TUCSON WAY
CENTENNIAL CO 80112-3920

DAVIS HAROLD K AND
DAVIS SHARON A
135 ANDERSON ST
WATKINS CO 80137

1950 DENVER AVE LLC
1950 CHAMBERS RD
AURORA CO 80011-4621

ELDRIDGE CLEBERNE D
1595 S TENNYSON ST
DENVER CO 80219-4431

AMERICAN STORAGE CENTERS INC
C/O CORNELIA M WHITE
615 E PLATTE AVE
FORT MORGAN CO 80701-3338

ELRICK DONALD G AND
ELRICK JANICE D
1935 ANDERSON ST
WATKINS CO 80137-6818

BALL JOHN AND
BALL MARY
1981 CLAY ST
WATKINS CO 80137-6817

GALLEGOS DANIEL J
PO BOX 1366
CHEYENNE WY 82003-1366

BONN GEORGE J AND
BONN VELMA
1130 S 97TH STREET
MESA AZ 85208-3116

GALLEGOS DANIEL J AND
GALLEGOS MARCIA J
PO BOX 1366
CHEYENNE WY 82003-1366

CASILLAS JESUS AND
CASILLAS TERESA
32721 E COLFAX AVE
WATKINS CO 80137-8700

HAWTHORNE FAMILY LIMITED
PARTNERSHIP LTD
2126 CO RD S
WIGGINS CO 80654-9010

CITY OF AURORA
15151 E ALAMEDA PARKWAY 5TH FLOOR
AURORA CO 80012

HEIN DUSTON
12991 N SIERRA CIR
PARKER CO 80138-8731

CORDER CASPER I AND
CORDER MARTHA F
1980 CLAY ST
WATKINS CO 80137

LARATO URSULA ELEANOR
96 LOOKOUT MOUNTAIN RD
GOLDEN CO 80401-9517

CORDER CASPER L AND
CORDER MARTHA F
1980 CLAY ST
WATKINS CO 80137-6817

MK LLLP
1600 N HUDSON RD
WATKINS CO 80137-6800

CORDER CASPER L AND
CORDER MARTHA F
1980 CLAY ST
WATKINS CO 80137

MOENCH RONALD F AND
MOENCH KELLY M
32555 FRONT ST N
WATKINS CO 80137-6711

NICHOLS JULIETTE
C/O TRUST DIVISION UNITED
PO BOX 1059
CLARKSDALE MS 38614-1059

SUN DEVELOPMENT LP
C/O PETROLEUM WHLSALE /JENNIFER ARNOLD
PO BOX 4456
HOUSTON TX 77210

O NEILL CATHY
45700 US HIGHWAY 36
BENNETT CO 80102-8629

SUNGWOO INC
32691 E COLFAX AVE
WATKINS CO 80137-8727

O NEILL PHILIP AND
O NEILL CATHY
PO BOX 486
WATKINS CO 80137-0486

WATKINS ELEVATOR INC
PO BOX 72
WATKINS CO 80137

POWELL PROFESSIONAL PARTNERSHIP
2759 CASTLE CREST DRIVE
CASTLE ROCK CO 80104

WATKINS HOSPITALITY LLC
10 E 120TH AVE
NORTHGLENN CO 80233-1002

PRAIRIE VIEW PROPERTY
OWNERS ASSOCIATION
PO BOX 96
WATKINS CO 80137-0096

WESTERN TRANSPORT LLC UND 58.76% AND TREE TO
P LP AND
LP UND 21.24% AND COLORADO MAVERICK COMPANY
LLC UND 20%
625 E MAIN ST STE 1028-303
ASPEN CO 81611-1935

PRICE THOMAS R J ET ALS
770 IOWA AVE
STRATTON CO 80836-1327

WHITE FAMILY REVOCABLE TRUST
C/O CORNELIA M WHITE
615 E PLATTE AVE
FORT MORGAN CO 80701-3338

PROSPER FARMS INVESTMENTS LLC
5641 BROADWAY
DENVER CO 80216-1021

WILSON ELIZABETH
PO BOX 268
WATKINS CO 80137-0268

RANDALL INVESTMENTS
9888 WHISTLING ELK DRIVE
LITTLETON CO 80127

WILSON ELIZABETH A
PO BOX 268
WATKINS CO 80137-0268

SALAS JUAN M AND
TELLEZ JAIENE
1950 GILMORE ST
WATKINS CO 80137-6811

WINDER TALLON
1931 GILMORE ST
WATKINS CO 80137-6811

SCHAT DENNIS
1950 DENVER RD
WATKINS CO 80137

WRIGHT THOMAS W JR AND
WRIGHT LAWRENCE D
2030 WATKINS ROAD
WATKINS CO 80137

YOUNG FREDRIC WATSON
C/O CORNELIA M WHITE
615 E PLATTE AVE
FORT MORGAN CO 80701-3338

WINDER TALLON
OR CURRENT RESIDENT
1931 GILMORE ST
WATKINS CO 80137-6811

YOUNG WILLIAM A/MADELINE S AS
TRUSTEES OF W A YOUNG FAM TRS
615 E PLATTE AVE
FORT MORGAN CO 80701

CURRENT RESIDENT
33355 E COLFAX AVE
WATKINS CO 80137-6732

CASILLAS JESUS AND
CASILLAS TERESA
OR CURRENT RESIDENT
32721 E COLFAX AVE
WATKINS CO 80137-8700

CURRENT RESIDENT
32845 E COLFAX AVE
WATKINS CO 80137-6736

ELRICK DONALD AND
ELRICK JANICE
OR CURRENT RESIDENT
1935 ANDERSON ST
WATKINS CO 80137-6818

CURRENT RESIDENT
2030 N WATKINS RD
WATKINS CO 80137-6810

FERRELL JAMES E AND
FERRELL FRANCES LYNN
OR CURRENT RESIDENT
1980 GILMORE ST
WATKINS CO 80137-6811

CURRENT RESIDENT
1965 ANDERSON ST
WATKINS CO 80137-6818

MC CARTHY PATRICK J AND
MC CARTHY GLORIA J
OR CURRENT RESIDENT
31815 E 2ND COURT
WATKINS CO 80137

CURRENT RESIDENT
32555 E FRONT ST N
WATKINS CO 80137-6819

NUNEZ ABEL AND
NUNEZ VERONICA
OR CURRENT RESIDENT
2100 N WATKINS RD
WATKINS CO 80137-6804

CURRENT RESIDENT
32820 E FRONT ST S
WATKINS CO 80137-7178

SALAS JUAN M AND
TELLEZ JAILENE
OR CURRENT RESIDENT
1950 GILMORE ST
WATKINS CO 80137-6811

CURRENT RESIDENT
1800 N WATKINS RD
WATKINS CO 80137-7182

SUGAR MARK L AND SUGAR TRACY B
OR CURRENT RESIDENT
1991 GILMORE ST
WATKINS CO 80137-6811

CURRENT RESIDENT
32781 E COLFAX AVE
WATKINS CO 80137-8700

SUNGWOO INC
OR CURRENT RESIDENT
32691 E COLFAX AVE
WATKINS CO 80137-8727

CURRENT RESIDENT
32681 E COLFAX AVE
WATKINS CO 80137-8727

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that Adams County staff posted the property at subject property on June 25, 2019 in accordance with the requirements of the Adams County Zoning Regulations.

A handwritten signature in black ink, reading 'J. Gregory Barnes'.

J. Gregory Barnes