

ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
July 7, 2026
6:30 PM

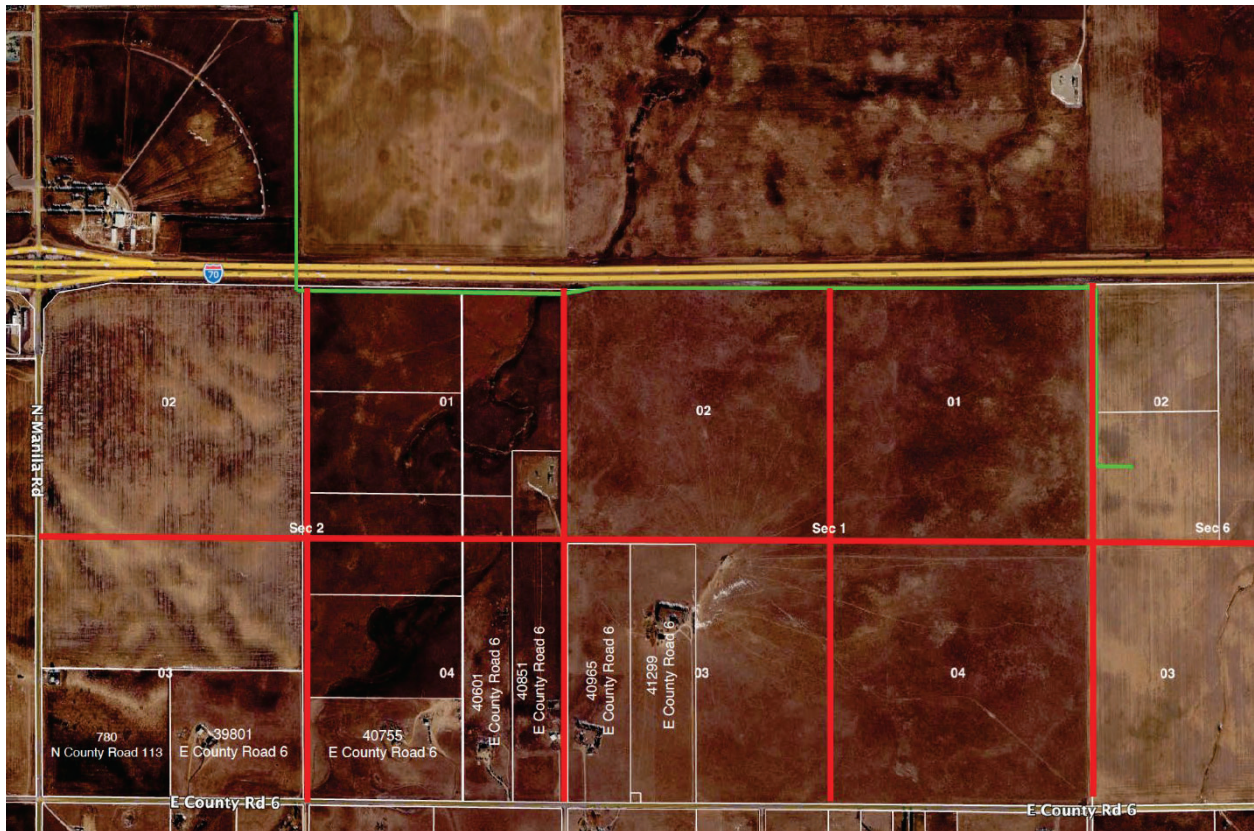
SUBJECT: UASI25-003 USE BY SPECIAL REVIEW FOR REMORA CONNECTION PROJECT

MARTIN LOHMANN, ENERGY PROGRAM MANAGER

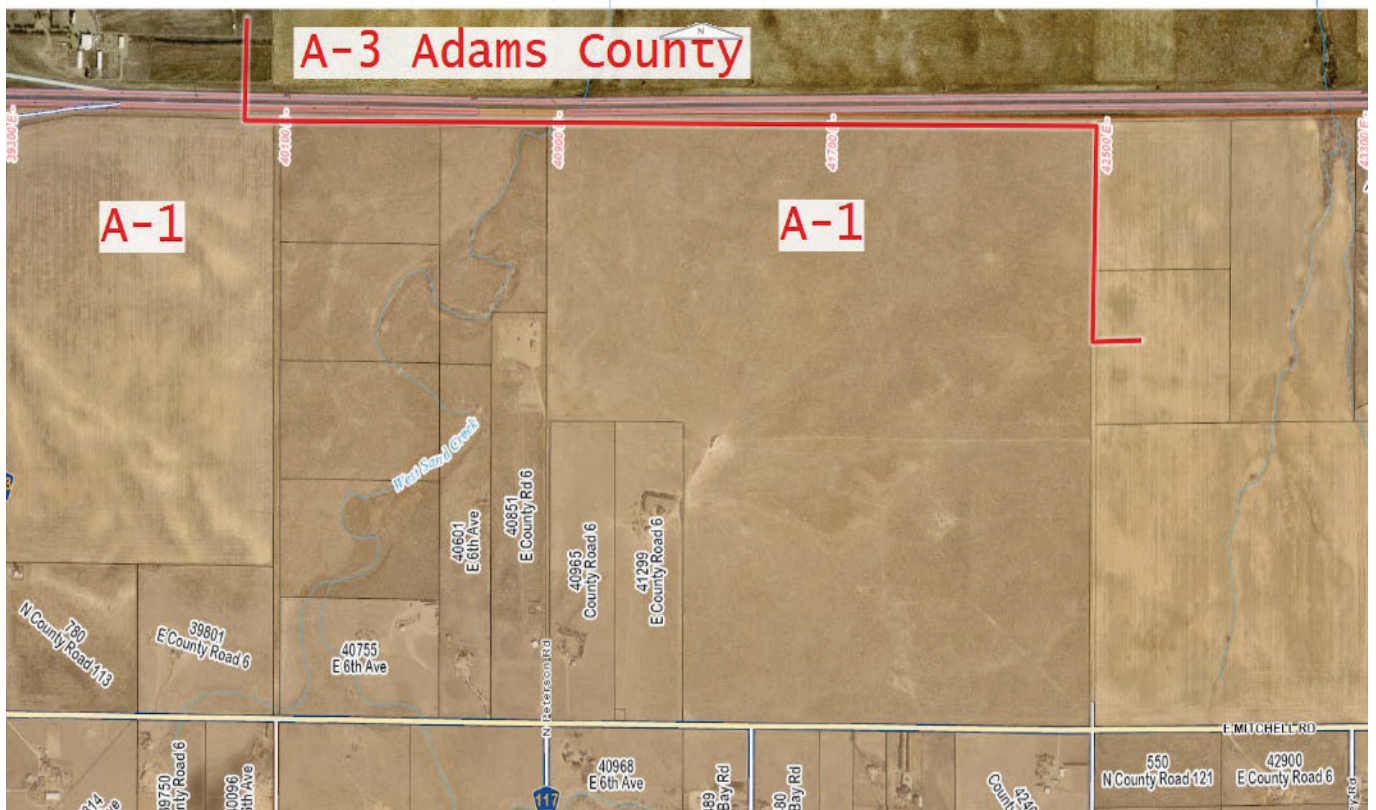
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LOCATION:

The proposed Use by Special Review is for a pipeline connection generally located in Sections 1 and 2 of Township 4 South, Range 64 West, and Sections 6 of Township 4 South, Range 63 West of the 6th Principal Meridian in the County of Arapahoe, State of Colorado (indicated in pink). The pipeline route is from a location adjacent to N. Co Rd 129 between E 6th Ave and I-70, proceeding north to I-70 then west to a location approximately 2500 feet east of N Manilla Rd, then north under I-70 and into Adams County. This area is adjacent to the northern boundary of Arapahoe County, south of I-70. The subject properties are zoned Agricultural-1 (A-1) and are within District No. 3..



Remora Pipeline Route (Green)



Adjacent Zoning Map

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

Sections	Subdivisions	Zoning	Land Uses
1	No	A-1	Agricultural
2	No	A-3 Adams County	Agricultural
3	No	A-1	Agricultural

PROPOSAL AND REQUEST

CR Land Services, on behalf of DJ South Gathering LLC and Rocky Mountain Midstream LLC, proposes a collaborative pipeline connection project. The objective of this initiative is to facilitate more efficient pipeline transportation from Occidental’s crude oil and gas production facility in Arapahoe County to DJ South’s proposed interconnect site, which will connect to DJ South’s existing pipeline system in Adams County, as well as to Rocky Mountain Midstream’s existing compressor station. This project aims to substantially reduce truck traffic, thereby enhancing operational efficiency and safety. The construction of the project will eliminate the equivalent of over 7,000 truckloads and 421,00 truck miles annually.

This proposal calls for the following

- Installing approximately two miles of natural gas and crude oil pipelines across six parcels.
- A 6-inch crude oil pipeline
- 10-inch natural gas pipeline
- The installation begins at the Remora Well Pad, located on Parcel 1981-00-0-00-244, Section 6, Township 4 South, Range 67 West, in Arapahoe County.
- The newly installed pipelines will run northwest to the Rocky Mountain Midstream Compressor Station at 2150 Manilla Road in Adams County.
- Both pipelines will be entirely underground within joint private landowner easements.

The proposed project will impact a linear two-mile area during construction, with minimal operational impacts and no changes to existing zoning. Applicants indicated that they will take measures to minimize impacts on sensitive wildlife, in consultation with Colorado Parks and Wildlife (CPW). Construction is scheduled to begin in Quarter four of 2026 and last six to eight weeks.

BACKGROUND:

DJ South Gathering, LLC, a subsidiary of Elevation Midstream, LLC, and Rocky Mountain Midstream, LLC, a subsidiary of The Williams Companies, Inc. (collectively, the “Applicants”), submitted an application (the “Application”) to construct the Remora Crude Oil and Natural Gas Gathering Pipelines (the “Project”) subject to Arapahoe County’s Use by Special Review procedures. The Project represents a joint endeavor between DJ South Gathering and Rocky Mountain Midstream. The predominant land use in this region is agricultural, including livestock grazing and dry-land farming. Upon completion of the proposed pipeline construction, the temporary workspace and permanent easement area will be reseeded and allowed to revert to their pre-construction conditions.

ANALYSIS OF THE USE BY SPECIAL REVIEW APPLICATION:

The Land Development Code (LDC) classifies this type of use as “major electrical, natural gas, and petroleum derivative facilities of a private company.” This use can be approved through a Use by Special Review process in the A-E, A-1, and I-2 zone districts and is subject to additional requirements found in Section 3-3.10.A, which require compliance with the Regulations Governing Areas and Activities of State Interest (1041 Regulations). The Use by Special Review zoning procedures further clarify that Part V, Sections A and C, along with Appendix A, are the 1041 regulations sections applicable to these types of applications (LDC § 5-3.4.B.3). Unlike other Use by Special Review types, which are reviewed and approved by the Board of County Commissioners, the Land Development Code requires a public hearing and recommendation at the Planning Commission for this use (LDC § 5-3.4.C.2.d).

Staff review of this application included a comparison of the proposal to: 1) Applicable policies and goals outlined in the Comprehensive Plan; 2) Use by Special Review Regulations; 3)

applicable portions of the 1041 Regulations Governing Areas and Activities and State Interest; and
4) Analysis of referral comments.

1. The Comprehensive Plan

The proposed pipeline is to be located on land zoned agricultural and designated for agricultural use in Urban Reserve as identified in the Arapahoe County Comprehensive Plan. The entire project is in Urban Reserve, where pipeline installation is encouraged under Strategy NCR 7.5 as discussed below.

This proposal is in general conformance with the Arapahoe County Comprehensive Plan as follows:

GOAL PFS 12 – Minimize Impacts of Local and Regional Public Facilities and Utility Facilities.

The Applicants evaluated three route alignments prior to selecting the preferred route, which was the shortest and therefore creates minimal impacts compared to the alternatives.

POLICY PFS 12.2 – Consider Utility Needs to Support Growth and Development of the Region.

The Project aims to improve the efficiency of transporting crude oil and gas via pipeline from Occidental's facility in Arapahoe County to Applicants' interconnect site and compressor station. This station will connect to existing pipeline systems in Adams County, considering utility requirements to support regional oil and gas-related growth and development.

POLICY PFS 12.3 – Require Land Use Compatibility when Siting Local and Regional Utility Facilities.

The Project is proposed within an existing utility corridor along the perimeters of parcels situated between two local facilities, which connect to a regional facility.

STRATEGY NCR 7.5 (a) – Encourage the Installation of Pipelines for Transport of Crude Oil and Produced Water.

The Comprehensive Plan encourages the installation of pipelines because they reduce vehicle miles traveled, reduce emissions, and reduce road wear from heavy trucks. The Project proposes installing two pipelines that connect to an existing pipeline system, which will reduce the transportation of crude oil and gas from Arapahoe County to Adams County and to Rocky Mountain Midstream's compressor station.

STRATEGY NCR 7.6 (c) – Protect Fish and Wildlife Habitat

A survey determined that the pipeline corridor does not intersect with CPW-mapped High Priority Habitat (HPH) and is unlikely to require CPW coordination. No raptor nests were identified within the Project boundaries. If construction takes place during the raptor nesting season (February 1 – July 31), pre-construction surveys are advised, and any active nests should be reported promptly.

2. Land Development Code – Use by Special Review Regulations

Section 5-3.4 of the Land Development Code provides approval criteria for this type of application. The Board of County Commissioners may approve a Use by Special Review application if the proposal meets all the following criteria:

- a) Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future uses.*

The Project will utilize existing infrastructure to facilitate construction and ongoing operation activities. These activities will not unduly impact existing roads or require the construction of new permanent public roads. Those vehicles using public roads to access the proposed pipeline easement will be operated within the Arapahoe County-specified and adopted load limits. Any oversized loads will be approved and permitted by Arapahoe County prior to their utilization of Arapahoe County roads. The existing infrastructure has the capacity to accommodate the activities associated with the construction, operation, and required maintenance of the Project. The Project will reduce overall truck traffic because the proposed pipeline, and not trucks, will transport oil and gas to Adams County.

- b) Assure compatibility between the proposed development, surrounding land uses, and the natural environment.*

The approximate 2-mile pipeline route within Arapahoe County crosses lands within Agricultural areas. The local land use plans for the A-1 zone district (agricultural) do not directly relate to the proposed Project. However, the Project will comply with all land use provisions. The underground pipeline avoids existing structures and will have no direct impact on surface land use along the right-of-way.

The Project is aligned along I-70 in an area with existing infrastructure and oil and gas development, outside the CPW-mapped High Priority Habitat (HPH). The closest HPH is a Pronghorn Winter Concentration Area about 0.2 miles south. Since the pipelines will be buried and no permanent facilities or fencing are planned in Arapahoe County, the Project is unlikely to cause long-term habitat fragmentation or barriers to wildlife movement.

Construction involves phased open trenching for pipeline installation, typically not lasting five days. Wildlife escape ramps or exclusion fencing will be used when possible to reduce entrapment risk. SWCA Environmental Consultants surveys in 2025 found no prairie dog colonies or burrows for burrowing owls or swift foxes in the Project area. If additional

wildlife features are found during construction, the Applicants will work with CPW to implement avoidance or minimization measures.

Potential migratory bird nesting habitat exists within the Project area. To reduce impacts during the nesting season (January 15–August 31), preconstruction surveys will be conducted per CPW guidelines. If active nests are found, buffers will be set until nesting ends. No raptor nesting habitat was found within the Project, but suitable habitat is within 0.50 miles. During the raptor nesting season (February 1–July 31), preconstruction surveys will be done. If an active raptor nest is detected, CPW’s buffer and seasonal guidelines will be followed.

- c) *Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.*

The Project does not anticipate adversely impacting any local services by Arapahoe County. DJ South Gathering, LLC and Rocky Mountain Midstream, LLC (Applicants) will coordinate with local fire protection and emergency service providers. The construction and operation of the Project will not create additional demand for local government services.

- d) *Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.*

The criterion is not applicable to this proposal of a private utility.

- e) *Ensure that public health and safety is adequately protected against natural and man-made hazards, which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.*

The Project will comply with all federal, state, and local rules and regulations related to public health and safety. The Colorado ECMC will regulate the Project under 1100 Series Rules for gathering lines and 1000 Series Rules, which reference various technical standards and design, installation, construction reclamation, and operating/integrity management requirements. The Colorado ECMC will have the authority to inspect the Project. Applicants will be required to notify the Colorado ECMC of the Project 10 days prior to the start of construction. The Project has been submitted to the Bennett-Watkins Fire District for review; a copy of the application and emergency response plan is included with this submittal.

- f) *Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site, interior traffic circulation, public transit, pedestrian avenues, parking, and thoroughfare connections are all factors to be examined when determining the accessibility of a site.*

This criterion is not applicable to a pipeline project; criterion a), above, addresses construction traffic impacts.

- g) Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographic elements.*

The proposed alignment minimizes disruption to streams. Any soil disturbance will be reclaimed in accordance with Arapahoe County Grading, Erosion, and Sediment Control (GESCC) requirements.

- h) Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.*

The Project will utilize a GESCC to implement best management practices (BMPs) to mitigate soil erosion, control noxious weeds, and revegetate disturbed areas.

- i) Enhance the usable open spaces in Arapahoe County and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.*

The Project will be sub-grade and not negatively impact on the aesthetics of the surrounding area.

3. Criteria from 1041 Regulations Governing Areas and Activities of State Interest

As required under LDC Section 5-3.4.B.3, this type of Use by Special review shall comply with the criteria set forth in the 1041 Regulations, Part V, Sections A and C, along with Appendix A. Section V of the 1041 Regulations allows approval if the proposed activity complies with the following general criteria:

Part V, Section A. General Approval Criteria:

- 1. 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.*

Applicants will obtain the necessary property rights, permits, and approvals to construct and operate the proposed Project.

- 2. The Proposed Project considers the relevant provisions of the regional water quality plans.*

The Project would be located within the Denver Basin aquifer system and would be subject to the South Platte Basin Implementation Plan. The Project will comply with the State of Colorado and Arapahoe County's Stormwater Management Manual.

- 3. The applicant has the necessary expertise and financial capability to develop and operate the Proposed Project consistent with all requirements and conditions.*

Applicants assert that they have the financial and technical capabilities to develop and operate the Project. Applicants may employ contractors for construction- and operations-related tasks. Only contractors with experience and expertise to construct this Project will be pre-qualified to bid on this Project.

- 4. The Proposed Project is technically feasible.*

Applicants have evaluated the Project for technical and financial feasibility and have determined that the Project is necessary and feasible. As previously mentioned, Applicants have the technical and financial capability to develop the Project.

- 5. The Proposed Project is not subject to significant risk from natural hazards.*

SWCA, environmental consultants, reviewed publicly available sources, including the Colorado Geological Survey and the USGS, for data on karst formations, subsidence features, faults, landslides, and flood zones to determine potential natural-hazard risks to the impact area. SWCA has determined that there are no significant risks to the Project from natural hazards, including karst formations, subsidence features, faults, landslides, and flood zones (Colorado Geological Survey 2015; FEMA 2024; USGS 2024a, 2025).

- 6. The Proposed Project is in general conformity with the applicable comprehensive plans.*

Applicants have reviewed the Arapahoe County Comprehensive Plan, adopted August 15, 2019, amended through September 20, 2022. The Project is in conformance with the vision and guiding principles outlined in the Comprehensive Plan as it contributes to public services and economic health. The Project is proposed for development within an existing utility corridor and will not have significant impacts on natural and cultural resources. As noted in the Comprehensive Plan discussion earlier in the report, the Project is in general conformity with the Arapahoe County Comprehensive Plan.

- 7. The Proposed Project will not have a significant adverse effect on the capability of local government to provide services or exceed the capacity of service delivery systems.*

The Project impacts are primarily during the construction phase, with limited demand on local government services post-construction. Applicants will coordinate with local emergency agencies and have an emergency response plan. Traffic impacts are temporary and limited to construction, primarily on I-70, East County Road 6, and North Manilla

Road. The increased traffic is not expected to harm roadways, and no new roads are planned. Once operational, no further traffic impact is expected, so that the existing transportation network will remain unaffected.

8. *The Proposed Project will not create an undue financial burden on existing or future residents of the County.*

The Project will contribute to increased tax revenues for the state and Arapahoe County. Additionally, it is anticipated that workers could spend money on goods and services within Arapahoe County during construction of the Project. The benefits of the Project would be felt broadly across the local economy, including: 1) a temporary stimulus to the construction industry; 2) secondary stimulus through the purchases of materials and equipment as well as the expenditure of wages by employees during both construction and operation; and 3) the generation of government revenues through sales, income, and property taxes.

Applicants' page 5 of the Benefit Cost Analysis indicates the Project will not create an undue financial burden on existing or future residents of Arapahoe County.

9. *The Proposed Project will not significantly degrade any substantial sector of the local economy.*

The Project will not degrade the local economy in Arapahoe County. Applicants will employ local subcontractors and provide local job opportunities for qualified contractors to the extent practicable during the construction and operation of the Project. Following construction, the Project area will be restored to preexisting conditions and will not impact nearby businesses or agricultural activities.

The Applicant has provided information indicating the Project will not significantly degrade any substantial section of the local economy. The proposed pipeline alignment follows property lines, reducing disruption to agricultural activities.

10. *The Proposed Project will not unduly degrade the quality or quantity of recreational opportunities and experience.*

The Project would not be located near designated scenic areas, and the impact area does not contain trails or other facilities for recreational experiences. Potential nuisances associated with construction (noise, dust, odors) will be minimized to the extent practicable. Potential nuisances are expected to be limited to the construction phase of the Project.

11. *The planning, design and operation of the Proposed Project will reflect principles of resource conservation, energy efficiency and recycling or reuse.*

The Project will be designed and constructed to reflect principles of resource conservation, energy efficiency, and recycling or reuse to the extent practicable. Upon completion, the Project would be used to transport crude oil and natural gas, significantly reducing or eliminating the amount of truck traffic that would be required to haul the products. If the Project is not constructed, the need to use trucks for transport would result in a greater demand for gasoline and diesel, increased emissions, and an increased risk for damage and maintenance to East County Road 6. The Colorado Oil and Gas Conservation Commission Rule 903.e.1.A. requires an operator to commit to connecting to a gathering system by the commencement of production operations or submit a gas capture plan as an attachment to their Form 2A.

The use of reused or recycled materials is not currently anticipated for the construction of the project; however, the Project has been designed to minimize scrap materials to the maximum extent possible, and any scrap materials remaining following construction will be recycled or reused where possible.

12. *The Proposed Project will not significantly degrade the environment. Appendix "A" includes the considerations that will be used to determine whether there will be a significant degradation of the environment. For purposes of this section, the term environment shall include:*
- a. Air quality.*
 - b. Visual quality.*
 - c. Surface water quality.*
 - d. Groundwater quality.*
 - e. Wetlands, flood plains, streambed meander limits, recharge areas, and riparian areas.*
 - f. Terrestrial and aquatic animal life.*
 - g. Terrestrial and aquatic plant life.*
 - h. Soils and geologic conditions.*

The Project will not have significant environmental impacts, as the impact area will be restored to its preconstruction state to the extent practicable. Horizontal Directional Drilling (HDD) will be used to cross West Sand Creek's drainage, with bore pits located outside the 100-year flood zone. The Project won't increase floodplain width or water elevation, as construction will be underground. Applicants will use best management practices to limit environmental impacts, including erosion and sediment-control measures, and will revegetate the disturbed area with an approved seed-mix following construction in accordance with federal, state, and Arapahoe County requirements.

Additional discussion of environmental resources and impacts are provided in Sections 2 through 9 of the Environmental Impact Analysis included with the Applicants' submittal.

13. *The Proposed Project will not cause a nuisance.*

The Project will contribute to limited and localized nuisances during construction, including dust, noise, and increased traffic. The extent of these nuisances is anticipated to be minimal, and Applicants will employ relevant mitigation measures to minimize the impacts. These measures include regularly watering exposed soil surfaces, enforcing vehicle speed limits on unpaved roads, use of low-emission equipment, compliance with relevant air quality regulations, and applying environmentally safe dust suppressants.

- 14. The Proposed Project will not significantly degrade areas of paleontological, historic, or archaeological importance.*

The Project does not have an impact on any areas of paleontological, historic, or archaeological importance.

- 15. The Proposed Project will not result in an unreasonable risk of releases of hazardous materials. In making this determination as to such risk, the Board's consideration shall include:*

- a. Plans for compliance with Federal and State handling, storage, disposal and transportation requirements.*

The Project will be constructed in accordance with applicable federal and state pipeline safety regulations to minimize the risk of hazardous material spills. Applicants will also develop a stormwater pollution prevention plan for construction.

- b. Use of waste minimization techniques.*

Applicants will develop a spill prevention, control, and countermeasures plan for the Project, as required to minimize the potential for release of hazardous materials

- c. Adequacy of spill prevention and response plans.*

The spill prevention, control, and countermeasures plan will be developed in accordance with Colorado Energy and Carbon Management Commission (ECMC) and Colorado Department of Public Health and Environment (CDPHE) guidelines.

- 16. 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.*

The Project will have no impact on the benefits of natural, agricultural, recreational, range or industrial resources within Arapahoe County. The Project will have no impact on losses of natural, agricultural, recreational, range or industrial resources within Arapahoe County.

17. *The Proposed Project is the best alternative available based on consideration of need, existing technology, cost, impact and these regulations.*

Applicants have reviewed and evaluated the Project based on its technical and financial feasibility and determined that the Project is the best alternative based on consideration of need, existing technology, cost, impact, and these regulations.

18. *The Proposed Project will not unduly degrade the quality or quantity of agricultural activities.*

The Project will be constructed along the edges of the parcels where possible, and it is not anticipated that agricultural activities will degrade. No impacts on agricultural activities will result from the project, and it will not unduly degrade them.

19. *The Proposed Project will not significantly interfere with the preservation of cultural resources, including historical structures and sites, agricultural resources, the rural lifestyle, and the opportunity for solitude in the natural environment.*

Per Applicants' submitted Cultural Resources review, the Project does not impact cultural resources, including historic sites, agricultural areas, rural lifestyle, or natural solitude. The review covers 11 investigations, with only one overlapping Arapahoe County, which has few recorded resources that do not intersect the Project. Historic maps show some old roads, I-70, pipelines, and a structure near West Sand Creek, mostly insignificant. Geology indicates moderate potential for buried deposits, but agricultural history reduces the likelihood of surface or shallow finds. As the review focuses on Arapahoe County, which isn't federally regulated under Section 106 of the NHPA, no further work is needed.

20. *The Proposed Project will not cause significant degradation of land-use patterns in the area around the Proposed Project.*

The Project will be constructed along the edges of the parcels where possible and will not degrade land-use patterns in the vicinity of the impact area.

21. *The applicant has complied with all applicable provisions of these regulations and has paid all applicable fees.*

Applicants have sought to comply with all applicable regulations and have paid all applicable fees.

Part V, Section C. Additional Criteria for Major Electric, Natural Gas, and Petroleum Derivative Facility of a Private Company:

1. *Areas around major facilities of a public utility shall be administered so as to minimize disruption of the service provided by the public utility.*

The Project will not cause disruptions to services provided by a public utility.

2. *Areas around major facilities of a public utility shall be administered so as to preserve desirable existing community and rural patterns.*

The Project will be constructed along the edges of the parcels where possible and will not disrupt existing communities and rural patterns.

3. *Where feasible, major facilities of a public utility shall be located so as to avoid direct conflict with adopted local comprehensive, State and regional master plans.*

The Project is not in conflict with any adopted local, state, or regional master plans.

4. *Where feasible, major facilities of a public utility shall be located so as to minimize dedication of new right-of-way and construction of additional infrastructure.*

The Project will not require additional infrastructure for its operation.

Appendix A, General Considerations

Appendix A of the 1041 Regulations is attached to this report. This appendix provides examples of the types of concerns the Board of County Commissioners may consider when determining whether an application complies with the approval criteria contained in Section V of the 1041 Regulations.

STAFF FINDINGS:

Staff reviewed the plans, supporting documentation, and referral comments in response to this Application. Based on the review of applicable policies and goals, as set forth in the Comprehensive Plan, review of the Use by Special Review and applicable 1041 regulations, and analysis of referral comments, our findings include:

1. The Application is in general conformance with the overall goals and intent of the Arapahoe County Comprehensive Plan.
2. The Application complies with the review and approval criteria of the Use by Special Review regulations, Section 5.3.4 of the Land Development Code.
3. The Application complies with the applicable review and approval criteria of The Regulations Governing Areas and Activities of State Interest in Arapahoe County (1041 Regulations).

STAFF RECOMMENDATION:

Considering the findings and other information provided herein, the Staff recommends approval of Case No. UASI25-003, Remora Connections Special Review/1041, with the following conditions of approval:

1. Prior to signing the Use by Special Review, Applicants will have secured all necessary property rights or easements needed for the pipeline.
2. If the Project overlaps with mule deer, white-tailed deer, or antelope migratory corridors and their winter concentration areas, Applicants shall make reasonable efforts to install fencing or other effective methods to keep these animals out of trenches and construction zones. During construction, Applicant shall make reasonable efforts to monitor open trenches daily for trapped wildlife.
3. If grading or construction is to occur on the Project between December 1 and April 30, Applicants shall conduct a survey to determine if Mule Deer are present. The survey results shall be submitted to CPW and the Planning Division for review. If Mule Deer are present, no construction or grading is permitted during those dates unless CPW advises Arapahoe County that the survey results do not support limiting construction or grading.
4. If grading or construction is to occur from March 15 to June 15, Applicants shall conduct a survey to identify and locate swift fox den sites in the Project area. The survey results shall be submitted to CPW and the Planning Division for their review. If a den is identified and located, no human encroachment, surface disturbance, or construction within 0.25 miles of an active maternal den unless CPW advises Arapahoe County that the survey results do not support the need to limit said activities.
5. Applicants shall conduct a pre-construction survey to determine the presence of migratory bird nests following Colorado Parks and Wildlife's protocol. The survey results shall be submitted to CPW and the Planning Division for their review. If migratory nests are found, Applicants shall refrain from construction activities from January 15 to August 31 or until migration, unless CPW advises Arapahoe County that the survey results do not support the need to limit construction activities.
6. If grading is to occur during the raptor nesting season from February 1 to July 31, Applicants shall conduct a preconstruction survey. If an active raptor nest is detected, CPW's buffer and seasonal guidelines will be followed unless CPW advises Arapahoe County that the survey results do not support the need to limit construction activities.
7. Applicants shall conduct a pre-construction survey to determine the presence of burrowing owls following Colorado Parks and Wildlife's protocol. The survey results shall be submitted to CPW and the Planning Division for their review. If burrowing owls are found, Applicants shall refrain from construction activities within 200 meters

of nests from March 15 to August 15 or until migration, unless CPW advises Arapahoe County that the survey results do not support the need to limit construction activities.

The Planning Commission has alternatives that include the following:

1. Recommend approval of the Application with conditions proposed by staff or with other conditions.
2. Continue to date certain for more information.
3. Recommend denial of the Application.

CONCURRENCE:

The Public Works and Development Planning and Engineering Services Divisions have reviewed the Application, and the Arapahoe County Public Works and Development Department is recommending approval of this case.

PLANNING COMMISSION DRAFT MOTIONS - UASI25-003, REMORA CONNECTION PROJECT:

Conditional Recommendation to Approve

In the case of UASI25-003, Remora Connection Project Use by Special Review, I have reviewed the staff report, including all exhibits and attachments, and have listened to Applicants' presentation and any public comment as presented at the hearing, and hereby move to recommend approval of the Application with the following conditions:

1. Prior to signing the Use by Special Review, Applicants will have secured all necessary property rights or easements needed for the pipeline.
2. If the Project overlaps with mule deer, white-tailed deer, or antelope migratory corridors and their winter concentration areas, Applicants shall make reasonable efforts to install fencing or other effective methods to keep animals out of trenches and construction zones. During construction, Applicant shall make reasonable efforts to monitor open trenches daily for trapped wildlife.
3. If grading or construction is to occur on the Project between December 1 and April 30, Applicants shall conduct a survey to determine if Mule Deer are present. The survey results shall be submitted to CPW and the Planning Division for review. If Mule Deer are present, no construction or grading is permitted during those dates unless CPW advises Arapahoe County that the survey results do not support limiting construction or grading.
4. If grading or construction is to occur from March 15 to June 15, Applicants shall conduct a survey to identify and locate swift fox den sites in the Project area. The survey results shall be submitted to CPW and the Planning Division for their review. If a den is identified and located, no human encroachment, surface disturbance, or construction within 0.25 miles of an active maternal den unless CPW advises Arapahoe County that the survey results do not support the need to limit said activities.
5. Applicants shall conduct a pre-construction survey to determine the presence of migratory bird nests following Colorado Parks and Wildlife's protocol. The survey results shall be submitted to CPW and the Planning Division for their review. If migratory nests are found, Applicants shall refrain from construction activities from January 15 to August 31 or until migration, unless CPW advises Arapahoe County that the survey results do not support the need to limit construction activities.

6. If grading is to occur during the raptor nesting season from February 1 to July 31, Applicants shall conduct a preconstruction surveys. If an active raptor nest is detected, CPW's buffer and seasonal guidelines will be followed, unless CPW advises Arapahoe County that the survey results do not support the need to limit construction activities.
7. Applicants shall conduct a pre-construction survey to determine the presence of burrowing owls following Colorado Parks and Wildlife's protocol. The survey results shall be submitted to CPW and the Planning Division for their review. If burrowing owls are found, Applicants shall refrain from construction activities within 200 meters of nests from March 15 to August 15 or until migration, unless CPW advises Arapahoe County that the survey results do not support the need to limit construction activities.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Recommendation to Deny:

In the case of UASI25-003, Remora Connection Project Use by Special Review, I have reviewed the staff report, including all exhibits and attachments, and have listened to the Applicants' presentation and any public comment as presented at the hearing, and hereby move to recommend denial of the Application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of UASI53-003, Remora Connection Project Use by Special Review, I move to continue the hearing to [date certain], [time], to obtain additional information and to further consider the information presented.

Attachments:

Application Narrative
Appendices
1041 Regulations Appendix A
Referral Responses
Engineering Staff Report

UASI215-003 Referral Comments and Responses

Referral Agency

Referral Agency Comments

Applicant's Response

Arapahoe County Assessor	No Comments	
Arapahoe County Public Health		
Arapahoe County Building Division	N/A	
Arapahoe County Road and Bridge	No Comments	
Town of Bennett	Any application or activity that includes truck/overweight vehicle activity on the Town of Bennett Roads is subject to town assessment and review	Noted
CDOT	Working from or within the CDOT ROW will require a utility/special-use permit. This includes, but is not limited to, survey, landscaping, signal, or utility work.	Noted
CDPHE	Provided general comments.	Noted.
Colorado Geological Survey	The Colorado Geological Survey has no comment and no objection to approval of UASI25-003, Remora Pipeline Gathering Line Use by Special Review.	
<u>Colorado Natural Gas</u>	N/A	Noted.
<u>CORE</u>	CORE Electric Cooperative has no comments.	Noted.

UASI215-003 Referral Comments and Responses

Referral Agency

Referral Agency Comments

Applicant's Response

<p>Colorado Parks and Wildlife</p>	<p><u>Mule Deer Migration Corridor High Priority Habitat</u></p> <p>Mule Deer Migration Corridors are key sites for animal migration, and loss would alter routes. In the Project area, these corridors run along Kiowa Creek and the watershed. CPW recommends specific measures during construction in areas crossing these corridors.:</p> <ul style="list-style-type: none"> ● CPW recommends avoiding any ground disturbance or work activities within the mapped migration corridor to the maximum extent possible in order to maintain the migration corridor along the river as free of human disturbance as possible. <p><u>Fencing</u></p> <p>CPW worries about the safety of Mule deer, White-tailed deer, and Pronghorn Antelope for the project. To support migration, CPW recommends wildlife-friendly fencing or no fencing. If fencing is necessary, it should enable free wildlife passage and avoid woven wire or spiked fences that trap or block big game, including deer and pronghorn. Such fencing could hinder movement. CPW suggests three or four-strand smooth-wire fencing, 17 inches high at the bottom and 42 inches at the top, with double stays. For security fencing, an 8-foot game fence without barbed wire is advised. See CPW's "Fencing with Wildlife in Mind" brochure for details.</p>	<p>The approximate 2-mile pipeline route within Arapahoe County crosses lands within Agricultural areas. The local land use plans for the A-1 zone district (agricultural) do not directly relate to the proposed Project. However, the project will comply with all land use provisions. The underground pipeline avoids existing structures and will have no direct impact on surface land use along the right-of-way.</p> <p>The Project is aligned along Interstate 70 in an area with existing infrastructure and oil and gas development, outside the CPW-mapped High Priority Habitat (HPH). The closest HPH is a Pronghorn Winter Concentration Area about 0.2 miles south. Since the pipelines will be buried and no permanent facilities or fencing are planned in</p>
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UASI215-003 Referral Comments and Responses

Referral Agency

Referral Agency Comments

Applicant's Response

	<p><u>Trenching</u></p> <p>Open trenches pose wildlife entrapment risks. CPW recommends building segments one at a time and keeping trenches open no longer than five days. If longer, add escape ramps and fencing. Check trenches daily for trapped wildlife..</p> <p><u>Wildlife Escape Ramps</u></p> <p>During open-pit or open-trench mining, CPW recommends backfilling escape ramps in steep slopes to allow wildlife to exit safely if trapped.</p> <p><u>Mule Deer Winter Concentration Area and Mule Deer Severe Winter Range High Priority Habitat</u></p> <p>Mule Deer Winter Concentration Areas are parts of the winter range with densities at least 200% higher than surrounding areas during the same period, based on an average of five winters out of ten. Mule Deer Severe Winter Ranges are areas where 90% of the population is during peak snowpack and/or low temperatures in the worst two winters out of ten. These areas are vital for wintering deer, offering ideal forage, vegetation, and topography. Winter remains the most stressful season for ungulates due to forage scarcity. Kiowa Creek and the watershed are a Mule Deer Winter Concentration Area and a Severe Winter Range HPH. For zones crossing these areas, CPW recommends building outside December 1st to April 30th to reduce impact on Mule Deer, or starting outside winter if not possible.</p> <p><u>Pronghorn Winter Concentration Area High Priority Habitat</u></p> <p>CPW defines Pronghorn Winter Concentration Areas as zones with pronghorn densities at least 200% higher than surrounding winter ranges during the same period, based on an average of five winters out of ten. The Pronghorn Winter Concentration HPH is in the southern half of the proposed project area. CPW recommends that for areas crossing Pronghorn Winter Concentration HPH,</p>	<p>Arapahoe County, the Project is unlikely to cause long-term habitat fragmentation or barriers to wildlife movement.</p> <p>Construction involves phased open trenching for pipeline installation, typically not lasting five days. Wildlife escape ramps or exclusion fencing will be used when possible to reduce entrapment risk. SWCA surveys in 2025 found no prairie dog colonies or burrows for burrowing owls or swift foxes in the Project area. If additional wildlife features are found during construction, the applicants will work with CPW to implement avoidance or minimization measures.</p> <p>Potential migratory bird nesting habitat exists within the Project area. To reduce impacts during the nesting season (January 15–August 31),</p>
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UASI215-003 Referral Comments and Responses

Referral Agency

Referral Agency Comments

Applicant's Response

Construction should avoid winter (Jan 1-Apr 30). If unavoidable, schedule outside winter to reduce impacts.

Aquatic Native Species Conservation Waters High Priority Habitat

Aquatic Native Species Conservation Waters are outlined in Colorado's 2025 SWAP, supporting native fish and aquatic species like amphibians, crustaceans, and mollusks (including CPW Tier 1 and 2 SWAP Species). These waters are crucial habitats for native aquatic and terrestrial wildlife, such as mammals, birds, and reptiles. In the Project area, sensitive aquatic species (fish, amphibians, invertebrates) may exist in Kiowa Creek. CPW advises no surface or ground disturbance within 500 feet of the high water mark and recommends stormwater and sediment controls. CPW also provides guidelines for other species in grassland prairie and shrublands, encouraging consideration of those listed below.

Swift Fox Potential Denning Habitat

The swift fox (*Vulpes velox*), a State Special Concern species in Colorado, inhabits areas within the proposed Project zone. CPW recommends pre-construction surveys for active dens and avoiding human activity within 0.25 miles of maternal dens from March 15 to June 15 to protect high-quality habitat.

Burrowing Owls

Burrowing Owl, listed as State Threatened, nest in prairie dog or other wildlife burrows. Protected by the MBTA, it's crucial to avoid impacts to owls, nests, and eggs. CPW recommends measures to minimize effects on Burrowing Owls in the project area.

preconstruction surveys will be conducted per CPW guidelines. If active nests are found, buffers will be set until nesting ends. No raptor nesting habitat was found within the project, but suitable habitat is within 0.50 miles. During the raptor nesting season (February 1–July 31), preconstruction surveys will be done. If an active raptor nest is detected, CPW's buffer and seasonal guidelines will be followed.

UASI215-003 Referral Comments and Responses

Referral Agency

Referral Agency Comments

Applicant's Response

- If development is proposed to occur in a prairie dog colony that has been active within the past 10 years, CPW recommends conducting surveys consistent with CPW's Burrowing Owl Survey Protocol.

7

- CPW recommends targeted surveys for activities causing ground disturbance from March 15th to October 31st. No human encroachment within 200 meters of Burrowing Owl nests from March 15th to August 31st if owls are present. If Owls occupy the site, delay earthmoving until late fall after migration. Avoid seismic work during nesting to prevent disturbing dens.

Songbirds

If site construction occurs between January 15 and August 31, CPW advises the contractor's biologist to survey for ground, shrub, and tree-nesting songbirds to ensure compliance with the U.S. Fish and Wildlife Service's Migratory Bird Treaty Act. If active nests are found, establish a buffer over 150 meters until young are independent. Refer to the local U.S. Fish and Wildlife Service for more details. CPW recommends vegetation reclamation options for managing noxious weeds and native plants.

Noxious Weed Management

CPW suggests eradicating noxious weeds and planning weed control and re-vegetation after ground disturbance, favoring native plants to stabilize soil and support wildlife.

UASI215-003 Referral Comments and Responses

Referral Agency

Referral Agency Comments

Applicant's Response

Native plant management

Soil disturbance from gravel extraction can lead to invasive plants, degrade habitat, reduce forage, and raise fire risk. Proper reclamation stabilizes soil and encourages diverse native plant communities vital for wildlife. CPW suggests revegetating with native species, managing weeds, and long-term monitoring to ensure success.

Impacts from Noise:

CPW advises reducing noise during pipeline construction to protect wildlife, as noise can disturb habitats, alter behavior, and cause long-term loss, especially in winter ranges and corridors. The project will produce continuous noise from traffic, machinery, and equipment, potentially disrupting wildlife and causing stress and displacement.

Large game noise fragments habitats, disrupting migration, wintering, and calving grounds. Raptors and migratory birds may experience impaired communication, navigation, and foraging, lowering nesting success and causing habitat avoidance. Bats, sensitive to noise and light, risk disruptions in roosting and feeding, reducing biodiversity. CPW advises following impact avoidance and minimization measures.

- Time high-noise construction activities outside of critical winter and breeding seasons.
- Incorporate sound-dampening design features into facilities, including acoustic shielding, mufflers on equipment, and vegetation buffers where feasible.

UASI215-003 Referral Comments and Responses

Referral Agency

Referral Agency Comments

Applicant's Response

	<ul style="list-style-type: none"> ● Install perimeter sound walls or acoustic barriers along property boundaries to reduce noise propagation into adjacent wildlife habitats. Northern and Southern development perimeters are strongly advised, as identified in the Big Game section above, to limit disruption of wildlife use of wildlife crossing areas. ● Use of vegetated earthen berms as natural acoustic buffers, providing dual benefits of noise attenuation and visual screening through the establishment of native vegetation. ● Incorporate native evergreen and dense shrub plantings within landscaped buffer zones to enhance year-round acoustic and habitat benefits. ● To the extent feasible, limit operational noise during nighttime hours, such as reducing delivery activities, vehicle idling, and mechanical equipment operations when wildlife activity is typically heightened. 	
Arapahoe County Road and Bridge	No comments.	Noted.
Sheriff – Office of Emergency Management	No Comments.	Noted.
Sheriff – Public Bureau Chief	No Comment	Noted.
Sheriff - Community Resource Unit	No comment	Noted.
Bennett-Watkins Fire Rescue	No Objections	Will comply with fire district requirements.
Xcel Energy	No Apparent Conflict	Noted

UASI215-003 Referral Comments and Responses

Referral Agency

Referral Agency Comments

Applicant's Response

Staff sent referrals to the following agencies and did not receive a response:

- Arapahoe County Assessor-Commercial
- Arapahoe County Public Works Weed Control
- Arapahoe County/PWD Eng/Traffic Ops
- East Arapahoe County/Advisory Planning Commission
- Reap -I-70 Corridor Regional Advancement Partnership
- Arapahoe County Post Office-Co/Wy
- Deer Trail & East Adams Conservation District
- CenturyLink Network Real Estate Department
- Arapahoe County/Sheriff/Crime Prevention Unit



Planning Commission’s Summary Report

Date: April 23, 2026
To: Arapahoe County Planning Commission
Through: Martin Lohmann, Energy Program Manager, Planning Division
From: Sue Liu, PE., Engineering Services Division
Case name: UASI25-003 Remora Connections - UASI

Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Scope/Location:

DJ South Gathering, LLC, a subsidiary of Elevation Midstream, LLC, and Rocky Mountain Midstream, LLC, a subsidiary of The Williams Companies, Inc., intent to construct the proposed the Remora Crude Oil and Natural Gas Gathering Pipelines Project (the Project). The Project is a joint pipeline project between DJ South Gathering and Rocky Mountain Midstream. The project will originate at the Occidental Petroleum Corporation Remora pad site located on Parcel 1981-00-0-00-244, Section 6, Township 4 South, Range 63 West, in Arapahoe County (Arapahoe County case No. AE24-006) and terminate at Rocky Mountain Midstream’s parcel 0181735200001, Section 35, Township 3 South, Range 64 West, 2150 Manilla Rd., Adams County.

The Project consists of the installation of approximately 2.02 miles of new up to 8-inch carbon steel crude oil pipeline and up to 10-inch carbon steel natural gas pipeline within a 30-foot-wide permanent easement.

The purpose of the Project is to allow for more efficient pipeline transportation from Occidental’s crude oil and gas production facility in Arapahoe County to DJ South’s proposed interconnect site to connect into DJ South’s existing pipeline system in Adams County, and to Rocky Mountain Midstream’s existing compressor station, thereby significantly reducing truck traffic.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. The County’s 2040 Transportation Plan states a strategy to preserve section line roadway alignments for future widening (114’ ROW – 57’ from the section line each side). Based on this strategy, staff recommend that the proposed easements be located outside of these future rights-of-way as well as the pipeline location. Or at

least to place the pipeline outside of the future ROW. Please know that County does not plan to pursue the additional ROW at this time but may be a future desire by the County.

2. The proposed project impacts the I-70 ROW, the applicant should coordinate with the Colorado Department of Transportation (CDOT) officials to address any requirements or concerns that CDOT may have regarding the proposal.
3. The pipeline crosses West Sand Creek. West Sand Creek is unmapped drainageway. The delineation of the 100-year floodplain for this unmapped drainageway has not been established. The County defines a floodplain as any drainageway with a tributary area of one square mile or more east of the Box Elder Creek. The tributaries that meet the County's definition of a floodplain should be identified and the Floodplain Delineation Analysis is required.
4. A Floodplain Development Permit (FDP) is required for all activities within the designated floodplain, regardless of impact. Even when it is apparent that there are no adverse impacts to the floodplain, a permit is required for administrative purposes to ensure that the County is aware of the activities within the floodplain and that they have been evaluated for compliance with the County's requirements (an engineer's Floodplain Certification of No Impact is required).
5. For pipeline trench through the 100-year floodplain within the Arapahoe County - In order to properly replace drainage patterns, the applicant is required to provide as-built conditions of all existing major drainageways, as defined by the Arapahoe County Stormwater Management Manual, along the proposed utility alignment/disturbance prior to approval. The major drainageways shall be restored to meet the existing as-built. A restored as-built will also be required and that requirement will be placed on the floodplain development permit. The restored as-built should be submitted to the County for review and approval prior to closed-out the floodplain development permit and the GESC permit.
6. Construction activities that disturb one acre or more are required by the Environmental Protection Agency (EPA) to obtain a Construction Stormwater Permit.
7. A License Agreement is required for pipeline within or crossing the County ROW (N CR 121-N Schumaker Rd in this case).

Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

1. The applicant agrees to enter the License agreement.
2. All pipeline easements for the project are required and must be in place prior to approval of the project. All executed easements must be submitted to the County for files.

Land Development Code Section 5-3.4.B USR Approval Criteria

a. Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

The Project will utilize existing infrastructure to facilitate construction and ongoing operation activities. These activities will not unduly impact existing roads or require the construction of new permanent public roads. Those vehicles using public roads to access the proposed pipeline easement will be operated within the county specified and adopted load limits. Any oversized loads will be approved and permitted by the County prior to their utilization of County roads. The existing infrastructure has the capacity to accommodate the activities associated with the construction, operation, and required maintenance of the Project. A construction traffic summary letter is included with this submittal as file UASI25-003CTS.

b. Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

The approximate 2-mile pipeline route within Arapahoe County crossings lands within Agricultural areas. The local land use plans for the A-1 zone district (agricultural) do not directly relate to the proposed Project. However, the project will comply with all land use provisions. The underground pipeline will have no direct impact on surface land use along the right-of-way.

c. Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.

The Project does not anticipate adversely impacting any local services by Arapahoe County. DJ South Gathering, LLC and Rocky Mountain Midstream, LLC (Applicants) will coordinate with local fire protection and emergency service providers. The construction and operation of the Project will not create additional demand for local government services.

d. Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.

This is not applicable to the Project.

e. Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

Applicants are committed to safety, and the Project will comply with all federal, state, and local rules and regulations to provide safe, reliable service. The Colorado ECMC will regulate the Project under 1100 Series Rules for gathering lines and 1000 Series Rules, which reference various technical standards and design, installation, construction reclamation, and operating/integrity management requirements. The Colorado ECMC will have the authority to

inspect the Project, and Applicants will be required to notify the Colorado ECMC of the Project 10 days prior to the start of construction.

The Project has been submitted to the Bennett-Watkins Fire District for review; a copy of the application and emergency response plan is included with this submittal as files UASI25-003-ERP_DJ and UASI25-003_RMM.

f. Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

This is not applicable to the Project.

g. Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.

The Project will utilize a Grading, Erosion, Sediment Control Plan (GESD) for implementation of best management practices (BMPs) to mitigate soil erosion, control noxious weeds, and revegetate disturbed areas. Mature vegetation will be actively avoided, although some vegetation will be impossible to avoid and therefore will be replaced per the property owner's reasonable request with a like species.

h. Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

The Project will be sub-grade and not negatively impact aesthetics of the surrounding area.

i. Enhance the useable open spaces in Arapahoe County and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.

The Project will be sub-grade and not negatively impact useable open spaces in the surrounding area.

**USE BY SPECIAL REVIEW
REMORA CONNECTIONS
LOCATED IN SECTIONS 1 & 2, TOWNSHIP 4 SOUTH, RANGE 64 WEST &
SECTION 06, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO**

DRAWING INDEX	
SHEET NO.	DRAWING DESCRIPTION
1	COVER SHEET
2	ALIGNMENT SHEET STA: 90+92.8 TO 91+00
3	ALIGNMENT SHEET STA: 91+00 TO 137+44

STANDARD NOTES:

THE OPERATORS, ROCKY MOUNTAIN MIDSTREAM, LLC, & DJ SOUTH GATHERING, LLC OF THE PIPELINE PROJECT KNOWN AS THE REMORA CONNECTION, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

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

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

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

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

DRAINAGE LIABILITY:
IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY KJ ENGINEERING, LLC. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF ROCKY MOUNTAIN MIDSTREAM, LLC & DJ SOUTH GATHERING, LLC GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE ELEVATION MIDSTREAM, LLC, THE WILLIAMS COMPANIES, INC., AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF KJ ENGINEERING, LLC DRAINAGE DESIGN.

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

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

DRAINAGE MASTER PLAN NOTE:

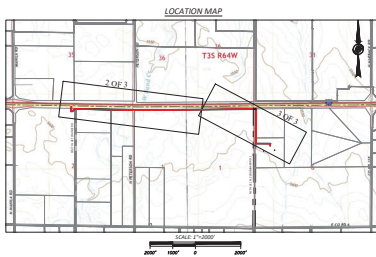
THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRE DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

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

SPECIFIC NOTES:

STREET LIGHTING:
ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RULES, REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RULES, REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

DRAINAGE:
ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A706570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.



OWNER DATA:

PIN #	PROPERTY OWNER	EASEMENT TRACT NO.'S	COUNTY RECORD NO.
1979-00-00-116	EPIC ESTATES DENVER I70, LLC	REM-007.0	E5077902
1979-00-00-463	MARILYN J. CLOUD, DAVID M. CLINE, LINDA I. JEANELLE	REM-006.0	E5078786
1979-00-00-385	PROSPER FARMS INVESTMENTS, LLC	REM-003.0	E5086622
1981-00-00-243	JOHN D. KRUPA, STEVEN M. KRUPA, ADAM ADUGASLUK	REM-002.0	E5077487
1981-00-00-244	AJS MANAGEMENT CO., LLC	REM-001.0	E5077486

ZONING:

ZONE: ARAPAHOE COUNTY A-1 (AGRICULTURAL-1)
CURRENT LAND USE: AGRICULTURAL

SETBACKS (A-1):

FRONT: 100'
SIDE: 50'
REAR: 50'

A CENTERLINE DESCRIPTION FOR A PIPELINE, SITUATED IN PART OF SECTION 1 & SECTION 2, TOWNSHIP 4 SOUTH, RANGE 64 WEST AND SECTION 6, TOWNSHIP 4 SOUTH, RANGE 63 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 2, MONUMENTED BY A FOUND 2-1/2 INCH ALUMINUM CAP THENCE SOUTH 89°29'10" EAST, A DISTANCE OF 251.82 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°44'04" WEST, A DISTANCE OF 213.13 FEET;
THENCE SOUTH 89°15'56" EAST, A DISTANCE OF 46.85 FEET;
THENCE NORTH 45°50'53" EAST, A DISTANCE OF 143.29 FEET;
THENCE SOUTH 89°09'07" EAST, A DISTANCE OF 2,875.09 FEET;
THENCE SOUTH 89°58'02" EAST, A DISTANCE OF 398.55 FEET;
THENCE NORTH 89°30'06" EAST, A DISTANCE OF 4,516.67 FEET;
THENCE SOUTH 89°46'18" EAST, A DISTANCE OF 219.69 FEET;
THENCE SOUTH 00°13'42" WEST, A DISTANCE OF 1,515.83 FEET;
THENCE SOUTH 89°46'18" EAST, A DISTANCE OF 626.62 FEET;

THENCE SOUTH 00°13'42" WEST, A DISTANCE OF 102.16 FEET, TO THE END OF THIS CENTERLINE, BEING THE POINT OF TERMINATION, WHICH BEARS NORTH 35°30'32" EAST, 1201.09 FEET FROM A FOUND 3-1/2" ALUMINUM CAP MARKING THE WEST C4 OF SAID SECTION 6, FOR REFERENCE, AND BEING A TOTAL LENGTH OF 10,851.88 FEET (845.56 RODS OR 2.02 MILES), MORE OR LESS.

CERTIFICATE OF OWNER SHIP:

JOSEPH KIDWELL, SR., LAND REPRESENTATIVE FOR ROCKY MOUNTAIN MIDSTREAM, LLC HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN KNOWN AS REMORA CONNECTION, CASE NO. UAS125-003

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF COLORADO)
S.S.)
COUNTY OF)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20____

BY JOSEPH KIDWELL, SR., LAND REPRESENTATIVE, ROCKY MOUNTAIN MIDSTREAM HOLDINGS, LLC, AN AUTHORIZED SIGNATORY.

BY _____, WITNESS MY HAND AND SEAL
NOTORAY PUBLIC

MY COMMISSION EXPIRES _____
NOTARY I.D. NUMBER _____

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS,
THIS _____ DAY OF _____, A.D., 20____.

CHAIR: _____
ATTEST: _____

PLANNING COMMISSION RECOMMENDATION:

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION THIS _____ day of _____, A.D., 20____.

CERTIFICATE OF OWNER SHIP:

ERIK SMITH, VP ENGINEERING FOR DJ SOUTH GATHERING, LLC HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN KNOWN AS REMORA CONNECTION, CASE NO. UAS125-003

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF COLORADO)
S.S.)
COUNTY OF)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20____

BY ERIK SMITH, VP ENGINEERING, DJ SOUTH GATHERING, LLC, AN AUTHORIZED SIGNATORY.

BY _____, WITNESS MY HAND AND SEAL
NOTORAY PUBLIC

MY COMMISSION EXPIRES _____
NOTARY I.D. NUMBER _____

No.	ARAPAHOE COUNTY REQUIRES	DRAWING REFERENCES		REFERENCED DRAWINGS		
		DESCRIPTION	DATE	ID	DWG. NO.	TITLE
1	ARAPAHOE COUNTY REQUIRES		1/20/28			

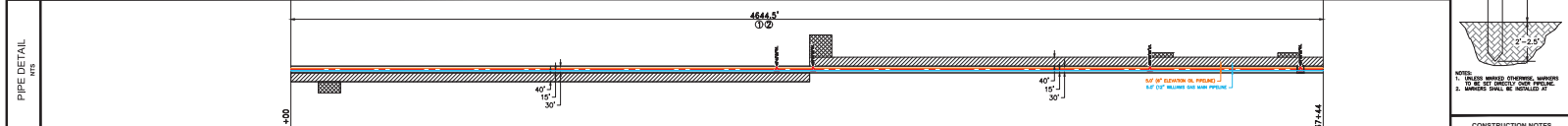
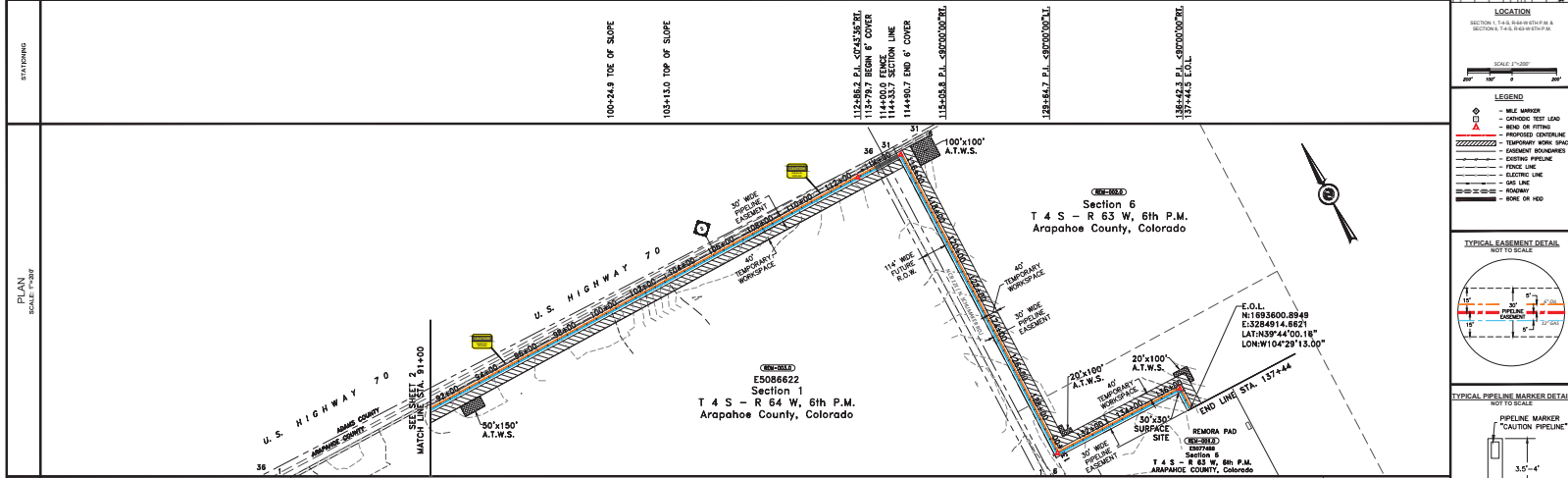


PROPOSED PIPELINE			
REMORA CONNECTIONS WILLIAMS 12" GAS PIPELINE ELEVATION 6" OIL PIPELINE ARAPAHOE COUNTY, COLORADO			
STA. 30+92.8 TO STA. 137+44			
DRAFT: 8/85	CHECK: GRS	DATE: 3/3/26	REV:0
DWG: ELY-REM-APC-2025	SHEET: 1 of 3		

ARAPAHOE COUNTY CASE NUMBER: UAS125-003

USE BY SPECIAL REVIEW
 REMORA CONNECTIONS
 LOCATED IN SECTIONS 1 & 2, TOWNSHIP 4 SOUTH, RANGE 64 WEST &
 SECTION 06, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M.
 COUNTY OF ARAPAHOE, STATE OF COLORADO

SECTION 1	SECTION 2	SECTION 6
PROPR FARM INVESTMENTS, LLC SEC. 1, T 4 S - R 64 W, 6TH P.M. S&L# 10 143.4 ACRES	PROPR FARM INVESTMENTS, LLC SEC. 2, T 4 S - R 64 W, 6TH P.M. S&L# 10 172.8 ACRES	PROPR FARM INVESTMENTS, LLC SEC. 6, T 4 S - R 63 W, 6TH P.M. S&L# 10 84.8 ACRES



ITEM NO.	QUANTITY	DESCRIPTION	NO.	ITEMS PER SHEET	NO.	DESCRIPTION	DATE	PI LIST
1	4844.3'	12.75" OD x 0.320" WT. CS Pipe, API 5L X-52, PSL2, ERW, 14-16 MB FIRE COATING	1	1	1	ARAPAHOE CO. RETURNS	1/20/26	1
2	4844.3'	1.625" OD x 0.280 WT. CS Pipe, API 5L X-52, PSL2, ERW, 14-16 MB FIRE COATING	1	1	1	DITCH/CANAL		15'
			1	1	1	ON POWER LINE		30'
			1	1	1	FENCE GAPS		48'
			1	1	1	ROADS		90'
				TOTAL	4			

GENERAL NOTES

- MEASUREMENTS AND DISTANCES SHOWN HEREON ARE LAID OUT AND CORRECTED TO THE DATE PLANE CORRECTED SYSTEM "NAD83" DATUM. COORDINATES SHOWN ARE BASED ON THE "NAD83" DATUM. COORDINATES AND DISTANCES SHOWN ARE NOT TO SCALE.
- OWNERSHIP PROVIDED BY CLIENT'S AGENT.
- ALL LEASE ROADS TO BE OPEN OUT.

CONSTRUCTION NOTES

- FOR BIDDING CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL VERIFY THE EXISTING GROUND AND ELEVATION DATA FROM THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND VERIFICATION OF THE FIELD DATA AND THE COMPLETION OF THE PIPELINE INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE THE PIPELINE WITH A MINIMUM OF 6 FEET DEPTH OF COVER.
- PIPELINES CONSTRUCTED THROUGH OBSTRUCTIONS SHALL BE CONSTRUCTED THROUGH THE OBSTRUCTION WITH A MINIMUM OF 6 FEET DEPTH OF COVER.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 6 FEET DEPTH OF COVER.
- REFER TO CROSS SHEET FOR CENTERLINE DESCRIPTION.

PROPOSED PIPELINE

REMORA CONNECTIONS
 WILLIAMS 12" GAS PIPELINE
 ELEVATION 6" OIL PIPELINE
 ARAPAHOE COUNTY, COLORADO

STA 91+00 TO STA 137+44

DRAFT: GRS CHECK: GRS DATE: 9/26 SHEET: 3 OF 3 REV: 0

WILLIAMS ELEVATION
Avery
 LINE SERVICES

ARAPAHOE COUNTY CASE NUMBER: UAS25-203

KEY MAP NOT TO SCALE

LOCATION SECTION 1, T 4 S, R 64 W, 6TH P.M. & SECTION 2, T 4 S, R 64 W, 6TH P.M.

SCALE: 1"=100'

LEGEND

- MILE MARKER
- CORROD TEST LEAD
- HEAD OF PIPELINE
- PROPOSED CENTERLINE
- TEMPORARY WORK SPACE
- EASEMENT BOUNDARIES
- FORCE LINE
- ELECTRIC LINE
- GAS LINE
- ROADWAY
- BORE OR HDD

TYPICAL EASEMENT DETAIL NOT TO SCALE

TYPICAL PIPELINE MARKER DETAIL NOT TO SCALE

PIPELINE MARKER "CAUTION PIPELINE"

NOTES

- TO BE USED FOR CONSTRUCTION PURPOSES ONLY.
- DO NOT REMOVE OR ALTER ANY INFORMATION ON THIS SHEET.
- IF ANY CHANGES ARE MADE TO THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER.