

**ARAPAHOE COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**January 19, 2021**  
**6:30 PM**

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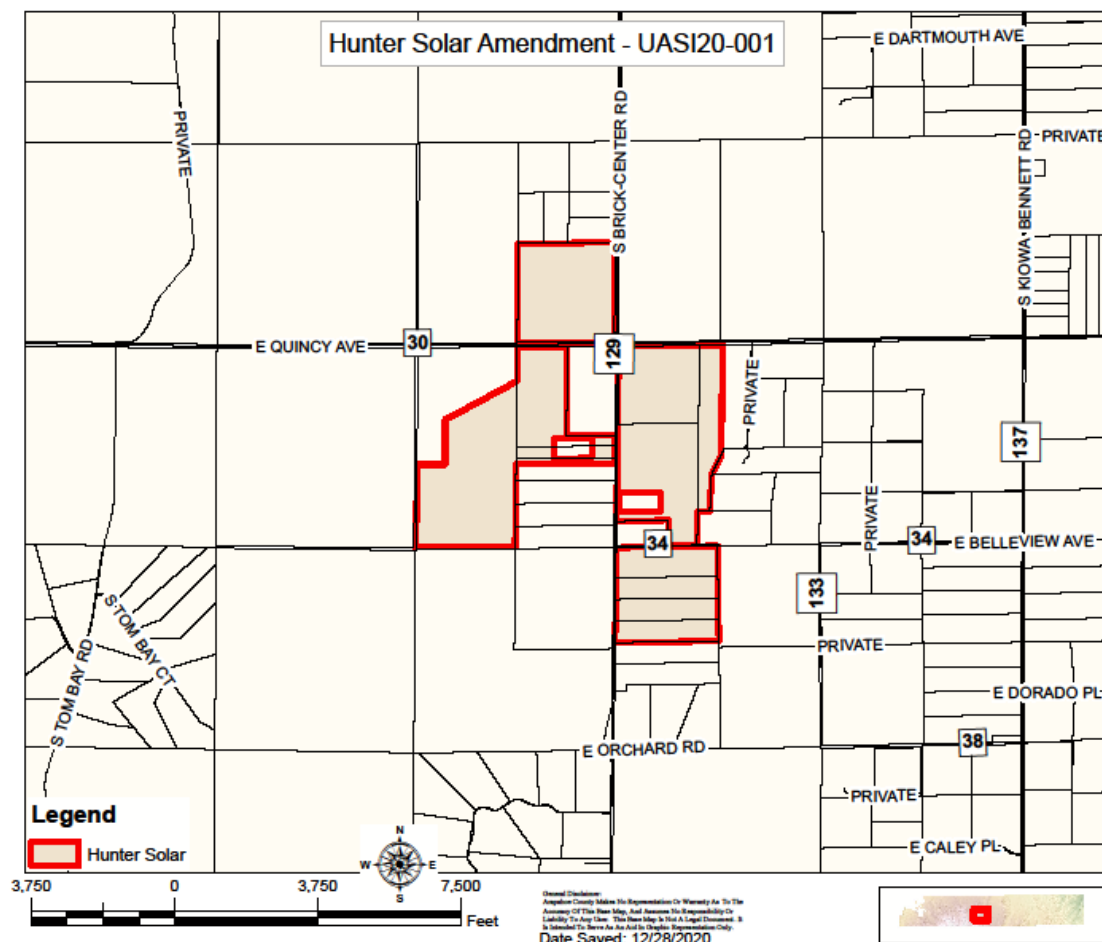
**SUBJECT: UASI20-001 – USE BY SPECIAL REVIEW: HUNTER SOLAR POWER**  
**PLANT AMENDMENT NO. 1**  
**DIANE KOCIS, CASE PLANNER**

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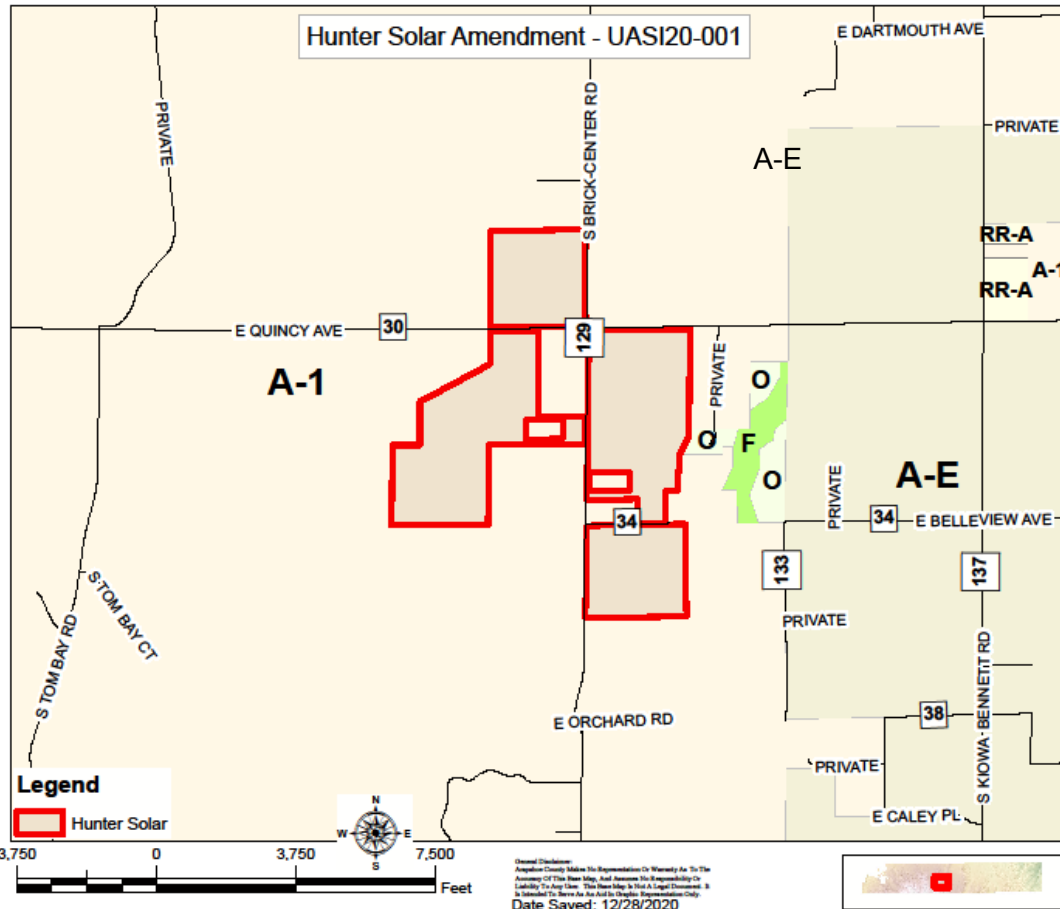
January 4, 2021

**VICINITY:** This proposal is in Commissioner's District #3. The project site is located northwest, southwest and southeast of the intersection of East Quincy Avenue and South Brick Center Road in Eastern Arapahoe County.

Vicinity Map



## Zoning Map



### **ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:**

There are no adjacent subdivisions. The entire project area and adjacent parcels are zoned A-1 Agricultural. The County's Eastern Service Center is located southwest of the intersection of E. Quincy Avenue and Brick Center Road. The Kiowa Creek Sporting Club, located in a narrow parcel on the east side of the project area, is zoned F-Flood Plain and O-Open Space.



**Photo 1: Looking NW at Quincy Ave and Brick Center Road**



**Photo 2: Looking N at Bellevue Ave and Brick Center Road**



**Photo 3: Looking N at Project's Southern Boundary**



**Photo 4: Looking NE from S end of project along Brick Center Road**

## **PROPOSAL:**

The applicant, Torch Clean Energy LLC, acting on behalf of the project owner, Hunter Solar, and 7 property owners (Brent & Kent Beichle, the Geller Trust, Patrick Barenberg, Larry and Helen Toft, John Henry Hyatt, Mark and Brenda Moore, and MBM Properties LLC), is requesting approval for a Use by Special Review with 1041 Permit Requirements (UASI) known as Hunter Solar Amendment No. 1, which seeks to construct a 75 MW Solar Energy Facility on roughly 675-acres of land located in the vicinity of Quincy Avenue and Brick Center Road. This solar power facility will contain rows of photovoltaic cell panels mounted on solar arrays.

The Hunter Solar project was approved by both the Planning Commission and the Board of County Commissioners in late 2017 and early 2018, respectively, with a Condition of Approval that the project owner work with all oil and gas mineral owners and lessees to ensure that they could access their minerals. This amendment application includes the addition of 205 acres from the Geller Estate and 5 acres from the Barenberg property for an access road, as well as a removal of 15 acres on the Toft property, 10 acres on the Hyatt property and 40 acres on the Moore property. The net added acreage is 145 acres, to adjust for the loss of acreage in order to reserve areas for potential oil and gas well pads and associated access roads.

## **RECOMMENDATIONS AND FINDINGS:**

Staff: Staff recommends that the Amendment to the Use by Special Review with 1041 Permit requirements be APPROVED, subject to the comments, findings and conditions of approval outlined herein.

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## **I. BACKGROUND**

The existing zoning is A-1 for the project site and the parcels adjacent to the site. Please see the Zoning Map on page 2 of this report.

## **II. DISCUSSION**

### **Comprehensive Plan:**

The proposed project is located in an area designated as Tier 3 in the Comprehensive Plan. The Tier 3 section states:

*The County will discourage non-residential uses from occurring in the Rural Area, including uses permitted by special review, unless they are agriculture-related or are public facilities and services.*

*Siting will be determined through the County's land use review procedures.*



The proposed Amendment to the Use by Special Review with 1041 Permit requirements application is in partial conflict with the Arapahoe County Comprehensive Plan. While the zone district can allow these types of uses through a 1041 and Use by Special Review process, this project is in Tier 3 of the Comprehensive Plan. Tier 3 is a rural reserve area intended to preserve land for agriculture. Our Comprehensive Plan does not encourage USRs outside of the Tier 1 and 2 areas of the County. The Comprehensive Plan at Strategy TC 3M 1.1(g), however, does expressly allow for USRs in Tier 3 provided the use of the property reverts to agricultural use if the USR operations cease.

The Comprehensive Plan discourages non-residential uses from occurring in the Rural Area, unless they are agriculture-related or are public facilities/services. This project is for a solar power energy facility that will supply electricity to IREA for public consumption and in that regard is a public facility as defined in the Comprehensive Plan, which recognizes power energy facilities as public facilities.

It is important to note that these types of installations are located close to power substations for both financial and infrastructure reasons. The power generated needs to tie into a utility line of sufficient size and capacity to receive, transform and carry the energy. Having a power substation nearby provides the necessary infrastructure without a substantial investment to build a new one. A power substation, as seen in Photo 2, is adjacent to the project.

It is also important to note that this project will provide a guaranteed income to the agricultural parcel owners, for the term of the lease and any lease extensions. When the panels and other equipment are removed at the end of the lease term, and the land is restored to its former condition, the parcel owners will be able to pursue agricultural uses again, or lease portions of their surface for oil and gas development.

The proposed project aligns well with two Comprehensive Plan policies: NCR 4.1 and NCR 6.2 and a Comprehensive Plan strategy, T3 GM 1.1(d), as listed below.

***Policy NCR 4.1 - Improve Air Quality***

Arapahoe County, while it has limited authority in air quality control, should undertake efforts to improve air quality in the region by reducing growth in total vehicle-miles of travel, encouraging non-polluting industries to locate in the County, and supporting air quality technological and educational programs.

***Policy NCR 6.2 – Encourage the Development and Use of Alternative Energy Sources***

The County will encourage alternative energy companies to develop facilities and generate energy from alternative sources. The County will encourage the use of energy from alternative sources by residents, businesses and utility companies.

If approved, this project will generate electricity for IREA using an alternative energy source.

### **Strategy T3 GM 1.1(d) – Allow Uses by Special Review Only with Reversion to Agricultural Uses**

The County will allow Uses by Special Review in Tier 3, but only with the condition that, should uses or operations cease, the use on the property will revert back to agricultural.

#### **Use by Special Review:**

##### **Submittal Requirements:**

The applicant has complied with all of the submittal requirements outlined in the USR requirements in the Land Development Code, Section 5-3.4 and 5-3.5.

#### **Referral Comments:**

The following are referral comments, as well as the applicant's response to the comments (in italics).

County Engineer	A number of comments related to USR exhibit, Drainage Study, and GESC Report and GESC Plan. <i>Applicant Response: Addressed and Corrected by Applicant.</i>
Mapping	A number of comments related to mapping. <i>The applicant has revised the plans.</i>
Zoning Administrator	Reviewed. No comments
Building Division	The Solar Farm will be reviewed as an F1 occupancy. Please submit all Engineers Stamped Plans along with the required Permits.  A pre-submittal meeting via Teams is required prior to permit submission.
Sheriff's Office	Reviewed. No comments
Assessor	No comments regarding the amendment but taxation information was provided because a landowner had questions.
Long Range Planning	No comments
Weed Control	If the plan is to continually mow, that should be adequate. Establishing and maintaining healthy habitats is the desired outcome by the County, so it would be necessary for the applicant to control weeds, should they invade a disturbed area, in order to satisfy the GESC requirements.  They can map the property via GPS (for) any noxious weeds (found) and submit that information to the County. <i>Response: Applicant submitted a Weed Management Plan and a Noxious Weed Plan, which was approved by Weed Control.</i>

U.S. Army Corps of Engineers	No permit required. Ascertained during fieldwork for updated Environmental Impact Analysis.
Bennett-Watkins Fire Rescue	Approved plan and provided permit with stipulation that perimeter be maintained vegetation free for the life of the facility. <i>Response: Agreed to by Applicant.</i>
Colorado Parks and Wildlife	While the (project) footprint does fragment wildlife habitat, the two designated wildlife corridors along two ephemeral streams ... (it) should maintain wildlife movement into the future. The additional 119 acres that is part of this amendment lie west and north of the closest ephemeral stream.
REAP	Reviewed. No comments.
West Arapahoe Conservation District	No comments.
Urban Drainage	No comments.
Tri-County Health	Commends the applicant for renewable energy generation, which does not contribute to air and water pollution. Recommends that portable sinks associated with the portable toilets be properly cleaned and maintained. Recommends that all trash is enclosed in rodent proof receptacles as rodents can spread disease. <i>Response: Agreed to by Applicant.</i>
IREA	IREA has recently constructed a new 115 kV transmission line south of our property (AKA ERU project). The applicant will be required to add the existing 115 kV transmission line and recorded easements on the property of MBM Properties. <i>Response: Agreed to by Applicant.</i>
Xcel Energy	Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined <b>there is a potential conflict</b> with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. <u>Any activity including grading, proposed landscaping, erosion control or similar activities</u> involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/



	contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via website: <a href="http://www.xcelenergy.com/rightofway">www.xcelenergy.com/rightofway</a> or email: <a href="mailto:coloradorightofway@xcelenergy.com">coloradorightofway@xcelenergy.com</a> ).
East Arapahoe County Advisory Planning Commission	Tom Coker: In reviewing this project, it appears that it is well thought out and located in an area where the solar panels should not create any issue environmentally. I support this project.
Unincorporated Arapahoe County Economic Development	Janet Cook: No comments.

### **Other Issues:**

The applicant will provide a guarantee, through each individual landowner lease, that the equipment will be removed when the project is no longer operational and provide reclamation of the disturbed ground surface, including reseeding. This will be a condition of approval if the UASI is approved. Additionally, reclamation is addressed through the GESC Plan. It is important to note that the site was chosen in part for its relatively flat topography so that minimal grading will be required; the existing vegetation will be preserved to a large degree, and minimal reseeding will be required.

An easement for an access road is also part of this amendment. The easement is located on a narrow strip of property belonging to Patrick Barenberg, south of the Toft property. The applicant will also provide a recordation number for the Barenberg easement prior to the Board of County Commissioners' hearing.

### **1. Approval Criteria**

The Use by Special Review (UASI) with approval criteria for a Major Electrical Facilities of a Private Company shall comply with all of the regular approval criteria for a USR in the Land Development Code, Sections 5-3.4 and 5-3.5, as well as the criteria set forth in the 1041 Regulations, Section V, Part A and C. All of these criteria shall be used in determining whether such Use by Special Review should be approved. [See applicant's response to approval criteria in the amendment to the 1041 and USR Narrative. Staff response to approval criteria is shown below in italics.]

The following criteria shall be used to assist in determining that the proposed Use by Special Review is appropriate:

1. 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.

*Water and sewer capability is not necessary for this project. The applicant will need to restore county roads to their pre-construction state as a minimum. This will be a condition of approval.*

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

*The proposed Solar Power Plant Amendment is generally compatible with the surrounding agricultural uses, and the applicant has provided photo-simulations depicting the proposed development. The Use by Special Review is not fully consistent with the Comprehensive Plan Tier 3 designation for this area, which proposes limiting special uses to those that are agricultural in nature or provide a public facility. As discussed in the Comprehensive Plan section, although the facility is privately owned, it will provide power to a public utility.*

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

*Public service needs appear to be minimal as schools, parks, and libraries are not applicable to this application. The Fire District is willing to provide services as long as applicable fire code requirements are met and as long as their specific concern regarding vegetation management is addressed. The Sheriff's Department had no comments. Emergency medical services could potentially be needed, primarily during the construction phase.*

4. 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 project enhances convenience for present and future residents by helping to provide sufficient electricity supply to meet customers' electricity demand and supports the sustainability goals identified in the Colorado Renewable Energy Standards, whereby 30% of the state's generated electricity is generated from renewable energy by 2020. The state renewable energy standards have not been updated beyond 2020 at this time.*

5. 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.

*Public health and safety appear to be adequately protected. According to the Arapahoe County floodplain maps, no floodplains are present on the site.*

6. 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.

*The project site is adjacent to public roads, and the applicant will construct the necessary access drives for site and emergency access.*

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

*The site is relatively flat, which reduces the amount of grading required to install the facility. Disruption to the existing physiographic features will be minimized through a Grading, Erosion, and Soil Control Plan, along with implementation of a noxious weed plan and good design and construction practices. There are no lakes or streams at or near the solar power plant site.*

8. 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.

*Per Colorado Parks and Wildlife's recommendation, there will be an 8-foot-high chain link fence for wildlife safety. Where the site is visible from the Kiowa Creek Sporting Club on the east side, the fence will be opaque to help minimize the aesthetic impact on that facility.*

9. 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.

*Open space is not applicable to this project; there will be no on-site residents or employees.*

## **2. Additional Approval Criteria**

In addition to the regular approval criteria for a USR in the Land Development Code, this type of USR requires compliance with criteria set forth in the 1041 Regulations, Section V, Parts A and C, along with Appendix A.

A permit may be approved if the proposed activity complies with the following general criteria and any additional applicable criteria in Section C. In determining whether the proposed activity complies with the criteria, the Planning Commission and Board of County Commissioners may take into consideration the construction, operation and cumulative impacts of the proposed activity.

A. General Approval Criteria [See applicant's response to approval criteria in Section A of the application narrative. Staff response to approval criteria in italics below.]

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.

*The applicant can and will obtain all necessary property rights, permits and approvals prior to construction.*

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

*There are no regional water quality plans for this area. The GESC permit will help maintain water quality in this area.*

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

*The applicant has provided the Planning Division with some general information that indicates that they have developed solar power plants in the United States, which shows, in part, that the company has the financial capability to develop the Proposed Project. The applicant has also provided a Letter of Financial Comfort.*

4. The Proposed Project is technically and financially feasible.

*The applicant has conducted a number of studies that indicate that the Proposed Project is technically and financially feasible.*

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

*The applicant will design the Proposed Project to minimize the risks from natural hazards. There are no apparent natural hazards related to this project.*

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

*Tier 3 is intended for preservation of agricultural lands, and non-residential uses are discouraged unless for public facilities or services. However, the project is for a solar power energy facility that will supply electricity to IREA for public consumption and, in that regard, is a public facility as defined in the Arapahoe County Comprehensive Plan which, at page 33, recognizes power energy facilities as public facilities.*

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.

*This Proposed Project is anticipated to have minimal impacts on provision of services from Arapahoe County and other special districts.*

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

*This Proposed Project will be privately financed and will have minimal financial burden on the residents in Arapahoe County.*

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

*The Proposed Project will not significantly degrade any substantial sector of the local economy, although up to 671 acres will be removed from agriculture (145 net acres added to earlier approval). However, the construction phase could be a benefit to the local economy, and there is potential for positive impact to electrical utility rates through the service provider that will be acquiring the generated power.*

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

*The Proposed Project will not reduce or limit the quality or quantity of recreational opportunities and experience in the area.*

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

*The Proposed Project is designed to minimize adverse impacts to resources. Also of note, Colorado's Renewable Energy Standard requires investor-owned electric utilities to provide 30% of electricity sold from renewable energy sources by 2020. The state renewable energy standards have not been updated beyond 2020 at this time. It is important to note, as stated by the Colorado Energy Office, that the Renewable Energy Standard statute is not necessarily what is driving clean energy development in the state anymore. "The policies that are driving our office... are the greenhouse gas reduction goals set forth by HB19-1261, and the Governor's goal of 100% clean energy by 2040, which will drive renewable energy development well beyond the RES requirements."*

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 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 analysis of the submitted application and referral comments has determined that the Proposed Project has no significant environmental impacts with the exception of some loss of visual quality. The applicant has sited and designed the Project to minimize environmental impacts.*

13. The Proposed Project will not cause a nuisance.

*The Proposed Project will not cause undue nuisances outside of the solar power plant site. Once constructed, the project will have no noise and generate less traffic than a single-family home.*

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

*The Proposed Project will not degrade any areas of paleontological, historic, or archaeological importance in the Project area, according to the State Historical Office.*

15. The Proposed Project will not result in 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 applicant will comply with Federal and State hazardous materials regulations. No hazardous materials are associated with the panels or the equipment.*

- b. Use of waste minimization techniques.

*The applicant will use waste minimization techniques to the extent that is practical.*

- c. Adequacy of spill prevention and response plans.

*The applicant intends to comply with all regulations related to hazardous material, including spill prevention and response plans.*

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 applicant feels that this Proposed Project enhances the productive use of energy resources within the County with a small impact on agricultural lands.*

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

*Per the discussion in the Alternatives section of the application materials, the applicant has generally chosen the best overall alternative.*

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

*The Proposed Project will not unduly degrade the quality of agricultural activities in eastern Arapahoe County. This solar power plant will remove up to 671 acres of land from agriculture (prior and current approvals combined), which is less than 0.20% of the agriculturally-zoned land in the County. The Proposed Project will not unduly degrade the quantity of agricultural activities. See Attachment B, the photo-simulations.*

19. Cultural Resources. 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.

*With the exception of some visual impact and a disruption of solitude in the natural environment during construction, the Proposed Project will not significantly interfere with any of the above-mentioned cultural resources criteria.*

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

*The Proposed Project will not cause significant degradation of land-use patterns in the area. The Proposed Project would add solar panels and related equipment on up to 671 acres of formerly open agricultural land. This amounts to less than 0.20% of the agricultural land in the County. The proposed lease term is up to 40 years, and the agricultural uses could be restored at the end of the lease. The Comprehensive Plan recommendations indicate some concern for disruption of agricultural lands due to non-agricultural uses in the rural area. There has not been*



*a policy discussion of the long-term impacts of this emerging land use on agricultural lands if multiple requests are received and processed within Tier 3.*

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

*The applicant has sought to comply with all applicable Use by Special Review regulations and has paid all applicable fees.*

**B. Section V, C: Additional Criteria Applicable to Major Facilities of a Public Utility (Private Company)**

In addition to the general criteria set forth in Section V, Part A of the 1041 Permit Regulations, above, the following additional criteria shall apply to major facilities of a public utility (private company):

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

*The Proposed Project's intent is to improve the service provided by the public utility.*

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

*The Proposed Project's site will remove up to 671 acres of agricultural lands that are not currently planted during the term of the leases, but will allow for agricultural uses to exist surrounding the solar power plant site. The project lands can be returned to agricultural uses after the project is ended, thereby helping to preserve existing rural patterns; 671 acres amounts to less than 0.20% of the County's agriculturally-zoned land. As noted, there has not yet been a policy discussion specific to this emerging land use if multiple requests are received within the agricultural areas of the county.*

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

*The Proposed Project avoids direct conflict with adopted State and regional master plans but does partially conflict with the Comprehensive Plan Tier 3 designation of this area.*

4. Where feasible, major facilities of a public utility (private company) shall be located so as to minimize dedication of new right-of-way and construction of additional infrastructure (e.g., gas pipelines, roads, and distribution lines).

*The location of the solar power plant site will help minimize dedication of new rights-of-way and construction of additional infrastructure by connecting with the existing nearby substation.*

### **III. STAFF FINDINGS: USE BY SPECIAL REVIEW**

Staff has visited the site and has reviewed the plans and supporting documentation and referral comments, as well as citizen input in response to this application. Based upon review of the Comprehensive Plan, development regulations, and analysis of referral comments, our findings include:

1. Although the Tier 3 designation does not recommend Use by Special Reviews in this area, the proposed solar facility meets the intent of Policy NCR 6.2, which encourages solar energy development.
2. The proposed Use by Special Review application appears to be consistent with Use by Special Review Section of the Arapahoe County Land Development Code.
3. This application appears to generally meet all of the approval criteria for this Use by Special Review, provided all of the conditions of approval are met.
4. There are a number of Conditions of Approval recommended by staff if this application is approved, including: 1) The applicant will need to remove or provide for the removal of the solar power plant, if and when the solar power plant is no longer functional or operational for a period of more than twelve months, as stated in the landowner leases; 2) The applicant must comply with the requirement of Bennett-Watkins Fire Rescue to maintain a vegetation free project perimeter; 3) The applicant or subsequent owner must notify the County if the use is discontinued or if they decide not to move forward with approved USR. *A complete list of conditions recommended by staff is included in the Draft Motion to Recommend Approval.*

### **IV. RECOMMENDATION FOR USE BY SPECIAL REVIEW**

Considering the findings and other information provided herein, staff **recommends approval** of case number, UASI20-001, the Hunter Solar Amendment No.1 (USR with 1041 Permit requirements) based on the findings 1 through 4, above, and with the recommended **Conditions of Approval** listed in the Draft Motion to Recommend Approval.

## V. DRAFT MOTIONS FOR USE BY SPECIAL REVIEW

**RECOMMEND APPROVAL** *(This motion is consistent with the Staff Recommendation; any changes to recommended Conditions of Approval should be included as part of the motion.)*

In the case of UASI20-001 – Hunter Solar Amendment No. 1, Use by Special Review Permit with 1041 Permit requirements, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to **recommend approval** of this application based on the findings supporting approval in the staff report, subject to the following conditions:

1. The applicant makes any modifications to plans, as requested by the Public Works & Development Department, prior to the signing of the Mylars and before any construction is started on this project.
2. The applicant shall address all Engineering Services Division comments, concerns, fees and bonds, including, but not limited to, GESC, ROW, and Street Cut permits, a gravel roadway agreement, or as identified in their reports, prior to the start of construction.
3. The applicant will need to restore County roads to their pre-construction state as a minimum.
4. The applicant shall provide for the removal of the Solar Power Facility, if and when the Solar Power Facility has been abandoned and is no longer functional or operational for a period of more than one year, through the use of a decommissioning bond to Arapahoe County to be provided by the applicant before the project becomes operational.
5. This USR approval for Case No. UASI20-001 does not run with the land. In the event that the Solar Power Facility is abandoned as provided above or on December 31, 2062, whichever comes first, the USR approval in this Case No. UASI20-001 shall terminate and the property will revert back to agricultural use. The applicant will provide a guarantee, through each individual landowner lease, that the equipment will be removed when the project is no longer operational and provide reclamation of the disturbed ground surface, including reseeding.
6. The applicant shall meet all of the requirements stipulated by IREA.
7. Prior to any activity, to include grading, proposed landscaping, erosion control or similar activities involving an Xcel Energy Right-of-Way, the applicant shall coordinate with Xcel Energy, which has indicated that it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

8. Prior to any construction on the solar power facility, applicant will execute and record an easement on the Barenberg property in accordance with the easement option recorded at reception number E0118438.
9. The applicant shall meet all of the requirements stipulated by Bennett-Watkins Fire Rescue, including but not limited to providing a vegetation-free project perimeter.
10. Provided setbacks from external property lines are maintained around the outer perimeter of the property serving as a leasing site for the solar energy production facility, the solar panels and related equipment may be built up to and cross the eight internal parcel lines, for the period that the properties are in use as a solar energy production facility, as generally shown on the USR plan.
11. Zone district setbacks from the property line(s) of any of the eight individual parcels, identified in the above Condition # 10, shall be maintained until such time that the solar energy facility development proceeds onto the adjoining parcel within the USR boundary, at which time the solar panels and related equipment may cross the internal property line between the affected parcels as provided in said Condition # 10.
12. The applicant shall work with mineral rights owners to ensure that the minerals underlying the project are accessible.
13. The applicant shall construct a perimeter fence in compliance with Colorado Parks & Wildlife recommendations. Where the site is visible from the Kiowa Creek Sporting Club on the east side, the fence will be opaque to help minimize the aesthetic impact on that facility.
14. The applicant shall conduct surveys for burrowing owls and tree, shrub and ground nesting raptors and songbirds prior to construction. If nests are identified, a minimum of a 500-ft buffer will be maintained until the young are no longer dependent on the nest or Colorado Parks & Wildlife is in agreement that construction can proceed without buffers.
15. The applicant shall perform an initial bird population survey prior to initial construction to establish a baseline of the number of bird species and their numbers, and thereafter an annual bird mortality survey will be required for the first three (3) years following initial construction activities. Project maintenance crews will collect, identify, photograph and keep records of bird corpses. The data shall be provided to Colorado Parks & Wildlife with a copy to the Planning Division Director so that Colorado Parks & Wildlife and the Planning Division can evaluate the impact of the project on area bird populations.
16. The applicant shall minimize the crossings of small drainages during construction, even if water is not present at the time of construction. If drainages need to be crossed, they shall be crossed perpendicular to the drainageway to minimize the increase in sediment load.

17. The applicant shall provide one or more wildlife corridors that will allow wildlife to migrate through the solar facility. The planned corridor or corridors will be submitted to the Colorado Parks & Wildlife for review.
18. The applicant shall notify adjacent property owners of construction schedules.
19. The applicant or subsequent owner must notify Arapahoe County Planning Division if the use is discontinued or if the owner/operator decides to not move forward with approved USR.

### **ALTERNATE MOTIONS:**

#### **RECOMMEND DENIAL**

*(This recommendation would not be consistent with the Staff recommendation.)*

In the case of UASI20-001, Hunter Solar Amendment No. 1, Use by Special Review Permit with 1041 Permit requirements, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to **recommend denial** of this application based on the following findings:

#### **Findings:**

1. ... *The motion should include new or amended findings in support of a recommendation of denial.*
2. ...

#### **CONTINUE**

In the case of UASI20-001, Hunter Solar Amendment No. 1, Use By Special Review Permit with 1041 Permit requirements, I move to continue the decision on this request to [February 2, 2021], date certain, at 6:30 p.m., at this same location, noting that, at this time, public hearings before the Planning Commission are being held remotely as posted with the agenda for the date of the meeting.

#### **Attachments**

Application  
USR Exhibit  
1041 Application  
Photo-simulations of Project Viewed from Right of Ways  
Referral Comments  
Engineering Staff Report







## BENCHMARKS

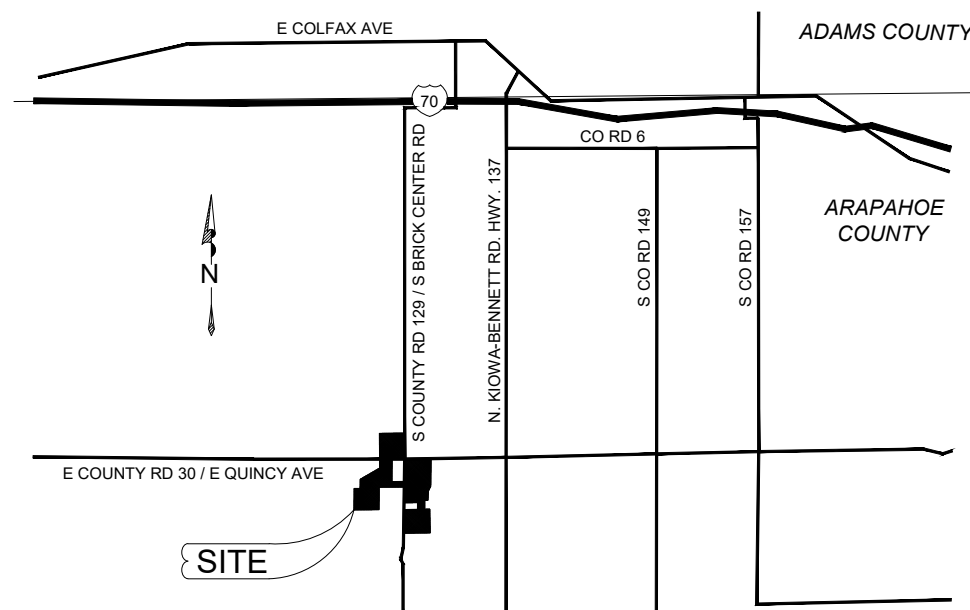
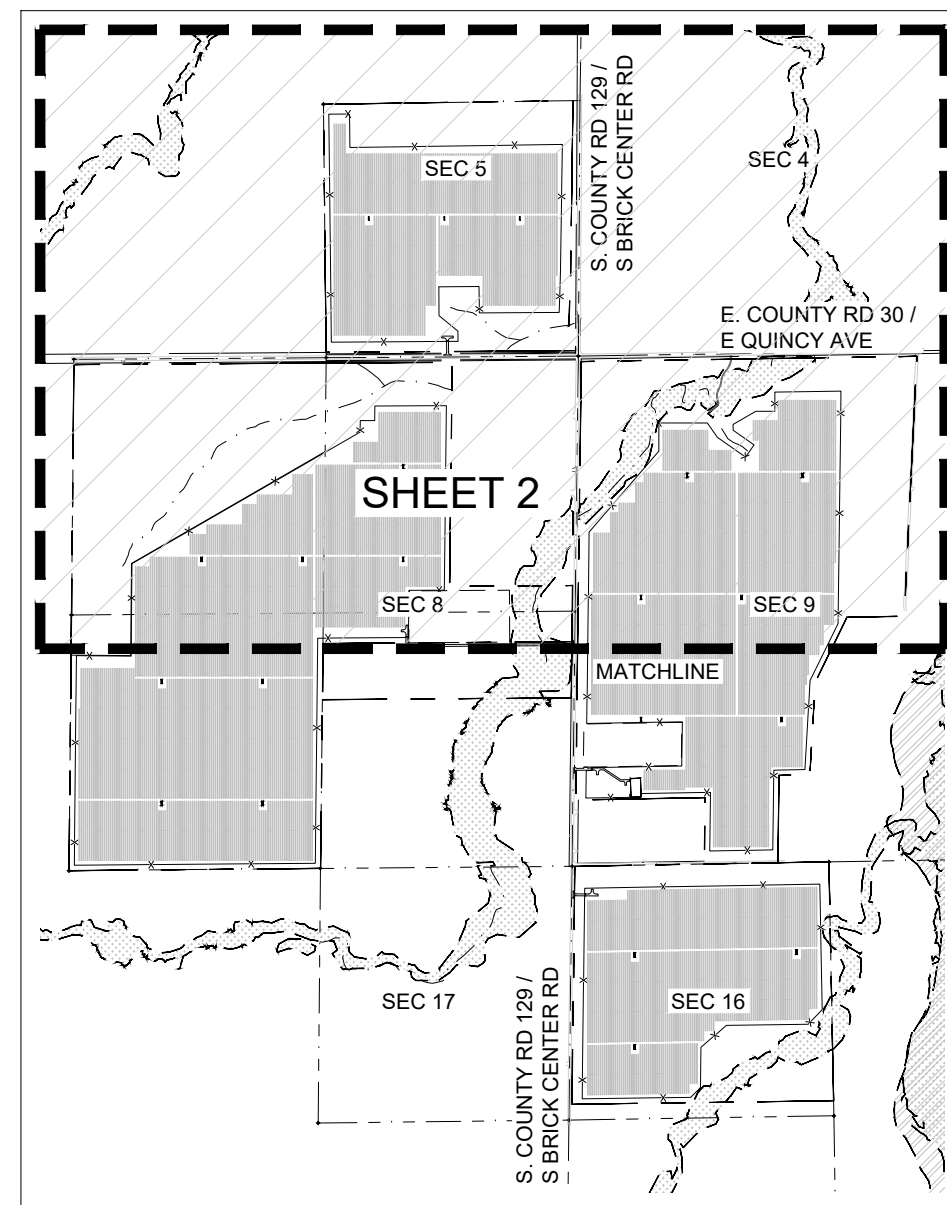
SITE BENCHMARK #1:  
POINT-ID BM0110315 RESET, ELEV. = 5760.40 (NAVD 88)  
MONUMENT DESC. = APC BM P3-57, TYPE 2 MONUMENT  
LOCATION = AT THE SOUTHEAST CORNER OF COUNTY ROAD 30 AND  
COUNTY ROAD 129  
PER ARAPAHOE COUNTY VERTICAL CONTROL, PHASE 3

SITE BENCHMARK #2:  
ELEV. = 5771.52 (NAVD 88)  
MONUMENT DESC. = FOUND REBAR & 2.5" ALUMINUM CAP STAMPED  
"WESTERN STATES SURVEYING PLS 23516"  
LOCATION = NORTHEAST CORNER OF BRICK CENTER ROAD ADN E.  
BELLEVUE AVE. SOUTHWEST CORNER OF THE I.R.E.A SUBSTATION

**HUNTER SOLAR, LLC**  
**USE BY SPECIAL REVIEW - AMENDMENT NO. 1**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, SECTION 8, THE WEST  
HALF OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 16 OF  
TOWNSHIP 5 SOUTH, RANGE 63 WEST, WEST OF THE 6TH PRINCIPAL MERIDIAN.

# NEW SHEET



LOCATION MAP - SCALE: 1:20,000

## SITE DATA

PIN #	PROPERTY OWNER
035123014	KENT BEICHE TRUST, BRENT C BEICHE
034633596, 033700511	HELEN F TOFT AND LARRY C TOFT
034270731, 034829547	JOHN H HYATT
034610332	MOORE MARK K, MOORE BRENDA G
034262784, 034262792	MMB PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY
034262806, 034262814	MMB PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY
0343021	CARL GELLER & VICE TOBERO ET AL
03200546	PATRICIA LAWRENCE BARENBERG

\*REFER TO PROPERTY AND LAND OWNER INFORMATION TABLE ON SHEET 1  
FOR PROPERTY ADDRESS AND OWNER ADDRESS INFORMATION

<u>ZONING JURISDICTION</u>	<u>ZONING</u>	<u>CURRENT LAND USE</u>	<u>ACRES</u>
ARAPAHOE COUNTY	A-1 (AGRICULTURAL-1)	AGRICULTURE	± 881.0 AC

PROPOSED USE	PRELIMINARY DISTURBED AREA	PRELIMINARY SOLAR AREA
75MW SOLAR ENERGY	± 7.2 AC	± 674.8 AC

\*\*\*PRELIMINARY AREAS SUBJECT TO CHANGE\*\*\*

## GENERAL NOTES

1. THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING GOOGLE EARTH, USGS AND BING IMAGERY.
2. THE SUBJECT PROPERTY LIES ENTIRELY OUTSIDE OF A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL 080005C026SK, DATED 12-17-2010 AND PANEL 080005C057SK, DATED 12-17-2010) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
3. CONTRACTOR SHALL APPLY FOR A STREET CUT AND R.O.W. USE PERMIT PRIOR TO CONSTRUCTION AND SHALL PROVIDE ALL TRAFFIC CONTROL PLANS REQUIRED TO COMPLETE CONSTRUCTION.
4. THERE WILL BE NO SITE GRADING OTHER THAN WHAT IS REQUIRED TO INSTALL THE ACCESS DRIVE AND THE CONCRETE EQUIPMENT PADS. EXISTING GRADE IS ADEQUATE FOR CONSTRUCTION AND DRAINAGE OVER THE LIFE OF THE FACILITY. PRE-DEVELOPMENT DRAINAGE PATTERNS TO BE MAINTAINED.
5. SITE VEGETATION MANAGEMENT SHALL CONFORM TO THE ARAPAHOE COUNTY ORDINANCE FOR IFC GUIDELINES AT ALL TIMES.
6. PARCEL SETBACKS WILL BE WAIVED FOR ALL PARCEL LINES INTERIOR TO THE PROJECT AREA LIMITS AND THE PARCEL LINES ADJACENT TO THE EXISTING I.R.E. SUBSTATION PARCEL.

EXISTING CONDITIONS - NORTH

DWN	CHKD
KMK	CS
KMK	CS
KMK	CS

AMENDMENT NO.1 TO HUNTER SOLAR, LLC  
S CO ROAD 129 & E CO ROAD 30  
BENNETT, ARAPAHOE COUNTY, COLORADO 80102

REV	DATE	DESCRIPTION
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**LATITUDE:**  
39.624° N

**LONGITUDE:**  
104.453° W

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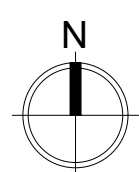
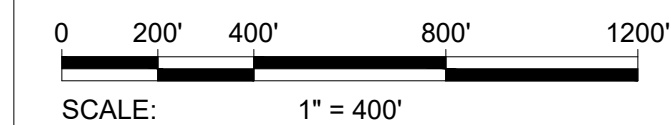
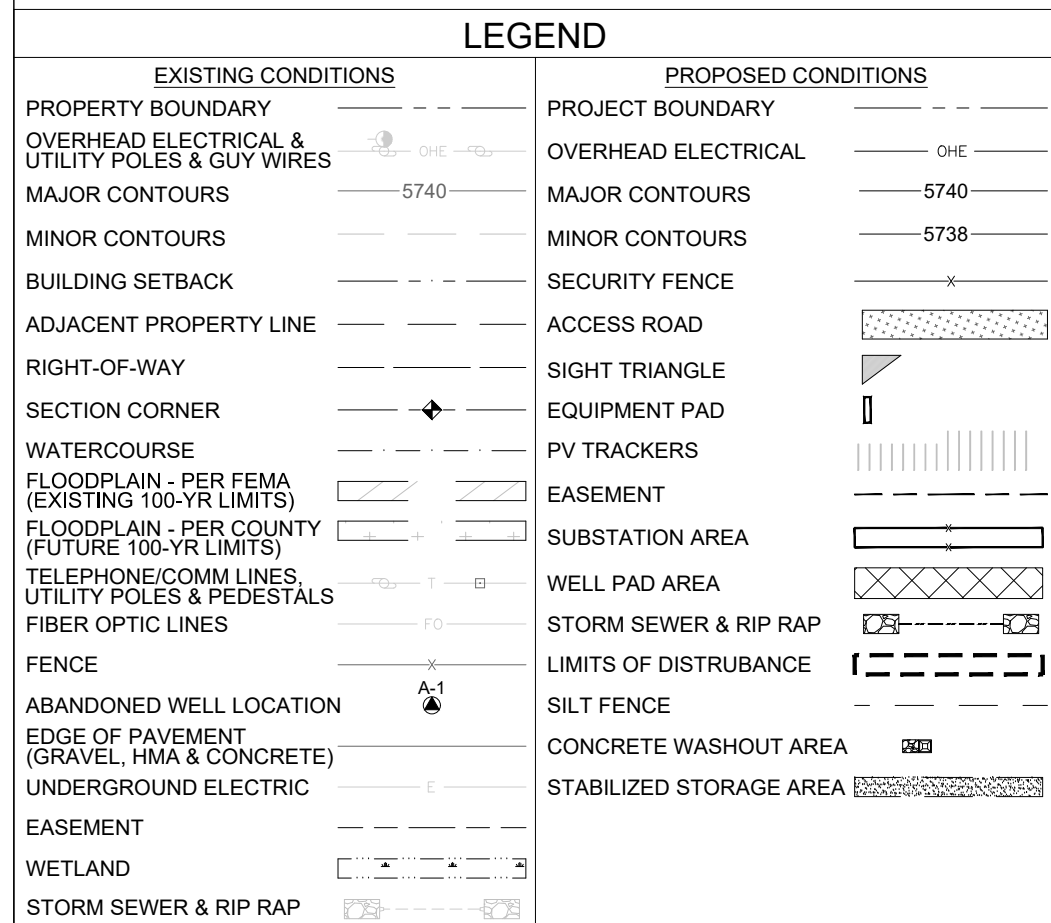
**SCALE:**  
1" = 400'

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**ORIGINAL SIZE:**  
ARCH D (24"x36")

---

**SHEET:**  
USR-2



ARAPAHOE COUNTY CASE NO. UASI20-001



# HUNTER SOLAR, LLC

## USE BY SPECIAL REVIEW - AMENDMENT NO. 1

## NEW SHEET

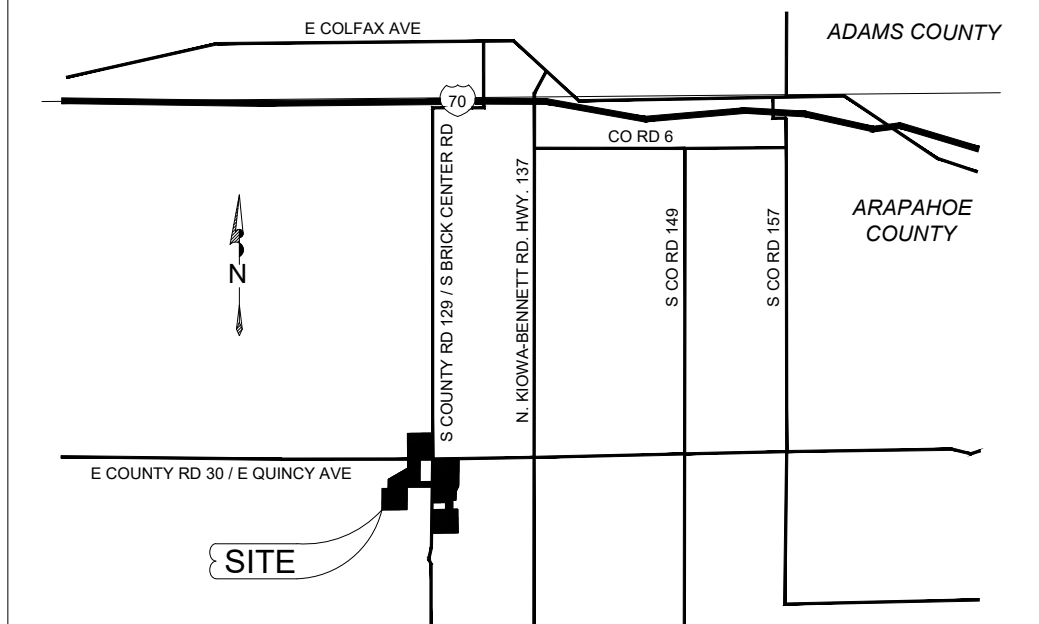
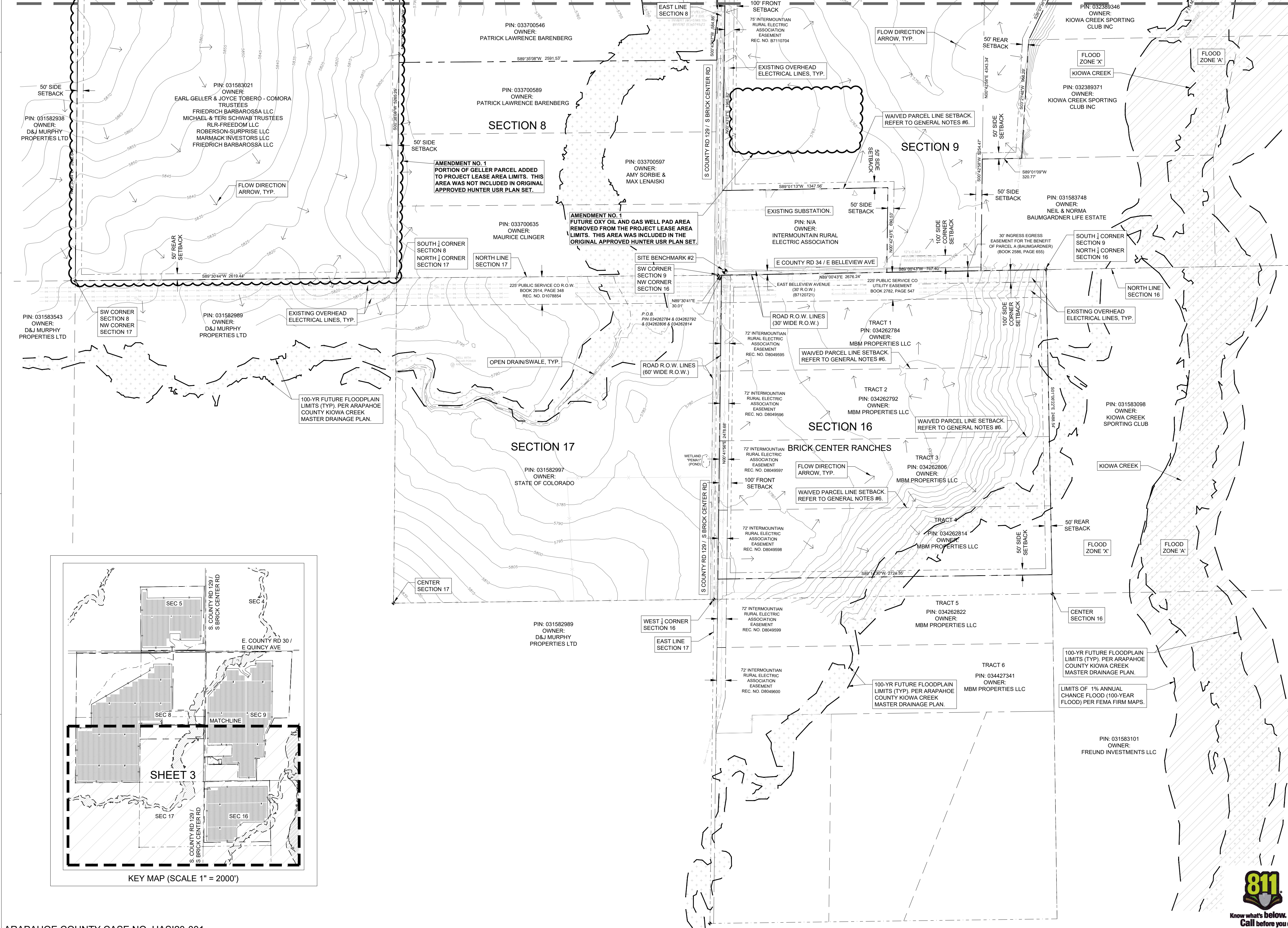
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### BENCHMARKS

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PER ARAPAHOE COUNTY VERTICAL CONTROL, PHASE 3

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LOCATION = NORTHEAST CORNER OF BRICK CENTER ROAD ADJ. BELLEVUE AVE, SOUTHWEST CORNER OF THE I.R.E.A SUBSTATION

MATCHLINE - FOR CONTINUATION SEE DRAWING 2 OF 8



LOCATION MAP - SCALE: 1:20,000

### SITE DATA

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034720731, 034829547	JOHN H HYATT
034610332	MOORE MARK K, MOORE BRENDA G
034262784, 034262792	MBM PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY
034262806, 034262814	MBM PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY
031583021	EARL GELLER & JOYCE TOBERO ET AL
033700546	PATRICK LAWRENCE BARENBERG

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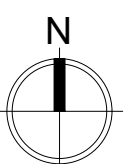
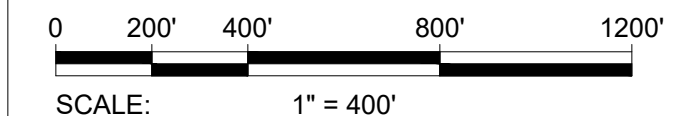
ZONING JURISDICTION	ZONING	CURRENT LAND USE	ACRES
ARAPAHOE COUNTY	A-1 (AGRICULTURAL-1)	AGRICULTURE	± 881.0 AC
PROPOSED USE	PRELIMINARY DISTURBED AREA	PRELIMINARY SOLAR AREA	
75MW SOLAR ENERGY SYSTEM	± 7.2 AC	± 674.8 AC	
PARCEL LINE SETBACKS	REQUIRED		
MIN. FRONT YARD	100 FT		
MIN. SIDE YARD	50 FT		
MIN. REAR YARD	50 FT		
MIN. SIDE CORNER	100 FT		

### GENERAL NOTES

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### LEGEND

EXISTING CONDITIONS	PROPOSED CONDITIONS
PROPERTY BOUNDARY	PROJECT BOUNDARY
OVERHEAD ELECTRICAL & UTILITY POLES & GUY WIRES	OVERHEAD ELECTRICAL
MAJOR CONTOURS	MAJOR CONTOURS
MINOR CONTOURS	MINOR CONTOURS
BUILDING SETBACK	SECURITY FENCE
ADJACENT PROPERTY LINE	ACCESS ROAD
RIGHT-OF-WAY	SIGHT TRIANGLE
SECTION CORNER	EQUIPMENT PAD
WATERCOURSE	PV TRACKERS
FLOODPLAIN - PER FEMA (EXISTING 100-YR LIMITS)	EASEMENT
FLOODPLAIN - PER COUNTY (FUTURE 100-YR LIMITS)	SUBSTATION AREA
UTILITY POLES & PEDESTALS	WELL PAD AREA
FIBER OPTIC LINES	STORM SEWER & RIP RAP
FENCE	LIMITS OF DISTURBANCE
ABANDONED WELL LOCATION	SILT FENCE
EDGE OF PAVEMENT (GRAVEL, MMA & CONCRETE)	CONCRETE WASHOUT AREA
EASEMENT	STABILIZED STORAGE AREA
WETLAND	
STORM SEWER & RIP RAP	



EXISTING CONDITIONS - SOUTH

REV	DATE	DESCRIPTION	DWN	CHKD
1	07/09/20	Initial Submittal	KMK	CS
2	10/07/20	Revise per Initial County Review Comments	KMK	CS
3	12/10/20	Revise per 2nd County Review Comments	KMK	CS

LATITUDE: 39.624° N  
LONGITUDE: 104.453° W  
SCALE: 1" = 400'  
ORIGINAL SIZE: ARCH D (24"x36")  
SHEET: USR-3



**BENCHMARKS**

**SITE BENCHMARK #1:**  
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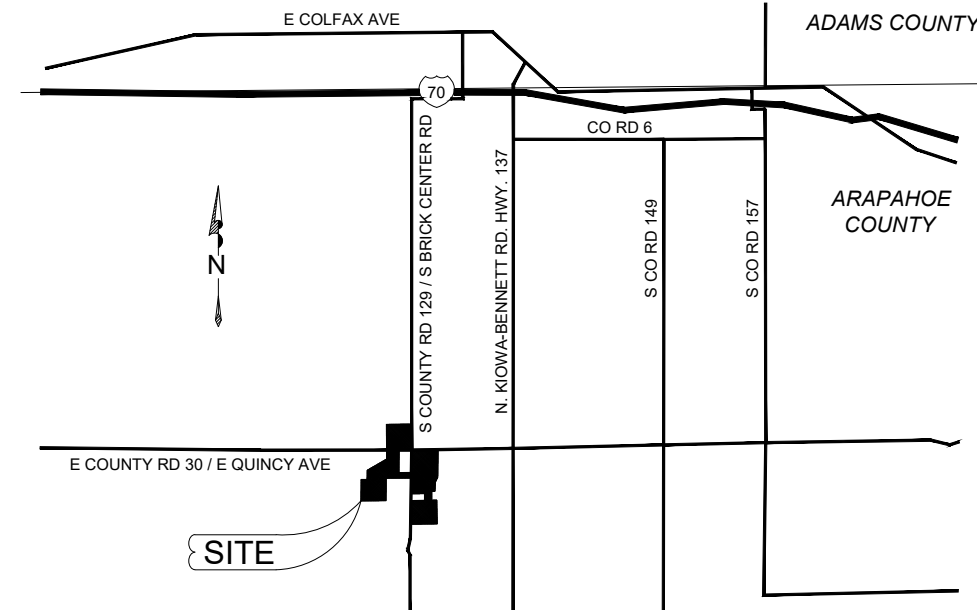
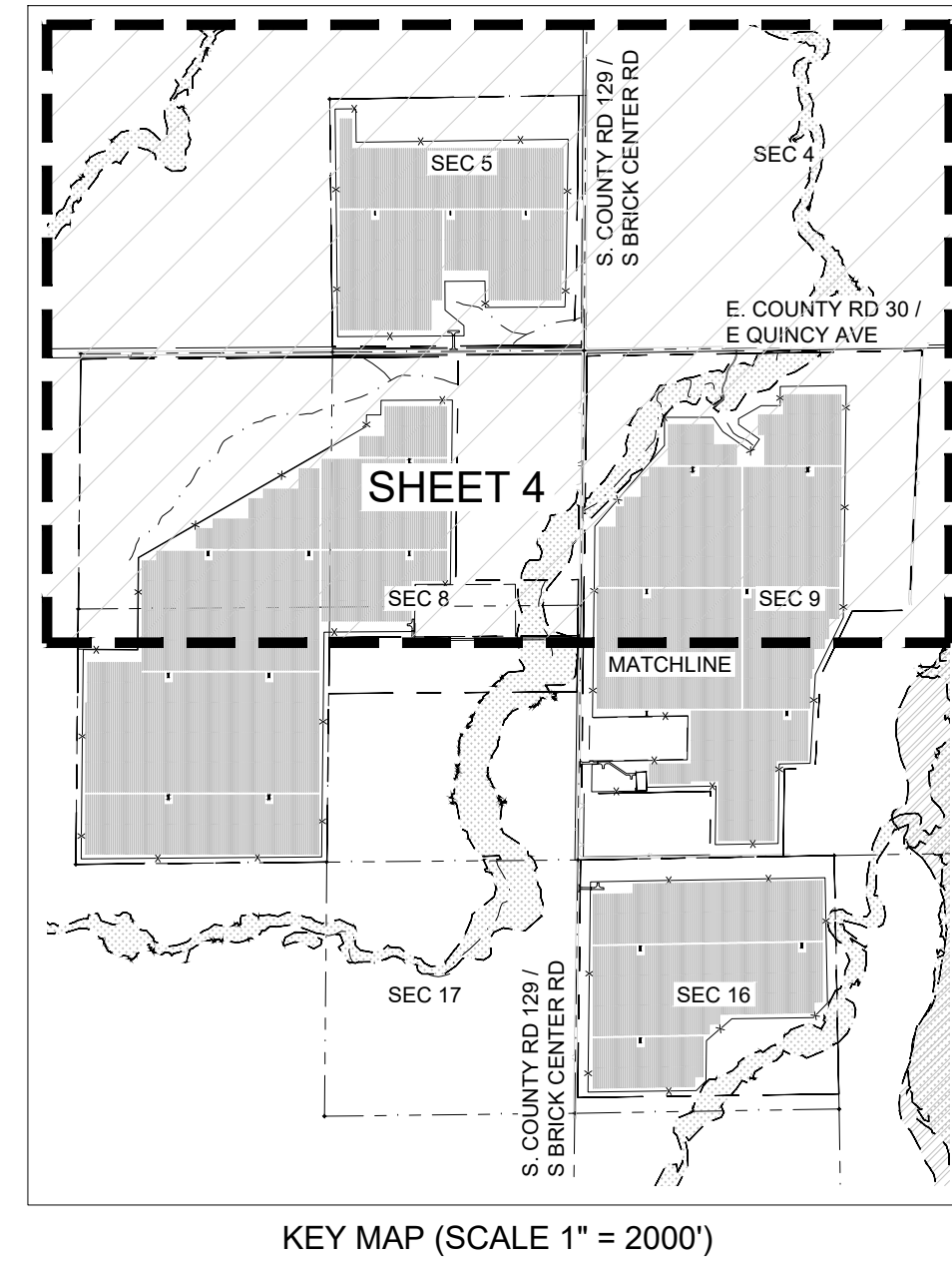
**SITE BENCHMARK #2:**  
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MONUMENT DESC. = FOUND REBAR & 2.5" ALUMINUM CAP STAMPED  
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LOCATION = NORTHEAST CORNER OF BRICK CENTER ROAD AND E.  
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# HUNTER SOLAR, LLC

## USE BY SPECIAL REVIEW - AMENDMENT NO. 1

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**NEW SHEET**



LOCATION MAP - SCALE: 1:20,000

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**PROPERTY OWNER**  
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HELEN F TOFT AND LARRY C TOFT  
JOHN H HYATT  
MOORE MARK K, MOORE BRENDA G  
MEM PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY  
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ARAPAHOE COUNTY	A-1 (AGRICULTURAL-1)	AGRICULTURE	± 881.0 AC

PROPOSED USE	PRELIMINARY	PRELIMINARY
75MW SOLAR ENERGY SYSTEM	DISTURBED AREA	SOLAR AREA
	± 7.2 AC	± 674.8 AC

PARCEL LINE SETBACKS REQUIRED

MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. SIDE CORNER
100 FT	50 FT	50 FT	100 FT

### GENERAL NOTES

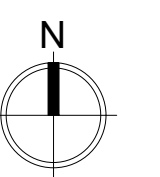
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### LEGEND

EXISTING CONDITIONS	PROPOSED CONDITIONS
PROPERTY BOUNDARY	PROJECT BOUNDARY
OVERHEAD ELECTRICAL & UTILITY POLES & GUY WIRES	OVERHEAD ELECTRICAL
MAJOR CONTOURS	MAJOR CONTOURS
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BUILDING SETBACK	SECURITY FENCE
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SECTION CORNER	EQUIPMENT PAD
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FLOODPLAIN - PER COUNTY (FUTURE 100-YR LIMITS)	SUBSTATION AREA
TELEPHONE/COMM LINES	WELL PAD AREA
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FENCE	LIMITS OF DISTURBANCE
ABANDONED WELL LOCATION	SILT FENCE
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UNDERGROUND ELECTRIC EASEMENT	STABILIZED STORAGE AREA
WETLAND	
STORM SEWER & RIP RAP	



0 200' 400' 800' 1200'  
SCALE: 1" = 400'



SEAL:

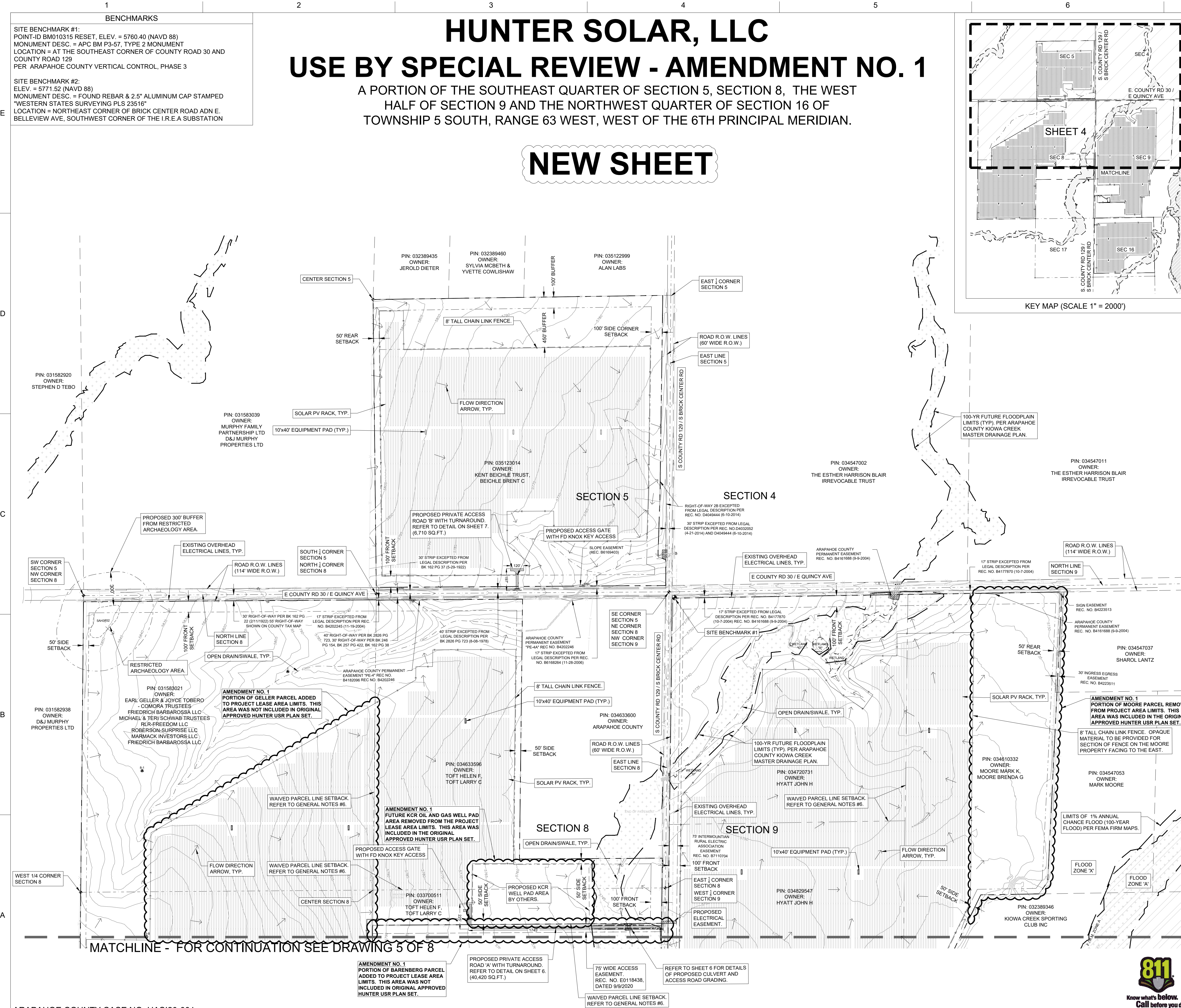


PROPOSED CONDITIONS - NORTH

AMENDMENT NO.1 TO HUNTER SOLAR, LLC  
S CO ROAD 129 & E CO ROAD 30  
BENNETT, ARAPAHOE COUNTY, COLORADO 80102

REV	DATE	DESCRIPTION	DWN	CHKD
1	07/09/20	Initial Submittal	KMK	CS
2	10/07/20	Revise per Initial County Review Comments	KMK	CS
3	12/10/20	Revise per 2nd County Review Comments	KMK	CS

**LATITUDE:** 39.624° N  
**LONGITUDE:** 104.453° W  
**SCALE:** 1" = 400'  
**ORIGINAL SIZE:** ARCH D (24"x36")  
**SHEET:** USR-4



ARAPAHOE COUNTY CASE NO. UASI20-001







1 2 3 4 5 6 7 8

BENCHMARKS

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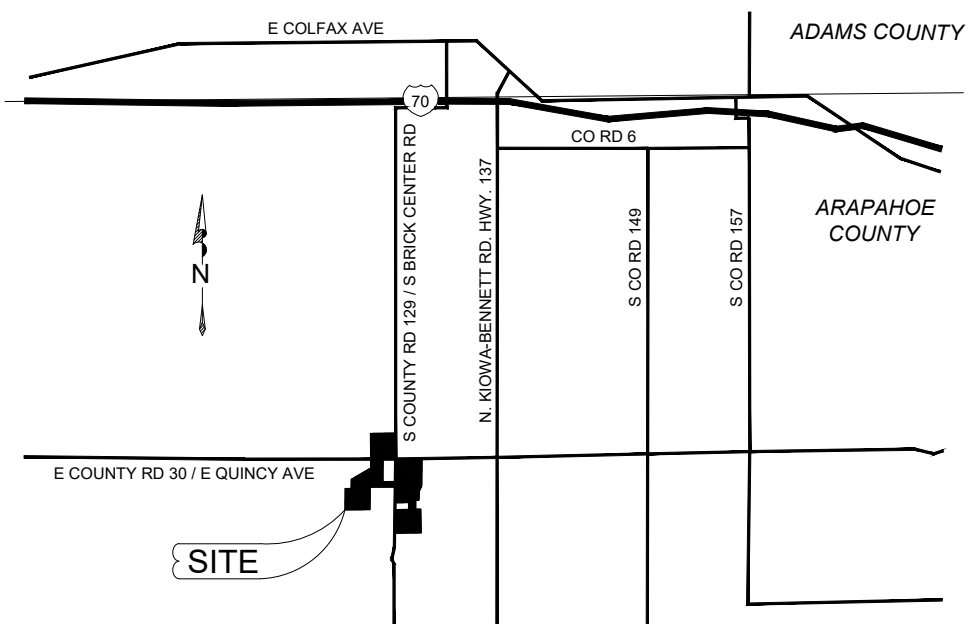
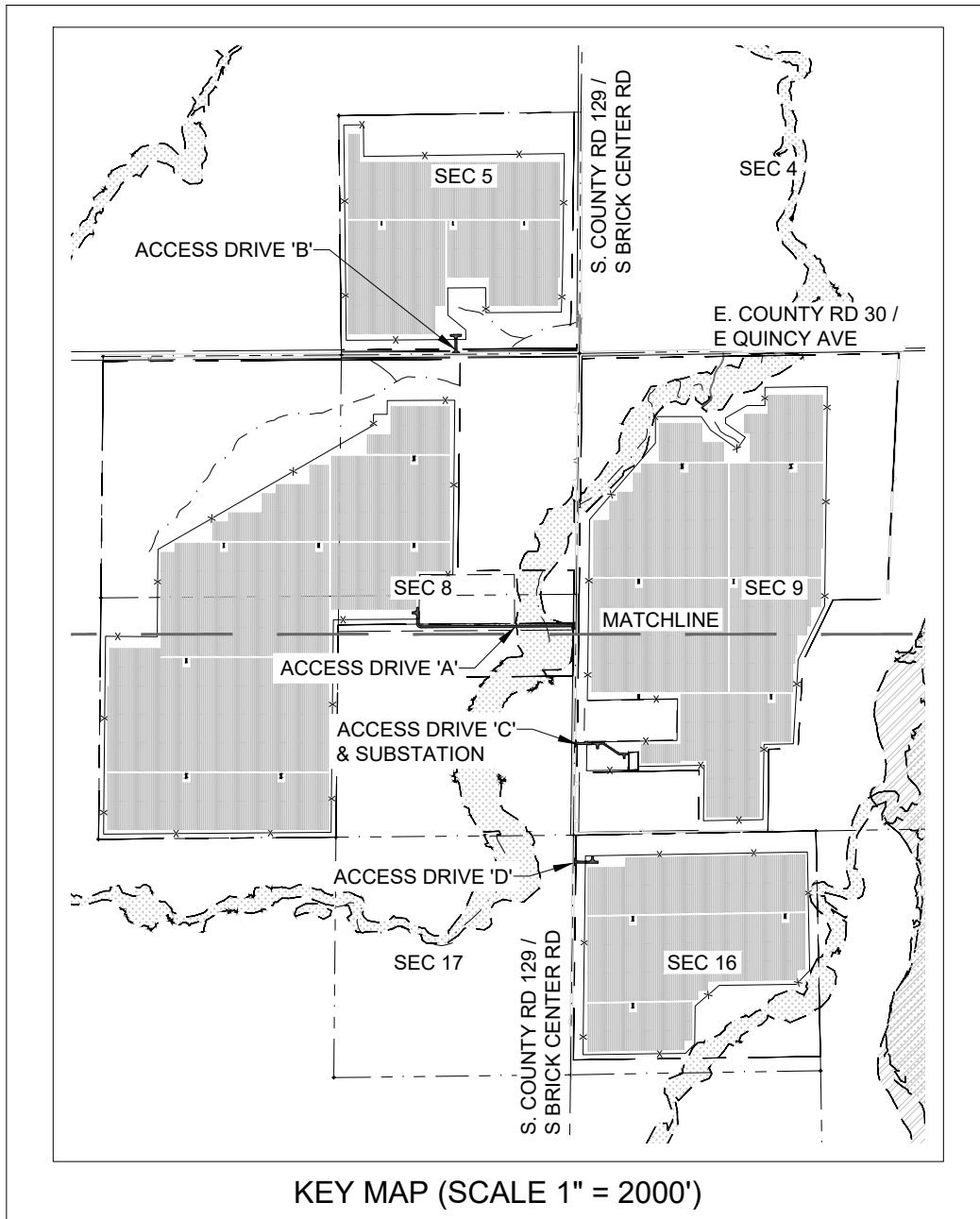
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# HUNTER SOLAR, LLC

## USE BY SPECIAL REVIEW - AMENDMENT NO. 1

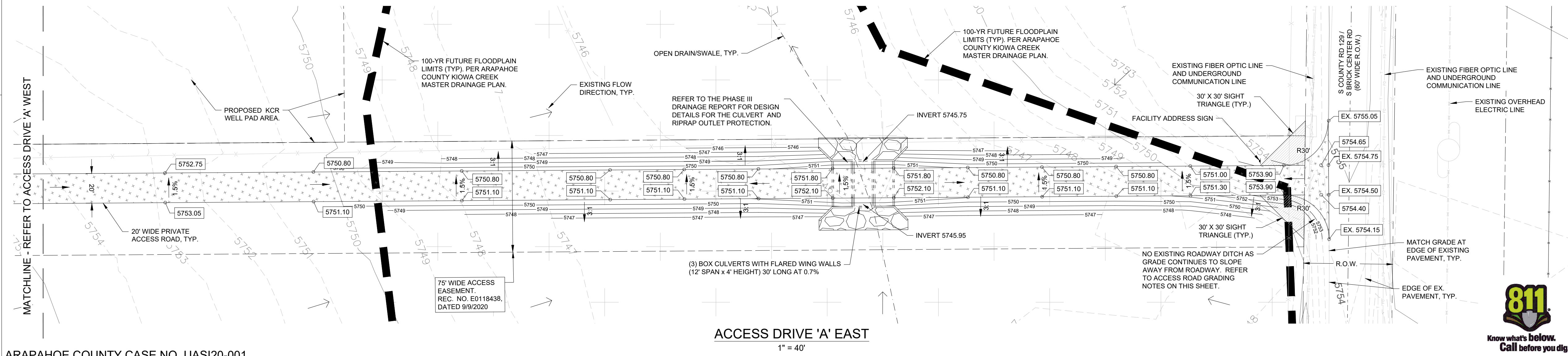
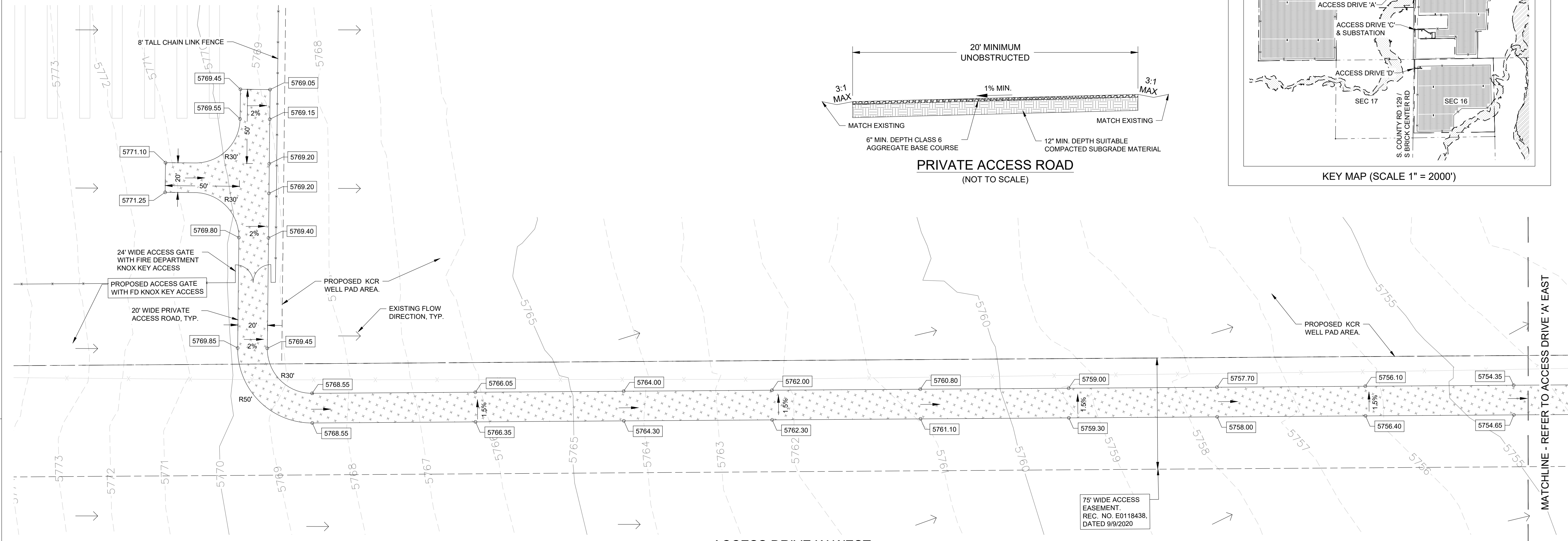
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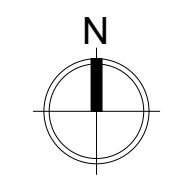
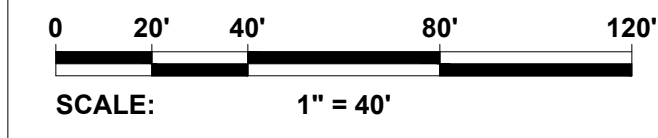


- LOCATION MAP - SCALE: 1:20,000
- GENERAL NOTES
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- ACCESS ROAD GRADING NOTES
1. TO ELIMINATE ANY FILL OR CUT NEEDED FOR INSTALLATION, GRADES FOR THE PROPOSED ACCESS DRIVES TO AVERAGE 6" ABOVE EXISTING GRADE EXCEPT WHERE THE ACCESS DRIVES ARE WITHIN THE 100-YR FLOODPLAIN. WHEN WITHIN THE 100-YR FLOODPLAIN THE PROPOSED ACCESS DRIVE GRADES SHALL MATCH EXISTING GRADES TO NOT IMPACT FLOODPLAIN.
  2. CROSS SLOPES WITHIN THE ACCESS ROADS SHALL BE 2% UNLESS NOTED OTHERWISE. LONGITUDINAL SLOPES SHALL BE 7% MAXIMUM UNLESS NOTED OTHERWISE. THE ACCESS ROAD SLOPE SHALL BE 2% FOR A MINIMUM OF FIVE (5) FEET FORM THE EDGE OF THE EXISTING ROADWAY.
  3. SLOPES BEYOND EDGE OF THE PROPOSED ACCESS DRIVES SHALL BE 3:1 MAXIMUM TO MATCH EXISTING GRADE.
  4. GRADING OF THE ACCESS DRIVES SHALL MAINTAIN EXISTING DRAINAGE PATTERNS ACROSS THE SITE.
  5. WHERE NO CULVERT IS PROPOSED AT ACCESS DRIVE CONNECTIONS TO EXISTING ROADWAYS, A CULVERT MAY BE REQUIRED BY THE COUNTY INSPECTOR WHEN THE INSPECTOR REVIEWS THE STREET CUT AND RIGHT-OF-WAY USE PERMIT SUBMITTAL.



LEGEND	
EXISTING CONDITIONS	PROPOSED CONDITIONS
PROPERTY BOUNDARY	PROJECT BOUNDARY
OVERHEAD ELECTRICAL & UTILITY POLES & GUY WIRES	OVERHEAD ELECTRICAL
MAJOR CONTOURS	MAJOR CONTOURS
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WETLAND	
STORM SEWER & RIP RAP	



TORCH CLEAN ENERGY, LLC  
939 PEARL STREET, SUITE 210  
BOULDER, CO 80502

RINA

ATWELL

SEAL:

GRADING & UTILITY DETAILS - 1

AMENDMENT NO.1 TO HUNTER SOLAR, LLC  
S CO ROAD 129 & E CO ROAD 30  
BENNETT, ARAPAHOE COUNTY, COLORADO 80102

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SHEET: USR-6



**BENCHMARKS**

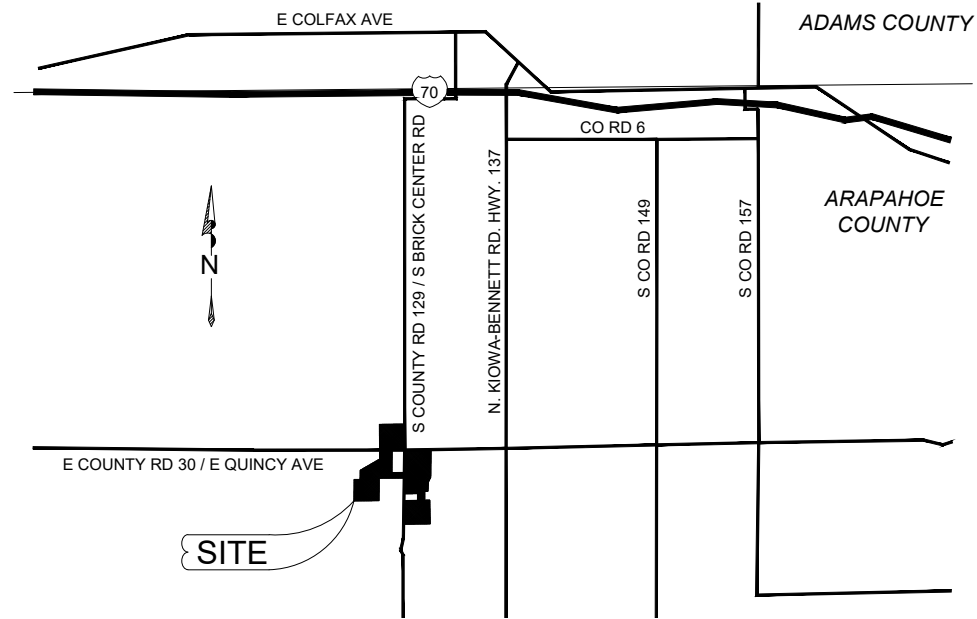
**SITE BENCHMARK #1:**  
POINT-ID BM010315 RESET, ELEV. = 5760.40 (NAVD 88)  
MONUMENT DESC. = APC BM P3-57, TYPE 2 MONUMENT  
LOCATION = AT THE SOUTHEAST CORNER OF COUNTY ROAD 30 AND  
COUNTY ROAD 129  
PER ARAPAHOE COUNTY VERTICAL CONTROL, PHASE 3

**SITE BENCHMARK #2:**  
ELEV. = 5771.52 (NAVD 88)  
MONUMENT DESC. = FOUND REBAR & 2.5" ALUMINUM CAP STAMPED  
"WESTERN STATES SURVEYING PLS 23516"  
LOCATION = NORTHEAST CORNER OF BRICK CENTER ROAD AND E.  
BELLEVUE AVE, SOUTHWEST CORNER OF THE I.R.E.A SUBSTATION

# HUNTER SOLAR, LLC

## USE BY SPECIAL REVIEW - AMENDMENT NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, SECTION 8, THE WEST  
HALF OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 16 OF  
TOWNSHIP 5 SOUTH, RANGE 63 WEST, WEST OF THE 6TH PRINCIPAL MERIDIAN.



LOCATION MAP - SCALE: 1:20,000

### GENERAL NOTES

1. THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING GOOGLE EARTH, USGS AND BING IMAGERY.
2. THE SUBJECT PROPERTY LIES ENTIRELY OUTSIDE OF A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL 08005C0265K, DATED 12-17-2010 AND PANEL 08005C0575K, DATED 12-17-2010) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
3. CONTRACTOR SHALL APPLY FOR A STREET CUT AND ROW USE PERMIT PRIOR TO CONSTRUCTION AND SHALL PROVIDE ALL TRAFFIC CONTROL PLANS REQUIRED TO COMPLETE CONSTRUCTION.
4. THERE WILL BE NO SITE GRADING OTHER THAN WHAT IS REQUIRED TO INSTALL THE ACCESS DRIVE AND THE CONCRETE EQUIPMENT PADS. EXISTING GRADE IS ADEQUATE FOR CONSTRUCTION AND DRAINAGE OVER THE LIFE OF THE FACILITY. PRE-DEVELOPMENT DRAINAGE PATTERNS TO BE MAINTAINED.

### ACCESS ROAD GRADING NOTES

1. TO ELIMINATE ANY FILL OR CUT NEEDED FOR INSTALLATION, GRADES FOR THE PROPOSED ACCESS DRIVES TO AVERAGE 6" ABOVE EXISTING GRADE EXCEPT WHERE THE ACCESS DRIVES ARE WITHIN THE 100-YR FLOODPLAIN. WHEN WITHIN THE 100-YR FLOODPLAIN THE PROPOSED ACCESS DRIVE GRADES SHALL MATCH EXISTING GRADES TO NOT IMPACT FLOODPLAIN.
2. CROSS SLOPES WITHIN THE ACCESS ROADS SHALL BE 2% UNLESS NOTED OTHERWISE. LONGITUDINAL SLOPES SHALL BE 7% MAXIMUM UNLESS NOTED OTHERWISE. THE ACCESS ROAD SLOPE SHALL BE 2% FOR A MINIMUM OF FIVE (5) FEET FORM THE EDGE OF THE EXISTING ROADWAY.
3. SLOPES BEYOND EDGE OF THE PROPOSED ACCESS DRIVES SHALL BE 3:1 MAXIMUM TO MATCH EXISTING GRADE.
4. GRADING OF THE ACCESS DRIVES SHALL MAINTAIN EXISTING DRAINAGE PATTERNS ACROSS THE SITE.
5. WHERE NO CULVERT IS PROPOSED AT ACCESS DRIVE CONNECTIONS TO EXISTING ROADWAYS, A CULVERT MAY BE REQUIRED BY THE COUNTY INSPECTOR WHEN THE INSPECTOR REVIEWS THE STREET CUT AND RIGHT-OF-WAY USE PERMIT SUBMITTAL.

SEAL:



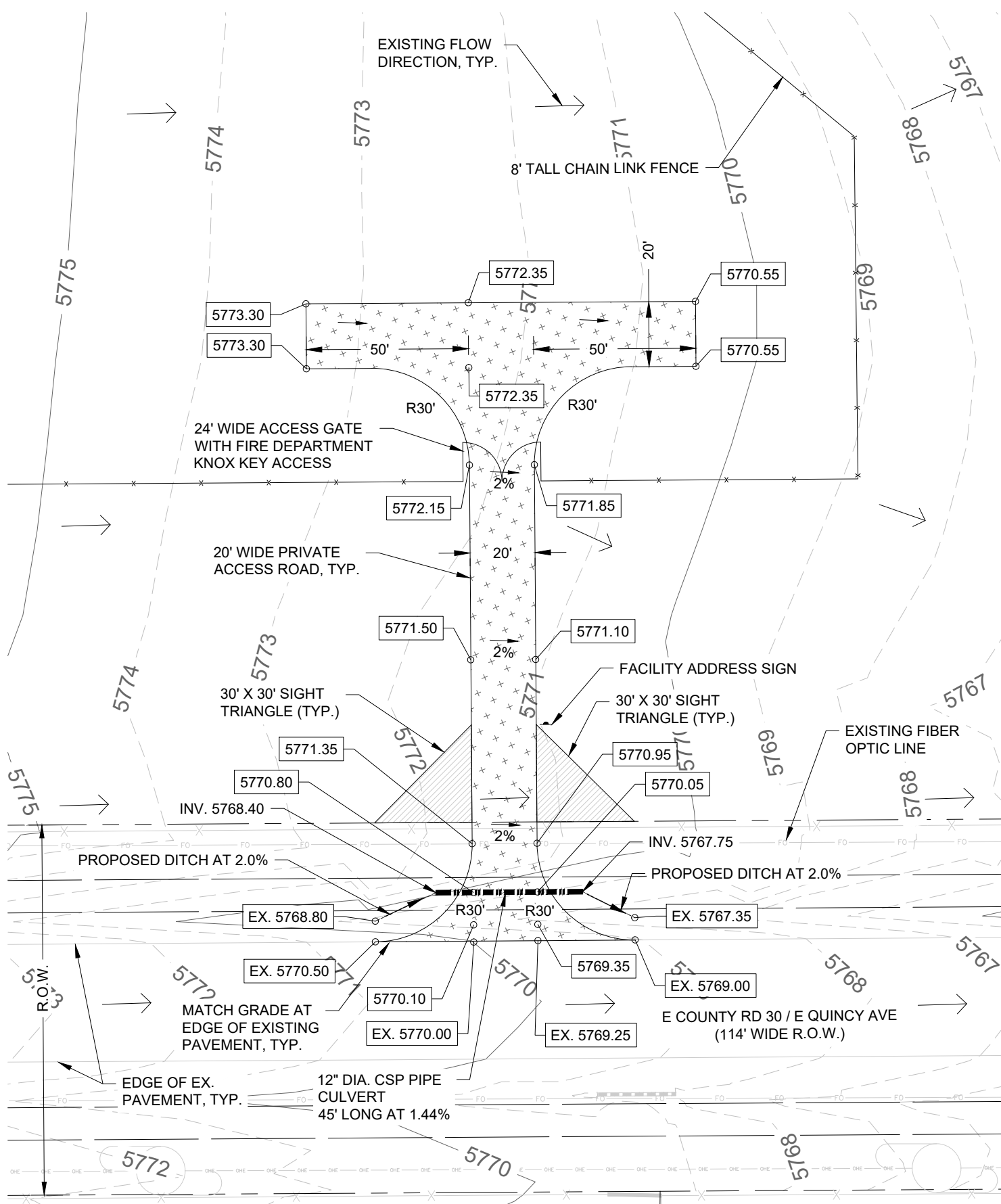
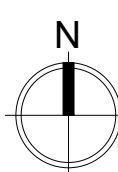
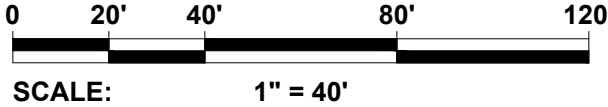
### GRADING & UTILITY DETAILS - 2

AMENDMENT NO.1 TO HUNTER SOLAR, LLC  
S CO ROAD 129 & E CO ROAD 30  
BENNETT, ARAPAHOE COUNTY, COLORADO 80102

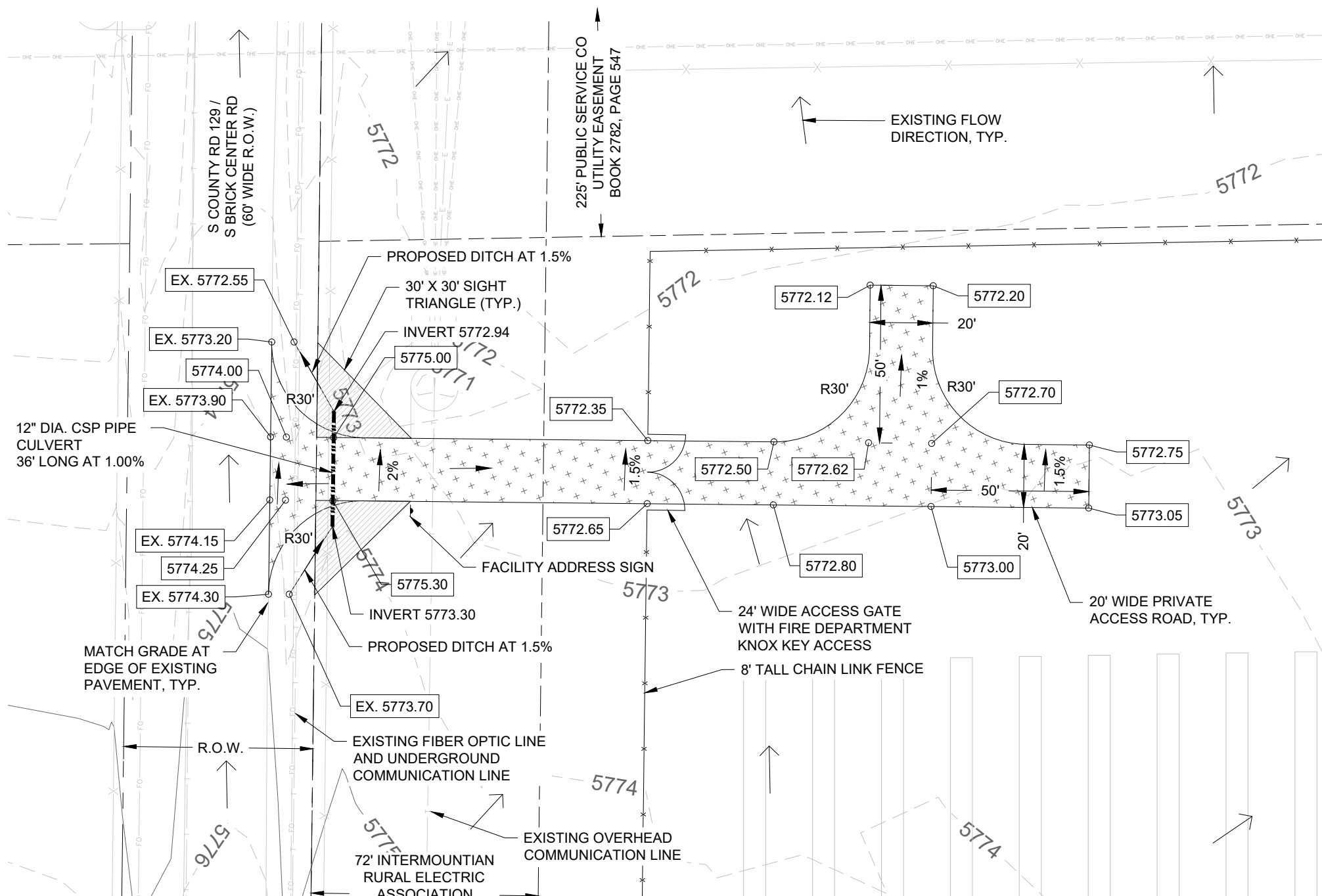
REV	DATE	DESCRIPTION	DWN	CHKD
1	07/09/20	Initial Submittal	KMK	CS
2	10/07/20	Revise per Initial County Review Comments	KMK	CS
3	12/10/20	Revise per 2nd County Review Comments	KMK	CS

**LATITUDE:** 39.624° N  
**LONGITUDE:** 104.453° W  
**SCALE:** 1" = 40'  
**ORIGINAL SIZE:** ARCH D (24"x36")  
**SHEET:** USR-7

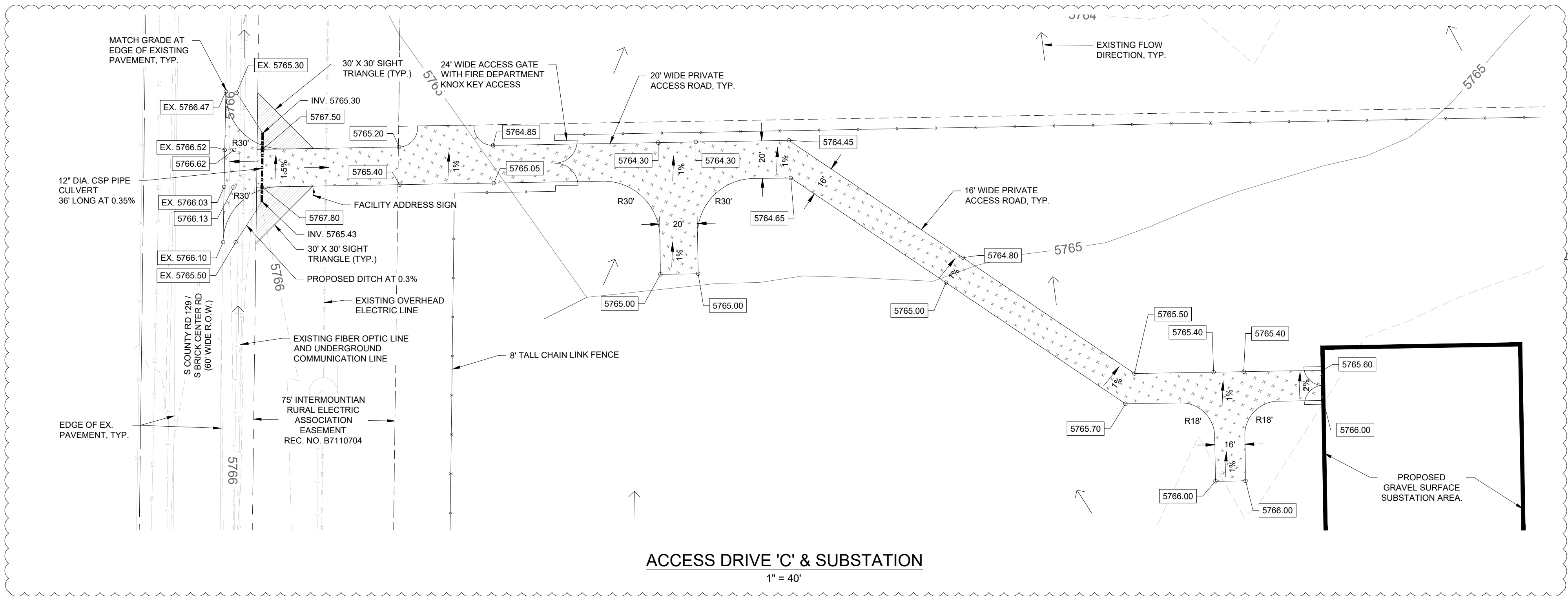
LEGEND	
EXISTING CONDITIONS	PROPOSED CONDITIONS
PROPERTY BOUNDARY	PROJECT BOUNDARY
OVERHEAD ELECTRICAL & UTILITY POLES & GUY WIRES	OVERHEAD ELECTRICAL
MAJOR CONTOURS	MAJOR CONTOURS
MINOR CONTOURS	MINOR CONTOURS
BUILDING SETBACK	SECURITY FENCE
ADJACENT PROPERTY LINE	ACCESS ROAD
RIGHT-OF-WAY	SIGHT TRIANGLE
SECTION CORNER	EQUIPMENT PAD
WATERCOURSE	PV TRACKERS
FLOODPLAIN - PER FEMA (EXISTING 100-YR LIMITS)	EASEMENT
FLOODPLAIN - PER COUNTY (FUTURE 100-YR LIMITS)	SUBSTATION AREA
TELEPHONE/COMM LINES	WELL PAD AREA
UTILITY POLES & PEDESTALS	STORM SEWER & RIP RAP
FIBER OPTIC LINES	LIMITS OF DISTURBANCE
FENCE	SILT FENCE
ABANDONED WELL LOCATION	CONCRETE WASHOUT AREA
EDGE OF PAVEMENT (GRAVEL, IMA & CONCRETE)	STABILIZED STORAGE AREA
UNDERGROUND ELECTRIC EASEMENT	
WETLAND	
STORM SEWER & RIP RAP	



ACCESS DRIVE 'B'  
1" = 40'



ACCESS DRIVE 'D'  
1" = 40'



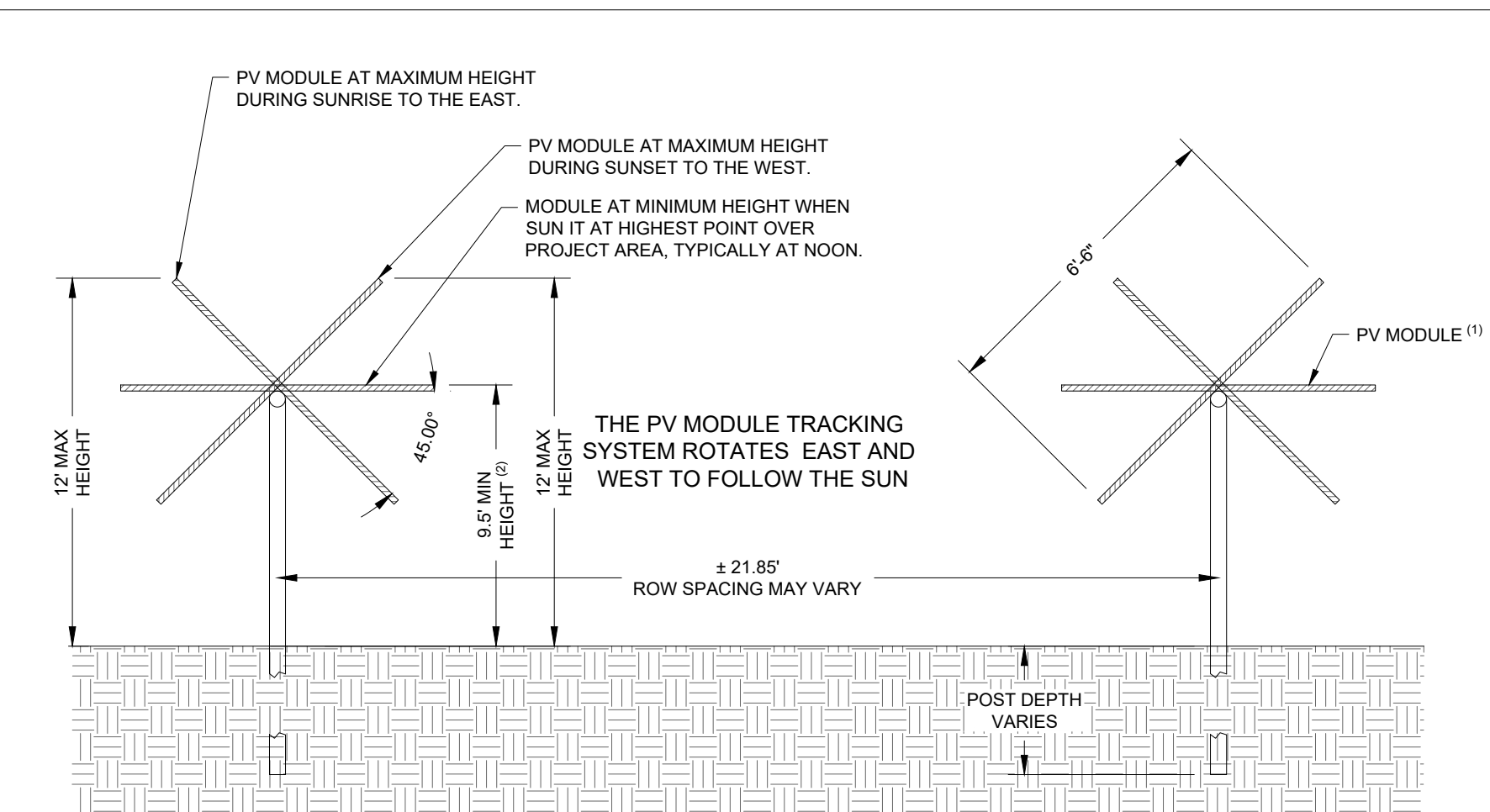
ACCESS DRIVE 'C' & SUBSTATION  
1" = 40'



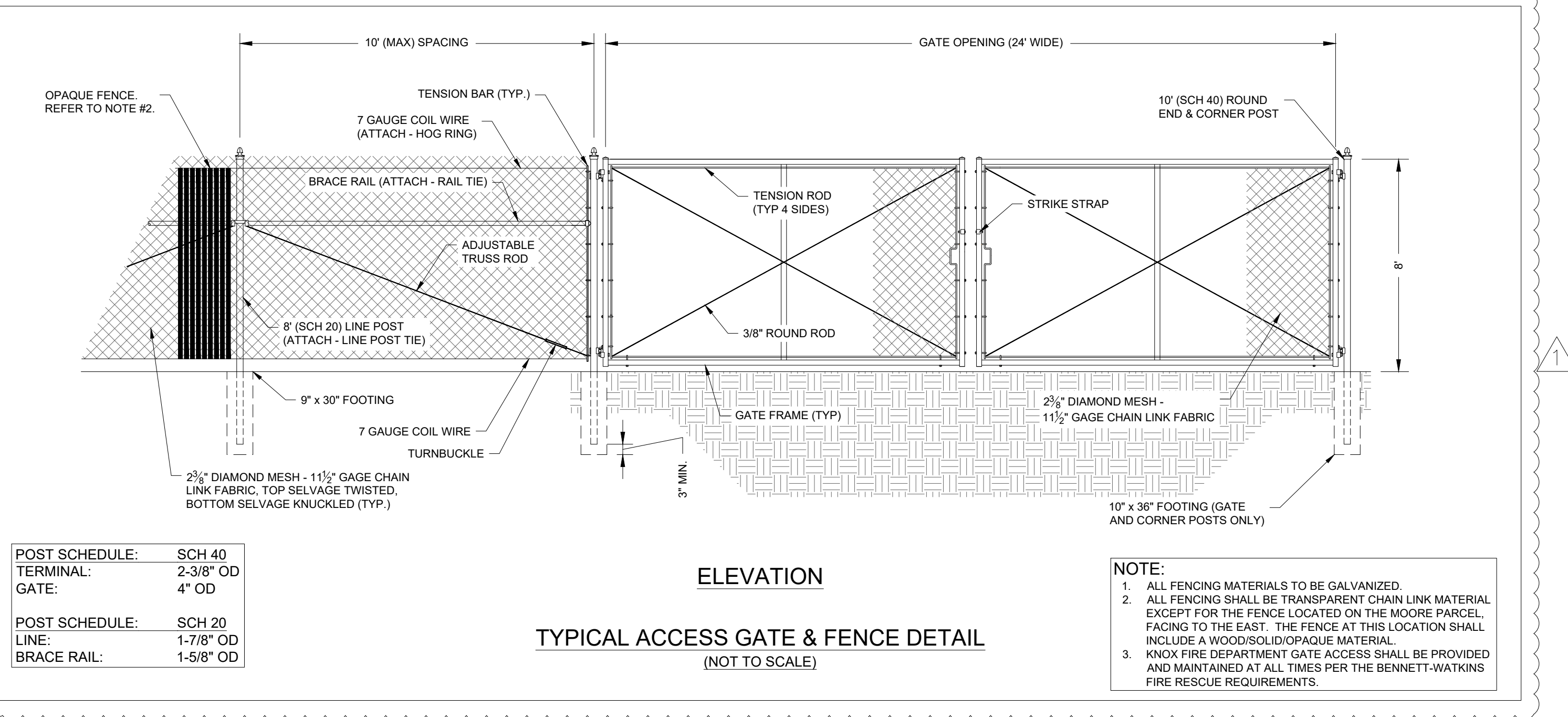
# HUNTER SOLAR, LLC

## USE BY SPECIAL REVIEW - AMENDMENT NO. 1

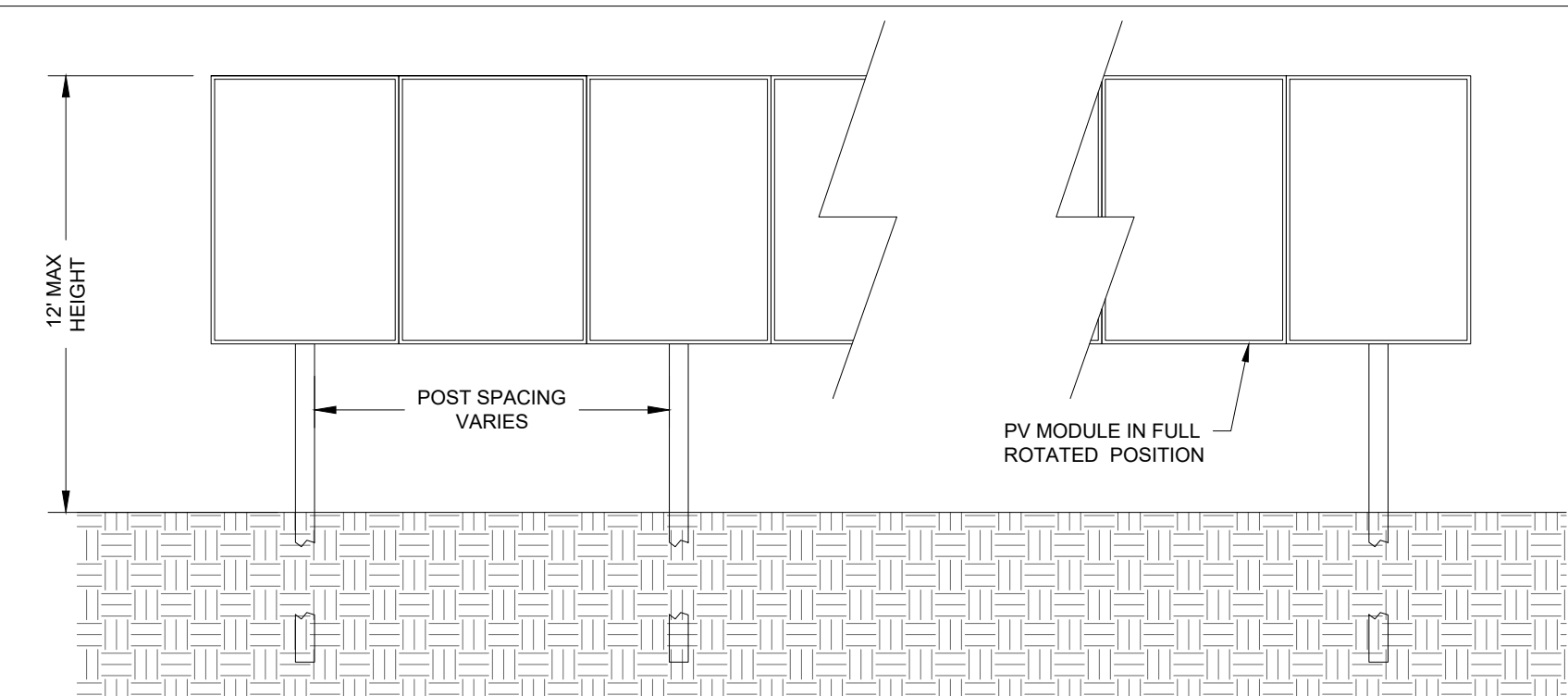
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, SECTION 8, THE WEST  
HALF OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 16 OF  
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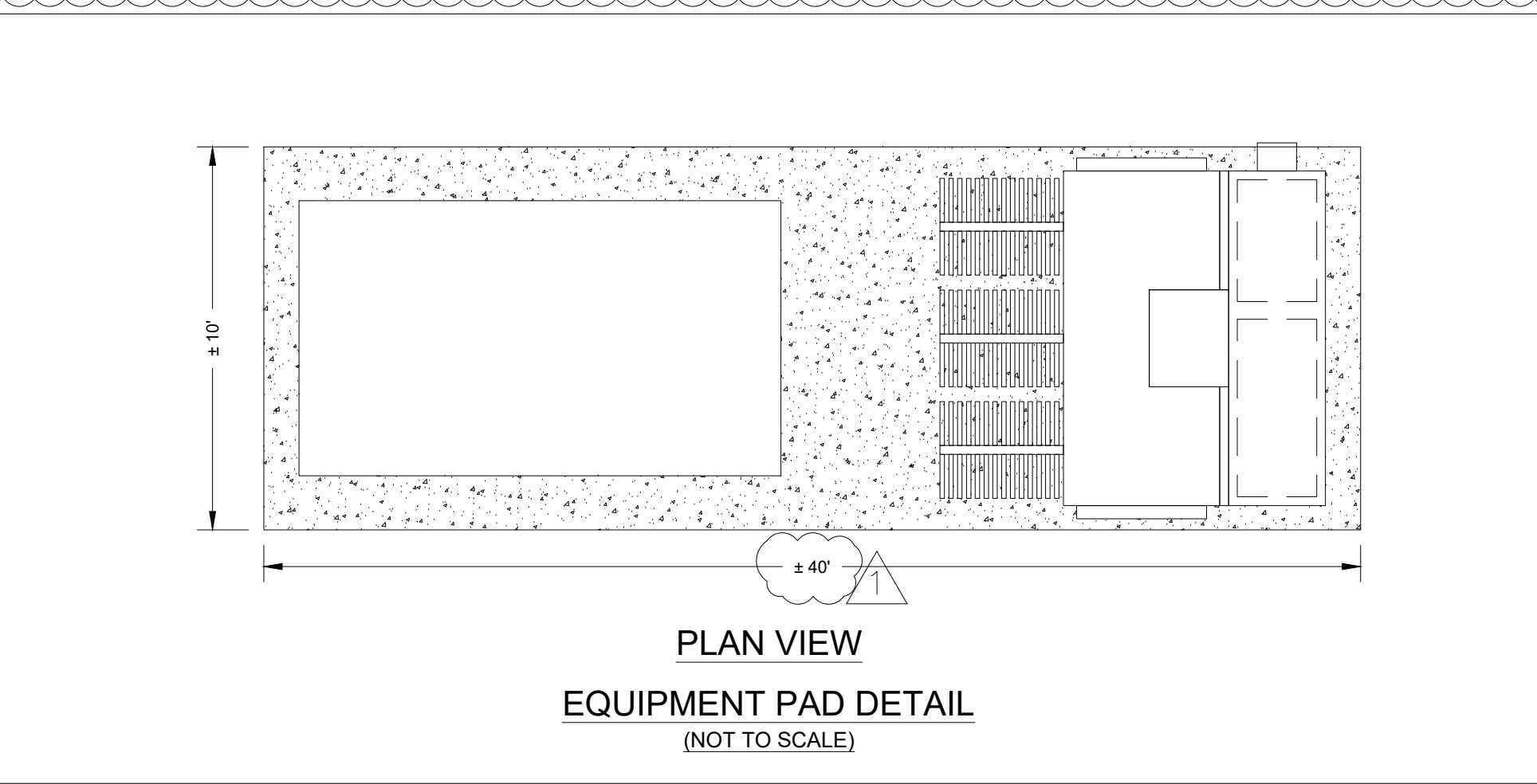
SECTION VIEW  
TRACKER RACK DETAIL  
(NOT TO SCALE)



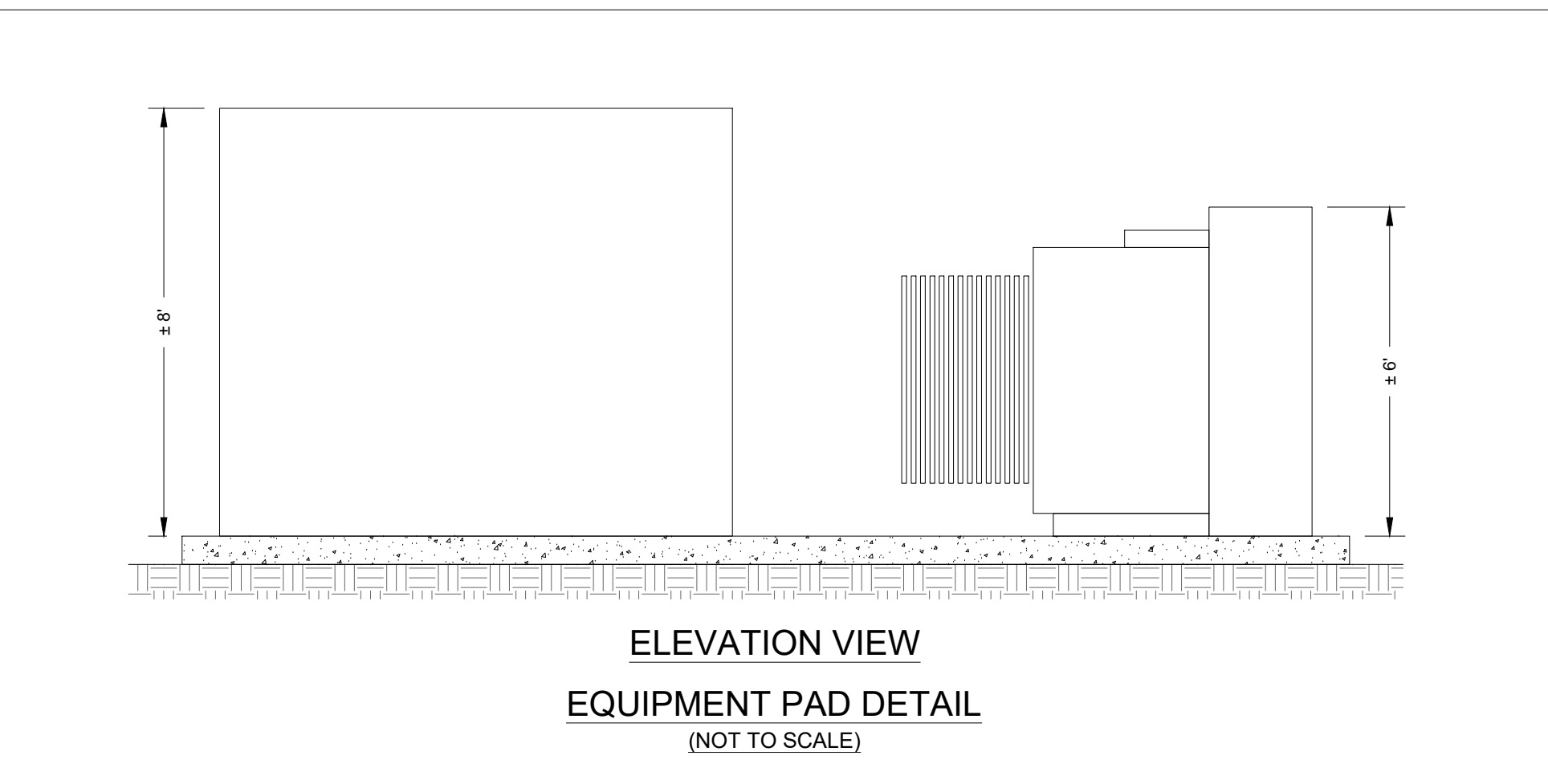
ELEVATION  
TYPICAL ACCESS GATE & FENCE DETAIL  
(NOT TO SCALE)



ELEVATION VIEW  
TRACKER RACK DETAIL  
(NOT TO SCALE)



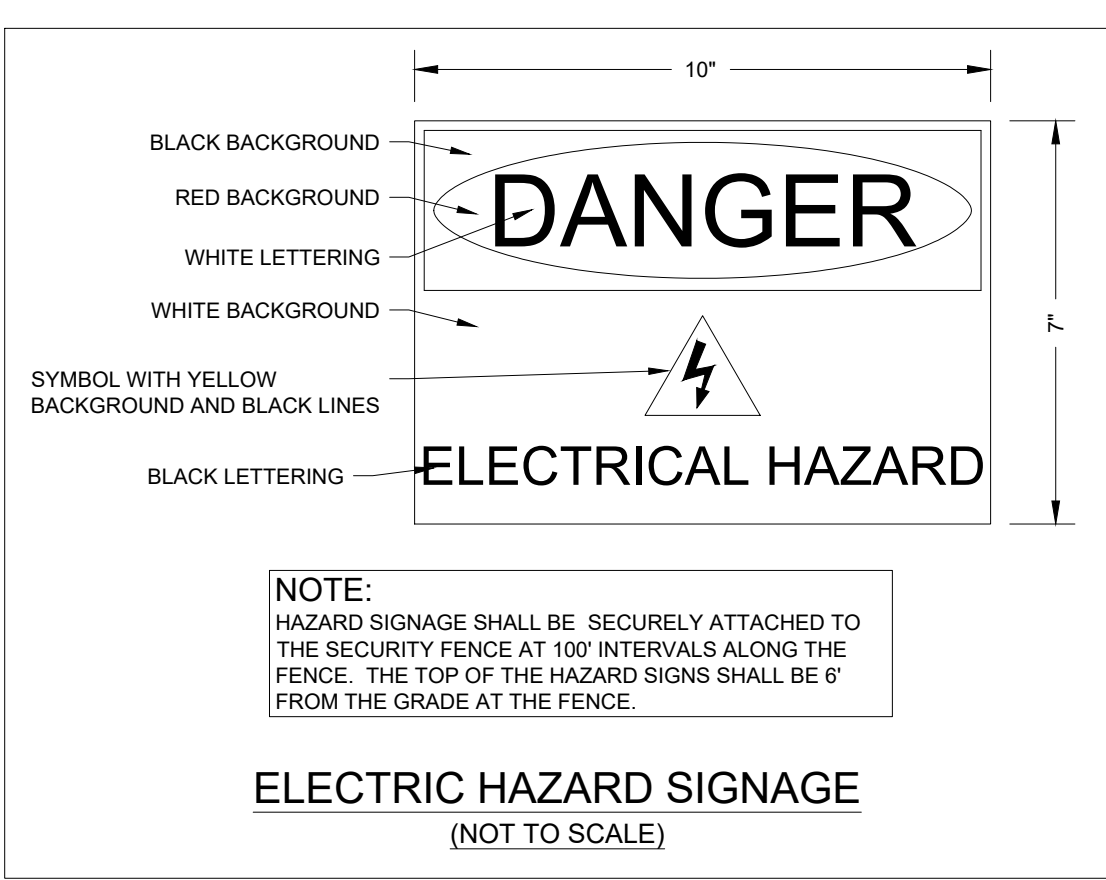
PLAN VIEW  
EQUIPMENT PAD DETAIL  
(NOT TO SCALE)



ELEVATION VIEW  
EQUIPMENT PAD DETAIL  
(NOT TO SCALE)



ADDRESS SIGNAGE  
(NOT TO SCALE)



ELECTRIC HAZARD SIGNAGE  
(NOT TO SCALE)