



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type D Application Form (1-2C)

Please check the applicable application type
(Note: each request requires completion of a
separate application form):

- ☐ Appeal
- ☐ Approval of Location
- ☐ Board of Adjustment
- ☐ Certification of Designation
- ☐ Const. Drawings, Minor or Major
- ☐ Development Agreement
- ☐ Final Plat, Minor or Major
- ☐ Final Plat, Amendment
- ☐ Minor Subdivision
- ☐ Planned Unit Dev. Amendment,
Major
- ☐ Preliminary Plan, Major or Minor
- ☐ Rezoning
- ☐ Road Disclaimer
- ☐ SIA, Modification
- ☐ Sketch Plan, Major or Minor
- ☐ Sketch Plan, Revision
- ☐ Solid Waste Disposal Site/Facility
- ☐ Special District
- ☐ Special Use
 - ☐ Major
 - ☐ Minor, Admin or Renewal
- ☐ Subdivision Exception
- ☐ Vacation
 - ☐ Plat Vacation with ROW
 - ☐ Vacation of ROW
- ☐ Variances
 - ☐ Major
 - ☐ Minor (2nd Dwelling or
Renewal)
 - ☐ Tower, Renewal
- ☐ Vested Rights
- ☐ Waiver or Deviation
- ☐ Waiver of Subdivision Regulations
- ☐ WSEO
- ☐ Other: _____

This application form shall be accompanied by
all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and
the proposed development. Attached additional sheets if necessary.

Property Address(es): 31275 Washington Road, Calhan, CO 80808	
Tax ID/Parcel Numbers(s) See attached	Parcel size(s) in Acres: See attached
Existing Land Use/Development: See attached	Zoning District: A-35

- ☐ Check this box if **Administrative Relief** is being requested in
association with this application and attach a completed
Administrative Relief request form.
- ☒ Check this box if any **Waivers** are being requested in association
with this application for development and attach a completed
Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or
organization(s) who own the property proposed for development.
Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): See attached	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

Description of the request: *(submit additional sheets if necessary):*

See attached



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APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization):

Grazing Yak Solar, LLC/NextEra Energy Resources, LLC

Mailing Address:

700 Universe Boulevard, Juno Beach, FL 33408

Daytime Telephone:

(561) 304-5317

Fax:

Email or Alternative Contact Information:

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization):

Aley Davidson - Project Developer

Mailing Address:

700 Universe Boulevard, Juno Beach, FL 33408

Daytime Telephone:

(561) 304-5317

Fax:

Email or Alternative Contact Information:

aley.davidson@nexteraenergy.com

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: _____

Date: _____

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: *Aley Davidson*

Date: 01-14-2019

Landowner	Project Portion	Property Address	Mailing Address	Tax ID/ Parcel Number	Parcel size (acres- approximate)	Existing Land Use	Phone
Henriatte Long	solar array	30945 Washington Road - Calhan, CO 80808	27960 Hatfield Point - Calhan, CO 80808	1200000040	318	rangeland and homestead	(719) 313-6685
Gary B Skaggs / BS Wind, LLC	collection line	11255 Currier Road - Calhan, CO 80808	9391 Elbert Road - Peyton, CO 80831	1200000056	286	rangeland; WSE-O	(719) 447-5025
William K Henderson and Monica L Deines-Henderson	collection line	0 Currier Road - Calhan, CO 80808 (no address assigned)	10894 Currier Road - Calhan, CO 80808	1200000276	100	rangeland; WSE-O	(719) 447-5025
Golden West Power Partners, LLC	collection line	31145 Funk Road - Calhan, CO 80808	700 Universe Boulevard - Juno Beach, FL 33408	1200000339	40	substation and operations and maintenance building; WSE-O	(719) 347-7682
Timothy C. Pachak and Colleen M. Pachak	collection line	30836 Washington Road - Calhan, CO 80808	30836 Washington Road - Calhan, CO 80808	1200000388	35	rangeland and homestead; WSE-O	NA
Adam M. Balsick and Kristin M. Balsick	collection line	0 Washington Road - Calhan, CO 80808 (no address assigned)	15640 N. Calhan Highway - Calhan, CO 80808	1200000387	443	rangeland; WSE-O	(719) 659-4443

Description of Request

Grazing Yak Solar, LLC will construct, operate, and maintain the Grazing Yak Solar Project (Project), a 35-megawatt (MW) photovoltaic solar energy generation facility, to provide renewable energy to Colorado Springs Utilities (CSU), which provides energy to the city of Colorado Springs. The proposed wind/solar energy generation overlay (WSE-O) encompasses 377 acres. The proposed Grazing Yak solar array (solar array) will be located in an area that will cover approximately 272 acres currently used as range land situated east and south of the intersection of McQueen Road and Washington Road on a privately-owned parcel. The proposed underground collection line corridor (collection line) will run approximately one mile from the north end of the solar array area to the existing Golden West Wind Energy Project ("Golden West") substation and the corridor will encompass approximately 45 acres of privately-owned land located north of the solar array. The substation will be upgraded to accommodate the Project and encompasses one acre. The remaining 59 acres will comprise two temporary laydown yards to be utilized during construction. A roughly 39-acre laydown yard will be located within the Golden West Power Partners, LLC parcel (1200000339) located at the northern end of the collection line. A roughly 20-acre temporary laydown yard will be located adjacent to the western edge of the solar array on the Balsick parcel (1200000387). An occupied residence is located on the northern portion of the solar array parcel 1200000040 (46-acres), and the solar array will be recorded as a new, 272-acre parcel after the approval of the Project. The collection lines will transport energy from the inverters and will converge at the northeast corner of the solar array area and run approximately one mile north along a 300-foot wide collection line corridor to interconnect to the existing Golden West substation, owned and operated by the Applicant.



January 11, 2019

Ms. Kari Parsons
Project Manager
El Paso County – Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80903

RE: Grazing Yak Solar Project, LLC Agent Authorization

Dear Ms. Parsons,

Grazing Yak Solar Project, LLC (Grazing Yak), a wholly owned subsidiary of NextEra Energy Resources (NextEra Energy), LLC, hereby grants authority to CORE Consultants, Inc. (CORE) to act as the authorized representative of Grazing Yak during the El Paso County land use and site development plan permitting and approval process. Should you have any questions regarding this authorization, please do not hesitate to contact me at 561-814-7287 or alsey.davidson@nexteraenergy.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Alsey Davidson", written over a horizontal line.

Alsey Davidson
Project Manager
NextEra Energy