



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type C Application Form (1-2B)

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

- ☐ Administrative Relief
- ☐ Certificate of Designation, Minor
- ☒ Site Development Plan, Major
- ☐ Site Development Plan, Minor
- ☐ CMRS Co-Location Agreement
- ☐ Condominium Plat
- ☐ Crystal Park Plat
- ☐ Early Grading Request associated with a Preliminary Plan
- ☐ Maintenance Agreement
- ☐ Minor PUD Amendment
- ☐ Resubmittal of Application(s) (>3 times)
- ☐ Road or Facility Acceptance, Preliminary
- ☐ Road or Facility Acceptance, Final
- ☐ Townhome Plat

Administrative Special Use (mark one)

- ☐ Extended Family Dwelling
- ☐ Temporary Mining or Batch Plant
- ☐ Oil and/or Gas Operations
- ☐ Rural Home Occupation
- ☐ Tower Renewal
- ☐ Other _____

Construction Drawing Review and Permits (mark one)

- ☐ Approved Construction Drawing Amendment
- ☐ Review of Construction Drawings
- ☐ Construction Permit
- ☐ Major Final Plat
- ☐ Minor Subdivision with Improvements
- ☐ Site Development Plan, Major
- ☐ Site Development Plan, Minor
- ☐ Early Grading or Grading
- ☐ ESQCP

Minor Vacations (mark one)

- ☐ Vacation of Interior Lot Line(s)
- ☐ Utility, Drainage, or Sidewalk Easements
- ☐ Sight Visibility
- ☐ View Corridor

☐ 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. Attached additional sheets if there are multiple property owners.

Name (Individual or Organization):

See attached

Mailing Address:

Daytime Telephone:

Fax:

Email or Alternative Contact Information:

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

See attached

For PCD Office Use:

Date:

File :

Rec'd By:

Receipt #:

DSD File #:



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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, Inc.	
Mailing Address: 700 Universe Boulevard, Juno Beach, FL 33408	
Daytime Telephone: (561) 304-5317	Fax:
Email or Alternative Contact Information: alsey.davidson@nexteraenergy.com	

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): Alsey Davidson - Project Developer	
Mailing Address: 700 Universe Boulevard, Juno Beach, FL 33408	
Daytime Telephone: (561) 304-5317	Fax:
Email or Alternative Contact Information: alsey.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: Alsey Davidson

Date: June 4 2019

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: _____

Date: _____

Landowner	Project Portion	Property Address	Mailing Address	Tax ID/ Parcel Number	Parcel size (acres- approximate)	Existing Land Use	Phone
Grazing Yak Solar, LLC	solar array	31275 Washington Road - Calhan, CO 80808	700 Universe Boulevard - Juno Beach, FL 33408	1200000390	272	rangeland and homestead	(561) 814-7287
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 need for the Project was established primarily by CSU's Energy Vision renewable energy goals, which aims to produce 20% of energy generation from renewable energy sources by 2020, while maintaining a regional energy cost advantage. Approval of land use for a solar facility will satisfy multiple local, state, and federal statutes including Colorado's RES statute (Section 40-2-124, C.R.S.) which requires 30% of retail energy sales to be derived from renewable generation by 2020 from investor owned utilities and 10% for large municipal utilities.

The proposed Project includes solar panels, underground collection lines, DC to AC inverters, medium voltage transformers, circuit breakers and disconnect switches, upgrades within the existing Golden West Wind Energy Project ("Golden West") substation, two temporary laydown areas for use during construction, and the use of the existing Golden West Operations & Maintenance (O&M) building. The Project temporary and permanent facilities encompass 377 acres, and Project development will require 87 acres of grading.

The Grazing Yak solar array (solar array) will be located on an Applicant-owned 272-acre parcel most recently used as range land situated east and south of the intersection of McQueen Road and Washington Road. The parcel containing the solar array was deeded to the Applicant on March 1, 2019 and received a new parcel number (1200000390).

The collection lines will transport energy from the inverters and will converge at the northeast corner of the solar array and run approximately one-mile north within a 300-foot wide collection line corridor to interconnect to the existing Golden West substation, owned and operated by the Applicant. The substation encompasses one acre and will be upgraded with a new to accommodate the Project. Substation modifications will consist of installation of a new feeder breaker and metering for the solar project and infrastructure to accommodate the breaker and metering. No new power transformers will be installed in the substation.

Temporary facilities will include two laydown yards to be used during construction. One laydown yard will encompass approximately 39-acres within the Golden West Power Partners, LLC parcel (1200000339) located at the northern end of the collection line (Laydown Yard 1). A roughly 20-acre temporary laydown yard (Laydown Yard 2) will be located adjacent to the western edge of the solar array on the Balsick parcel (1200000387). Laydown Yard 2 will include three temporary construction trailers which will provide office space for Mortenson and NextEra on-site personnel, daily meeting spaces, conference areas, and medic offices to respond to personnel injuries during construction. No overnight employee housing will be in the Project area. Overnight security personnel will access the site during construction. A 48' x 12' trailer will provide space for safety and job site medics, a 60' x 36' trailer will provide office space for the contractor personnel and site orientation and training, and a 60' x 24' trailer will provide office space for NextEra personnel. Fuel will be stored within Laydown Yard 2 during construction. Diesel fuel (1,500 gallons) and unleaded gas fuel (500 gallons) will be contained within double-walled tanks with secondary containment in accordance with OSHA outdoor portable tank storage requirements (1926.152(c)(4)).

The Grazing Yak WSE-O was approved by the El Paso County Planning Commission on March 5, 2019 and by the Board of County Commissioners (BoCC) unanimously on April 9, 2019. The Project 1041 application is under review by El Paso County planning staff and is planned for administrative approval by the planning staff. The date of the Project 1041 approval will be included in the final submittal of this SDP application.

Waiver Requests and Justification

The Applicant is requesting the items below be deferred from inclusion in this application at this time. In certain cases described below, draft or preliminary information is provided as the Applicant intends to provide specific required documents at the final submittal of this SDP application.

Waivers

Development Impact Mitigation Agreement – A waiver of the Project requirement for a development impact mitigation agreement was included in the Board of County Commissioners Resolution No. 19-111 to Approve the Grazing Yak Solar Array WSE-O District Rezone (WSE-O 18-002). The Project Waivers are attached to this statement.

Decommissioning Plan - A waiver of the Project requirement for a decommissioning plan was included in the Board of County Commissioners Resolution No. 19-111 to Approve the Grazing Yak Solar Array WSE-O District Rezone (WSE-O 18-002). The Project Waivers are attached to this statement.

**Waivers Included in the El Paso County Board of County Commissioners
Resolution No. 19-111: Approve Grazing Yak Solar Array Wind and/or Solar
Energy Generation Plan Overlay District Rezone (WSE- 18-002)**

WAIVER

The applicants are requesting approval of a waiver of the application of Section 4.3.5.D.2 of the Land Development Code. Section 4.3.5.D.2 of the Land Development Code states that, "A development impact mitigation agreement shall be required with all wind and/or solar energy generation plan overlay district applications." Impacts to County infrastructure are anticipated to be minimal with the construction of a solar energy generation facility. Minimal, if any, impacts to adjacent property are anticipated. Staff is not requiring impact mitigation with this application due to the minimal impacts, if any, anticipated with the project.

The applicants are requesting approval of a waiver of the application of Section 4.3.5.C.2 of the Land Development Code, which states that, "A decommissioning plan and agreement shall be required with all wind and/or solar energy generation plan overlay district applications." The applicant has provided a decommissioning agreement, which provides a decommissioning scope of work and timing. The applicants have agreed to provide a detailed decommissioning and site restoration plan, a minimum of six (6) months prior to decommissioning activities. In addition, the applicants agree to provide financial assurances at least five (5) years prior to decommissioning the facility. Staff does not have an objection to the request if Recommended Condition of Approval Nos. 11 and 12 are approved.