



STATE OF  
COLORADO

Zuber - DNR, Rob <rob.zuber@state.co.us>

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## Additional comment letter

1 message

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**Zuber - DNR, Rob** <rob.zuber@state.co.us>

Mon, Sep 26, 2022 at 10:29 AM

To: Garrett Varra <gvarra@raptormaterialsllc.com>, Bradford Janes <bjanes@raptormaterialsllc.com>

Gents -

I apologise that the attached letter was sent to DRMS during the public comment period, but it was not sent to you.

Regards,  
Rob

Rob Zuber, P.E.  
Environmental Protection Specialist  
Active Mines Regulatory Program



**COLORADO**  
Division of Reclamation,  
Mining and Safety  
Department of Natural Resources

*I am working remotely and can be reached by cell at 720.601.2276.*

**Physical Address:**

1313 Sherman Street, Room 215  
Denver, CO 80203

**Mailing Address:**

Division of Reclamation, Mining and Safety, Room 215  
1001 East 62nd Avenue  
Denver, CO 80216

[rob.zuber@state.co.us](mailto:rob.zuber@state.co.us) | <http://drms.colorado.gov>



**M2022013\_Notice\_of\_Additional\_Comment\_Received\_with\_enclosure.pdf**

530K

September 26, 2022

Garrett Varra  
Varra Companies, Inc.  
8120 Gage Street  
Frederick, CO 80516

**RE: Two Rivers Sand, Gravel, and Reservoir Project application, File No. M-2022-013,  
112 Construction Materials Reclamation Permit Application,  
Additional Comment Received**

Mr. Varra:

On June 3, 2022, the Division of Reclamation, Mining and Safety (Division) sent to you several timely comment and objection letters for the Two Rivers Sand, Gravel, and Reservoir Project application, File No. M-2022-013. It has come to our attention that an additional letter was received within the public comment period, which closed on June 2, 2022. This additional letter, enclosed, was from Karen Johnson.

Please inform the Division of how the applicant intends to address the jurisdictional issues raised by objectors. This information can be submitted during the adequacy review process.

If you have any questions, you may contact me by telephone at 720-601-2276 or by email at [rob.zuber@state.co.us](mailto:rob.zuber@state.co.us).

Sincerely,



Rob Zuber  
Environmental Protection Specialist

Enclosures: Comment received

Cc: Brad Janes, Varra Companies, Inc.  
Michael Cunningham, DRMS



**RECEIVED**

April 26, 2022

To: Colorado Division of Reclamation Mining and Safety

From: Karen Johnson, concerned homeowner

MAY 02 2022

Re: County Road 396 proposed gravel pits

DIVISION OF RECLAMATION,  
MINING & SAFETY-MINERALS

To whom it may concern,

My name is Karen Johnson. I live at 24350 Compo Rd. . The address is technically outside of the Greeley city limits, but the mailing address is Greeley, Co., 80634. Our house is on the corner of Compo Rd. and 54<sup>th</sup> St. Rd. --- and right across the street from what is currently dirt road 396.

I like to take walks on the dirt road. In the summertime, fields of feed corn and sometimes cabbage and/or onions. The South Platte River can be seen, and sometimes heard, through the trees. Hawks. Wild turkey. One time I saw the most amazing murmuration performing a ballet high above the trees along the river. Someone from your office should drive up and see what I'm talking about.

About a week ago I noticed a PUBLIC NOTICE poster tacked onto several fence posts. A proposed "construction materials operation", by Varra Companies , Inc. But we know what that means. Gravel pits. Sigh.

I called Mr. Garret Varra and politely suggested that he donate the entire acreage to Nature Conservancy. Good karma, I said ---- and a good tax write off. Mother Earth would smile. [ I say good naturedly.] He was very friendly and polite and I know that a gift to Nature Conservancy is wishful thinking.

So--- I have a suggestion that might help to make this future aggravation a bit more palatable for the many people who live nearby and will grieve the loss of what is now such a charming landscape and who will undoubtedly be affected, adversely, by the noise and by the TRUCKS. BIG TRUCKS, I imagine.

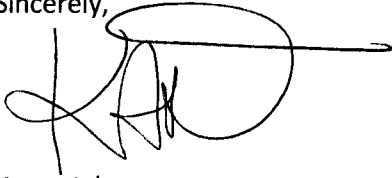
The dirt road 396 runs roughly north-south, opening onto 54<sup>th</sup> St. Rd. on the north, and opening onto ---- well, it's not clear, from the map, what the road to the south is called. 77<sup>th</sup> Ave or CR 27 ½ or an extension of Two Rivers Pkwy. The area directly to the north of the dirt road is residential. Quiet. 54<sup>th</sup> St. Rd. is a small, pleasant, winding country road. If you head East on 54<sup>th</sup> St.Rd. you will pass by a great number of homes. If you drive west on 54<sup>th</sup> St. Rd. your intent can only be to get onto 34, but that means passing by the Middle School and then through more residential and commercial.

However, if you exit 396 to the south, onto 77<sup>th</sup> Ave. you will find yourself on a larger and faster road, with a decidedly more industrial feel to it. And far, far fewer homes. Two, I think. And the homes on 77<sup>th</sup> Ave. are probably already used to the fast, more commercial traffic.

Therefore, I'm proposing that --- if the Varra Company is granted a permit to develop gravel pits on 396, that it will be conditional on an agreement that truck access to the gravel pits will be exclusively via 77<sup>th</sup> Ave. ----. No Varra trucks on 54<sup>th</sup> St. Rd. I believe this is a reasonable request. Trucks will have little impact if they enter and exit 396 from 77<sup>th</sup> Ave. Trucks will have HUGE quality-of-life impact on a lot of people if they enter and exit 396 from 54<sup>th</sup> St. Rd.

Please come up and see what I'm talking about.

Sincerely,

A handwritten signature in black ink, appearing to be 'KJ' with a large, sweeping loop that extends to the right.

Karen Johnson

24350 Compo Rd. Greely, Co. 80634

Cell: 970-371-2502

Home: 970-330-3401

## PUBLIC NOTICE

This site is the location of a proposed construction materials operation. Varra Companies, Inc. whose address and phone number is 8120 Gage Street - Frederick, CO 80516 Telephone (303) 666-6659, has applied for a Reclamation Permit with the Colorado Mined Land Reclamation Board.

Anyone wishing to comment on the application may view the application at the Weld County Clerk to the Board's Office at 1150 "C" Street, Greeley, Colorado 80632, and should send comments prior to the end of the public comment period to the Colorado Division of Reclamation Mining & Safety, Office of Mined Land Reclamation - 1313 Sherman Street, Room 215 - Denver, CO 80203.