

WELD COUNTY
Completeness Review

REVIEW DATE:	6/4/2024
TYPE OF APPLICATION:	USR (PRE23-0060)
LEGAL DESCRIPTION:	121536200006; Part of the N2 of 36-3-64
OWNER:	Coors Energy Company
REPRESENTATIVE:	ENGIE c/o Travis Armistead

PLEASE NOTE:

The following completeness review notes are provided as a courtesy to the applicant. **While we strive to identify significant issues, the following notes may not identify all issues, even major ones that may be raised during the formal review of your application.** The information contained herein has been placed on file with the Department of Planning Services. Please submit a copy of this form when you submit the revisions to your Land Use Application. If you have any questions regarding the process and/or application, please call Diana Aungst at 970-400-3524, or email at daungst@weld.gov

REVIEW:

Please email the below listed items to the Department of Planning Services. Submit a new questionnaire narrative with the below comments addressed and submit the other items as requested.

REVIEW STAFF:

Planning: Diana Aungst – daungst@weld.gov - 970-400-3524

Engineering: Melissa King – mmcroberts@weld.gov - 970-400-3798

Public Health: Lauren Light – Llight@weld.gov - 970-400-2211

PLANNING COMMENTS:

The Department of Planning Services has reviewed the Completeness Review Application and has the following comments.

1. On the application form change the Section to 36.
2. The parcel is 194 acres in size. The USR states 200 ac and no size for the lease area on page 1 and labels the 'limits of construction' as 56 ac. Application states 75 acres. The questionnaire states 58 acres and the soil report shows ~63 acres. State the size of the property and the size of the SEF consistently throughout the application materials.
3. Be sure the correct parcel number is used on all application materials.
4. Do not label as 'Appendices' and do not add any blank pages or extra title pages.
5. Submit each section as a separate PDF (as you did previously). Label the PDF and name the file name of the PDF the same.
6. Provide a complete Chain of Title or Certificate of Conveyances. Must be less than 30 days old.
7. A Title Commitment is not required but if submitting one it must be created/signed within the last 30 days.
8. Submit a new Statement of Taxes. Statement of Taxes must be less than 30 days old.

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9. Submit a new Buffer Report. Buffer Report must not be less than 30 days old and needs to be signed and dated.
10. The file named "SUA" looks to be the map for USR-386 (the mine) and other info on the mine and not a SUA. Provide a surface use agreement between the property owner and the mineral owner, if there is one.
11. Both USR-386 and USR-1160 were approved on this same parcel. It is not clear if USR-386 has been vacated but the Certificate of Designation (CD) was vacated in 1993. The CD for USR-1160 was established in 1998. The CD and the USRs need to be vacated or partially vacated and the property that the SEF is on (all 194 acres) needs to be released from the USRs and the CD. (Documents on these USRs and CDs sent)

Please note: Depending on the timeline for #11 to be completed the questionnaire and applicant may need to be updated.

12. Which Emergency Contact Form should be used?
13. Provide Supplement 23-4-1030.B.5. *Statement of Transportation Construction Impacts.*
 - a. *Describe what impacts construction of the project will have upon transportation patterns in the area intended to be served or affected by the proposal.*
 - b. *Describe the potential construction impact on roads within the County.*
 - c. *Identify improvements required to any roads within the County in order to serve the project adequately.*
14. A haul route map and agreement to mitigate construction traffic impacts to the area surrounding the proposed SEF may be required.
15. How many storage containers will be on site during construction and how many during operation? Two or three.
16. In the Planning Questionnaire:
 - a. #15 The fenced area = 185,000 sf = This is approximately 4 ac. Is this accurate?

PUBLIC HEALTH COMMENTS:

No comments.

ENGINEERING COMMENTS:

No comments.