

LAND USE CHANGE PERMIT

for

A Parcel of Land Owned by Jolley Mesa LLC located approximately 4 miles west of the Town of New Castle in Section 20, Township 6 South, Range 91 West of the 6th Principal Meridian and legally described in a Quit Claim Deed Recorded at Reception Number 871838 in the records of the Garfield County Clerk and Recorder.


(Assessor's Parcel No. 2181-172-00-086)

In accordance with and pursuant to provisions of the Garfield County Land Use and Development Code, as amended, and the Director's Decision Letter dated August 21, 2020, the Director of the Community Development Department hereby authorizes the following activity:

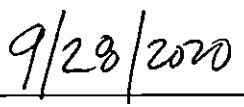
*A Booster Compressor located on a 0.52-acre site within a 1360.94-acre parcel known as the Kokopelli Booster Compressor as shown on the Site Plan Attached as Exhibit "A".
(GAPA-04-20-8785)*

This Administrative Land Use Change Permit is issued subject to the conditions set forth in the Director's Decision from August 21, 2020 and set forth in Exhibit "B" and shall be valid during compliance with such conditions and other applicable provisions of the Garfield County Land Use and Development Code, as amended, Building Code, and other regulations of the Board of County Commissioners of Garfield County, Colorado.

COMMUNITY DEVELOPMENT DEPARTMENT
GARFIELD COUNTY, COLORADO

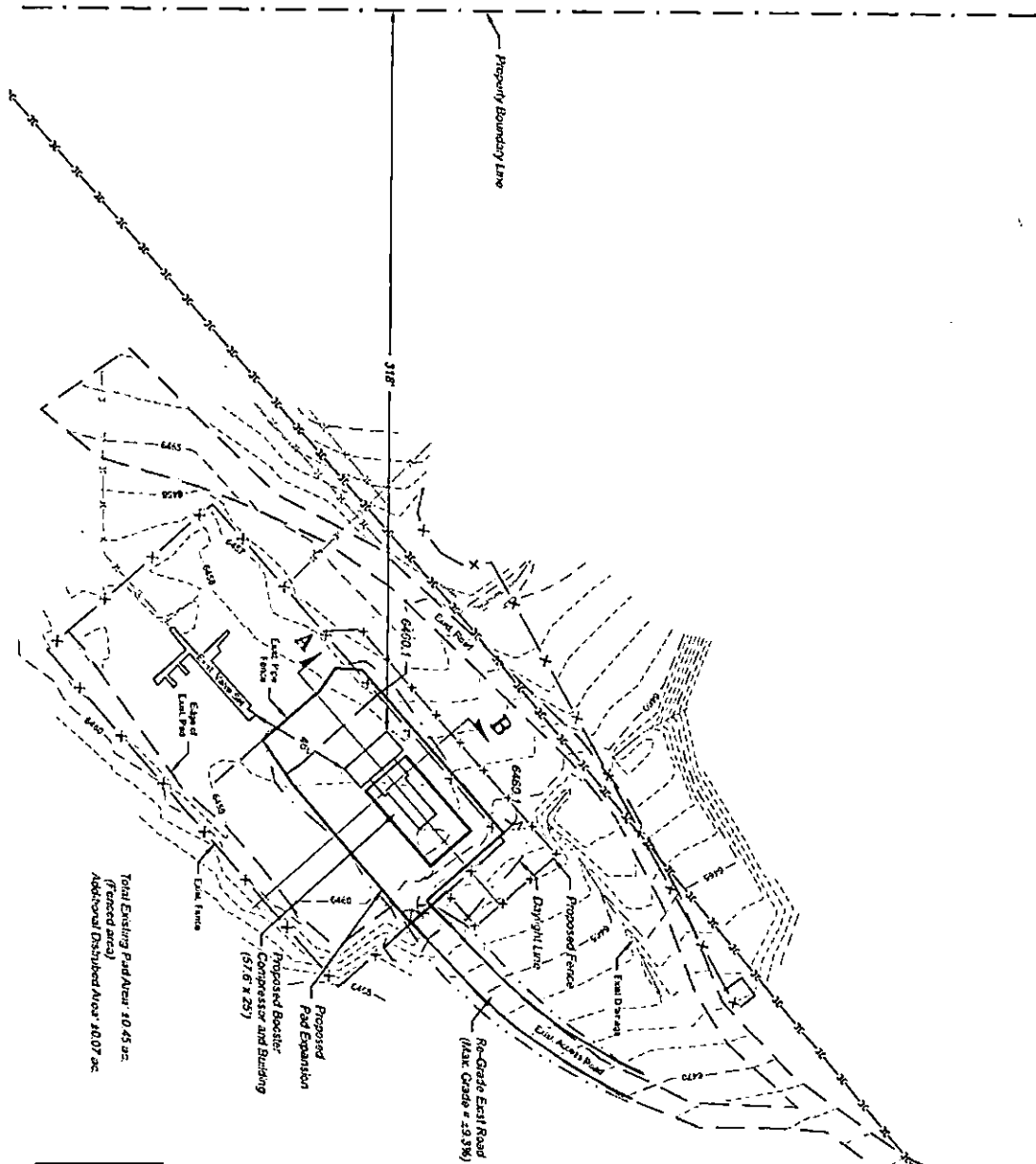


Sheryl Bower, AICP
Director of Community Development



Date

Exhibit A (Site Plan)



Total Existing Pad Area: 10.45 ac.
 (fenced area)
 Additional Disturbed Area: 10.07 ac.

ESTIMATED EARTHWORK QUANTITIES (CY)				
ITEM	CUT	FILL	TOTAL	EXCESS
PAO	70	120	80	-110
ACCESS	110	0		110
TOTALS	180	120	80	20

GRAPHIC SCALE BAR
 1" = 10' HORIZONTAL
 1" = 10' VERTICAL

Exhibit C

(Conditions of Approval, pg. 1 of 2)

- 1) All representations made by the Applicant in the application shall be conditions of approval unless specifically altered by these conditions of approval.
- 2) The Kokopelli Booster Compressor shall be operated in accordance with all applicable Federal, State, and local regulations governing the operation of this type of facility.
- 3) The facility shall maintain compliance with all applicable CDPHE permits, including but not limited to, SPCC Plans and air quality permits (APEN permit) for the site.
- 4) The Applicant shall maintain compliance with all required COGCC permits and forms for the facility.
 - a) Prior to operation of the facility the Applicant shall supply Garfield County Community Development with a demonstration that all required COGCC and CDPHE permits have been issued.
- 5) The facility shall maintain compliance with COGCC and County Noise Standards and Regulations. Within 30 days of initiating operation of the booster compressor the Applicant shall provide on-site noise readings to confirm compliance with the noise requirements. If compliance is not confirmed or if future compliance issues are identified, the Applicant shall provide additional noise mitigation in order to achieve compliance and may be subject to further noise testing.
- 6) The facility shall comply with Garfield County lighting requirements in Section 7-304 including, but not limited to that exterior lighting is downcast and shielded.
- 7) Prior to the issuance of the certificate of occupancy for the building, the applicant shall be required to install a Knox Padlock on the access gate, as required by Colorado River Fire Rescue.
- 8) The operation of the facility shall comply with industry standards regarding fire protection, fire detection, and fire extinguishers.
- 9) The installation and construction of the facility shall meet the following timeframes:
 - a) The Applicant shall install the facility in compliance with Colorado Parks and Wildlife recommendations including requirements that construction and installation of the facility occurs outside the December 1st to April 30th big game winter period if possible. If activity does occur within the wintertime period vehicle traffic shall be restricted from 10am-3pm.



- b) The Applicant shall install the facility according to recommendations provided within the WestWater Engineering Report dated July 2019. The report recommends that project construction shall be completed outside of the nesting season, which is considered May 15 to July 15 for species in this area.