

## **Colorado Springs, CO**

Planning and Development  
30 S. Nevada Ave., Suite 701  
Colorado Springs, CO 80903



### **Final Report - Corrections Required** **Application No. PDZL-24-0006**

**Report Date: 12/12/2024**

**Description :**

**Address : 0 Charter Oak Ranch RD**

**Record Type : PDZ Land Use Plan**

**Document Filename : SCRP - Mineral Rights Cert - Combined\_V1\_11-19-2024**

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Teresa Guagliardo	teresa.guagliardo@state.co.us	-
Gabe Sevigny	Gabe.Sevigny@coloradosprings.gov	-

General Comments

Comment ID	Reviewer : Department	Review Comments
23	Teresa Guagliardo : CDOT	Please refer to the comments letter sent to Gabe Sevigny on 12-12-24 via email.

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Reviewer : Department	Review Comments
26	1	Gabe Sevigny : Planning	Include attachments indicated here



LAND USE REVIEW DIVISION  
COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: Southern Colorado Rail Park LLC

PROJECT: Southern Colorado Rail Park

CITY PLANNING FILE NUMBER(S): 6600000030

The Applicant certifies that he has complied with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process. The Applicant certifies that the records, including filed requests for surface development notification forms, of the El Paso County Tax Assessor and the Clerk and Recorder were examined. The Applicant further certifies the following:

☒ Yes, a separate mineral estate owner(s) was identified and the Applicant certifies that 1.) the mineral estate owner(s) was notified by certified mail, return receipt requested, or by a nationally recognized overnight courier of the initial City Planning Commission public hearing not less than thirty (30) days prior to the hearing; 2.) he has attached a listing of the Mineral Estate Owner(s) with mailing addresses, and 3.) has attached a copy of the notice that was mailed. Said notice contained the time and place of the public hearing, the nature and subject of the hearing, legal description of the property and the name of the applicant.

☐ Yes a separate mineral estate owner(s) was identified, but the Applicant certifies that 1.) no mailing addresses of record(s) are known; 2.) he has attached a listing of the Mineral Estate Owner(s); and 3.) no further action was taken.

☐ No separate mineral estate owner(s) were identified and no further action was taken.

Pursuant to 24-65.5-103(4), C.R.S., I certify that above is true and accurate and that I have acted in good faith to comply with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process.

Dated this \_\_\_\_ day of \_\_\_\_, 20\_\_.

\_\_\_\_\_  
Signature

Notary Certificate:

STATE OF COLORADO)  
\_\_\_\_\_) sis  
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_.

Witness my hand and official seal.

My commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public



LAND USE REVIEW DIVISION  
COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: Southern Colorado Rail Park LLC & Edw. C Levy CO

PROJECT: Southern Colorado Rail Park

CITY PLANNING FILE NUMBER(S): 6600000047, 6600000048, 6600000009, 6600000004, 6600000050, 6600000049, 6600000010, 6600000008, 6600000011, 6600000030, 6600000040, 6600000041, 6600000012, 6600000014

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