

## **Colorado Springs, CO**

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



### **Final Report - Corrections Required** **Application No. PDZZ-24-0005**

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

**Description :**

**Address : 0 Charter Oak Ranch RD**

**Record Type : PDZ Zone Change**

**Document Filename : Southern Colorado Rail Park\_ZC-Exhibit B\_V1\_11-19-2024**

Comment Author Contact Information:

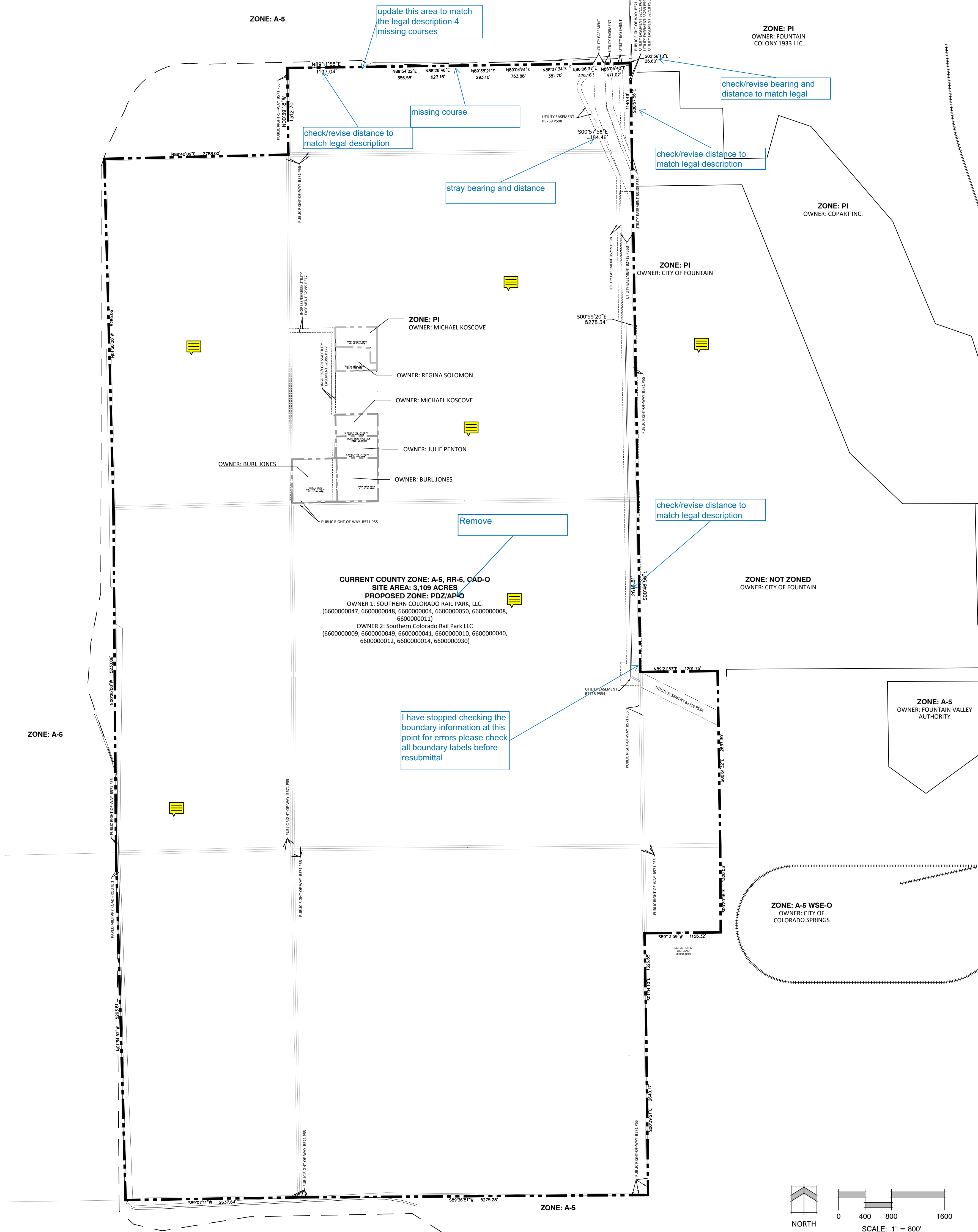
Reviewer Name	Reviewer Email	Reviewer Phone No.:
Zaker Alazzeh	Zaker.Alazzeh@coloradosprings.gov	-
Cory Sharp	Cory.Sharp@coloradosprings.gov	-
Gabe Sevigny	Gabe.Sevigny@coloradosprings.gov	-

General Comments

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

Comment ID	Page Reference	Reviewer : Department	Review Comments
1	1	Zaker Alazzeh : City Eng - Traffic Engineering	Traffic Engineering has no comments on this item.
9	1	Cory Sharp : Planning	please revise the sheet number this is the last page including Exhibit A appears to be 5 of 5
10	1	Cory Sharp : Planning	please add the City File No. PDZZ-24-0005 in the lower right hand corner
11	1	Cory Sharp : Planning	check/revise the area to match the legal description
12	1	Cory Sharp : Planning	please label exceptions "A" and "B"
13	1	Cory Sharp : Planning	please make the exterior boundary a solid line type
14	1	Cory Sharp : Planning	please increase the text size of the exterior boundary calls as to be legible
15	1	Cory Sharp : Planning	please label the point of beginning and basis of bearings
16	1	Cory Sharp : Planning	check/revise distance to match legal description
17	1	Cory Sharp : Planning	update this area to match the legal description 4 missing courses

Comment ID	Page Reference	Reviewer : Department	Review Comments
18	1	Cory Sharp : Planning	missing course
19	1	Cory Sharp : Planning	check/revise bearing and distance to match legal description
20	1	Cory Sharp : Planning	check/revise distance to match legal description
21	1	Cory Sharp : Planning	stray bearing and distance
23	1	Cory Sharp : Planning	check/revise distance to match legal description
24	1	Cory Sharp : Planning	I have stopped checking the boundary information at this point for errors please check all boundary labels before resubmittal
29	1	Gabe Sevigny : Planning	Remove
30	1	Gabe Sevigny : Planning	Section 7.2.704.A, the maximum square footage for nonresidential land uses and maximum building heights are established with the PDZ district while the specific uses and dimensional standards are set by the Land use Plan, please include the maximum square footage here and maximum building height next to PDZ



# SOUTHERN COLORADO RAIL PARK

## CITY OF COLORADO SPRINGS, COLORADO

### ZONE MAP AMENDMENT



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

STAMP

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLAN FILE #

DATE:	BY:	DESCRIPTION:

EXHIBIT B

1

1 OF 1