



N.E.S., Inc.  
619 N. Cascade Ave, Suite 200  
Colorado Springs, Colorado 80903

April 24, 2024

Linda C. Renneberger  
1647 Summernight Ter.  
Colorado Springs, CO 80909-2729

Re: Initial Public Hearing Concerning El Paso County Development DSD File #SKP234

Property Description:

The 3,100-acre property is located south of Charter Oak Ranch Road, south, east, and north of Fort Carson, West of I-25, and the City of Colorado Springs' Ray Nixon power plant.

Description of Proposed Development:

The Sketch Plan identifies parcels for heavy railroad-oriented industry in the southern half of the site that has direct access to the rail spur and rail loop. In the northern portion of the site there is a transition to light industrial and commercial service uses. A 10-acre parcel is identified adjacent to Charter Oak Road and next to Gate 19 into Fort Carson, which is expected to serve day-to-day commercial needs of Fort Carson military personnel, civilian employees, dependents, and visitors, as well as employees and visitors of the Rail Park.

Applicant's Name: Andrea Barlow, Principal, N.E.S., Inc.  
DSD File #: SKP234

Dear Mineral Estate Owner:

This letter is being sent to you in conformance with the requirements of C.R.S. §24-65.5-103. This letter provides notice of an initial public hearing concerning the above referenced development application.

**NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION**

A public hearing will be held on the 16<sup>th</sup> day of May, 2024, at 9am in the Development Services Department Hearing Room, 2880 International Circle, Colorado Springs, CO, for approval of a Sketch Plan on property located at 900 Charter Oak Ranch Rd. approximately 1.4 miles west of Exit 128 on I-25 South and as specifically identified above. For more information call Development Services Department at 719-520-6300.

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF COUNTY COMMISSIONERS**

A public hearing will be held on the 4<sup>th</sup> day of June, 2024, at 9am at Centennial Hall, 200 South Cascade Avenue, Colorado Springs, CO, for approval of a Sketch Plan on property located at 900 Charter Oak Ranch Rd. approximately 1.4 miles west of Exit 128 on I-25 South and as specifically identified above. For more information call Development Services Department at 719-520-6300.

A handwritten signature in black ink, appearing to read 'A Barlow', is written over a horizontal line.

Owner/Applicant's Signature