

EL PASO COUNTY
COLORADO

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development

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Colorado Springs, CO 80910

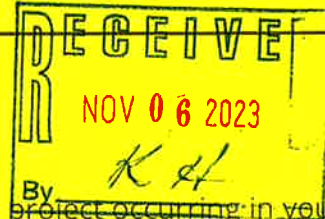
Board of County Commissioners

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10/16/2023

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). Please note that PCD will send additional notification including date, time, and location, prior to any future public hearing(s) regarding this proposal. Details for the project are listed below.



PCD File No.: SKP234, Southern Colorado Dual-Service Rail Park Sketch Plan

Project description: Sketch Plan for the Southern Colorado Rail Park (SCRP) project to include a new railroad spur through the property to service Fort Carson and associated railroad-oriented heavy and light industry and commercial uses.

Applicant name(s):

EDW C Levy Co D/B/A Schmidt Construction Inc
Steve Weiner
8800 Dix Avenue
Detroit, MI 48209
SWEINER@EDWCLEVY.NET
(313) 429-2600

Representative:

N.E.S. INC
Andrea Barlow
619 N. Cascade Ave. Suite 200
Colorado Springs, CO 809063
ABARLOW@NESCOLORADO.COM
(719) 471-0073

Tax ID/Parcel Nos.: 6600000004, 6600000008, 6600000009, 6600000010, 6600000011, 6600000012, 6600000014, 6600000040, 6600000041, 6600000046, 6600000047, and 6600000048.

Location of project: From the Santa Fe Ave interstate exit, west of I-25, south of Charter Oak Ranch Road and north of Military Reservation Boundary Road. The area is immediately west of the Ray Nixon Power Plant and is surrounded by Fort Carson Military Base on the northern, western, and southern property lines.

Zoning District: A-5 (Agricultural) and RR-5 (Residential Rural) with CAD-O (Commercial Airport Overlay).

Land size: Approximately 3,100 acres.

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/190618>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,

Kari Parsons
Kari Parsons - Senior Planner
El Paso County Planning & Community Development
KariParsons@elpasoco.com
(719) 520-6306

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PAVESTONE LLC
3490 PIEDMONT RD STE 1300
ATLANTA, GA 30305

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UNABLE TO FORWARD

BT: 00010014835 *0420-02676-17-01

EL PASO COUNTY
PARCEL INFORMATION

FILE NO.: SKP234

TYPE: SKETCH PLAN

PROJECT NAME: SOUTHERN COLORADO DUAL-SERVICE RAIL PARK SKETCH PLAN

PARCEL NOS.: MULTIPLE, SEE INSIDE

ADDRESS: MULTIPLE, SEE INSIDE

FOR A DESCRIPTION OF THE AREA

PLEASE REPORT ANY PARCEL DISCREPANCIES TO:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600

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