



# Planning Applications

## Mineral Right Owner Notification Affidavit

Mineral Right Owner Notification is required to be sent via Certified Mail at least 30 days prior to the initial public hearing or final decision regarding an application. The Applicant shall **submit this affidavit to the Director no later than 8 days prior to the required public hearing or final decision** confirming such notification has been provided per Section 703 of the CDC.

I, Ryan Spaudstat (affiant's name), as the Applicant or representative of the Applicant for PL 20230275 (project number), do hereby swear and aver that to my own personal knowledge the following is true (check and complete one of the following sections):

☐ **MINERAL RIGHT OWNER NOTICE NOT APPLICABLE**

No separate mineral estates exist on the property that is the subject of \_\_\_\_\_ (project number) according to a search of the records of the Routt County Clerk and Recorder and Routt County Assessor.

-OR-

☒ **MINERAL RIGHT OWNER NOTICE REQUIRED**

1. Applicant has given notice of (circle one) Public Hearing Date(s) or Final Decision Date to all owners and lessees of mineral estates pursuant to the requirements of the Community Development Code Section 703.
2. Applicant has attached hereto the list of owners and lessees of mineral estates with last known addresses of record. Applicant obtained names and addresses for the owners and lessees of mineral estates from the following source(s):  
Routt County Assessor
3. Applicant mailed all notices by Certified Mail.
4. Applicant completed the initial mailing to all owners and lessees on 9-21-23 (date), a date at least 30 days prior to public hearing or final decision date.
5. Applicant completed a second mailing to all owners and lessees on \_\_\_\_\_ (date), a date at least 14 days prior to public hearing or final decision date.
6. Notices sent included the information required by Section 703 of the Community Development Code.

Ryan Spaudstat  
Affiant signature

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ROUTT )

Subscribed and sworn to before me this 21 day of September, 2023,  
by Ryan Spaudstat, the Affiant.

Witness my hand and official seal.

My commission expires: 6-10-27

Tari Gassaway  
Notary Public

Tari M Gassaway  
Notary Public  
State of Colorado  
Commission No. 19994014792  
My Commission Expires 06/10/2027



**LANDMARK**  
CONSULTANTS, INC.

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September 20, 2023

State Board of Land Commissioners  
1313 Sherman Street  
Denver, CO 80203

RE: Notification of Application for Development

Dear Mineral Interest Owner or Lessee,

As required by Colorado State Statute 24-65.5-101 et. Seq., we are notifying you that we have submitted an application to the City of Steamboat Springs Planning Department for Parcel E Downtown Riverview Subdivision. The property is located at Parcel E Downtown Riverview Subdivision, Steamboat Springs, also known as:

Lot E Downtown Riverview Subdivision

The project will be heard by Planning Commission and City Council; however, hearing dates have not yet been scheduled. An additional notice with the hearing dates will be mailed to you no less than two weeks in advance of the first hearing date. In the meantime, please feel free to contact me at [ryans@landmark-co.com](mailto:ryans@landmark-co.com) or the Planning Department at 970-871-8258 for more information about the project.

Respectfully,

Landmark Consultants, Inc  
On behalf of Gorman & Company  
Ryan Spaustat



Date of Plat.....

Route

County,

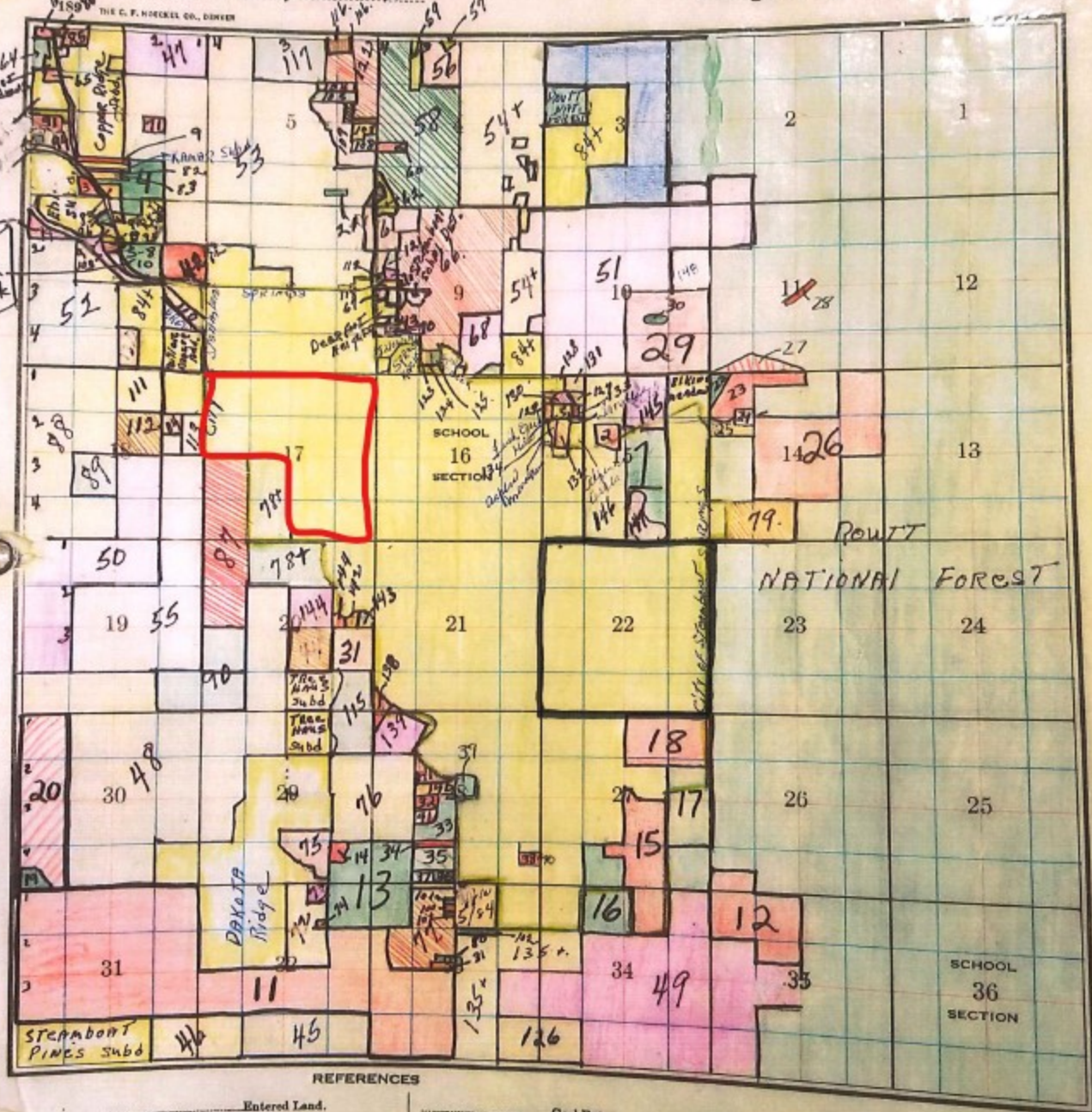
Range

84 West

Township

6 North

THE C. F. HICKEL CO., DENVER



## REFERENCES

Entered Land.

Homestead Application.

Pre-Emption Filing.

Timber Culture Claim.

Grant.

Coal Filing.

Coal Entry.

Desert Entry.

Oil Shale Placer Claims.

Oil Placer Claims.

Lands not otherwise marked are vacant.

SCALE:

32 chains to one-half inch.



Yellow

State Held Land

Blue

Public Land

Brown

BLM

Non-Color

Minerals Not Severed