



STATE OF
COLORADO

Girardi - DNR, Chris <chris.girardi@state.co.us>

Korwell Dirt- AM-1 Pre-Operational Inspection Report

1 message

Girardi - DNR, Chris <chris.girardi@state.co.us>

Wed, Jun 4, 2025 at 1:55 PM

To: Craig Rasmuson <rasmusoncraig@gmail.com>

Cc: Patrick Groom <pgroom@wobjlaw.com>, Trent Korby <korwellland@gmail.com>, Jared Ebert - DNR <jared.ebert@state.co.us>

Good afternoon Mr. Rasmuson,

Attached to this email is a pdf of the Division's Inspection Report for the pre-operational inspection for AM-1 conducted on April 4, 2025 for the Korwell Dirt site, permit number M-2022-034.

A hard copy will not be sent unless requested. Please feel free to contact me if you have any questions.

Sincerely,

Chris Girardi

Environmental Protection Specialist Intern



COLORADO
Division of Reclamation,
Mining and Safety
Department of Natural Resources

P: (720) 793-3041

Physical: 1313 Sherman Street, Room 215, Denver, CO 80203

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KorwellDirt_AM1PreOpInspectionReport.pdf
821K



MINERALS PROGRAM INSPECTION REPORT
PHONE: (303) 866-3567

The Division of Reclamation, Mining and Safety has conducted an inspection of the mining operation noted below. This report documents observations concerning compliance with the terms of the permit and applicable rules and regulations of the Mined Land Reclamation Board.

MINE NAME: Korwell Dirt	MINE/PROSPECTING ID#: M-2022-034	MINERAL: Borrow material	COUNTY: Weld
INSPECTION TYPE: Pre-operation Inspection	WEATHER: Cloudy, Rain	INSP. DATE: April 4, 2025	INSP. TIME: 09:00am
OPERATOR: Korwell Land Holdings, LLC	OPERATOR REPRESENTATIVE: Craig Rasmussen	TYPE OF OPERATION: 112c - Construction Regular Operation	
REASON FOR INSPECTION: Pre-operation Inspection	BOND CALCULATION TYPE: Complete	BOND AMOUNT: \$241,604.00	
DATE OF COMPLAINT: NA	POST INSP. CONTACTS: None	JOINT INSP. AGENCY: None	
INSPECTOR(S): Chris Girardi	INSPECTOR'S SIGNATURE: 	SIGNATURE DATE: June 4, 2025	

GENERAL INSPECTION TOPICS

This list identifies the environmental and permit parameters inspected and gives a categorical evaluation of each. No problems or possible violations were noted during the inspection. The mine operation was found to be in full compliance with Mineral Rules and Regulations of the Colorado Mined Land Reclamation Board for the Extraction of Construction Materials and/or for Hard Rock, Metal and Designated Mining Operations. Any person engaged in any mining operation shall notify the office of any failure or imminent failure, as soon as reasonably practicable after such person has knowledge of such condition or of any impoundment, embankment, or slope that poses a reasonable potential for danger to any persons or property or to the environment; or any environmental protection facility designed to contain or control chemicals or waste which are acid or toxic-forming, as identified in the permit.

(AR) RECORDS----- <u>N</u>	(FN) FINANCIAL WARRANTY----- <u>Y</u>	(RD) ROADS----- <u>N</u>
(HB) HYDROLOGIC BALANCE----- <u>N</u>	(BG) BACKFILL & GRADING----- <u>N</u>	(EX) EXPLOSIVES----- <u>N</u>
(PW) PROCESSING WASTE/TAILING---- <u>N</u>	(SF) PROCESSING FACILITIES----- <u>N</u>	(TS) TOPSOIL----- <u>Y</u>
(MP) GENL MINE PLAN COMPLIANCE- <u>Y</u>	(FW) FISH & WILDLIFE----- <u>N</u>	(RV) REVEGETATION---- <u>Y</u>
(SM) SIGNS AND MARKERS----- <u>Y</u>	(SP) STORM WATER MGT PLAN---- <u>N</u>	(RS) RECL PLAN/COMP-- <u>N</u>
(ES) OVERBURDEN/DEV. WASTE----- <u>N</u>	(SC) EROSION/SEDIMENTATION--- <u>Y</u>	(ST) STIPULATIONS----- <u>N</u>
(AT) ACID OR TOXIC MATERIALS----- <u>Y</u>	(OD) OFF-SITE DAMAGE----- <u>N</u>	

Y = Inspected / N = Not inspected / NA = Not applicable to this operation / PB = Problem cited / PV = Possible violation cited

OBSERVATIONS

On April 4, 2025, Chris Girardi with the Division of Reclamation, Mining, and Safety ("DRMS" or "Division") conducted a pre-operational inspection of the Korwell Dirt reclamation permit. Craig Rasmussen represented Korwell Land Holdings, LLC (Operator) during the inspection. The weather was cloudy and rainy.

The Korwell Dirt permit is a 112c topsoil-removal operation with a permitted area of 162 acres. A mine entrance sign was observed in accordance with Rule 3.1.12 (see Photo 1).

The Operator submitted an Amendment Application (AM-1) on November 11, 2024 to change the post-mine land use from agricultural to industrial/commercial and to cease mining the northeast quadrant of the permit area. DCP Operating Company LP purchased the northeast quadrant, parcel number 105725300019 in November 2024. The amendment application was approved by the Division on April 16, 2025.

The Operator also submitted an Acreage Release Request (AR-2) and a Surety Reduction Request (SR-2), which were deemed complete on May 15, 2025. AR-2 was a request for the release 38.80 acres in the northeast quadrant of the permit area. Based on the post-mine land change to industrial/commercial, the northeast quadrant meets the reclamation standards for release (see Photo 2). SR-2 was a request for release of financial warranty reclamation liability for the northeast quadrant. The Division currently holds a financial warranty for the site in the amount of \$241,604. The approval of SR-2 decreases the required financial warranty to \$132,500.

Both release requests were approved by the Division on June 2, 2025. In accordance with Rule 4.17.2(5), the Division is required to wait thirty (30) days from the approval date to allow for appeal of the Division's decision before the revisions can be officially issued.

Photos taken during the inspection are attached. If you need additional information or have any questions, please contact me at the Division of Reclamation, Mining, and Safety, 1313 Sherman Street, Room 215, Denver, CO 80203, by telephone at (720) 793-3041, or by email at chris.girardi@state.co.us.

PHOTOGRAPHS



Photo 1: Mine Entrance Sign indicating DRMS-issued permit and permit number.



Photo 2: View of northeast quadrant of the permit area, facing northeast.

Inspection Contact Address

Craig Rasmussen
Korwell Land Holdings, LLC
6600 W 20th Street
Greeley, CO 80634

CC:

Jared Ebert, DRMS
Trent Korby, Korwell Land Holdings, LLC
Patrick Groom, Phillips 66 Company