

Notice to Mineral Estate Owners
§24-65.5-101, et seq., C.R.S. – Checklist and Certification

An examination of the records of the Clerk and Recorder's Office established the following:

Checklist

- identity of the owner(s) of mineral estate
- the mineral estate owner(s) has filed a proper notification form
- the mineral estate owner(s) has recorded an instrument satisfying an applicable dormant mineral interest act
- no mineral estate owner(s) was found
- mineral owner(s) waived the right to notice in writing to the Applicant.

If a mineral estate owner(s) exists, a Notice shall be sent to the mineral estate owner no less than thirty (30) days prior to the initial public hearing. The Notice shall include:

- time and place of initial public hearing
- nature of hearing
- location of property/subject of hearing
- name of applicant
- notice was sent to mineral estate owner(s) no less than thirty (30) days prior to initial public hearing (do not count day of mailing in thirty (30) day calculation).

If a mineral estate owner(s) exists, a copy of the Notice shall be sent to the local government at the same time as notice s mailed to the mineral owner(s) and no less than thirty (30) days prior to the initial public hearing. The Notice shall include:

- time and place of initial public hearing
- nature of hearing
- location of property/subject of hearing
- name of applicant
- name and address of mineral estate owner
- notice was sent to El Paso County Planning Department no less than thirty (30) days prior to initial public hearing (do not count day of mailing in thirty (30) day calculation).



HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400
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Notice to Mineral Rights Owners

This letter is being sent to you because Hammers Construction, Inc. is proposing a land use project in El Paso County at the reference location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the mineral rights owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Lisa Peterson (Applicant) or Robert Green (Project Manager)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

3. Property information

Site address: 7716 Gary Watson Point
Parcel Number: 54081-01-057
Proposed Building: 10,105 sf
Zoned: CS, CAD-O

4. Request and justification

This letter is being sent to you because we are requesting a special use subject to special review for this property located West of major intersection at Marksheffel Rd. and Meadowbrook Pkwy. (see map). We are requesting to locate a 10,105 sf building. The building will be used for specialty filtration. The building will have about 1,995 sf of office. The remainder of the building will be used for light manufacturing. Office is an approved use but requires a special use review for light manufacturing.

5. Existing and proposed facilities, structures, roads, etc.

The lot will be entered from Gary Watson Point. The lot is currently vacant. A 10,105 sf building is being proposed on the property indicated above.

MINERAL RIGHTS OWNERS

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 c/o GOLDEN CYCLE CORPORATION
 Street and Apt. No., or PO Box No.
 1515 S. Tejon, ste #100
 City, State, ZIP+4®
 Colorado Springs CO 80905-2273

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