

**(NOTICE TO MINERAL ESTATE OWNERS)**  
**Lot Line Adjustment**

This letter is being sent to you because Peter & Galina Bukhalo (Owner) and Alessi and Associates, Inc (consultants) are proposing a land use project in El Paso County at the attached subject property (see attached map). 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).

**MINERAL ESTATE OWNER:**

As recorded in Clerk and Recorder, El Paso County,  
Book 1303 at Page 512-519, July 12, 1951.  
% First National Bank of Colorado Springs,  
George Nelson Allen, Curtis Allen and Wharton Allen,  
As Executors of the Estate of Maria McKean Allen

**PROPERTY OWNERS:**

Peter & Galina Bukhalo  
1360 Rangely Drive  
Colorado Springs, CO 80921-2692  
bukhalop@hotmail.com

**CONSULTANT:**

Alessi and Associates, Inc.  
Joseph Alessi PLS  
2989 Broadmoor Valley Road, Suite C  
Colorado Springs, CO 80906  
719-540-8832(office) (fax) 719-540-2781  
[jalessi@alessi3a.com](mailto:jalessi@alessi3a.com)

**SITE LOCATION:**

Property Address: 1350-1360 Rangely Dr.  
Zoned RR-5 Rural Residential District  
Lots 4 & 5, Block 6, Amended Plat Sun Hills 3  
El Paso County, Colorado  
1 mile East of the intersection of  
Gleneagle Dr. and Sun Hills Dr.  
Then North on Rangely Dr. to site

**REQUEST:** Currently two 5 Acre Lots. Lot line adjustment size will remain 5 acre Lots

Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property 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.

**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).

**CERTIFICATION:**

I Joseph Alessi researched the records of the El Paso County Clerk and Recorder and established that there was ~~was~~ not a mineral estate owner(s) on the real property known as 1350 + 1360 Rangely Dr. Colo Spgs. CO. An initial public hearing on \_\_\_\_\_, which is the subject of the hearing, is scheduled for \_\_\_\_\_, 2000.

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing was mailed to the mineral estate owner(s) (if established above) and a copy was mailed to the El Paso County Planning Department on \_\_\_\_\_, 2000.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

STATE OF COLORADO    )  
  ) s.s.  
COUNTY OF EL PASO    )

The foregoing certification was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2000, by \_\_\_\_\_.

Witness my hand and official seal.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public