

**MINERAL RIGHTS CERTIFICATION:**

I, Tamara Baxter of N.E.S. Inc., 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 7205 Main Lane (Tax ID 5308000048). An initial public hearing on TBD, which is the subject of the hearing, is scheduled for \_\_\_\_\_, 2017.

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 NA, 2017.

Dated this 20 day of Oct, 2017.

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

The foregoing certification was acknowledged before me this 20 day of October, 2017, by Tamara Baxter.

Witness my hand and official seal.

My Commission Expires: June 17, 2018

Carol E. Smith

Notary Public

CAROL E SMITH  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19874188481  
MY COMMISSION EXPIRES JUNE 17, 2018

Mineral Right Owners

**Schedule No: 9900102964**

**Owner Name:** LUEKING JAMES B LIVING TRUST  
LUEKING JAMES B TRUSTEE

**Location:** WOODMEN RD

**Mailing Address:** PO BOX 164 OXFORD NE 68967-0164

**Schedule No: 9900102965**

**Owner Name:** LUEKING CLYDE F

**Location:** WOODMEN RD

**Mailing Address:** 2105 SPALDING DR HOLDREGE NE 68949-1035

**Schedule No: 9900102966**

**Owner Name:** LUEKING JERRY

**Location:** WOODMEN RD

**Mailing Address:** 72056 A RD OXFORD NE 68967-2003

**Schedule No: 9900102967**

**Owner Name:** THAYN ROBBIN

**Location:** WOODMEN RD

**Mailing Address:** 71363 ACORN RD OXFORD NE 68967-2053

**Schedule No: 9900102968**

**Owner Name:** DIETZ AUGUSTA PERCIVAL

**Location:** WOODMEN RD

**Mailing Address:** 43652 ROAD 718 OXFORD NE 68967-2733

**Schedule No: 9900102969**

**Owner Name:** PERCIVAL TRAVIS

**Location:** WOODMEN RD

**Mailing Address:** 43640 ROAD 718 OXFORD NE 68967-2733

October 24, 2017

Dear Adjacent Property Owner:

This letter is being sent to you because Mountain Splendor Services is proposing a land use project in El Paso County at the referenced location below. This information is being provided to you prior to submittal with El Paso County. Please direct any questions on the proposal to the referenced contact(s). 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.

For questions specific to the project, please contact:

Tamara Baxter

N.E.S. Inc.

619 North Cascade Avenue, Suite 200

Colorado Springs, CO 80903

719-471-0073

Request/Justification: The request to the County is for the following:

- A Variance of Use in the Agricultural Zone District (A-5) for a service establishment – Landscape Business, related tree nursery, and landscape equipment and material yard.

Location	7205 Maine Lane
Existing Zoning	A-5
Vicinity Map	Attached

# Vicinity Map



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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .46
Total Postage and Fees	\$ 6.56

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PERCIVAL TRAVIS  
 43640 ROAD 718 OXFORD NE  
 68967-2733

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Total Postage and Fees	\$ 6.56

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 City, State  
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LUEKING JERRY  
 72056 A RD  
 OXFORD NE 68967-2003

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LUEKING CLYDE F  
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 HOLDREGE NE 68949-1035

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 City, State  
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LUEKING JAMES B LIVING TRUST  
 LUEKING JAMES B TRUSTEE  
 PO BOX 164 OXFORD NE 68967-0164

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 City, State  
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THAYN ROBBIN  
 71363 ACORN RD  
 OXFORD NE 68967-2053

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Instructions

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**1. Article Addressed to:**

LUEKING JAMES B LIVING TRUST  
LUEKING JAMES B TRUSTEE  
PO BOX 164 OXFORD NE 68967-0164



9590 9402 3064 7124 9522 81

**2. Article Number (Transfer from service label)**

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**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

X *Nicholas Holste*

- ☒ Agent  
☐ Addressee

**B. Received by (Printed Name)**

*Nicholas Holste*

**C. Date of Delivery**

*12-6-17*

- D. Is delivery address different from item 1?** ☐ Yes  
If YES, enter delivery address below: ☐ No

**3. Service Type**

- ☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail  
☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery