

**C. T. Martin, LLC**  
Commercial Real Estate Services  
(719) 661 – 0082

July 5, 2018

Mr. Len Kendall  
Project Manager  
Planning and Community Development Department  
Planning Division  
El Paso County  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Re: **Letter of Intent – 5930 Paonia Ct – Special Use Request - Revised**

Mr. Kendall:

Good afternoon. This letter of intent is provided per your Request dated June 29, 2018. The owner has authorized me to submit this letter in accordance with the Land Development Code.

1. Subject Property: 5930 Paonia Ct
2. Assessor's Parcel #: 5407205007
3. File No. : C-18-6
4. Current Zoning: I-2
5. Owner of Record: Nuphase, LLC
6. Use History: Prior to 1998 the property received a variance to allow auto repair and was used for Corvette repair and restoration which included outside storage of equipment, materials and autos. In 2003 a variance (VA-03-012) was granted to a new owner to use the property as a contractor equipment yard. This variance expired in 2013, however the then owner continued to use the property as a contractor's equipment yard for a drilling company up until 2015 when the property was purchased by the current owner.

The current owner leased the property to HCD, a drilling company doing the same business as the prior owner. HCD is a preferred contractor for the City and County, utility providers, government and military entities and operates across the United States. HCD currently has 35 employees and operates Monday – Friday from 6:30 a.m. to 5:30 p.m.

7. Minerals: We could not find a point of contact for the Mineral Rights Owner. A copy of the Mineral Rights Certification is attached.

Sincerely,

*Charlie Martin* for Roger Wallace, Manager, Nuphase, LLC

Charles T. Martin  
Broker/Owner

NOTE: The mineral estate owner could not be found.  
No known address for owner or signor.

**CERTIFICATION:**

I Roger J. Wallace 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 5930 Paonia Ct, Colorado Spgs, CO. An initial public hearing on N/A which is the subject of the hearing, is scheduled for N/A, 2000.

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing <sup>was not</sup> mailed to the mineral estate owner(s) (if established above) and a copy was mailed to the El Paso County Planning Department on N/A, 2008.

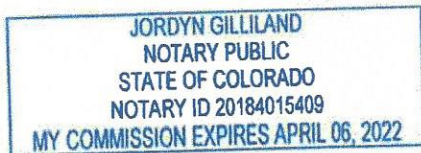
[Signature]  
Dated this 11 day of May, 2008.

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

The foregoing certification was acknowledged before me this 11 day of May, 2008, by Roger J. Wallace.

Witness my hand and official seal.

My Commission Expires: 4/6/22



[Signature]  
Notary Public