

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 Michael R. Thibault 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 2420 Wayland Place. An initial public hearing on N/A, which is the subject of the hearing, is scheduled for N/A, 2009.

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 N/A, 2009.

Dated this 8 day of MAY, 2009.

[Signature]

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

The foregoing certification was acknowledged before me this 8th day of May, 2009, by Michael R. Thibault.

Witness my hand and official seal.

My Commission Expires: 10-24-2020

MICHELLE ANN KLINGENBERG
Notary Public
State of Colorado
Notary ID # 20124067099
My Commission Expires 10-24-2020

[Signature]
Notary Public



T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
(719) 570-1456 Fax (719) 591-5217
7 May 2019

To:
Fannie Wilson
501 N. Cascade Ave.
Colorado Springs, CO 80903

Notice to Mineral Rights Owners - Project Narrative

1. This letter is being sent to you because Terra Nova Engineering, Inc. and T-Bone Construction, Inc. on behalf of 2425 Wayland Place Llc. is proposing a special use in El Pao County at the referenced 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 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.
2. For questions specific to this project, please contact:
Darin Weiss
T-Bone Construction
1310 Ford St.
Colorado Springs, CO 80915
719-623-3314
3. 2420 Wayland Pl., Colorado Springs, CO 80915; 2.78 acres; zoned I-2 CAD-O.
4. Request for approval of a Special Use permit to allow a contractor's equipment yard similar to & within the context of the existing uses of surrounding properties. The proposed special use is non-invasive and harmonious with neighboring businesses, and will at all times conform to all applicable laws and regulations.
5. No new development or grading is proposed on the lot. The lot is currently a vacant lot, with existing road access located at the northwest corner of the site to Wayland Pl.
6. No waivers are requested for this development.

Thank You,

Darin C. Weiss AIA
Design Development Services
T-Bone Construction, Inc

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\$ **3.50**

Extra Services & Fees (check box, add fees as appropriate)

- Return Receipt (hardcopy) \$ **0.80**
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$ **0.50**

Total Postage and Fees

\$ **4.80**

Sent To

Fannie Wilson

Street and Apt. No., or PO Box No.

501 N. Cascade Ave.

City, State, ZIP+4®

CS, CO 80903



2E89 52TE 0000 010E 9102

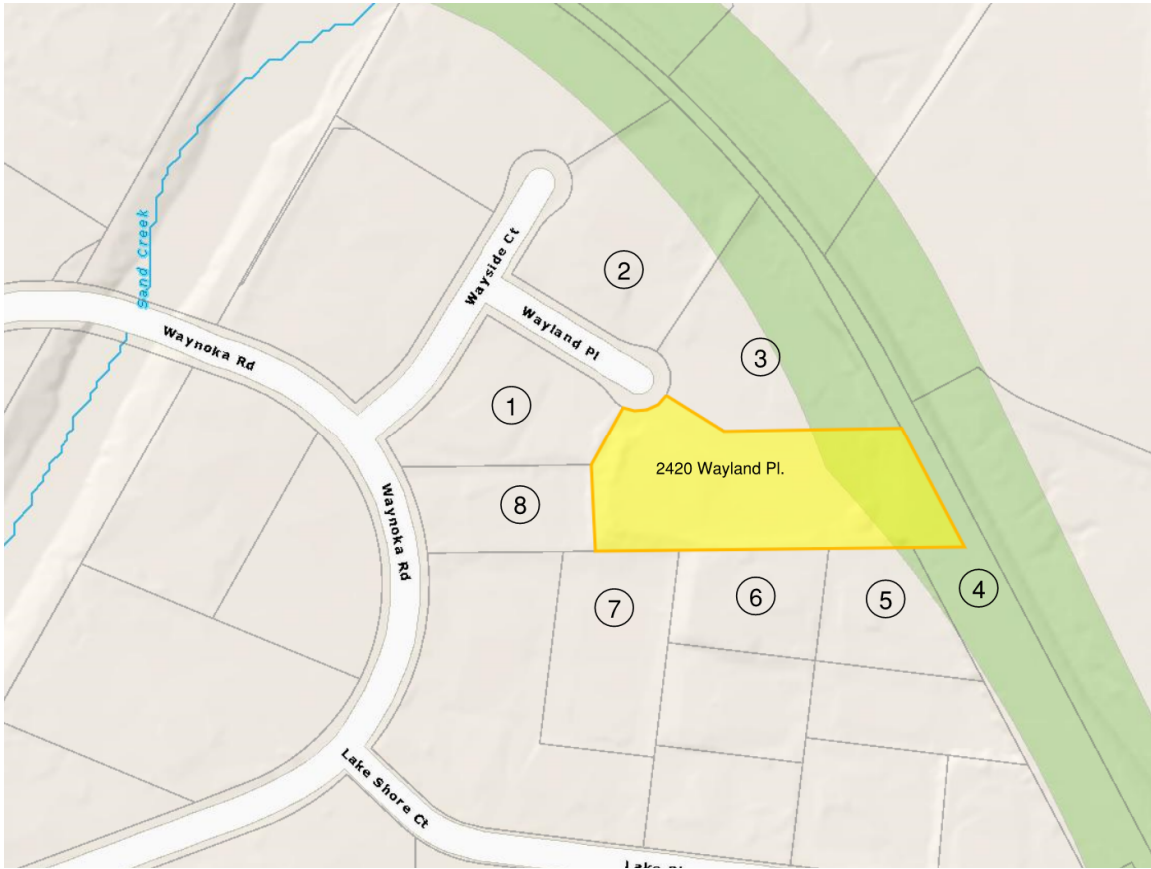


T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
(719) 570-1456 Fax (719) 591-5217
28 February 2019

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5. No new development or grading is proposed on the lot. The lot is currently a vacant lot, with existing road access located at the northwest corner of the site to Wayland Pl.
6. No waivers are requested for this development.
7. Vicinity map / adjacent property owners:
 - a. Adjacent property owners
 1. Lot 2 Indian Springs Industrial Center
Schedule No.: 5406204026
Tracy & Sandra Ackerman
2407 Warwick Ln.
Colorado Springs, CO 80909

2. Lot 5 Indian Springs Industrial Center
Schedule No.: 5406204029
C&D Land Corp / Dijulio-Calabrese LLC
8420 S. 190th St.
Kent, WA 98031
3. Lot 4 Indian Springs Industrial Center
Schedule No.: 5406204028
2425 Wayland Place LLC
3902 Maizeland Rd.
Colorado Springs, CO 80909
4. Being a Strip of Land of Varying Widths Constituting a LN of R/R LY in
NW4 SEC 6-14-65 & SW4 SEC 31-13-65.
Schedule No.: 5406200004
City of Colorado Springs
30 S. Nevada Ave, Suite 701
Colorado Springs, CO 80903
5. Lot 1 Lakeshore Industrial Park FIL NO 2
Schedule No.: 5406204042
Outlook Investments LLC
6160 Lake Shore CT
Colorado Springs, CO 80915
6. Lot 3 Lakeshore Industrial Park
Schedule No.: 5406204040
SBR Properties LLC
7273 Cottonwood Tree Dr.
Colorado Springs, CO 80927
7. Lot 2 Cimarron Service Center SUB
Schedule No.: 5406204037
Springs Industrial Group LLC
1185 Golden Hills Rd.
Colorado Springs, CO 80919
8. Lot 1 Indian Springs Industrial Center
Schedule No.: 5406204025
Sig Waynoka LLC
1185 Golden Hills Rd.
Colorado Springs, CO 80919

Vicinity Map:



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Adult Signature Restricted Delivery \$

Postage \$ **0.50**

Total Postage and Fees \$ **6.80**

Sent To **Tracy E. Sandra Atherman**

Street and Apt. No., or PO Box No. **2407 Warwick Ln**

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

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Sent To **City of Colorado Springs**

Street and Apt. No., or PO Box No. **30 S Nevada Ave**

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Sent To **SBR Properties LLC**

Street and Apt. No., or PO Box No. **7373 Cottonwood Trl Dr**

City, State, ZIP+4® **CS CO 80927**

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2299 5215 0000 0100 9102

8599 5215 0000 0100 9102

2299 5215 0000 0100 9102

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Adult Signature Restricted Delivery \$

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Sent To **Sig Waynoka LLC**

Street and Apt. No., or PO Box No. **1185 Golden Hills Rd**

City, State, ZIP+4® **CS CO 80919**

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

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Sent To **2425 Wayland Place LLC**

Street and Apt. No., or PO Box No. **3903 Mainzland Rd**

City, State, ZIP+4® **CS CO 80909**

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Adult Signature Restricted Delivery \$

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Sent To **Outlook Investments LLC**

Street and Apt. No., or PO Box No. **9100 Laks Shore Ct**

City, State, ZIP+4® **CS CO 80915**

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7499 5215 0000 0100 9102

2299 5215 0000 0100 9102

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Adult Signature Restricted Delivery \$

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Total Postage and Fees \$ **6.80**

Sent To **Sig Waynoka LLC**

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Sent To **Cediland/Dijulio-Cabrese LLC**

Street and Apt. No., or PO Box No. **8400 S 190th St**

City, State, ZIP+4® **Kent WA 98031**

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Adult Signature Restricted Delivery \$

Postage \$ **0.50**

Total Postage and Fees \$ **6.80**

Sent To **Springs Industrial Group LLC**

Street and Apt. No., or PO Box No. **1185 Golden Hills Rd**

City, State, ZIP+4® **CS CO 80919**

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2299 5215 0000 0100 9102

4E99 5215 0000 0100 9102

6899 5215 0000 0100 9102

GENERAL MAIL FACILITY
3655 E FOUNTAIN BLVD STE 106
COLORADO SPRINGS
CO
80910-9998
0718120610
(800)275-8777 5:29 PM

Product Sale
Description Qty Final Price

Prepaid Mail 1
(Weight: 0 lbs. 0.80 oz.)
(Destination: COLORADO SPRINGS, CO 80927)
(Acceptance Date: 02/27/2019 17:26:48)
(Label #: 701630100000031256672)

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(Weight: 0 lbs. 0.70 oz.)
(Destination: COLORADO SPRINGS, CO 80915)
(Acceptance Date: 02/27/2019 17:27:03)
(Label #: 701630100000031256665)

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(Weight: 0 lbs. 0.80 oz.)
(Destination: COLORADO SPRINGS, CO 80919)
(Acceptance Date: 02/27/2019 17:27:18)
(Label #: 701630100000031256689)

Prepaid Mail 1
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(Destination: COLORADO SPRINGS, CO 80903)
(Acceptance Date: 02/27/2019 17:28:24)
(Label #: 701630100000031256658)

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(Weight: 0 lbs. 0.70 oz.)
(Destination: COLORADO SPRINGS, CO 80909)
(Acceptance Date: 02/27/2019 17:28:41)
(Label #: 701630100000031256641)

Prepaid Mail 1
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(Destination: KENT, WA 98031)
(Acceptance Date: 02/27/2019 17:28:50)
(Label #: 701630100000031256634)

Prepaid Mail 1
(Weight: 0 lbs. 0.70 oz.)
(Destination: COLORADO SPRINGS, CO 80909)
(Acceptance Date: 02/27/2019 17:29:06)
(Label #: 701630100000031256627)

Prepaid Mail 1
(Weight: 0 lbs. 0.70 oz.)
(Destination: COLORADO SPRINGS, CO 80909)
(Acceptance Date: 02/27/2019 17:29:35)
(Label #: 701630100000031256627)

Prepaid Mail 1
(Weight: 0 lbs. 0.80 oz.)
(Destination: COLORADO SPRINGS, CO 80919)
(Acceptance Date: 02/27/2019 17:29:43)
(Label #: 701630100000031256696)