



Memo

To: El Paso County Planning and Community Development, c/o Rad Dickson

From: Raimere S. Fitzpatrick, AICP, on behalf of UDON Holdings, LLC

Date: October 29, 2020

RE: Mineral Rights Estates Holders & Notification

Mineral Estate Holders were identified via title and public records search. However; the interested parties have not maintained records of current contact information with the El Paso County Clerk and Recorder's Office. Therefore notice was provided within the same County newspaper in general circulation and which the Planning and Community Development Department publishes notices of pending land use hearings before the El Paso County Planning Commission and Board of County Commissioners.

Respectfully,

R.S. Fitzpatrick

CERTIFICATION:

I Raimere Fitzpatrick 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 12265 STATE HIGHWAY 94. An initial public hearing on TBD, 2000 TBD which is the subject of the hearing, is scheduled for TBD.

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 TBD, 200 .

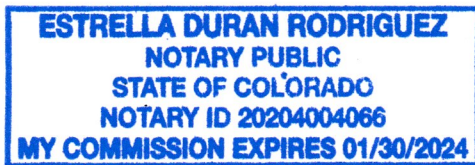
Dated this 1st day of June, 2002020.

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

2020 The foregoing certification was acknowledged before me this 1st day of June, 200 , by Raimere Fitzpatrick.

Witness my hand and official seal.

My Commission Expires: 01/30/2024



Estrella Duran Rodriguez
Notary Public

Notice to Mineral Estate Owners

it appears you provided notice through the newspaper but why was the notice not sent via certified mail.

if you were unable to find a known address can you provide a memo stating that.

PUBLISHER'S AFFIDAVIT

STATE OF COLORADO)
) ss.
COUNTY OF ELBERT)

I, Jenna Lister, do solemnly affirm that I am the Publisher of RANCHLAND NEWS, that the same is a weekly newspaper published at Simla, County of Elbert, State of Colorado, and has a general circulation therein; that said newspaper has been continuously and uninterruptedly published in said County of Elbert for a period of at least 52 consecutive weeks next prior to the first publication of the annexed notice, that said newspaper is entered in the post office at Calhan, Colorado as second class mail matter and that said newspaper is a newspaper within the meaning of the Act of the General Assembly of the State of Colorado, approved March 30, 1923, and entitled "Legal Notices and Advertisements," with other Acts relating to the printing and publishing of legal notices and advertisements. That the annexed notice was published in the regular and entire issue of said newspaper, once each week for one successive weeks; that the first publication of said notice was in the Issue of said newspaper dated;

June 11, 2020

and the last publication of said notice was in the issue of said newspaper dated;

and that copies of each number of said paper in which said notice and/or list was published were delivered by carriers or transmitted by mail to each of the subscribers of said newspaper, Ranchland News, according to the accustomed mode of business in this office.

Jenna Lister
Publisher

The above certificate of publication was subscribed and affirmed to before me, a Notary Public, to be the identical person described in the above certificate, on the

11 day of June, 2020

Nikki Lister

Notary Public

April 15, 2024

(My Notary Public Commission Expiration Date)

NICHOLE LISTER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20204013793
MY COMMISSION EXPIRES APR 15, 2024

Public Notice

Notice to H. Brasher & F. Brasher, Mineral Rights Estate Holders, of Land Use Application by UDON Holdings, LLC

This letter is being sent to you because UDON Holdings, LLC, is proposing a land use project in El Paso County located at 12265 State Highway 94 to rezone the property from the RR-5 to the CS zone district.

This information is being provided prior to a submittal with the El Paso County Planning and Community Development Department.

Please direct any questions on the proposal to the referenced contact(s) as listed below. Prior to any approval actions on this proposal a notification of the time and place of an administrative approval or 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 please contact:

UDON Holdings, LLC
5801 N. Union Blvd, Ste 100
Colorado Springs, CO 80918
Parcel ID #: 4400000237
719-659-8542

El Paso County Planning Department
2880 International Circle
Colorado Springs, CO 80910
Attn: Gabe Sevigny
(719) 520-6300
Published June 11, 2020
In Ranchland News
Legal No. 183

PUBLISHER'S AFFIDAVIT

STATE OF COLORADO)
) ss.
COUNTY OF ELBERT)

I, Jenna Lister, do solemnly affirm that I am the Publisher of RANGLAND NEWS; that the same is a weekly newspaper published at Simla, County of Elbert, State of Colorado, and has a general circulation therein; that said newspaper has been continuously and uninterruptedly published in said County of Elbert for a period of at least 52 consecutive weeks next prior to the first publication of the annexed notice, that said newspaper is entered in the post office at Calhan, Colorado as second class mail matter and that said newspaper is a newspaper within the meaning of the Act of the General Assembly of the State of Colorado, approved March 30, 1923, and entitled "Legal Notices and Advertisements," with other Acts relating to the printing and publishing of legal notices and advertisements. That the annexed notice was published in the regular and entire issue of said newspaper, once each week for one successive weeks; that the first publication of said notice was in the issue of said newspaper dated;

June 11, 2020

and the last publication of said notice was in the issue of said newspaper dated;

and that copies of each number of said paper in which said notice and/or list was published were delivered by carriers or transmitted by mail to each of the subscribers of said newspaper, Ranchland News, according to the accustomed mode of business in this office.

Jenna Lister
Publisher

The above certificate of publication was subscribed and affirmed to before me, a Notary Public, to be the identical person described in the above certificate, on the

11 day of June, 2020

Nikki Lister

Notary Public

April 15, 2024
(My Notary Public Commission Expiration Date)

NICHOLE LISTER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20204013793
MY COMMISSION EXPIRES APR 15, 2024

Public Notice

Notice to H. Boucher & L. Boucher, Mineral Rights Estate Holders, of Land Use Application by UDON Holdings, LLC

This letter is being sent to you because UDON Holdings, LLC, is proposing a land use project in El Paso County located at 12265 State Highway 94 to rezone the property from the RR-5 to the CS zone district.

This information is being provided prior to a submittal with the El Paso County Planning and Community Development Department.

Please direct any questions on the proposal to the referenced contact(s) as listed below. Prior to any approval actions on this proposal a notification of the time and place of an administrative approval or 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 please contact:

UDON Holdings, LLC
5801 N. Union Blvd, Ste 100
Colorado Springs, CO 80918
Parcel ID #: 4400000237
719-659-8542

El Paso County Planning Department
2880 International Circle
Colorado Springs, CO 80910
Attn: Gabe Sevigny
(719) 520-6300
Published June 11, 2020
In Ranchland News
Legal No. 184