



June 11, 2018

Gabe Sevigny
Planner I - Reviewer
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

**Re: Mineral Estates Memo – Special Use, and Minor Vacation
Les Schwab Tire Center – Falcon, CO, El Paso County
Lot 1 Meridian Crossing Filing No. 1A
PPR 1816, VR 18-004, AL 188**

Dear Gabe,

Severed Mineral Estates Owners for proposed Les Schwab Tire Center site, known as Lots 3 and 4 of Meridian Crossing Filing No. 1 (proposed Lot 1 of Meridian Crossing Filing No. 1A) were identified through the Title Commitment effective 03-21-2018. The reservation of Mineral Rights as retained in deeds recorded December 16, 1964 in Book 2049 at Page 330 and January 7, 1965 in Book 2051 at Page 997 identifies Juanita Hudson, Theodore R. Schubert, and Beverly J. Schubert as mineral estate owners. Applicant and Owner have researched these three owners and have been unable to identify addresses associated with these individuals. Evidence has been found that Juanita Hudson and Theodore R. Schubert are deceased, and Beverly J. Schubert's current address is not accessible via El Paso County records.

After performing this due diligence, the applicant is requesting leniency on the requirement to mail the Notice of New Construction sent to adjacent property owners, to Juanita Hudson, Theodore R. Schubert, and Beverly J. Schubert as mineral estate owners.

Sincerely,
Galloway & Company, Inc.

Aaron McLean
Site Development Project Manager
AaronMcLean@GallowayUS.com