

A re notification will be required once a public hearing date is set.

**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).



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COLORADO SPRINGS, CO 80909

Postage	\$7.50
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$7.00



05/03/2019

Sent To *Patton Family Trust*  
 Street, Apt. No.;  
 or PO Box No. *2915 Stonewall Hgts*  
 City, State, ZIP+4® *Colorado Springs CO 80909*

PS Form 3800, August 2006 See Reverse for Instructions

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DENVER, CO 80215

Postage	\$3.50
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$7.00



05/03/2019

Sent To *US Land Management*  
 Street, Apt. No.;  
 or PO Box No. *2850 Youngfield St.*  
 City, State, ZIP+4® *Lakewood CO 80215*

PS Form 3800, August 2006 See Reverse for Instructions

5999 2017 0000 0200 0201 ETD1

# THE UNITED STATES OF AMERICA.

To all to whom these Presents shall come, GREETING:

HOMESTEAD CERTIFICATE No. 4274

APPLICATION 2065

Whereas, There has been deposited in the General Land Office

of the United States a Certificate of the Register of the Land Office at  Pueblo Colorado whereby it appears that, pursuant to the Act of Congress approved 20th May, 1862, "TO SECURE HOMESTEADS TO ACTUAL SETTLERS ON THE PUBLIC DOMAIN," and the acts supplemental thereto, the claim of  Mary Jackson has been established and duly consummated, in conformity to law, for the  East half of the North East quarter and the East half of the South East quarter of Section thirty three in Township thirteen North of Range six West of the Sixth Principal Meridian in Colorado, containing one hundred and sixty acres.

according to the Official Plat of the Survey of the said Land, returned to the General Land Office by the Surveyor General.

Now Know Ye, that there is, therefore, granted by the UNITED STATES unto the said  Mary Jackson the tract of land above described:

To Have and to Hold the said tract of Land, with the appurtenances thereof, unto the said  Mary Jackson and to  her heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and there is reserved from the lands hereby granted a right of way thereon for ditches and canals constructed by the authority of the United States.

In Testimony Whereof, I  Theodore Roosevelt President of the United States of America, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.



GIVEN under my hand, at the City of Washington, the  thirtieth day of  December in the year of our Lord one thousand  nine hundred and  two and of the independence of the United States the one hundred and  twenty sixth

By the President:  Theodore Roosevelt

By  J. M. McMan Secretary

Recorded, Colorado, Vol.  22

Page  205

C. M. Bush Recorder of the General Land Office.

Filed for Record the  22 day of  Dec A. D. 1903, at  2:45 o'clock P. M.

W. M. Reed Recorder.

9 19 83

01026797

1983 SEP 19 PM 2:57

BOOK 3781 PAGE 1155

Filed for record this day of A.D. 1983 at ARDIE W. SCHMITT El Paso County Clerk & Recorder

No. RECORDER

# Warranty Deed

300

KNOW ALL MEN BY THESE PRESENTS, That MARVIN C. PATTON of the County of EL PASO and State of COLORADO for the consideration of SIXTY THOUSAND DOLLARS AND NO/100 (\$ 60,000.00) dollars in hand paid hereby sell and convey to GEORGE P. HENRY whose legal address is (including road or street address if applicable) 500 E. Ohio, Denver, CO 80222 the following Real Property situated in the County of EL PASO and State of COLORADO and State of Colorado, to wit:

The SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 33, Township 13 South, Range 64, West of the 6th P.M.

STATE DOCUMENTARY

SEP 19 1983

FEE \$

with all its appurtenances and warrant (s) the title to the same, subject to general real estate taxes for the year 1983 and subsequent years; Reservations recorded book 350 Page 60; Easement and right of way book 1980 page 444; Easement and right of way book 2502 page 569; easement book 2614 page 346; Easement and right of way book 3673 page 861; Marvin C. Patton will retain  $\frac{1}{4}$  of the mineral rights.

Signed and delivered this 15th day of September 1983

*Marvin C. Patton*  
Marvin C. Patton

STATE OF Colorado  
County of El Paso



SS The foregoing instrument was acknowledged before me this 15th day of September 1983 by Marvin C. Patton

Witness my hand and official seal. My commission expires 4-8-1987  
418 S. Weber St.  
Colo Spgs, CO 80903

*Carol L. Barnett*  
NOTARY PUBLIC

STATE OF \_\_\_\_\_  
County of \_\_\_\_\_

SS The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ by \_\_\_\_\_ as \_\_\_\_\_ and \_\_\_\_\_ as \_\_\_\_\_ Secretary of \_\_\_\_\_ a corporation.

Witness my hand and official seal. My commission expires \_\_\_\_\_

NOTARY PUBLIC

\* IF JOINT TENANCY IS NOT DESIRED, STRIKE PHRASE BETWEEN ASTERISKS.

RE-01

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4416829



January 29, 2019

## Letter of Intent

**Minor Subdivision**  
**3050 N. Curtis Road**

**OWNER:** *Shawn Shaffer*  
*Home Run Restorations, Inc.*  
3050 N. Curtis Road  
Peyton, CO 80831

**CONSULTANT:**

Joseph Alessi PLS  
Alessi and Associates, Inc.  
2989 Broadmoor Valley Road, Suite C  
Colorado Springs, CO 80906  
Tele: 719-540-8832                      fax# 719-540-2781

**SITE LOCATION:**

Property Address: 3050 N. Curtis Road, Peyton, CO  
Property currently is a vacant site... The existing land uses in the area are of rural residential/agriculture sites. The Four Lot subdivision proposes the use of wells and septic systems. Curtis Road provides legal access to the site and an existing gravel road along the North boundary line provides access to property owners West of the subject property. The site is comprised of 40 Acres more or less. Two and half miles North of the intersection of Highway 94 and Curtis Road.

*Legal description* – The Southeast Quarter Northeast Quarter of Section 33, Township 13 South, Range 64 West of the 6<sup>th</sup> P.M., El Paso County, Colorado.

**ZONING:**

Parcel # 4333000003 is currently zoned  
RR-5 – Rural Residential District.

# **ALESSI and ASSOCIATES, Inc.**

Letter of Intent  
Page 2  
3050 N. Curtis Road

## ***REQUEST:***


1. Request to subdivide into four Lots comprised of proposed Lot 1 = 5.11 Acres, Lot 2 = 5.05 Acres, Lot 3 = 5.04 Acres and Lot 4 = 19.76 Acres. Water wells and individual septic systems are proposed for rural/residential use on each Lot. Teleo Point a proposed roadway off Curtis Road will provide access to the proposed Lots along with continued access West of the subject property. Overhead and underground utility lines located along Curtis Road provide electrical and communication service to the site.

## ***JUSTIFICATION:***

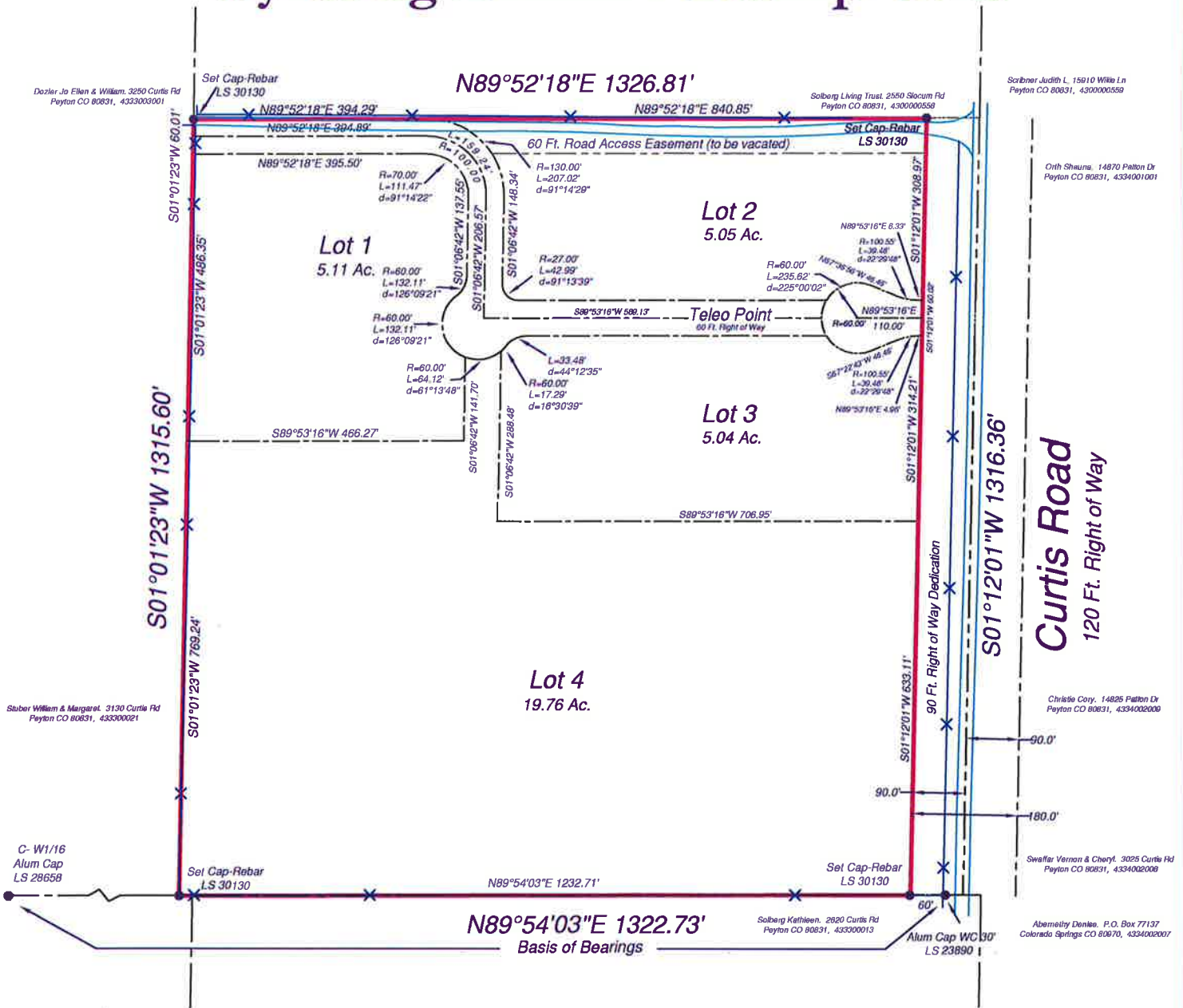
2. The property is Zoned RR-5. The request complies with the current zoning and the 2003 Highway 94 Comprehensive Plan. The plan identifies future land use and a major transportation corridor plan. Residential/rural properties are desirable for future growth within the current employment opportunities, schools and shopping available within the area. Utility services, transportation, availability to dependable ground water supply, soil types acceptable for septic system and structural foundations fits within the guidelines and implementation of the Comprehensive Plan. Curtis Road connects the Falcon area to Schriever Air Force Base traffic. Curtis Road is designated as a High Type Pavement (Arterial). Proposed Teleo Point is located in line with Patton Drive East across Curtis Road.

Your consideration of this request will be greatly appreciated.

Respectfully Submitted  
On behalf of the property owner

  
Joseph Alessi PLS

# Wyoming Estates - Concept Plan



Not to Scale

## Legal Description

SE1/4 NE1/4, Section 33, T13S, R64W of the 6th P.M., County of El Paso, State of Colorado.

PREPARED BY:



**ALESSI and ASSOCIATES, Inc.**

APPRAISERS • ENGINEERS • SURVEYORS

2989 Broadmoor Valley Road  
Colorado Springs, CO 80906

Tele. 719/540-8832  
Fax 719/540-2781

PURPORTED STREET ADDRESS:

3050 Curtis Road  
Peyton, CO 80831