

July 19, 2019

Planning and Community Development Department  
El Paso County  
2880 International Circle  
Colorado Springs, Colorado 80910  
Attn: Nina Ruiz

Carolynne C. White  
Attorney at Law  
303.223.1197 tel  
303.223.0997 fax  
cwhite@bhfs.com

RE: Notice to Mineral Estate Owners re Tax ID/Parcel Number: 5504101001

Dear Ms. Ruiz:

We represent Copart, Inc., a Delaware corporation, and its affiliates (collectively, "Copart") with respect to its acquisition and proposed development of a vehicle auction facility on approximately 80 acres of vacant land located in El Paso, Colorado (the "County"), which is referred to as parcel number 55041 01 001 (the "Property"). This letter is provided to notify the County in confirming all matters are resolved as they relate to mineral right and adjacent property owners.

We have provided the following to Lockheed, Corp.

1. For questions specific to this project, please contact:
  - a. Jim Shipton, Point Consulting, LLC Phone: 720-258-6836 Email: [jshipton@pnt-llc.com](mailto:jshipton@pnt-llc.com)
2. Site Address: 8655 Drennan Road located in El Paso County, Colorado.
3. Tax ID/Parcel Number: 5504101001
4. Size: 80 Acres
5. Zoning District(s): 1-2
6. Request and Justification: The Property is currently zoned I-2: Limited Industrial. The County has advised that the Liquidation Center will be classified as either "automobile and trailer sales" and "heavy equipment rental, sales or storage," as such uses are defined in the County's Land Development Code (the "Code"). These uses are allowed under I-2 zoning upon approval as a Special Use. Section 5.3.2(C) of the Code provides specific criteria for approval of a Special Use, and the Liquidation Center satisfies each of these criteria.
7. Existing and Proposed Facilities, Structures, Roads, Etc.: A typical facility consists of an office building, customer parking, a shipping and receiving area, and a short-term storage area for vehicles, trailers, watercraft, and industrial and construction equipment that will be sold at auction.
8. Waiver Requests and Justification: N/A
9. Vicinity Map Showing Adjacent Property Owners: See attached
10. Public Hearing Date/Time: TBD
11. Public Hearing Location: TBD
12. Applicant: Copart, USA

As demonstrated above, the notice provided to the mineral estate owner complies with El Paso County Code.

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Sincerely,

Carolynne C. White

CCW:KK

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Copart - Colorado Springs, El Paso County, Colorado



Vicinity Map  
not to scale

