

**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 Melba Lynn Eiland 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 21255 Calle Pacifico Point. An initial public hearing on N/A which is the subject of the hearing, is scheduled for _____, 2000.

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 October 11, 2018.

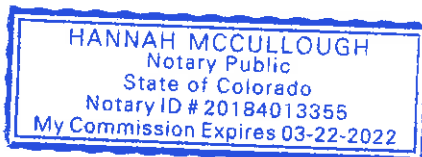
Dated this 11th day of October, 2018.

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

The foregoing certification was acknowledged before me this 11th day of October, 2018, by Hannah McCullough.

Witness my hand and official seal.

My Commission Expires: 03-22-2022



[Signature]
Notary Public



LAW OFFICES OF DEBRA EILAND, PC

October 10, 2018

via Certified Mail

Brian F. Wade
c/o Remora Oil Company
P.O. Box 101026
Denver, Colorado 80250-1026

re: Application for Rural Home Occupation Special Use
Parcel No. 5735000001, 21255 Calle Pacifico Point, Fountain, Colorado

Dear Mr. Wade:

This letter is sent to you because Mr. Gary Meisman is applying for a land use variance for his property in El Paso County, Colorado at the location referenced in item #2 below. You have been identified as a mineral estate owner by a Treasurer's Deed recorded April 17, 2013, in the records of the El Paso County, Colorado Clerk and Recorder's Office at Reception Number 213050012.

This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts listed in item #1 below. 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.

1. For questions specific to this application, please contact:

Owner/Applicant:

Gary Meisman
612 Harvard
Colorado Springs, Colorado 80911
(719) 322-9609

Consultant:

Debra Eiland, Esq.
Law Offices of Debra Eiland, P.C.
24 S. Weber Street, Suite 300
Colorado Springs, Colorado 80903
(719) 471-1545
edeбра@qwest.net

2. Site address, location, size and zoning:

Mr. Meisman's property is located at 21255 Calle Pacifico Point in El Paso County. The parcel number is: 5735000001. The property consists of 40.2 acres of vacant land and is zoned RR-5, Residential Rural.

3. Request and justification:

Mr. Meisman has operated a small aggregate hauling business for the past 10 years under the name Gone Trucking, LLC. The business delivers dirt and asphalt materials for road construction and maintenance projects within a 100 mile radius of the Pikes Peak region.

Mr. Meisman purchased the 21255 Calle Pacifico Point property in December 2017. Mr. Meisman plans to build a house and shop on the property, and to operate his business there as a rural home based business. Mr. Meisman is applying for a rural home occupation special use approval for this purpose.

Gone Trucking, LLC has 6 employees. The employees pick up their trucks from the shop Monday through Friday at around 6:00 a.m., and return to the shop with their trucks at around 5:00 p.m. for a total of 24 trips per day. The employees do not work on weekends. The business is seasonal, and occurs primarily during the Summer months, with fewer trips during the Winter months. Employees will park their personal vehicles near the shop. No customers will visit the property.

Equipment and trucks will be stored in the shop building, as well as in a designated outdoor storage area, which will be screened from adjoining properties by a natural ridge on the property. The business currently owns a total of 8 trucks to include dump trucks, end dumps, and tractor/trailers. No aggregate or asphalt materials will be hauled to or stored on the property. The business does not transport any hazardous materials. There will be no signage on the property advertising the business.

No noise, vibration, glare, fumes, odors, heat, or electrical interference will be detectable to the normal senses beyond the boundary line of the property. Any fuels, solvents, oils, grease, and other such substances will be stored in the shop in appropriately marked containers, and used products will be collected and disposed of in an environmentally safe and legal manner. The business will comply at all times with all health and safety regulations governing the business. The business does not use any hazardous, explosive, or highly flammable substances (other than fuel needed to power the trucks and equipment), and has not received any complaints for excessive noise, dust, or other environmental impacts.

4. Existing and proposed facilities, structures, roads, etc.:

Mr. Meisman intends to develop the land by building a 3,200 square foot ranch style home for his family, a 4,000 square foot shop for his trucking business, and an outdoor storage area for trucks and business equipment, which will be located behind the shop and will not exceed 1 acre in size. The shop and storage area will be screened from view by a natural ridge. Mr. Meisman expects to start construction in the Spring of 2019.

Driveway access to the residence will be from Calle Pacifico Point. A separate driveway access to the business will be from Avenida Hermosa, which is adequately developed to safely accommodate the minimal truck traffic generated by the business (e.g., there is sufficient room for safely turning into the driveway from Avenida Hermosa, and for safely exiting the property onto Avenida Hermosa without impeding other traffic using the thoroughfare).

5. Waiver requests:

The Applicant is making no waiver requests with this application.

A vicinity map showing the property and adjacent properties is enclosed. Please do not hesitate to contact us if you have any questions about Mr. Meisman's application.

Sincerely,



Debra Eiland, Esq.

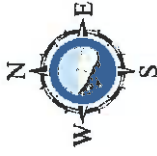
cc: Mr. Gary Meisman

El Paso County Assessor's Office

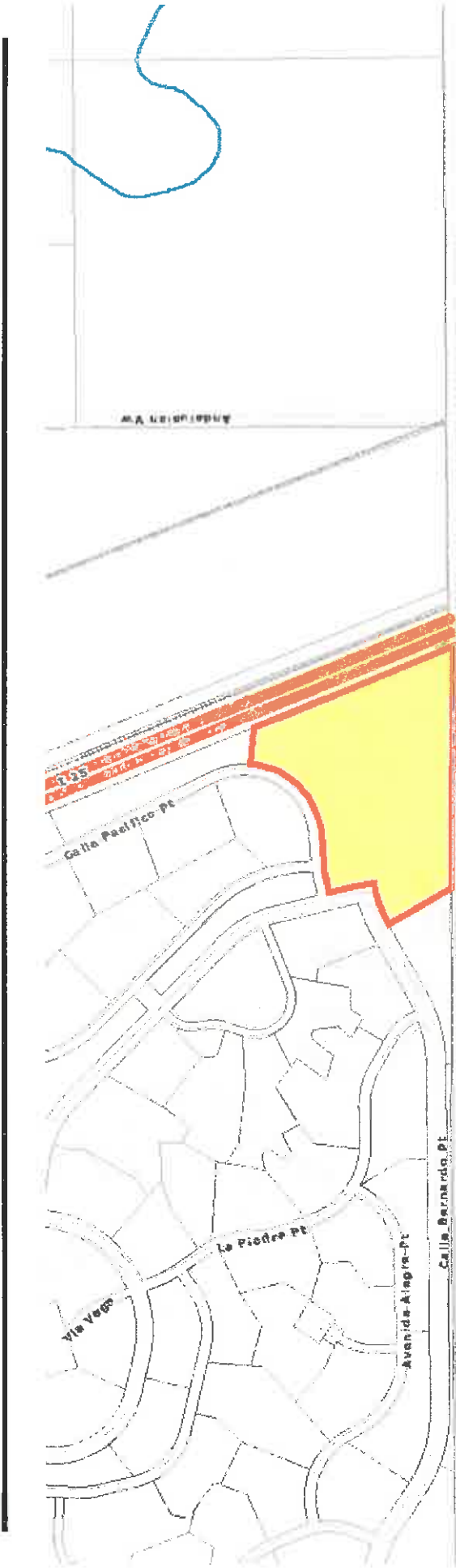
21255 CALLE PACIFICO

SCHEDULE: 5735000001

OWNER: MEISMAN GARY



COPYRIGHT 2010 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained herein may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioner, El Paso County, Colorado. This document was prepared from the best data available at the time of plotting and is for internal use only. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.



7006 0100 0006 4079 0684

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$ 6.67
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$6.67

Postmark
Here

Sent To: Brian F. Wade of Remora Oil Company
 Street, Apt. No.,
 or PO Box No. P.O. Box 101026
 City, State, ZIP+4 Denver, Colorado 80250-1026