



July 16, 2024

Dan Victoria, Director  
Department of Planning and Zoning  
Fremont County  
615 Macon Avenue, Room 210  
Cañon City, CO 81212

RE: Tallahassee Gravel Pit Conditional Use Permit (CUP) 1999-001  
Request for Transfer Permittee of CUP 1999-001

Dear Director Victoria,

Please accept this letter as a formal request on behalf of Shane Cooper to transfer CUP 1999-001 from Fred Lowry and Jerald Seifert to Shane Cooper as Dirt Guys LLC.

On July 20, 2023, Shane Cooper purchased Parcel 99804483, 29435 County Road 2, from Jerald Seifert. The Tallahassee Gravel Pit (CUP 1999-001) is located within the parcel. On July 11, 2024, CO Division of Reclamation, Mining and Safety approved the succession of operators from Fred Lowry and Jerald Seifert to Shane Cooper as Dirt Guys LLC.

The CUP was approved by the adoption of Resolution No. 1999-17 on April 27, 1999. Mr. Cooper requests the transfer of the CUP from Fred Lowry and Jerald Seifert to Shane Cooper as Dirt Guys LLC with address of 802 Harding Avenue, Cañon City, CO 81212. Mr. Cooper has a copy of the resolution and is aware of the conditions of approval.

Please feel free to reach out to me directly with any questions.

Respectfully submitted,

Angela M. Bellantoni Ph.D.

Cc: Shane Cooper



## COLORADO

Division of Reclamation,  
Mining and Safety

Department of Natural Resources

July 11, 2024

Shane Cooper  
Dirt Guys LLC  
802 Harding Ave  
Canon City, CO 81212

**Re: Tallahassee Pit, Permit M-1999-003, Succession of Operators Approval, Revision SO-2**

Dear Shane Cooper:

On July 11, 2024, the Division of Reclamation, Mining and Safety approved the succession of operators from Seifert Construction dba Seifert Enterprises, LLC to Dirt Guys LLC for this operation. Dirt Guys LLC is now the permitted operator of the Tallahassee Pit, and as such, is responsible for all provisions in M-1999-003, as well as those specified in the Rules and Regulations. Seifert Construction dba Seifert Enterprises, LLC is relieved of all responsibilities concerning this operation.

Please Note:

1. All of the application materials, as amended and supplemented, are an integral part of your permit. They have been incorporated into the permit by reference. We presume that you have a copy of all of these materials; therefore, none have been enclosed with this mailing. We suggest that you keep a copy of the permit and the permit application at the mining operation as a reference for operation personnel, to help ensure compliance with the terms of the permit.
2. Changes in the mining and reclamation operations that differ from those described in the permit may require a modification to the permit. We suggest consulting the Rules and Regulations and/or contacting us to determine if a modification to the permit is necessary. Rule 1.10 pertains to Amendments, Rule 1.9 to Technical Revisions, and Rule 1.11 to Conversions.
3. On your permit anniversary date each year, you must submit an annual fee and annual report to us. Please consult the Rules, Act, and your permit for specific requirements. Annual reports, maps, and fees must be filed electronically using the Division's ePermitting portal. If you have not done so already, you will need to sign up for electronic filing of your annual report, map, and fee by visiting the Division's web site (<https://drms.colorado.gov>) clicking on "ePermitting" on the home page, and then clicking on the "Sign up for Minerals Annual Report Electronic Filing" link.



**The transfer of this permit does not result in the transfer of any other permits or licenses with this Division, the State, or Federal agency which might be associated with this operation.**

If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Sara Stevenson-Benn', written in a cursive style.

Sara Stevenson-Benn on behalf of  
Jocelyn L. Carter, Environmental Protection Specialist

DOC FEE: \$30.00

## **SPECIAL WARRANTY DEED**

**THIS DEED** is dated **July 20, 2023**, and is made between **Jerald A. Seifert** (whether one, or more than one), the "Grantor", and **Shane Cooper** (whether one, or more than one), the "Grantee," whose mailing address is 802 Harding Avenue, Cañon City, CO 81212.

**WITNESS**, that the Grantor, for and in consideration of the sum of **THREE HUNDRED THOUSAND AND 00/100** Dollars (\$300,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Fremont and State of **Colorado**, described as follows:

**SW1/4 SE1/4, SE1/4 SW1/4, and U.S. Government Lot 5,  
all in Section 30, Township 16 South, Range 72 West of the 6th P.M.**

**EXCEPT right of way for County Road 2, aka Tallahassee Road,**

**Fremont County, Colorado**

also known by street address as: **29435 County Road 2, Canon City, CO 81212**

and assessor's schedule or parcel no.: **99804483**

with all appurtenances.

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with all hereditaments and appurtenances;

**TOGETHER** with *All water and water rights apportioned to, appurtenant to and used on the subject property owned by Seller, if any;*

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, subject to statutory exceptions as defined in CRS 38-30-113, revised.

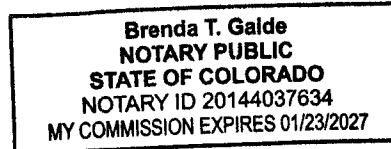
**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

  
\_\_\_\_\_  
Jerald A. Seifert

STATE OF COLORADO  
COUNTY OF CUSTER

The foregoing instrument was acknowledged before me this 20th day of July, 2023, by Jerald A. Seifert.

  
\_\_\_\_\_  
Notary's Official Signature



My Commission Expires: *1-23-27*