



**COLORADO CITY METROPOLITAN DISTRICT
PUBLIC NOTICE
BOARD OF DIRECTORS STUDY SESSION**

A study session for the Board of Directors of the Colorado City Metropolitan District will be held Tuesday, April 28, 2020 beginning at 6:00 p.m.

1. CCAAC Resolution review by chair/ comments from committee
2. Water Leases Fleming and Gutierrez / new information
3. Resolution 08-2020 Electronic Meeting During Emergency Situations
4. Notice of Violation/Cease and Desist/Clean-up Order for Sewer Plant
5. Resolution Declaring a Local Disaster
6. Resolution 09-2020 for Interfund Transfer CTF Fund money to General Fund for golf

BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday, April 28, 2020 beginning at 6:15 p.m.

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. MOMENT OF SILENT REFLECTION.
4. QUORUM CHECK.
5. APPROVAL OF AGENDA.
6. APPROVAL OF MINUTES.

Study/Work Session March 31, 2020

Regular Meeting April 14, 2020

7. BILLS PAYABLE.
8. FINANCIAL REPORT.
9. OPERATIONAL REPORT.
10. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR.
11. CITIZENS INPUT.
12. ATTORNEYS REPORT.

13. AGENDA ITEMS:

Resolution 08-2020 Electronic Meeting During Emergency Situations Discussion/Action

Resolution 09-2020 Interfund Transfer CTF Discussion/Action

14. CCACC

A. Reviews form CCAAC

- | | |
|---------------------------|-------------------|
| 1. 4756 Cuerno Verde Blvd | New Construction |
| 2. 3158 Armstrong Court | Garage |
| 3. 4281 Chaffee Drive | Manufactured home |
| 4. 5100 Bull Bear | new construction |
| 5 6012 Kaneache | new construction |

B. Actions

Discussion/Actions on above items

15. OLD BUSINESS. Water Leases, Water Plant Profinet, AOS calculation

16. NEW BUSINESS. Advertise for Cleaning service for Office, Mower, Swimming Pool

17. CORRESPONDENCE.

18. EXECUTIVE SESSION

19. ADJOURNMENT.

The meeting will be held at the Administration Building located at 4497 Bent Brothers Blvd., Colorado City, CO. 81019. Alternate location if so needed will be at the Recreation Center located at 5000 Cuerno Verde, Colorado City, CO. 81019.

Colorado City Metropolitan District

4497 Bent brothers Blvd

PO Box 20229

Colorado City, Colorado 81019

The public is invited to attend.

Posted April 24, 2020

Board of Directors

James Eccher is inviting you to a scheduled Zoom meeting.

Topic: Colorado City Metropolitan District Study/Meeting April 28 2020

Time: Apr 28, 2020 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83898414975?pwd=S3Azdk5RRUhKWUMySUdkQ3pZUkFKUT09>

Meeting ID: 838 9841 4975

Password: 006264

One tap mobile

+16699009128,,83898414975#,,#,006264# US (San Jose)

+13462487799,,83898414975#,,#,006264# US (Houston)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 346 248 7799 US (Houston)

+1 301 715 8592 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US

Meeting ID: 838 9841 4975

Password: 006264

Find your local number: <https://us02web.zoom.us/j/83898414975>

Resolution: 16-2019

A RESOLUTION SETTING UP THE PROCESS FOR THE COLORADO CITY ARCHITECTURAL ADVISORY COMMITTEE (CCAAC) THAT WILL BE GOVERNED AND OVERSEEN BY THE COLORADO CITY METROPOLITAN DISTRICT (CCMD) BOARD OF DIRECTORS TO HANDLE COMPLAINTS, SUPPORT, AND REGULATE THE CONVENANTS OF COLORADO CITY METROPOLITAN DISTRICT

WHEREAS, Colorado City Metropolitan District (“District”) is a quasi-municipal corporation and political subdivision, duly organized and existing under the Constitution and laws of the State of Colorado; and

WHEREAS, the Board of Directors of the District (“Board”) is authorized to fix and from time to time to increase or decrease fees, rates, tolls, penalties and charges for services, programs or facilities furnished by the District, pursuant to §§ 32 1 1001(1)(j) &(k), C.R.S.;

- I. The CCMD Board of directors will become the Architectural Committee under 32-1-1004 (2) C.R.S.
 - A. Per legal counsels advice/ instructions concerning CCMD Architectural/Covenant enforcement.
 - B. “A covenant enforcement process should include a process for making complaints, investigations, notices, hearings and penalties.”
 1. Making complaints – CCMD will accept all complaints including anonymous complaints to be logged, and dated.
 - Anonymous complaints will protect citizens from retaliation.

- Complaint Form will be accepted or generated by the Metro office for documentation of complaints received by written complaint e-mail, and/or letter will be attached to complaint form when received by office.

2. Investigations –

- District Manager will do initial report to CCAAC committee
- The Colorado City Architectural Advisory Committee (CCAAC) will be covenant review committee to make recommendations to the board.
- Architectural Advisory Committee should be comprised of a minimum of 3 members, and the District Manager from Colorado City Metropolitan District (CCMD) as mediator to the committee and board.
- CCMD Board will appoint and or remove any member of the committee upon review.
- CCAAC Chairman or designee will receive complaint forms from the CCMD office and District Manager to guarantee delivery/documentation of complaints.

- CCAAC Chairman or designee will present findings & recommendations to the CCMD Board of directors, during regular scheduled meetings.
- CCAAC will review complaints in comparison to recorded covenants/amendments.
- An investigation will be made by an official designated by the CCMD board of directors, and return findings to CCAAC. The CCAAC will then determine whether it's a covenant or title 17 enforcement. If deemed Pueblo County Title 17 enforcement, the committee will request the board file a written complaint with the Pueblo County Planning and development for enforcement.
- If deemed covenant enforcement, CCAAC will generate a "courtesy letter" to be sent by CCMD office to said property owner addressing complaint with a copy of covenants.
- Owner has a 10 day limit to make necessary corrections, or present an acceptable plan to the Metro Board.
- After expiration of 10 day courtesy letter with no action or acceptable plan, all future correspondence and action will incur administration fees, lawyer fees, mailing costs, serving costs, and court costs determined by the CCMD board will be applied and could result in a lien against the property. Any cost incurred for enforcement will be attached to enforcement.

- If acceptable action is not taken the board will issue a registered letter for corrections with a 15 day time limit to comply.
- After expiration of the 15 day time limit and no acceptable action taken or approved plan by the property owner, the Metro Board will then take legal action for enforcement of the covenants.

1. Hearings –

- Every property owner will have the right to challenge the CCAAC findings to the CCMD board. Challenges will not negate the time line, fees, or other actions unless the challenge is deemed valid.

2. Decisions –

- The Metro board will make all decisions by majority vote.

3. Penalties –

- There are no addressed penalties other than equity of law, however due to the cost of generating letters and action some fees will be applied. {Costs to generate letters, other actions such as legal, cost of serving, and etc...}

4. Rules and Regulations –

- The rules and regulations created and inserted into Colorado City Metropolitan district rules and regulations resolution will not be changed without a public notice posted 30 days in advance.

Plan of Action for the CCMD Board of Directors

The CCMD Board will:

- Pass this resolution for rules and regulations of covenant enforcement
 - Immediately Post openings for volunteers on the Colorado City Architectural Advisory Committee (CCAAC).
 - Instruct the review committee to generate a complaint form. To be approved by the CCMD board and delivered to the metro office.
 - Instruct CCMD Metro manager to develop a true and correct copy of the covenants/amendments for Colorado City Residents.
 - Instruct CCMD Metro manager to post true and correct covenants/amendments on CCMD website.
 - Instruct CCMD manager to add CCMD architectural agenda item to all future regular board meetings agenda.
 - Insert in public notice on water Bill mailings to residents for the next six months:
 1. Please review your covenants as covenant enforcement has begun. Covenants can be found on Metro web site co.gov/coloradocitymetro
- II. Colorado City Architectural Advisory Committee (CCAAC will also be involved with construction projects (New building, re-roofing, and fences/sheds/garages/carports/decks) within the District. CCAAC will review that the appropriate fees and application accompanied to insure compliance of the covenants.

1. Applications and fees turned into CCMD office by owner with the requirements met before signing of routing slip for build out.
2. Architectural design including colors, textures, and materials used to stay within guidelines of covenants.
3. All reviews of property pins and staked placement of building will be measured and reviewed to make certain all required setbacks are being followed as may covenants require and per Pueblo Planning and Development adopted code (Title 17).

CCMD manager will add new section in the rules and regulations section containing the adopted information.

A motion was made and seconded, and, upon a majority vote, this Resolution was ADOPTED AND APPROVED by the Board this 12th day of November, 2019.

COLORADO CITY METROPOLITAN DISTRICT

By: _____

Terry Kraus, Chairman

ATTEST:

By: _____

Greg Collins, Secretary

Next Steps 4-6-20

Last night, my choice was to say nothing as the discussion proceeded on the CCAAC issues. It was important to just stay out of it and see how it all played out. I am sure everyone was aware that I was just sitting back and saying nothing.

In my past life, as an officer in a large bank, one of my continuing jobs was as a management troubleshooter, a member of what they called their "crop duster" team. Following a two year training program, during which time I worked in every department of the bank, I had my own department, but on several occasions, I was called upon to take over departments that had become less than optimally functional. The way a person proceeds in that sort of environment is to not go in and make changes. The process requires standing back and watching what is going on, literally. That is what I did last night.

From what is slowly being revealed about the CCAAC, my perception is that rather than reporting to the District Manager, which is what I thought was the case, the CCAAC reports directly to the Metro Board. The District Manager no longer has the authority over the architectural function. The District Manager may sit in on the Advisory Committee as an ex-officio member of all committees, but he is not in the line of authority over it. That exposes a Labor Relations Law conundrum over the processing of requests from citizens for construction and resolution of real estate issues.

The National Labor Relations Board has ruled repeatedly, through case law, that a responsibility cannot be delegated. Only authority can be delegated, and responsibility follows that use of authority. The authority to approve change requests from the public is being funneled to the Metro District Manager, and he is being criticized for the way they are being handled. Since his authority to approve requests has been removed, the proper action for him is to take the change requests and complaints, put them in a pile, and deposit them on the desk of the Metro Board to do with as they wish. The Board is attempting to hold him responsible for a function over which he has been stripped of authority. The way it is currently set up, if my understanding of it is correct, it appears that the Board owns, and is the direct line manager of, the CCAAC.

There are two courses of action that can resolve the issue:

1. Alter the original motion establishing the CCAAC and give the Metro District Manager authority over the committee. That would relieve the Board from being in the business of managing a committee.
2. Leave the committee reporting to the Board, as it currently has been established, and set up a process by which it shall be run.

In either case, the committee functions should be structured in accord with the principles of the best span of control, not according to who are the current players. The players will change.

In either solution, the committee will not function without a committee chairperson who would have the authority to forward to the Board a recommendation to satisfy the citizen requests or complaints. It is the chairperson, by majority vote of the committee, who is then empowered to forward a solution and is then responsible for the end product. It must have been frustrating last night not to have a chairperson available to ask, "What the heck happened?" Poor Jim was the whipping boy for activities over which the Board had stripped him of any authority.

The next recommended moves are as follows:

1. Put a chairman in charge of the CCAAC so the authority and responsibility can be tied to a person.
2. Identify the authority of the chairman and the budget available for expenses if necessary.

3. Advertise in the paper for more citizens to join the committee. A suggested article has been written and, with some minor adjustments could be easily published.
4. Review and finalize the already submitted forms:
 - A. The receiving form which records the initial complaint/request.
 - B. The tracking form which, in Excel, will follow the progress of the item through the Metro District and/or County.
 - C. Establish form letters which will act as boiler plate for communication with the citizens and the County.
5. Designate who, at the Metro District, will be receiving complaints, be in charge of data entry, forward information, and be the general liaison with the committee, the Metro District Board, and the Metro District Manager.

This is a good start in establishing some accountability for the new committee. There will obviously be adjustments and corrections in the process as experience is gained with this new format.

Larry Berg

From: larry@ghvalley.net
Sent: Wednesday, April 22, 2020 12:54 PM
To: terryekraus@gmail.com; colocitymanager@ghvalley.net
Subject: CCAAC Request for consideration

After getting a little experience in what the CCAAC needs to do, watching what the Board does, and how the district operates, in my opinion there needs to be a change made in what the Advisory Committee is being asked to do. As I see it, there are two primary activities included in the CCAAC: construction approvals and citizen complaints.

For new construction, the rules are almost carved in stone by the building and safety codes approved for use in Pueblo County, as well as the Colorado City Covenants. New construction falls within all those already published guidelines, or it does not. If it does, all interested departments sign off on the project. If it does not, the architects/engineers/owners change their request for construction to match the codes and covenants, and then it is signed off by all relevant departments. There is almost a zero chance that codes will be adjusted to match a request for a building permit, and adjusting covenants is nearly impossible. With such a small part of the permit requirements being the Colorado City Covenants, the Metro District Manager should have the authority to sign off on building permit requests for Colorado City.

Citizen complaints are in a different category. It may require a vote of members of the committee, with differing opinions, to determine if there is a covenant or code violation or not, or if there needs to be an appeal to an owner for a correction of some sort.

We don't need an additional needless layer of authorization for construction. My request is that there be a review of the duties of the CCAAC committee to remove the construction permits from the list of duties, and leave only the citizen complaints and requests.

Larry Berg
719-251-2505 cell

From: larry@ghvalley.net
Sent: Wednesday, April 22, 2020 5:06 PM
To: colocitymanager@ghvalley.net; terryekraus@gmail.com
Subject: FW: Next Steps for CCAAC
Attachments: Memo 4-15-20 on CCAAC.doc

In regard to this write-up, my recommendation on the alternative management structures is to put the committee under the District Manager. The alternative is for the Board to set up a management system to handle the paperwork, the communication to set up meetings of the CCAAC, the secretary and phone support which would have to be cost allocated between the management and the board, and an appropriate feedback loop to make sure the CCAAC activities are satisfactorily monitored and completed. None of that is feasible.

The authority to management the District is delegated to the District Manager. That is where all the activities of the district belong, including the CCAAC.

From: larry@ghvalley.net <larry@ghvalley.net>
Sent: Wednesday, April 15, 2020 11:45 AM
To: 'terryekraus@gmail.com' <terryekraus@gmail.com>; 'colocitymanager@ghvalley.net' <colocitymanager@ghvalley.net>
Subject: Next Steps for CCAAC

Attached is some thoughts on where to go next for CCAAC as well as thoughts about last night.



Colorado City Architectural Advisory Committee
 P.O. Box 20229
 Colorado City, Colorado 81019
 719 676-3396
 colocitymanager@ghvalley.net

Application will be considered for review only if it has been fully completed and received at the Colorado City Metropolitan District office or mailed to and received at the above address by 3p.m. on the Wednesday prior to the next regular meeting. All applications must be accompanied by a check or money order made out to "CCAAC" in the amount appropriate to the fee schedule featured on the back of this application.

Property Owner: Paula & Ivan Girard
 Mailing Address: 8 Collins St. City: Salisbury
 State: Ma ZIP: 01952 Telephone: 978-360-4815

CONTRACTOR

Contractor: Same as above
 Mailing Address: _____ City: _____
 State: _____ ZIP: _____ Telephone: _____

Requested approval for: Commercial building Home Shed Fence Other: _____

Lot: 2 Unit: 182 Legal address, (please verify with CC Metro District): 4756 CEURNO VERDE BLVD.

Type construction: Single Family Stick Built Mobile homes: New Used - Year built: _____

Floor area square footage: 1064 Square footage required by covenants: 720

REQUIRED ITEMS for submittal of application:

- Legal description of property with legal address defined as street name & number
- Plot plans to scale (indicate scale)
- Property line staked out corners
- Foundation plan and Building staked out before Excavation
- One (1) copy of blue print and One (1) electronic copy sent to manager
- Location of improvements on property - NOTE: front of house must face legal address
- Exterior dimensions - both primary and secondary buildings
- Elevations - front, back, sides
- Accurate setbacks drawn to scale (include easements)
- Distances between buildings
- Location of improvements (porches, decks, garages, carports, driveways, accessory buildings, landscaping)
- Location of propane tank, where applicable NA
- Location of street light (where required by covenants) NA
- Fence - type of materials, height, and locations NA
- Landscaping diagram (if not included in original plans, must be submitted later)
- Exterior color scheme, type of siding and roofing materials must be indicated

I have read and agree to abide by the unit's protective covenants for which this application is submitted:

Property owner's signature: Paula Girard Date: 4-20-20

This application will not be accepted until you read and sign on reverse.

CONDITIONS APPLYING TO THIS APPLICATION

- It is clearly understood that the granting of architectural approval does not relieve the owner or building of compliance with Pueblo County Zoning Resolutions and/or Building Codes and Subdivision Regulations; It is also understood that the construction shall commence within 90 days of Colorado City Architectural Advisory Committee (CCAAC) approval. Actual construction period shall not exceed 180 days without committee approval. Failure to comply with these time limitations automatically terminates CCAAC approval. Any changes made to the submitted plans, either before or during construction, must be approved by CCAAC; or applying to the owner's unit. Copies of the covenants are available at the Colorado City Metropolitan District office or at www.colorado.gov/coloradocitymetro.
- Preliminary plans should be brought before CCAAC for approval. One (1) complete set of plans and specifications for construction, including all required items listed on the opposite side of this page, must be submitted for approval. Drawings must be professionally prepared and acceptable for the Pueblo Regional Planning Department.
- CCAAC meets the first and last Tuesdays of each month. After reviewing plans and specifications, CCAAC will approve the submitted plans by the next regular meeting (providing all requirements have been met). The Committee will retain one (1) set of approved plans. Incomplete applications will not be placed on a meeting agenda but will be returned to property owners for completion of missing information.
- Construction must not commence until you have received a Letter of Approval from CCAAC. As stated above, omissions of any information will delay the approval process. All construction must be confined to the lot listed on the reverse side of this document. Greenbelts and adjacent lots must not be used as access or storage during construction.
- **Those applicants wishing to place factory built homes in Colorado City – APPLY BEFORE YOU BUY.** CCAAC adopted Resolution 97-1, which applies to all factory built homes in Colorado City. You need to be aware of the limitations within R97-1. before you purchase a factory built home.
- **CCAAC is not responsible for any monetary losses you incur;** therefore, you are encouraged to obtain approval before proceeding with construction or purchases affected by this application.

CCAAC Fee Schedule

Please note that a check or money order for the appropriate amount must be included with your application

Commercial/Industrial	\$400.00
Multifamily Residential	\$300.00
New Single Family Residential	\$200.00
Sheds/Fences/Garages/Carports/Decks	\$ 40.00
Remodeling Residential	\$ 50.00
Re-Roofing	\$ 25.00

NOTE: A Late Fee amounting to double the original filing fee will be charged if filing application AFTER construction has begun. For instance, if filing after construction of a shed, that amount would be \$80 (\$40 application fee + \$40 late fee) and must accompany application.

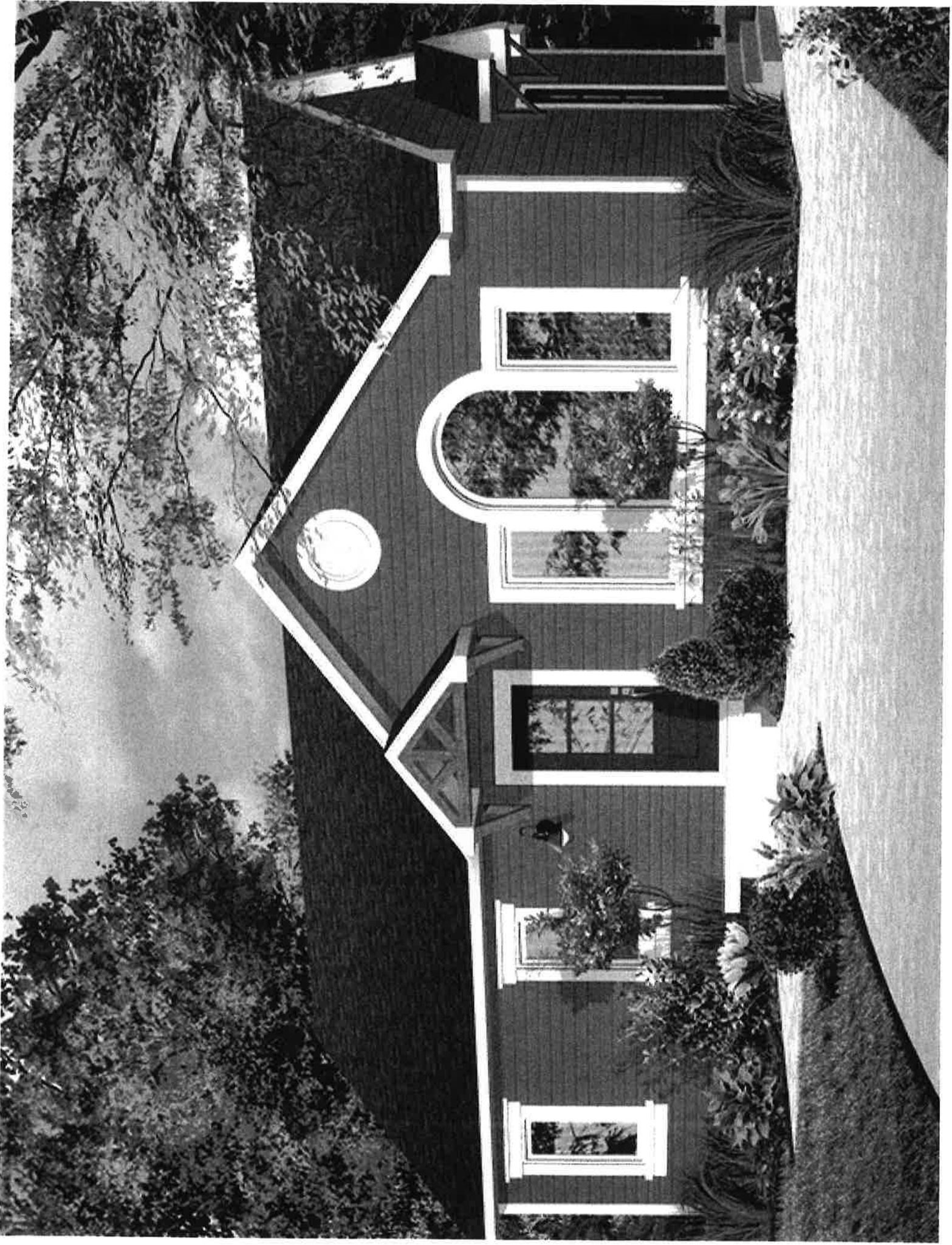
I have read and understand the provisions of this application and understand that incomplete applications will be returned to me for the required information before being considered by CCAAC.

Property Owner Signature:



Date:

4-20-20



4756 CURENO VERDE BLVD.
 Colorado City, Colorado
 81019

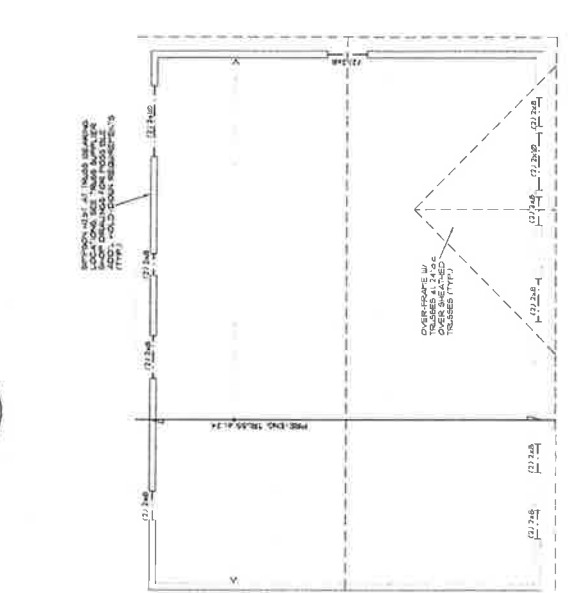
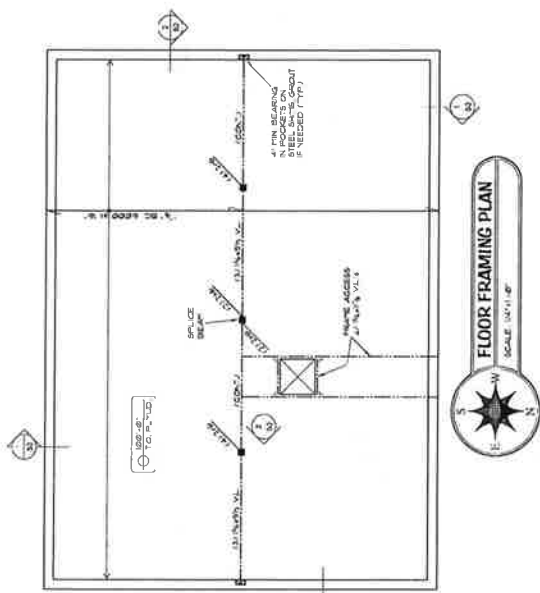
VALENTINE ENGINEERING, LLC
 415 N Greenwood Street, Suite 5
 Pueblo, Colorado 81003 (719) 542-9230
 www.valentineengineering.com

PLANS

PROJECT	202117
DATE	MARCH 23, 2022
ISSUES	

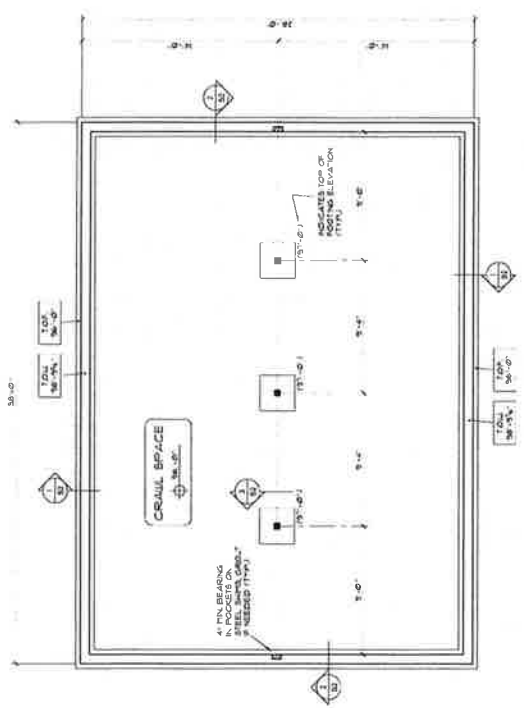
© 2022

S1



FLOOR DECK
 1. 1/2" GYP BOARD SUB-FLOOR EXISTING. IDENTIFICATION NO. 24. GUESS PANEL EDGES AND SOME IN FIELD (CASE 3 ACCEPTABLE).

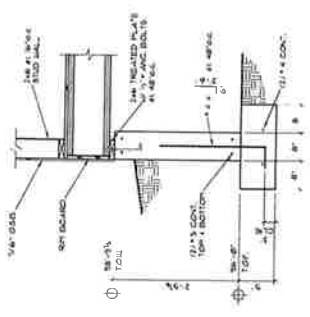
ROOF DECK
 1. 1/2" GYP BOARD SUB-FLOOR EXISTING. IDENTIFICATION NO. 24. GUESS PANEL EDGES AND SOME IN FIELD (CASE 3 ACCEPTABLE).



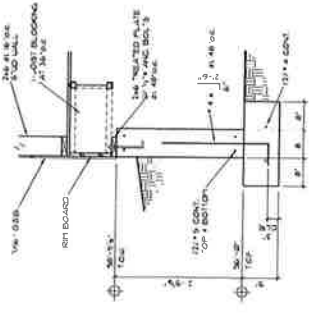
FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

GENERAL NOTES

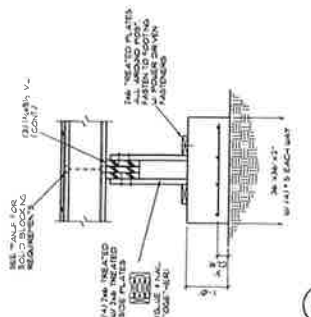
1. This project is designed in accordance with the following:
 - A. Design Code: (PCI) 90S (ESB)
 - B. Soil: 20 psi
 - C. Wind: 50 psf
 - D. Snow: 40 psf
 - E. Seismic: 0.20
2. Foundation:
 - A. Footing: 18" x 18" x 4' (18" x 18" x 4')
 - B. Wall: 12" x 12" x 10' (12" x 12" x 10')
 - C. Slab: 4" x 12" x 12' (4" x 12" x 12')
3. Materials:
 - A. Concrete: 4000 psi (4000 psi)
 - B. Steel: A603 Gr. 60 (A603 Gr. 60)
 - C. Reinforcing Steel: #4 (A603 Gr. 60)
 - D. Formwork: 1/2" x 4" x 8' (1/2" x 4" x 8')
 - E. Insulation: 2" x 4" x 8' (2" x 4" x 8')
 - F. Membrane: 60 mil (60 mil)
 - G. Vapor Barrier: 1/2" x 4" x 8' (1/2" x 4" x 8')
 - H. Sill Seal: 1/2" x 4" x 8' (1/2" x 4" x 8')
 - I. Gypsum Board: 1/2" x 4" x 8' (1/2" x 4" x 8')
 - J. Drywall: 1/2" x 4" x 8' (1/2" x 4" x 8')
 - K. Paint: 1/2" x 4" x 8' (1/2" x 4" x 8')
 - L. Finish: 1/2" x 4" x 8' (1/2" x 4" x 8')
4. Construction:
 - A. Foundations shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Residential Code (IRC).
 - B. Foundations shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Residential Code (IRC).
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5. Details:
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1 SCALE: 3/4"=1'-0"



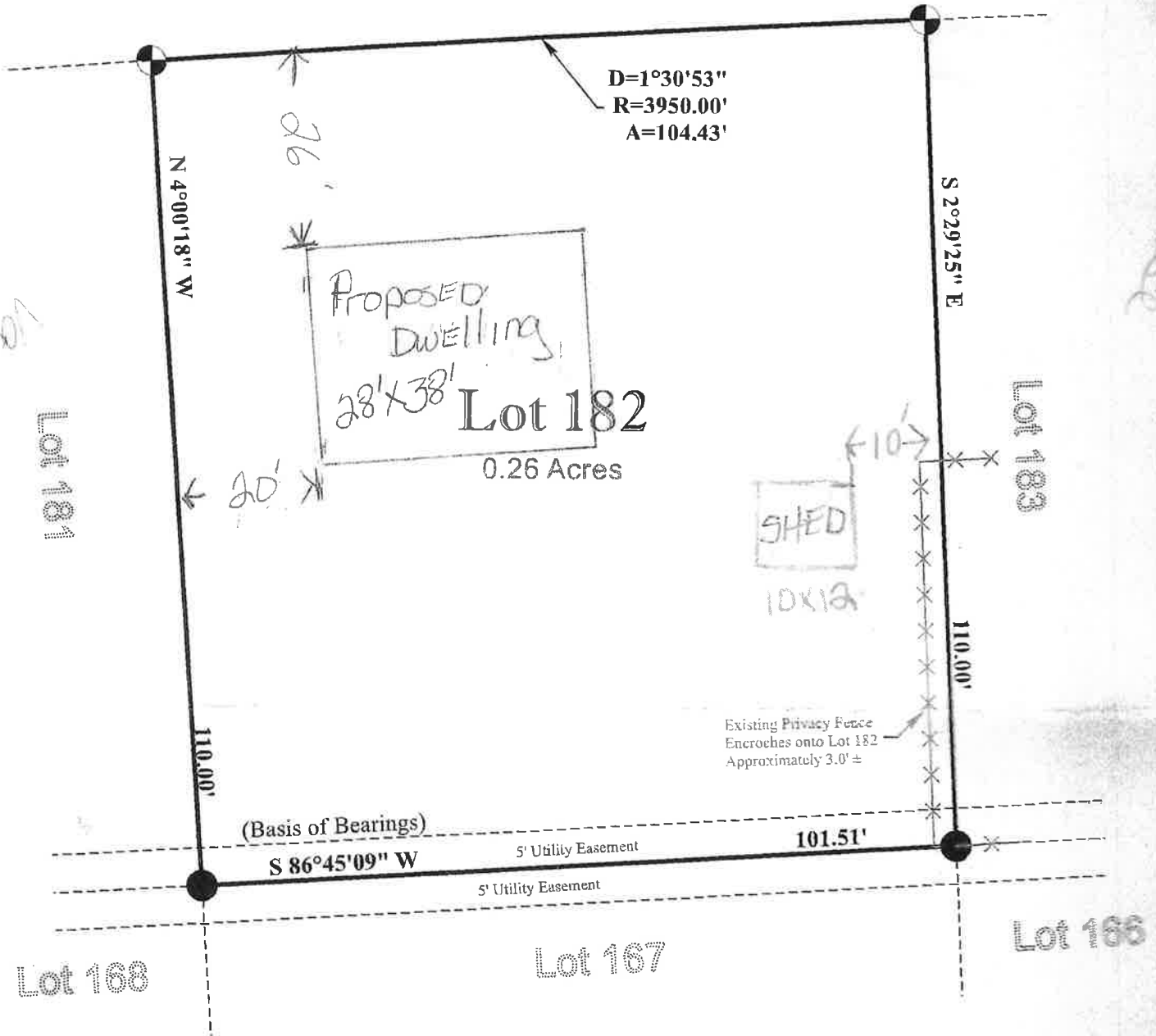
2 SCALE: 3/4"=1'-0"



3 SCALE: 3/4"=1'-0"

CUERNO VERDE BOULEVARD

100' Right of Way



D=1°30'53"
R=3950.00'
A=104.43'

PROPOSED DWELLING
28' x 38' Lot 182
0.26 Acres

SHED
10x12'

Existing Privacy Fence
Encroches onto Lot 182
Approximately 3.0' ±

(Basis of Bearings)

S 86°45'09" W

5' Utility Easement

5' Utility Easement

101.51'

S 2°29'25" E

110.00'

N 4°00'18" W

110.00'

Lot 181

Lot 183

Lot 168

Lot 167

Lot 166

LEGAL DESCRIPTION

Lot 182, Colorado City, Unit 2
County of Pueblo, State of Colorado

SURVEYORS CERTIFICATION

I, William S. Bechaver, hereby certify to Paula Girard, that this plat was made from a survey by me or under my direct responsibility, supervision and checking and that the parcel shown hereon is monumented as shown to the best of my knowledge and belief.



Date: 8/19/2020

BASIS OF BEARINGS: S 86°45'09" W, (Per Plat of Colorado City Unit 2) along the South line of Lot 182, Colorado City, Unit 2, monumented as shown hereon.

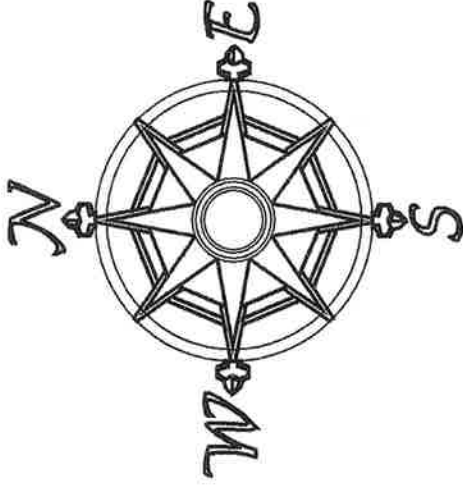
"NOTE" Client did not request a search for recorded Rights-of-Way and Easements.

"NOTE:" This survey does not constitute a title search by BH2 Land Surveying, LLC, of the property shown and described hereon. To determine ownership of this tract, verify the compatibility of this description with that of adjacent tracts or verify easements of record.

"NOTICE": According to Colorado law you must commence any legal action based upon any defect in this survey with in three years after you first discover such a defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

LAND SURVEY PLAT

FOR PAULA GIRARD
LOT 182, COLORADO CITY, UNIT 2,
COUNTY OF PUEBLO, STATE OF COLORADO



Scale 1" = 20'
(U.S. Survey Feet)

LEGEND

- FOUND, 1/2" REBAR WITH NO CAP
- FOUND, 1/2" REBAR WITH A YELLOW CAP, PLS 38103

DECLARATION OF PROTECTIVE COVENANTS

UNITS 1, 2 & 3

THIS DECLARATION, made this 26th day of August, 1963 by COLORADO CITY DEVELOPMENT COMPANY, a Colorado Corporation, having its principal place of business in the City of Pueblo, Pueblo County, Colorado, hereinafter referred to as the "Declarant".

WHEREAS, the Declarant is the owner of all of that real property shown as Unit #1, #2, and #3 of the plat entitled "Colorado City" filed of record on June 20, 1963 under Reception No. 224503 with the County Clerk and Recorder of Pueblo County, Colorado, and

WHEREAS, the Declarant is about to sell, dispose of or convey the lots in said property above described, and desires to subject the same to certain protective covenants, conditions, restrictions and reservations, hereinafter referred to as "Conditions", between it and the acquirers and/or users of the lots in said property.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Declarant hereby certifies and declares that it has established and does hereby establish a general plan for the protection, maintenance, development and improvement of said property and that THIS DECLARATION is designed for the mutual benefit of the lots in said tract, and Declarant has fixed, and does hereby fix, the protective Conditions upon which all lots, parcels and portions of said tract shall be held, leased, or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the lots in said tract and of each owner thereof, and shall run with the land and inure to and pass with said tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and re and each thereof is imposed upon said tract as a mutual, equitable servitude in favor of each and every parcel of land therein as the dominant tenement or tenements.

SAID CONDITIONS are as follows:

1. That all of the lots of said tract unless otherwise designated shall be single family residential lots and may be improved, used and occupied for single family residence purposes together with such accessory buildings as approved by the Architectural Committee.
2. That no raising or breeding nor keeping or maintaining of pigs, rabbits, poultry, dogs, or livestock of any kind be permitted, with the exception that for each dwelling unit the occupant may keep for his personal use not more than three pets such as dogs, cats or other generally accepted household pets. *Exception:* This condition shall not apply to birds and fish that are maintained within the home.
3. That no activity noxious or offensive to the neighborhood shall be conducted within any building or on any portion of any lot or building site in said tract herein designated as a residential lot.
4. That no lots on this tract shall be re-subdivided or split. *Exception:* Multiple family lots may be re-subdivided for the purpose of condominium development when approved by the Architectural Committee, as outlined herein.
5. That all television and radio antennas or masts of unusual height or configuration must be approved by the Architectural committee.
6. That refuse cans and/or clotheslines shall be shielded from view at all times within fenced service yards.
7. That any building erected upon any of said lots shall be approved prior to construction by an Architectural Committee appointed by Declarant, or successors appointed by them, in Pueblo, Colorado, or at such other place as may be designated by the Declarant. The Architectural Committee, in passing on any requests for approval, shall consider the location, form, texture, color and exterior appurtenances of the proposed structure. Tentative plans shall be brought to the Committee for approval before commencing working drawings. Working drawings submitted for approval shall include complete elevations and plot and site development plans. Upon commencement of construction of any building, the work on the structure shall be diligently pursued in a workmanlike manner. No construction shall commence until a building permit for said construction has been obtained from the County of Pueblo Building Department.
8. That no accessory buildings, trailers, barns or other structures not conforming to these covenants shall be maintained on any lot.
9. That no signs, advertisements, billboards, or advertising structures may be erected or maintained on any of the residential lots without the consent in writing of the Architectural Committee. *Exception:* one "for sale" or "for rent" sign limited to three (3) square feet in area may be placed on any residential lot.

DECLARATION OF PROTECTIVE COVENANTS

10. That fences, walls and hedges where permitted on side yards and rear property lines shall be limited to six (6) feet in height, subject however to any other provisions of these covenants. Fences, walls and hedges where permitted within the front yard set back shall be limited to three (3) feet. The Architectural Committee may approve a request for a variance.
11. Lots number 405, 1408, and 1409 of Unit #1, and lots numbered 233 and 260 of Unit #3 are reserved in perpetuity for uses such as schools, parks, recreation and open spaces for the benefit of the owners of property in Colorado City. As such, these lots are not subject to the restrictions applicable to residential lots.

Single Family - 720 Sq. Ft. Building Restriction

1. That all lots of said tract that are not otherwise designated shall be designated single family residential lots and no main structure shall be permitted on any building site covered by these conditions whose habitable area, exclusive of open porches, is less than 720 square feet on ground level.
2. The front building set back line shall be 15 feet minimum from the front property line.
3. The side yard set back line shall be a minimum of 5 feet from the property line to the building wall. Exception: Eaves and other architectural projections may extend to within two (2) feet of the property line. The rear yard set back line shall be a minimum of 15 feet from the rear property line.
4. Fences, walls and hedges defining property lines within the front building set back shall be limited to three (3) feet in height.
5. In the event Lots 62 through 68, 325 through 344, 416 through 419, 1112 through 1117, 1134 and 1342 through 1344 of Unit #1, and through 1138, 1191 through 1205, Lots 222 through 232 and 271 through 275 of Unit #3, or any of them, become served by a community sewer system, they may be developed to such multiple residential density as approved by the appropriate authorities of the County of Pueblo.

Single Family - 1000 Sq. Ft. Building Restriction

1. As to lots numbered 1 through 29 253 through 264, 304 through 324, and 684 through 714 of Unit #1, Lots No. 235 through 280 of Unit #2; and Lots No. 234 through 259 and 261 through 263 of Unit #3, no main structure shall be permitted whose habitable area, exclusive of open porches, is less than 1000 square feet on ground level.
2. The front building set back line shall vary from 15 to 30 feet. The Architectural Committee shall determine the required set back, based on site conditions and neighboring developments, when the side yard set back line shall be a minimum of 5 feet from the property line to the building wall. Exception: Eaves and other architectural projections may extend to within two (2) feet of the property line.
3. The rear yard set back line shall be five (5) feet from the rear property line to the building wall. No portion of a structure, including eaves or other architectural projections, may extend into this set back. Exception: Lots #242 through #254 of Unit #3 are subject to an easement of twenty (20) feet across the rear of the property to facilitate public access for pedestrians, bicycles and horses to and from permanent open space areas. No portion of a structure including eaves or other architectural projections may extend into this easement.
4. Fences, walls or hedges on the side yard property lines or rear property line shall be erected or planted only with the prior approval of the Architectural Committee.

Single Family - 1250 Sq. Ft. Building Restriction

1. As to lots numbered 1080 through 1099 and 1149 through 1175 of Unit #1, and Lots 17 through 39, 75 through 81 and 128 through 162 of Unit #2, no main structure shall be permitted whose habitable area, exclusive of open porches is less than 1250 square feet on the ground level.
2. The front building set back line shall vary from 15 to 30 feet. The Architectural Committee shall determine the required set back, based on site conditions and neighboring developments, when plans are submitted as provided herein above.
3. The side yard set back line shall be a minimum of 5 feet from the property line to the building wall. Exception: Eaves and other architectural projections may extend to within two (2) feet of the property line.
4. The rear yard set back line shall be five (5) feet from the rear property line to the building wall. No portion of a structure including eaves or other architectural projections may extend into this set back.

DECLARATION OF PROTECTIVE COVENANTS

Fences shall not be permitted between the house and the rear property line except as granted by variance by the Architectural Committee. Side yard fences shall not be permitted over 3 feet 0 inches high in the front yard set back or within 20 feet of the rear property line.

Garden Wall Residential

1. Lots No. 380 through 404, 420 through 457, 868 through 885, Lots No. 1 through 11 of Unit #3 shall 1943 through 960 of Unit #1, and be designated:

Garden Wall Residences: The rooms of Garden Wall Residences shall be oriented to an enclosed or semi-enclosed court yard which shall comprise at least 50% of the livable area of the house. Garage walls shall be integrated with the house and garden walls. Garden walls shall normally have a minimum height of five feet above finish ground floor level of residence and shall be of the same material as the building walls they join, unless an express variance is granted by the Architectural Committee. Fences may not be placed in such a manner as to define perimeter property lines but shall form court yards within the property. The intention of this restriction is to encourage maximum open space flow.

2. The front building set back shall vary from 15 to 30 feet. The Architectural Committee shall determine the required set back, based on site conditions and neighboring developments, when plans are submitted as provided herein above.
3. Side yard set backs shall be determined by the Architectural Committee and may vary from no required set back to fifteen (15) feet.
4. The rear yard set back shall be a minimum of 15 feet from the property line.

Community Development - Single Family Residential

1. Lots No. 165 through 180, 458 through 488, and 1280 through 1297 of Unit #1 shall be designated Community Development lots.
2. The front building set back line shall be five (5) feet minimum from the front property line. Eaves may extend to within two (2) feet of the front property line.
3. The rear yard set back line shall be thirty (30) feet from the property line to the building wall. This thirty (30) feet shall be designated a community area for the benefit of all of the property owners in each of the above groups, and may be developed, used and maintained as a community project under the rules of a Property Owners' Association to be established by the owners of each of such groups.
4. Perimeter Wall. Each lot owner shall be responsible for the construction of a masonry wall six (6) feet high and the full width of the lot. However, the Architectural Committee may in considering building plans on any of the above lots defer the requirement for immediate construction. The wall shall be four feet six inches (4 feet 6 inches) back from the front property line and shall be continuous from property line to property line. Exception: When the garage is located on the front yard set back line, the wall may be omitted at the garage door. There shall be one (1) gate through the wall for each lot. The gate shall not exceed twelve (12) feet in width. The type of masonry wall shall be determined by the Architectural Committee and shall be consistent throughout this development.
5. On all street intersections the perimeter wall shall be set back fifteen (15) feet from the intersection of the property lines and then continue, at a radius of 15 feet to connect to the wall on the intersecting street.
6. The side yard set back shall be a minimum of 5 feet from the property line to the building wall. Exception: Eaves and other architectural projections may extend to within two (2) feet of the property line.
7. Fences, walls and hedges within the thirty (30) foot rear yard set back shall be prohibited unless approved by the Architectural Committee or unless they conform to the plan of community development as established by the Property Owners' Association referred to above.

DECLARATION OF PROTECTIVE COVENANTS

Multiple Family Residential

1. Lots 45 through 61, 406 through 415, 554 through 561, 750 through 767, 1100 through 1111, 1139 through 1148 1176 through 1190, 1334 through 1341 and 1345 . through 1359 of Unit #1 and Lots 264 through 270 of Unit #3 shall be designated multiple family residential lots and may be improved, used, and occupied for multiple family residential purposes together with such accessory buildings as are approved by the Architectural Committee.
2. The front building set back line shall be 15 feet minimum from the front property line.
3. The side yard set back shall be 5 feet minimum from the property line for each story above grade including the first floor. The Architectural Committee may waive side yard set back requirements in special cases where two or more lots are developed as a single project or where condominium projects are erected. Eaves and other architectural projections may extend three (3) feet into the side yard set back requirement. The rear yard set back shall be determined by the Architectural Committee when preliminary plans are submitted for approval.
4. The Declarant will reserve an easement of at least 6000 sq. ft. of additional property to each multiple family residential lot for the purpose of establishing a sewage leaching field for a maximum of three living units per lot.
5. The Architectural Committee may consider an application to re-subdivide or split multiple family residential lots when the owner proposes a condominium development.

Colorado City Property Owners' Association

Concurrently with the execution hereof the Declarant is causing to be formed a non-profit membership association entitled "Colorado City Property Owners' Association" (hereinafter called the 'The Association') under the laws of the State of Colorado. The bylaws of the Association are by this reference incorporated herein and made part hereof with the same effect as if set forth at length herein.

Every property owner in Colorado City shall automatically become a member of the Association, and except by a special resolution of the Board of Directors of the Association, no person shall be a member of the Association who is not a property owner in Colorado City.

The purposes of the Association are as follows:

1. To take title to water facilities, water rights, water distribution system and all other property constituting a water system serving Colorado City, and also all the golf course and other open spaces in Colorado City together with an easement for recreational purposes on the surface of the lake and along the shore of the lake, and other recreational facilities, all for the use and benefit of present and future owners of property in Colorado City; but only in trust until such time as a public district or districts shall be formed under the laws of Colorado with power to operate such water system and such open spaces and other recreational facilities for the benefit of the property owners, upon which event the Association shall convey all right, title and interest in and to such properties to such district or districts.
2. The Association shall represent the property owners of Colorado City in all proceedings for the change of any part of these covenants prior to the end of twenty (20) years from the date hereof or of any extension thereof; except that no change under this provision shall affect the land uses specified in these covenants.
3. With respect to Unit #3, the Association may at the request of not less than 10% of the owners of property in said Unit (provided the number of property owners so requesting is not less than thirty (30) and shall in any event on its own motion at the end of ten (10) years from the date hereof, poll the property owners of Unit #3 with a view to determining whether or not proceedings should be initiated for an election as required by pertinent laws and regulations to be held by the water and sanitation district or other public district referred to above for the authorization of bonds and the construction and establishment of a water distribution system to serve Unit #3.

These conditions shall run with the land and shall be binding upon all parties and all persons claiming under them until twenty (20) years from the date thereof, at which time said Conditions shall be automatically extended for successive periods of ten (10) years, unless by vote of the owners of a majority of the lots in said tract, it is agreed to change said conditions in whole or in part.

DECLARATION OF PROTECTIVE COVENANTS

Notwithstanding any provisions herein to the contrary these Conditions may be changed prior to the end of twenty (20) years from the date hereof (except as to land uses) by a vote of the majority of the property owners through the Property owners' Association as set forth hereinabove.

A breach of any of the Conditions herein contained shall cause said premises together with appurtenances thereto belonging, to be forfeited to and revert to the Declarant, its successors and assigns, each of whom shall have the right of immediate entry upon such premises in the event of such breach, and any such breach may be enjoined, abated or remedied by appropriate proceedings, maintained by any such owners or their successors in interest. But the breach of any of the said Conditions or reentry by reason thereof shall not defeat or affect the lien of any mortgage or deed of trust made in good faith and for value upon said land, but such Conditions shall be binding upon and effective against any owners of said premises whose title hereto is acquired by foreclosure, Trustee's sale or otherwise.

Provided further, that if any paragraph, sentence or other portion of said Conditions herein contained shall be or become illegal, null or void for any reason, or shall be held by any court of competent jurisdiction to be so, the remaining portions shall remain in full force and effect.

IN WITNESS WHEREOF, COLORADO CITY DEVELOPMENT COMPANY has caused its seal and signatures to be affixed hereinto by its duly authorized officers on the day and date first stated hereinabove.

A M E N D M E N T

This amendment to that certain Declaration of Protective Covenants recorded in the Official Records of Pueblo County, Colorado, on September 5, 1963, in Book 1527, Page 773, pertaining to Units 1, 2 and 3 of that certain amended plat filed under reception number 23689 with the County Clerk and Recorder of Pueblo County, Colorado, on October 28, 1963 by COLORADO CITY DEVELOPMENT COMPANY, a Colorado corporation, having its principal place of business in the City of Pueblo, Colorado, hereinafter referred to as the "Declarant".

WHEREAS, by the said Declaration, Declarant subjected the real property to which the said Declaration pertains to certain protective covenants, conditions, restrictions and reservations, and

WHEREAS, Declarant desires to amend said Declaration in the manner and to the extent set forth herein below,

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That the said Declaration is hereby amended with respect to lots numbered 128 through 252 of Unit No. 2 as follows:

Single-Family - 1800 Sq. Ft. Building Restriction

1. No main structure shall be permitted whose area under roof, exclusive of open porches, is less than 1800 square feet.
2. The front building set back line shall vary from 20' to 30'. The Architectural Committee shall determine the required setback based on site conditions and neighboring developments, when plans are submitted as provided hereinabove.
3. The side yard set back line shall be a minimum of 5 feet from the property line to the eave line. No portion of a structure including eaves or other architectural projections may be extended into this set back.
4. Fences shall not be permitted between the house and the rear property line, or on side yard property lines within 20' of the rear property line on lots 128 through 153 except as required in the Declaration of Protective Covenants or permitted by variance by the Architectural Committee.
5. Side yard fences shall not be permitted over 3 feet high within front yard set back.
6. Each property owner shall at the time of constructing a house, install one street light of the type and in a location as specified by the Architectural Committee.
7. All houses shall have a shake shingle roof.

DECLARATION OF PROTECTIVE COVENANTS

8. A landscape plan of development shall be submitted to the Architectural Committee for approval prior to construction. The Architectural Committee in passing on any request for approval shall consider plant and tree types, paving, materials, landscape structures and fences.

That paragraph No. 2 of said Declaration is by this amendment deleted and the following substituted therefore;

Paragraph 2: That no raising or breeding nor keeping or maintaining of pigs, rabbits, poultry, dogs or livestock of any kind be permitted, with the exception that for each dwelling unit the occupant may keep for his personal use not more than three pets such as dogs, cats or other generally accepted household pets, provided that such household pet or pets shall be restrained from doing any thing which may be or become an annoyance or nuisance to neighbors or to the neighborhood. *Exception:* This condition shall not apply to birds and fish that are maintained within the home.

That said Declaration is hereby further amended to add the following sentence to paragraph No. 4 thereof:

"Further excepted is any split of a subdivided lot in which a split portion is sold to the owner of an adjacent lot"

That said Declaration is further amended by deleting from the last page thereof the third paragraph beginning with the words "A breach of any of the Conditions..." and ending with the words "Trustee's sale or otherwise.", and substituting therefore the following:

Enforcement of these conditions shall be by proceedings at law and/or in equity against any person or persons violating or attempting to violate any covenant to restrain violation and/or to recover damages. But the breach of any of the said conditions shall not defeat or affect the lien of any mortgage or deed of trust made in good faith and for value upon said land, but such Conditions shall be binding upon and effective against any owners of said premises whose title hereto is acquired by foreclosure, Trustee's sale or otherwise.

That, finally, said Declaration is further amended by deleting from the portion captioned "Colorado City Property Owners' Association", paragraph numbered three (3) thereof in its entirety.

All other provisions, covenants, conditions, and restrictions of said Declaration are to remain unaltered.

IN WITNESS WHEREOF, the Declarant has caused its corporate name and seal to be affixed hereto by its Vice-President and Assistant Secretary hereunto authorized this 31st day of December, 1963.



Colorado City Architectural Advisory Committee
 P.O. Box 20229
 Colorado City, Colorado 81019
 719 676-3396
 colocitymanager@ghvalley.net

*Need to
 Review
 Covenants*

Application will be considered for review only if it has been fully completed and received at the Colorado City Metropolitan District office or mailed to and received at the above address by 3p.m. on the Wednesday prior to the next regular meeting. All applications must be accompanied by a check or money order made out to "CCAAC" in the amount appropriate to the fee schedule featured on the back of this application.

Property Owner: Jack + Leslie Oreskovich
 Mailing Address: Po Box 19201 City: Colo City
 State: Colo ZIP: 81019 Telephone: (719) 250-3843

CONTRACTOR

Contractor: Self
 Mailing Address: Po Box 19201 City: Colo City
 State: Colo ZIP: 81019 Telephone: (719) 250-3843

Requested approval for: Commercial building Home Shed Fence Other: garage

Lot: 51/52 Unit: 26 Legal address, (please verify with CC Metro District): 3158 Armstrong Court

Type construction: Metal Building Mobile homes: New Used - Year built: _____

Floor area square footage: 864 sq ft. Square footage required by covenants: _____

REQUIRED ITEMS for submittal of application:

- Legal description of property with legal address defined as street name & number
- Plot plans to scale (indicate scale)
- Property line staked out corners
- Foundation plan and Building staked out **before** Excavation
- One (1) copy of blue print and One (1) electronic copy sent to manager
- Location of improvements on property - NOTE: front of house **must** face legal address
- Exterior dimensions - both primary and secondary buildings
- Elevations - front, back, sides
- Accurate setbacks drawn to scale (include easements)
- Distances between buildings
- Location of improvements (porches, decks, garages, carports, driveways, accessory buildings, landscaping)
- Location of propane tank, where applicable
- Location of street light (where required by covenants)
- Fence - type of materials, height, and locations
- Landscaping diagram (if not included in original plans, must be submitted later)
- Exterior color scheme, type of siding and roofing materials must be indicated

I have read and agree to abide by the unit's protective covenants for which this application is submitted:

Property owner's signature: J. Oreskovich Date: 4-6-20

This application will not be accepted until you read and sign on reverse.

CONDITIONS APPLYING TO THIS APPLICATION

- It is clearly understood that the granting of architectural approval does not relieve the owner or building of compliance with Pueblo County Zoning Resolutions and/or Building Codes and Subdivision Regulations; It is also understood that the construction shall commence within 90 days of Colorado City Architectural Advisory Committee (CCAAC) approval. Actual construction period shall not exceed 180 days without committee approval. Failure to comply with these time limitations automatically terminates CCAAC approval. Any changes made to the submitted plans, either before or during construction, must be approved by CCAAC; or applying to the owner's unit. Copies of the covenants are available at the Colorado City Metropolitan District office or at www.colorado.gov/coloradocitymetro.
- Preliminary plans should be brought before CCAAC for approval. One (1) complete set of plans and specifications for construction, including all required items listed on the opposite side of this page, must be submitted for approval. Drawings must be professionally prepared and acceptable for the Pueblo Regional Planning Department.
- CCAAC meets the first and last Tuesdays of each month. After reviewing plans and specifications, CCAAC will approve the submitted plans by the next regular meeting (providing all requirements have been met). The Committee will retain one (1) set of approved plans. Incomplete applications will not be placed on a meeting agenda but will be returned to property owners for completion of missing information.
- Construction must not commence until you have received a Letter of Approval from CCAAC. As stated above, omissions of any information will delay the approval process. All construction must be confined to the lot listed on the reverse side of this document. Greenbelts and adjacent lots must not be used as access or storage during construction.
- **Those applicants wishing to place factory built homes in Colorado City – APPLY BEFORE YOU BUY.** CCAAC adopted Resolution 97-1, which applies to all factory built homes in Colorado City. You need to be aware of the limitations within R97-1. before you purchase a factory built home.
- **CCAAC is not responsible for any monetary losses you incur;** therefore, you are encouraged to obtain approval before proceeding with construction or purchases affected by this application.

CCACC Fee Schedule

Please note that a check or money order for the appropriate amount must be included with your application

<u>Commercial/Industrial</u>	<u>\$400.00</u>
<u>Multifamily Residential</u>	<u>\$300.00</u>
<u>New Single Family Residential</u>	<u>\$200.00</u>
<u>Sheds/Fences/Garages/Carports/Decks</u>	<u>\$ 40.00</u>
<u>Remodeling Residential</u>	<u>\$ 50.00</u>
<u>Re-Roofing</u>	<u>\$ 25.00</u>

NOTE: A Late Fee amounting to double the original filing fee will be charged if filing application AFTER construction has begun. For instance, if filing after construction of a shed, that amount would be \$80 (\$40 application fee + \$40 late fee) and must accompany application.

I have read and understand the provisions of this application and understand that incomplete applications will be returned to me for the required information before being considered by CCAAC.

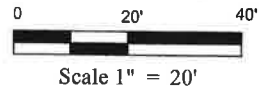
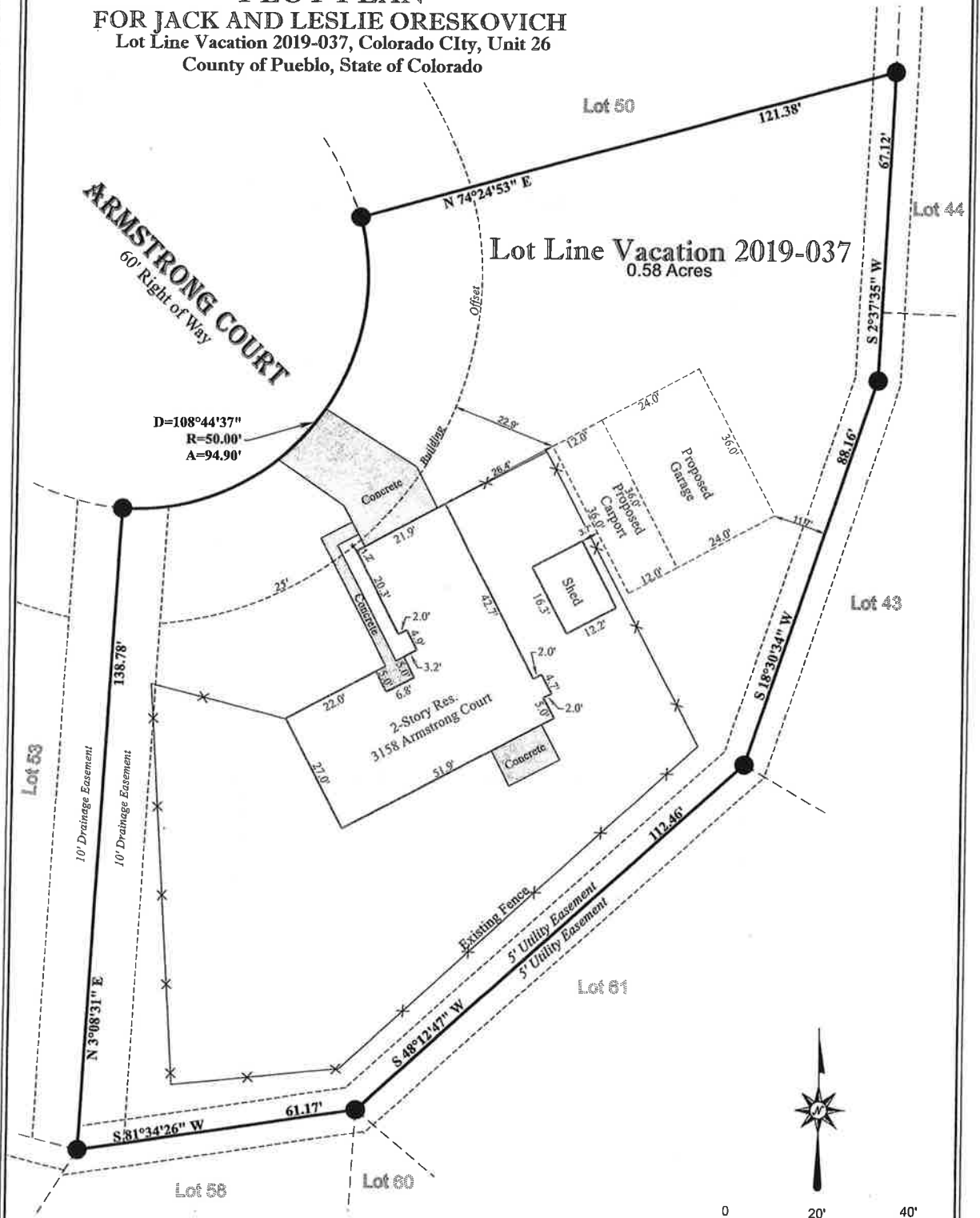
Property Owner Signature: _____



Date: _____

4-6-20

PLOT PLAN
FOR JACK AND LESLIE ORESKOVICH
 Lot Line Vacation 2019-037, Colorado City, Unit 26
 County of Pueblo, State of Colorado

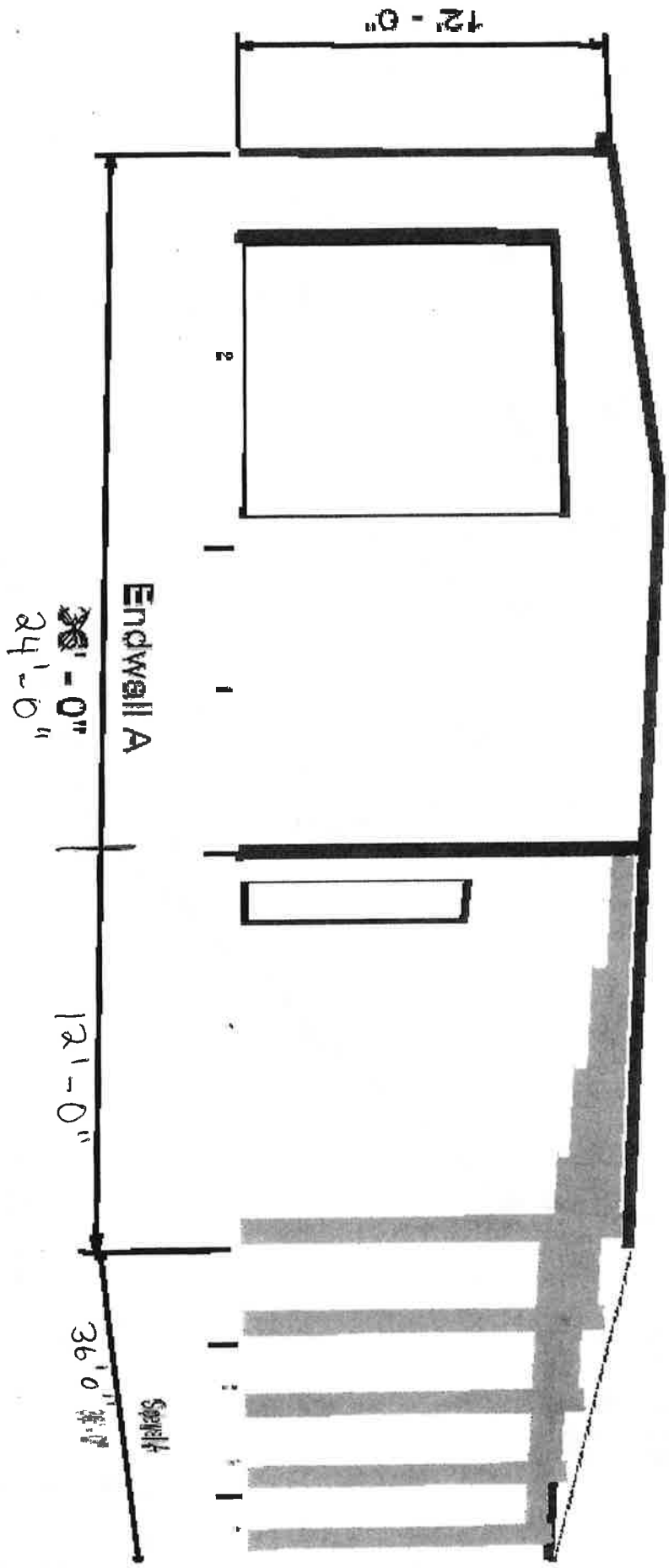


Prepared By: *William S. Bechauer*
 William S. Bechauer
 Professional Land Surveyor No. 1874

Date: *4/6/2020*

BH[®] LAND SURVEYING, LLC P.O. Box 10399, Colorado City, CO 81019 Phone: 719-210-3028 Email: bh2@gbvalley.net		
Scale 1" = 20'	Date: 4-6-2020	Drawn By: WSB
Sheet 1/1	Job No. 2020-197	

Building created for:
Jack Oreskovich
3158 County Rd CC254
Colorado City CO 81019
Produced by:
Bighorn Steel Buildings Inc.





Colorado City Architectural Advisory Committee
 P.O. Box 20229
 Colorado City, Colorado 81019
 719 676-3396
 colocitymanager@ghvalley.net

*Review
to CCAAC
Committee*

Application will be considered for review only if it has been fully completed and received at the Colorado City Metropolitan District office or mailed to and received at the above address by 3p.m. on the Wednesday prior to the next regular meeting. All applications must be accompanied by a check or money order made out to "CCAAC" in the amount appropriate to the fee schedule featured on the back of this application.

Property Owner: Rod & Deborah Clark
 Mailing Address: Po Box 20406 City: Colorado City
 State: CO ZIP: 81019 Telephone: 719 252 9010

CONTRACTOR			
Contractor:	<u>SELF</u>		
Mailing Address:			City:
State:	ZIP:	Telephone:	

Requested approval for: Commercial building Home Shed Fence Other: _____

Lot: ²⁴⁰241 Unit: 9 Legal address, (please verify with CC Metro District): 4281 Chaffee, Colo City CO

Construction: Modular ~~Foundation~~ ^{Home} Mobile homes: New Used - Year built: 2020

Floor area square footage: 1597 Square footage required by covenants: _____

REQUIRED ITEMS for submittal of application:

- Legal description of property with legal address defined as street name & number 4281 Chaffee Dr
- Plot plans to scale (indicate scale) OK
- Property line staked out corners OK
- Foundation plan and Building staked out **before** Excavation OK
- One (1) copy of blue print and One (1) electronic copy sent to manager
- Location of improvements on property - NOTE: front of house **must** face legal address 4281 Chaffee
- Exterior dimensions - both primary and secondary buildings 29 x 58
- Elevations - front, back, sides
- Accurate setbacks drawn to scale (include easements)
- Distances between buildings
- Location of improvements (porches, decks, garages, carports, driveways, accessory buildings, landscaping)
- Location of propane tank, where applicable N/A
- Location of street light (where required by covenants)
- Fence - type of materials, height, and locations N/A
- Landscaping diagram (if not included in original plans, must be submitted later) OK
- Exterior color scheme, type of siding and roofing materials must be indicated Whitehouse black roof

I have read and agree to abide by the unit's protective covenants for which this application is submitted:

Property owner's signature: Rod Clark Date: 3.20.2020

This application will not be accepted until you read and sign on reverse.

CONDITIONS APPLYING TO THIS APPLICATION

- It is clearly understood that the granting of architectural approval does not relieve the owner or building of compliance with Pueblo County Zoning Resolutions and/or Building Codes and Subdivision Regulations; It is also understood that the construction shall commence within 90 days of Colorado City Architectural Advisory Committee (CCAAC) approval. Actual construction period shall not exceed 180 days without committee approval. Failure to comply with these time limitations automatically terminates CCAAC approval. Any changes made to the submitted plans, either before or during construction, must be approved by CCAAC; or applying to the owner's unit. Copies of the covenants are available at the Colorado City Metropolitan District office or at www.colorado.gov/coloradocitymetro.
- Preliminary plans should be brought before CCAAC for approval. One (1) complete set of plans and specifications for construction, including all required items listed on the opposite side of this page, must be submitted for approval. Drawings must be professionally prepared and acceptable for the Pueblo Regional Planning Department.
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- **Those applicants wishing to place factory built homes in Colorado City – APPLY BEFORE YOU BUY.** CCAAC adopted Resolution 97-1, which applies to all factory built homes in Colorado City. You need to be aware of the limitations within R97-1. before you purchase a factory built home.
- **CCAAC is not responsible for any monetary losses you incur;** therefore, you are encouraged to obtain approval before proceeding with construction or purchases affected by this application.

CCACC Fee Schedule

Please note that a check or money order for the appropriate amount must be included with your application

Commercial/Industrial	\$400.00
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New Single Family Residential	\$200.00
Sheds/Fences/Garages/Carports/Decks	\$ 40.00
Remodeling Residential	\$ 50.00
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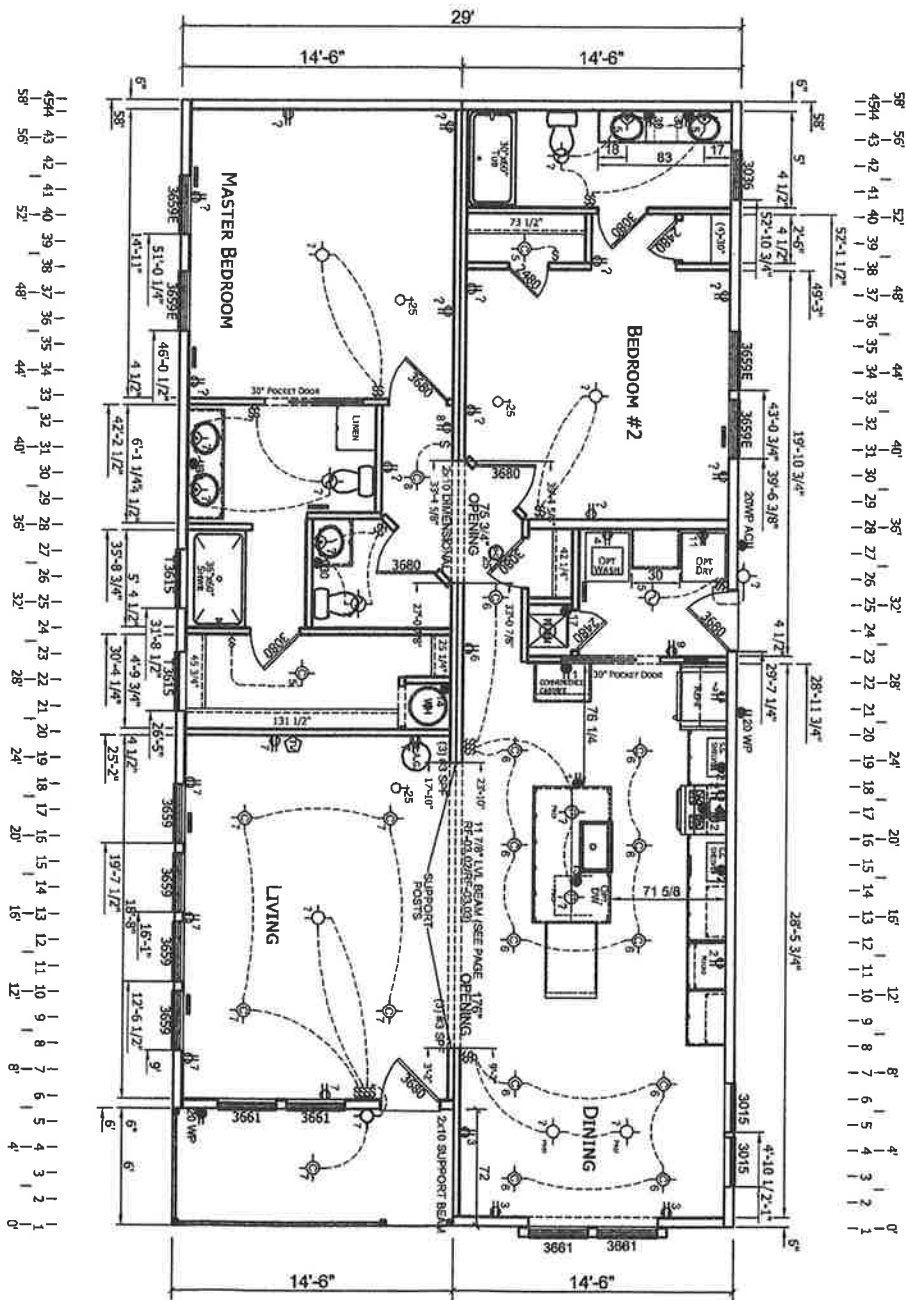
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Property Owner Signature:  Date: 3.20.2020

SPECIAL UNIT PRINT
 I HEREBY CERTIFY THAT I HAVE
 THOROUGHLY REVIEWED THIS CONSTRUCTION
 PRINT AND CONFIRM THAT IT IS CORRECT
 DEALER: _____
 CUSTOMER: _____
 DATE: _____
 SPECIAL UNIT FOR
 DEALER: RURAL AMERICAN
 CUSTOMER: CLARK
 ACTUAL DIMENSIONS OF HOME
 29'-0" X 98'-0"

LIGHT & VENT SCHEDULE

NAME	AREA	REQD LIGHT	REQD VENT
Bedroom #2	183.07	14.57	7.28
Dining	112.15	9.27	4.63
Living	255.11	20.41	10.2
Master Bedroom	203.86	16.31	8.15
TOTAL	756.19	60.56	30.27
	28.81	2.14	1.07



CHAMPION
MANUFACTURED BEAUTIFULLY™

MODEL: CHAMPION 29' X 98' 3 BD 2 BTH

PROJECT: FH01-STANDARD
 29' X 98'
 3 BD 2 BTH

TITLE: FLOOR PLAN
 ELECTRICAL PLAN

SHEET: AP-101

DATE: 01-20-20
 DATE: 01-27 = 14'

DESIGNED BY: RURAL AMERICAN-CLARK
 DRAWN BY: STAFF

PROPRIETARY AND CONFIDENTIAL
 RURAL AMERICAN-CLARK AND DESIGN
 COMPANY IS NOT TO BE REPRODUCED OR
 COPIED IN ANY MANNER WITHOUT THE
 WRITTEN PERMISSION OF RURAL AMERICAN-CLARK

4281 Chaffee DR, Pueblo, CO 81019

Lot 239

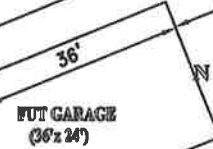
PARCEL "A"
0.42 Acres

Rio Blanco Court

Greenbelt

10' Utility Easement

Chaffee Drive
60' Right of Way



N 81°37'11" W

N 23°53'43" W

130.10'

N 23°53'43" W
44.21'

65.0'

24.33'

N 66°06'17" E
5.00'

D=90°00'00"
R=40.00'
A=62.83'

45.33'

S 23°53'43" E
5.00'

D=90°00'00"
R=20.00'
A=31.42'

72.37'

58.67'

26.0'

85.12'

N 66°06'17" E

15'

177.42'

45.0'

D=2°18'30"
R=1555.00'
A=62.65'

PLOT PLAN

SCALE: 1" = 30'-0"

BUILDER/OWNER: THE CLARK RESIDENCE 4281 Chaffee Dr

DATE: 3-2020

LOT LINE VACATION No. 2020-001
A VACATION OF THE COMMON LINE BETWEEN LOTS 240 AND 241, COLORADO CITY, AMENDED UNIT
No. 9, COUNTY OF PUEBLO, STATE OF COLORADO.

ATT. DAVE WEHRICH
702 POLK STREET
PUEBLO, COLORADO 81004
(719) 299-4784 fax
(719) 240-9468 cell
(719) 744-0544 office

EMAIL: dave@advanceddb.com
EMAIL: david.wehrich@yahoo.com



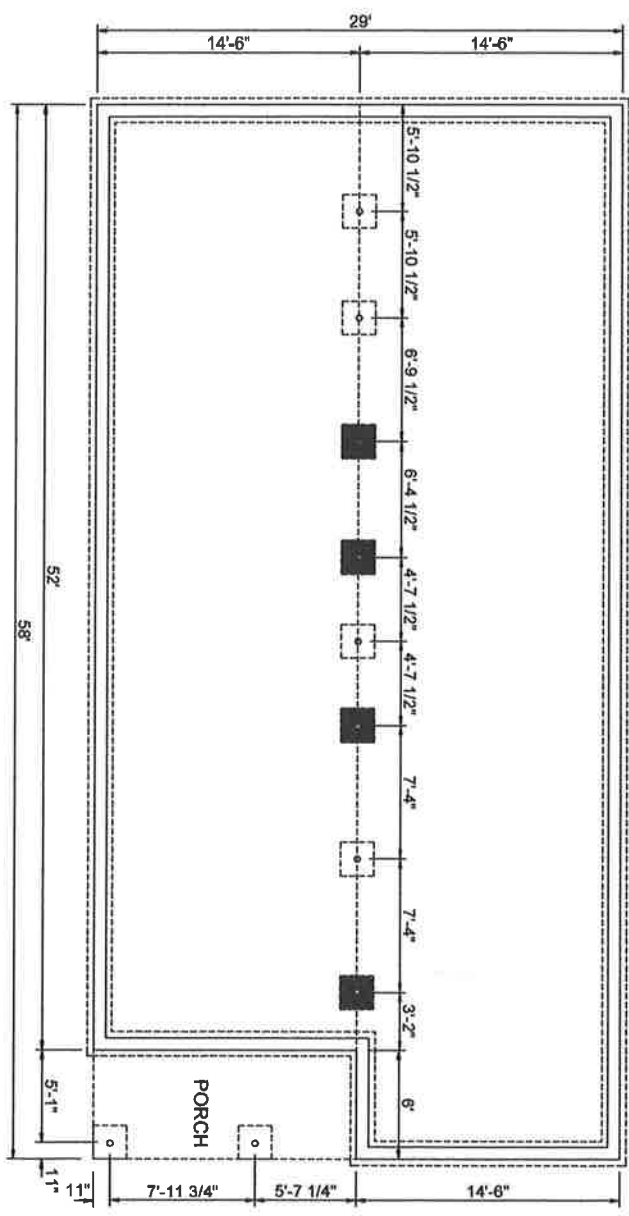
SPECIAL UNIT PRINT
 I HEREBY CERTIFY THAT I HAVE THOROUGHLY REVIEWED THIS CONSTRUCTION PRINT AND CONFIRM THAT IT IS CORRECT.
 DEALER: _____
 CUSTOMER: _____
 DATE: _____
 SPECIAL UNIT FOR
 DEALER: RURAL AMERICAN
 CUSTOMER: CLARK
 ACTUAL DIMENSIONS OF HOME
 29'-0" x 58'-0"

ALL DESIGN DETAILS AND NOTES ARE SUGGESTIVE ONLY AND ARE SUBJECT TO THE JURISDICTION OF STATE AND LOCAL CODES. CHANGES MUST BE MADE ACCORDINGLY. CONTACT YOUR LOCAL BUILDING DEPT. FOR FROSTLINE AND SOIL REQUIREMENTS. SEE CHAMPION FOUNDATION SETUP DETAILS FOR ADDITIONAL REQUIREMENTS AND SUGGESTIONS.
 ALL DIMENSIONS TO BE FIELD VERIFIED.

2/26/20

■ = MANDATORY LOAD RIDGEBEAM SUPPORT LOCATION
 □ = RECOMMENDED MATE LINE/ENTRY SUPPORT LOCATION

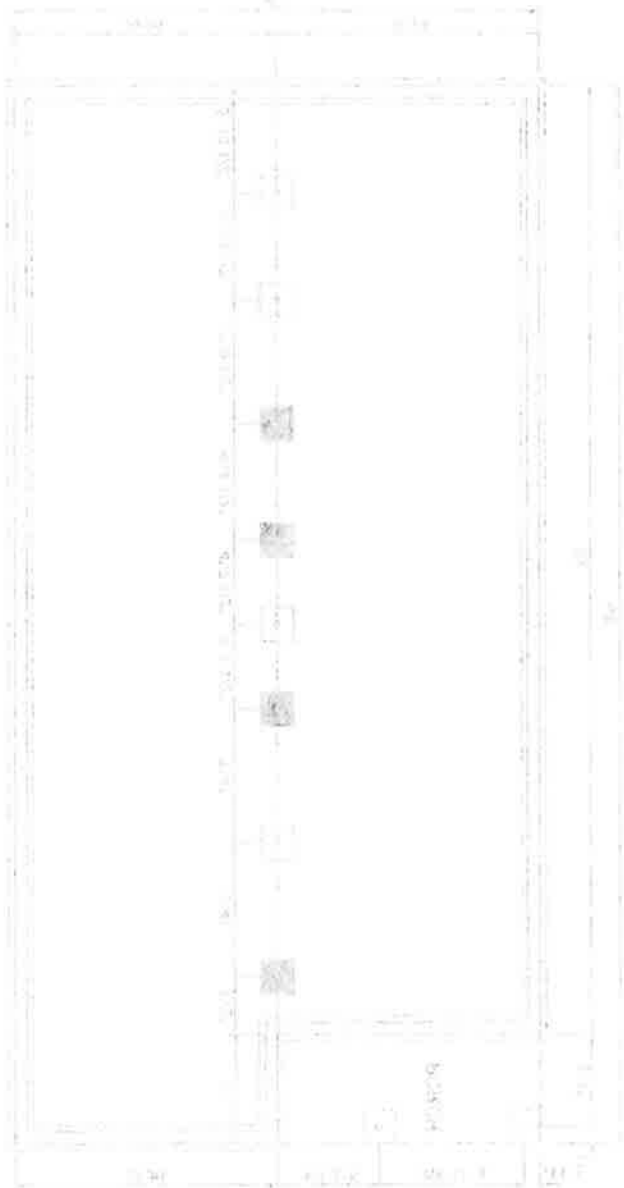
**SUGGESTED FOUNDATION
 BASED ON #2000 MIN SOIL CAPACITY**



PERIMETER

CHAMPION		MANUFACTURED BEAUTIFULLY™	
29' x 58' STANDARD		3 BD 2 BTH	
PROJECT:		TITLE:	
PERIMETER FOUNDATION PLAN		PERIMETER FOUNDATION PLAN	
SHEET:		SHEET:	
F-102		F-102	

PERIMETER



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	FOUNDATION	1	SQ. FT.	100	100
2	WALL	1	SQ. FT.	100	100
3	FLOOR	1	SQ. FT.	100	100
4	ROOF	1	SQ. FT.	100	100
5	DOOR	1	EA	100	100
6	WINDOW	1	EA	100	100

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
7	FOUNDATION	1	SQ. FT.	100	100
8	WALL	1	SQ. FT.	100	100
9	FLOOR	1	SQ. FT.	100	100
10	ROOF	1	SQ. FT.	100	100
11	DOOR	1	EA	100	100
12	WINDOW	1	EA	100	100

FOUNDATION
 WALL
 FLOOR
 ROOF
 DOOR
 WINDOW

19/05/2024
 19/05/2024
 19/05/2024

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
13	FOUNDATION	1	SQ. FT.	100	100
14	WALL	1	SQ. FT.	100	100
15	FLOOR	1	SQ. FT.	100	100
16	ROOF	1	SQ. FT.	100	100
17	DOOR	1	EA	100	100
18	WINDOW	1	EA	100	100

19/05/2024

PRODUCT NAME: ENTERPRISE SERIES - MOD

SERIAL #:

DATE: 1/26/2020 MODEL #: FH01 ACTUAL SIZE: 29' x 58' BDRM# 2 DUP #:

DEALER: Rural American LOCATION: Colorado City, Co CUSTOMER: Deb Clark

ORDERED BY: Finance: PO#: Sales Person: Kelley

EXTERIOR STANDARDS	
Siding: Vinyl Siding W/7/16" OSB	House Wrap
Vinyl Shutters: Front Door Side	16" Overhang
Front Door: Round Top Steel	Rear Door: Dunbarton Steel
Windows: Low E Vinyl-w/Perimeter Grid	3/4" Floor Decking
8' Sidewalls w/Flat Ceiling	R:21 Perimeter Floor Insulation
2x6 Walls w/R:21 Insulation	Vented Eaves on All Sides
R:38 Roof Insulation	Sliding Glass Door - per print
Floor Joist: 2x10	3/12 Roof Pitch
LED Can Light On Recessed Porch	Main Water Shut Off
Roof: 40# Roof Load	Water Shut Off T/O
Shingles: Architectural	Exterior GFI (2)
Tower Dormer - Kitchen w/Transom	Frost Free Faucets (F&R)
Porch Lights: All Ext Doors	

3611	X	siding: smart lap	
std	X	OSB: 7/16" white	
incl	X	window trim on all windows	black
incl	X	garage ready option	
std	X	House Wrap	
std	X	rear door: 3680 steel	
std	X	front door: 3680 roundtop	
std	X	patio door	
std	X	recessed entry: composite	
-895	X	omit the tower dormer	
std	X	Windows: Perimeter Grid (Low E)	
32	X	3615 transom over tub/shower in master bath #1	
32	X	transom in master closet	
614	X	ROOF INSULATION: R-50	
std	X	WALL INSULATION: R- 21	
std	X	floor: R21 in perimeter only	
std	X	floor joists: 2x10	
346	X	crawl space access	
3969	X	Sidewalls: 9 foot flat	
std	X	roof load: 40 lb	
incl	X	rafter: 7/12 with low hinge	
		Optional Tray Ceiling	
640	X	Shingles: Architectural: DUAL BLACK	
std	X	Attic Access	
std	X	Extra Outside Receptacle	
		Water Shutoffs	
std	X	Exterior FF Faucets F & R	

KITCHEN STANDARDS	
Fridge: 18 Cu. Ft. Black	Range: 30" Electric w/Hood - Black
Cabinets: #2 Oak Doors & Stiles	Dishwasher Installed - Std Black
Overhead Valance w/Puck Lights	Drawer Over Door & Tip Out @ Angle
GFI Protected Recepts	31" OH's w/28" Doors
Pot & Pan Drawers - Tip Out @ Angle	3/4" Fixed Center Shelf in Base & OH's
Laminate Countertops	B/S: Ceramic Edge: Crescent / Solid Surf
Stainless Steel Double Bowl Sink	Soft Close Drawers
UK3 X	appliance color: stainless steel
UK3 X	refer: 25' with icemaker
UK3 X	Built-in microwave with slim Trim Kit
UK3 X	Gas Range
UK3 X	Stainless Steel Range Hood
UK3 X	dishwasher: power scrub
173 X	Garbage Disposal
-200 X	Omit Buffet in Dining
UK3 X	Frosted Glass Bi-Fold Lifter Cabinet Doors
incl X	with puck lights
UK3 X	Stainless Steel Floating Shelves
UK3 X	UK3 cabinet pulls throughout home
UK3 X	UK3 Cabinet Cove and Bottom Trim
UK3 X	Pot and Pan Drawers
UK3 X	USB Receptacle
6714 X	UK3 Kitchen
std X	Soft Close Drawers
std X	Cabinet Doors: Canoe
std X	cabinet fronts: stained
	Built-In Spice Rack
	Built-In Cookie Sheet
	Lazy Susan
UK3 X	Stainless Steel Backsplash Behind Range
UK3 X	Backsplash: Full Ceramic
UK3 X	edge: crescent
UK3 X	UK3 sink with accessories
UK3 X	UK3 Faucet with Black Accents

UTILITY STANDARDS	
Water Heater: 40 Gal Electric	Plumb for Washer/ Wire for Dryer
Furnace: () H.E. Efficient Gas	Split Overhead w/Center Shelf W/C
Smoke Detectors - per print	Carbon Monoxide Detector
Panel Box: 200 Amp 40/40 Box	12-2 Wire T/O
Metal Heat Duct	Perimeter Heat
std X	split cabinet with rod
std X	cabinet fronts: stained
280 X	base and overhead cabinet
36 X	ceramic backsplash & crescent edge
621 X	water heater: 40 gal Gas
std X	Water Heater Door
std X	furnace: High Efficient natural gas
std X	furnace door
192 X	Extra 1 1/2" Conduit
STD X	A/C Disconnect
	SMART THERMOSTAT

2.17.2020 Deborah Clark
 Deb Clark 2-17-2020

4281 Chaffee DR, Colorado City CO

PRODUCT NAME: ENTERPRISE SERIES - MOD

INTERIOR STANDARDS	
Carpet: Soft Sensations w/6.5# Pad	Floor Mounted Door Stops
16"x16" Hand Laid Linoleum in Entry, Kitchen, Utility and Baths	Orangepeel Ceiling
Perimeter Mud	Window Returns: White
White 2 panel interior doors	Switched Walk In Closet Lights
Interior Walls: 2x4 - 16" O/C	White Stained Trim T/O
Wire Closet Shelving T/O	Living Room Ceiling Light
Window Valance in Living Areas	
2" Faux Windows T/O	
std X	carpet: FHA
49 X	extend kit lino down the hall to the #2 bedroom
102 X	Ship Loose Lino & Glue for LRm and hall between
incl X	the master bedroom and the #3 bedroom
std X	lino: elements of Nature
std X	entry: elements of nature
std X	Trim: White stained for doors and base
205 X	pocket door into the utility room
205 X	pocket door to master bath #1
x	
std X	white 2 panel interior doors
	levered door handles
std X	36" interior doors for all bedrooms
STD X	Tape & Texture (Orangepeel Walls and Ceiling)
STD X	Perimeter Mud on T&T
204 X	rounded corners
std X	window returns: white
269 X	Fan prep in LRm and each bedroom
123 X	separate switch for fan preps
std X	LED Can light on recessed porch
UK3 X	6 can lights in kitchen (1 standard & 5 are in UK3)
215 X	4 can lights in dining
215 X	4 can lights in living room
82 X	prep for 2 site installed pendant lights over island
UK3 X	under cabinet lights
82 X	prep for 2 site installed fixtures
54	light in #2 bdrm closet
std 2	Phone Jacks #
	TV Jack in each bedroom
	Wood Closet Shelves
90 X	add 4 sheives small closet #2 bdrm
std X	2" Blinds
STD X	TECHNOLOGY STANDARDS
X	POP UP POWER TOWER - 1 PER PRINT
X	SMART THERMOSTAT
X	TV Jacks in each bedroom
X	LIGHTED RECEIPTS (2 PER PRINT)
X	LED CAN LIGHTS
123 x	grab bar in #2 bath

BATHROOM STANDARDS	
60" 1-PC Tub/Shower (per plan)	Agile Shower w/Res Shower Door
Cabinets: #2 Oak Doors & Stiles	Drop In Soaker Tub in Master
Vent Fan w/Light in Baths	Glamour Bath - Per Plan
	China Sink w/Pop Up Drain
3-Bulb Light Over Vanity	Mirror over Vanity
Towel Bar & Tissue Holders	Large Vanity Mirror in Master
SGL Lever Faucets in Vanity & Shower	Elongated Stools T/O
Anti-Scald Faucets	B/S: Ceramic Edge: Solid Surface
Laminate Countertops	
std X	1 piece tub shower in master <i>K 2</i>
std X	single lever faucets throughout
std X	Agile shower in master bath <i>K 1</i>
std X	China Sinks W/ Sgl Lever Faucet & Pop-ups - both baths
204 X	Dual Vanity in each bath
incl X	cabinet doors: canoe
incl X	cabinet fronts: stained
std X	SOFT CLOSE DRAWERS
std X	bank of drawers in the master bath
128 X	bank of drawers in master bath 2
std X	backsplash: ceramic
std X	edge: crescent
std X	1/2 bath
STD X	handicap toilet in each bath
<i>Jeff Clark 2-17-200</i> <i>Ron Clark 2-17-200</i>	
MISCELLANEOUS	
295 X	engineering
6500 X	MOD CARRIER - MOD DISPLAY CARRIER
1560 X	STATE FEE
35 X	MOD SEAL
	MHI FEE
HEIGHT	OPTS \$ 27,225 BASE \$ 91,642
Ship To:	Colorado City, Co estimated
	SUB TOTAL \$ 118,867 FREIGHT \$ 8,900
Lot	SALES TAX (If Applicable)
Site	GRAND TOTAL \$ 127,767

CHAMPION HOMES, Box 385, 3200 Enterprise Ave., York, Nebraska 68467 522/17

4281 Chaffee Dr Colo City CO 81019



Colorado City Architectural Advisory Committee
 P.O. Box 20229
 Colorado City, Colorado 81019
 719 676-3396
 colocitymanager@ghvalley.net

Application will be considered for review only if it has been fully completed and received at the Colorado City Metropolitan District office or mailed to and received at the above address by 3p.m. on the Wednesday prior to the next regular meeting. All applications must be accompanied by a check or money order made out to "CCAAC" in the amount appropriate to the fee schedule featured on the back of this application.

Property Owner: John & Cyrene Sharpe
 Mailing Address: 1625 Alexander Lane City: Pueblo
 State: CO ZIP: 81001 Telephone: 719-569-2838

CONTRACTOR			
Contractor:	<u>Master Builders Ass, LLC</u>		
Mailing Address:	<u>P.O. Box 19962</u>	City:	<u>Colorado City</u>
State:	<u>CO</u>	ZIP:	<u>81019</u>
		Telephone:	<u>719-240-3128</u>

Requested approval for: Commercial building Home Shed Fence Other: _____

Lot: 183 Unit: 8 Legal address, (please verify with CC Metro District): 5100 Bull Bear Place

Type construction: V-H Mobile homes: New Used - Year built: _____

Floor area square footage: 1500[#] + 768[#] Garage Square footage required by covenants: _____
TOTAL = 2268[#]

REQUIRED ITEMS for submittal of application:

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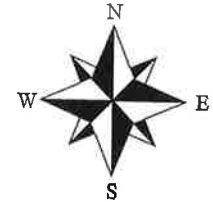
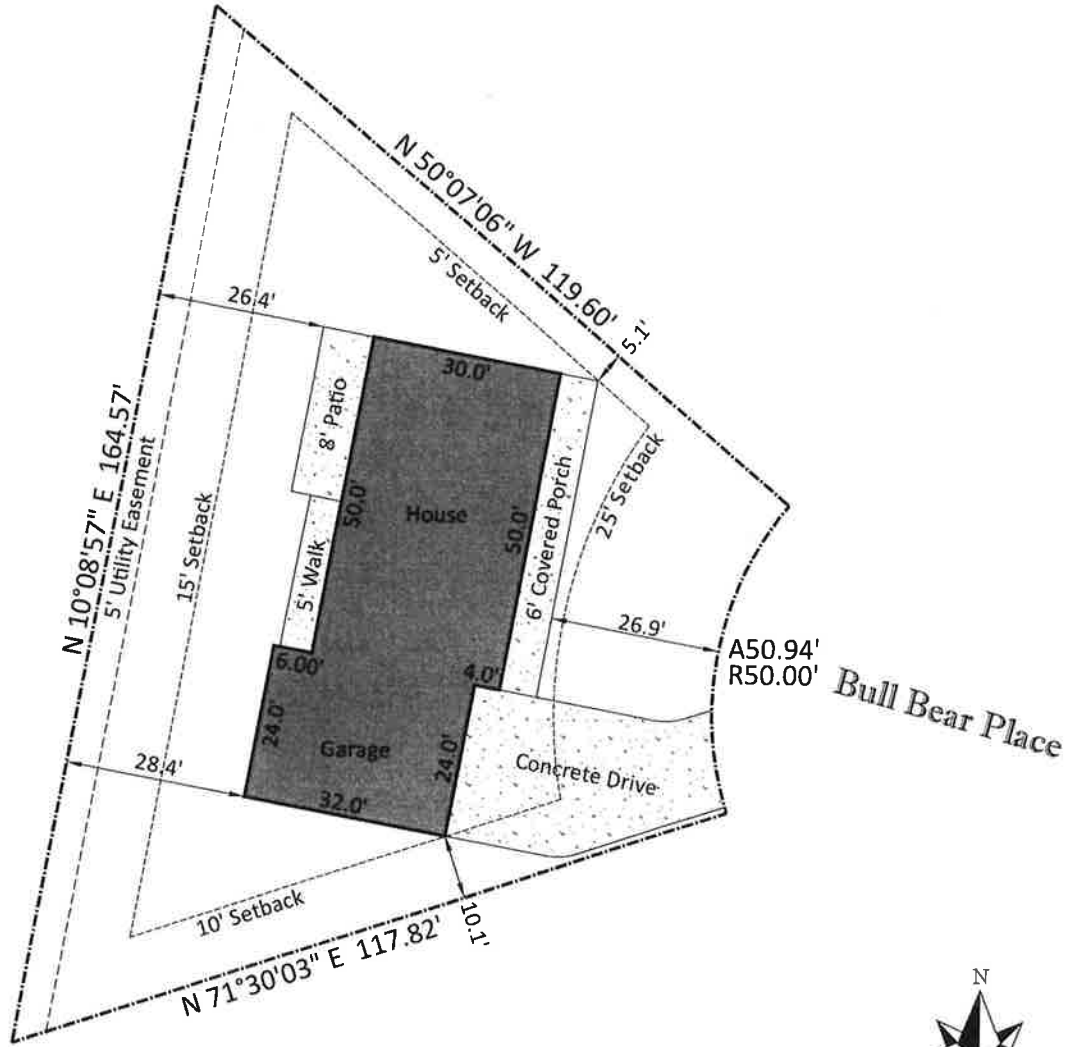
Commercial/Industrial	\$400.00
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I have read and understand the provisions of this application and understand that incomplete applications will be returned to me for the required information before being considered by CCAAC.

Property Owner Signature:  Date: 4/20/20

PLOT PLAN



SCALE 1" = 30'

LEGAL DESCRIPTION

LOT 183, UNIT 8, COLORADO CITY, ACCORDING TO THE RECORDED PLAT THEREOF, PUEBLO COUNTY, STATE OF COLORADO.

Plot Plan For: John Sharpe

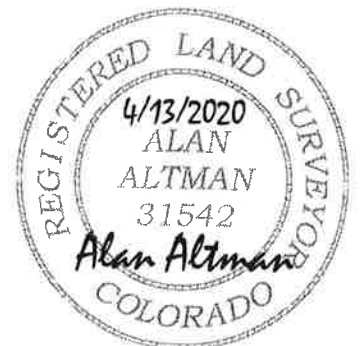
Address: 5100 Bull Bear Place

Parcel #: 4722408208

Structure Height: Max 20'

Structure Square Footage: Residence 1500, Garage 768, Total 2268.

Prepared by: Southern Colorado Surveying and Mapping, Colorado City, Colorado 81019



2020-020

[Skip to main content](#)

Payment Receipt Confirmation

Your payment was successfully processed.

RECEIVED

APR 24 2020

Transaction Summary

BY: _____ Receipt Confirmation

Description	Amount
Colorado City Metro District Payment	\$200.00
Service Fee	\$5.27
TOTAL	\$205.27

Transaction Detail

The following amounts will be remitted back to the agency.

SKU	Description	Unit Price	Quantity	Amount
Frontdesk payments received	Colorado City Metro District Payment	\$200.00	1	\$200.00
	Service Fee	\$5.27		\$5.27
	Total			\$205.27

This online service is provided by a 3rd party working in partnership with the state of Colorado. The price of items purchased through this service includes revenue used to develop, maintain, and enhance the state's official web portal, Colorado.gov.

Customer Information

Customer Name	John Sharpe	Receipt Date	4/24/2020
Local Reference ID	A6CB4F6F450CFC6F414D56448D7F912A	Receipt Time	09:57:40 AM MDT

Payment Info

Payment Type	Credit Card	Credit Card Num...	*****3856
Credit Card Type	VISA	Order ID	135366906
		Name on Credit ...	SHARPE/JOHN D

Billing Information

Billing City, State		Phone Number	719-569-2838
Country	US		

DECLARATION OF PROTECTIVE COVENANTS

UNIT 8

THIS DECLARATION, made this 20th day of January, 1967, by COLORADO CITY DEVELOPMENT COMPANY, a Colorado corporation, having its principal place of business in Colorado City, Pueblo County, Colorado, hereinafter referred to as the "Declarant".

WHEREAS, the Declarant is the owner of all of that real property shown as Unit #8 of the plat entitled Colorado City, filed of record on December 22, 1966 under Reception No. 340914, in Book 1607, pages 276 to 280, inclusive, with the County Clerk and Recorder of Pueblo County, Colorado, and

WHEREAS, the Declarant is about to sell, dispose of or convey the lots in said property above described, and desires to subject the same to certain protective covenants, conditions, restrictions and reservations, hereinafter referred to as "Conditions" between it and the acquirers of the lots in said property.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Declarant hereby certifies and declares that it has established and does hereby establish a general plan for the protection, maintenance, development and improvement of said property and that

THIS DECLARATION is designed for the mutual benefit of the lots in said tract, and Declarant has fixed and does hereby fix the protective Conditions upon which all lots, parcels and portions of said tract shall be held, leased or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the lots in said tract and of each owner thereof, and shall run with the land and inure to and pass with said tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and are and each thereof is imposed upon said tract as a mutual, equitable, servitude in favor of each and every parcel of land therein as the dominant tenement or tenements.

SAID CONDITIONS are as follows:

1. That all of the lots of said Unit 8 shall be single family residential lots and may be improved, used and occupied only for single family residential purposes together with such accessory buildings as approved by the Architectural Committee, subject to zoning restrictions then applicable.
2. That all of the lots in said Unit 8 shall have no main structure whose habitable area is less than seven hundred (700) square feet, and that screened areas or porches under roof shall not be included in the said seven hundred (700) square feet of habitable area.
3. That no raising or breeding, nor keeping or maintaining of pets, rabbits, poultry, dogs or live-stock of any kind be permitted, with the exception that for each dwelling unit the occupant may keep for his personal use not more than three pets, such as dogs, cats or other generally accepted household pets. Exception: This condition shall not apply to birds and fish that are maintained within the home.
4. That no activity noxious or offensive to the neighborhood shall be conducted within any building or on any portion of any lot or building site in said tract herein designated as a residential lot.
5. That no lots in this tract shall be re-subdivided or split.
6. That all television and radio antennas or masts of unusual height or configuration may not be installed without approval by the Architectural Committee.
7. That no refuse cans and/or clotheslines shall be allowed unless shielded from view at all times within fenced service yards.
8. That no building shall be erected upon any of said lots unless it has been approved prior to construction by an Architectural Committee appointed by Declarant, or successors appointed by them, in Colorado City, Colorado, or at such other place as may be designated by the Declarant. The Architectural Committee, in passing on any requests for approval, shall consider the location, form, texture, color and exterior appurtenances of the proposed structure. Tentative plans should be brought to the Committee for approval before commencing working drawings. Working drawings submitted for approval shall include complete elevations and plot and site development plans. Upon commencement of construction of any building, the work on the structure shall be diligently pursued in a workmanlike manner. No construction shall commence until a building permit for said construction has been obtained from the County of Pueblo Building Department.

DECLARATION OF PROTECTIVE COVENANTS

9. That until such time as all of the public improvements have been satisfactorily completed and accepted by the proper authorities, the Declarant shall have the right and privilege at reasonable times to enter upon any lot within Colorado City Unit No. 8 to carry out and complete the installation of any and all such public improvements. During the course of such construction, public utility or drainage facilities may be relocated or realigned to better conform to local conditions. In the event that such relocations or realignments occur, the Declarant, its assigns or successors in interest shall have the right to maintain the completed facilities as they will be located, and the lot owner may be required to grant to the appropriate agency without cost, an appropriate easement for the maintenance and operation of such facilities.
10. No owner or builder shall interfere with or obstruct the natural flow of water across his lot in such a way as to cause damage to other public or private lands easements or rights of way.
11. That no accessory buildings, trailers, mobile homes to these covenants shall be maintained on, barns or other structures not conforming any lot.
12. That no signs, advertisements, billboards or advertising structures may be erected or maintained on any of the residential lots without the consent in writing of the Architectural Committee. Exception: one for sale or for rent sign limited to three (3) square feet in area may be placed on any residential lot.
13. That no exterior wood shall be maintained except with oil, stain or paint. No exterior stucco, concrete or concrete block shall be used unless it has integral color added or is painted.
14. Unless otherwise approved by the Architectural Committee all fences walls and hedges where permitted on side yards and rear property lines shall be limited to six (6) feet in height subject to any provisions in these covenants. Fences, walls and hedges where permitted within the front yard set back shall be limited to three (3) feet in height.
15. Parcels A, B, C, D, and E of Unit 8 are reserved in perpetuity for uses such as parks, recreation and open space for the benefit of the owners of property in Colorado City, and title to said parcels shall be held by the Colorado City Metropolitan Recreation District, their assigns or successors in interest. As such, these lots are not subject to the restrictions applicable to residential lots.

These Conditions shall run with the land and shall be binding upon all parties and all persons claiming under them until twenty (20) years from the date thereof, at which time said Conditions shall be automatically extended for successive periods of ten (10) years, unless by vote of the owners of a majority of the lots in said tract, it is agreed to change said Conditions in whole or part.

Enforcement of these Conditions shall be by proceedings at law and/or in equity against any person or persons violating or attempting to violate any covenant to restrain violation and/or to recover damages. But the breach of any of the said Conditions shall not defeat or affect the lien of any mortgage or deed of trust made in good faith and for value upon said land, but such Conditions shall be binding upon and effective against any owners of said premises whose title hereto is acquired by foreclosure, Trustee's sale or otherwise.

Provided, further, that if any paragraph, sentence or other portion of said Conditions herein contained shall be or become illegal, null or void for any reason, or shall be held by any court of competent jurisdiction to be so, the remaining portions shall remain in full force and effect.

IN WITNESS WHEREOF, COLORADO CITY DEVELOPMENT COMPANY has caused its seal and signatures to be affixed hereunto by its duly authorized officers on the day and date first stated hereinabove.



Colorado City Architectural Advisory Committee
 P.O. Box 20229
 Colorado City, Colorado 81019
 719 676-3396
 colocitymanager@ghvalley.net

Application will be considered for review only if it has been fully completed and received at the Colorado City Metropolitan District office or mailed to and received at the above address by 3p.m. on the Wednesday prior to the next regular meeting. All applications must be accompanied by a check or money order made out to "CCAAC" in the amount appropriate to the fee schedule featured on the back of this application.

Property Owner: David Schuck City: _____
 Mailing Address: 3437 17th St S
 State: FARGO ND ZIP: _____
58104

CONTRACTOR			
Contractor:	<u>David Schuck / Journeyman Carpenter of 20 years</u>		
Mailing Address:	<u>3437 17th St S</u>	City:	<u>Fargo</u>
State:	<u>ND</u>	ZIP:	<u>58104</u> Telephone: <u>701 261 4924</u>

Requested approval for: Commercial building Home Shed Fence Other: _____

Lot: 33 Unit: 51 Legal address, (please verify with CC Metro District): 6012 Kanapaha

Type construction: NEW construction Mobile homes: New Used - Year built: _____

Floor area square footage: 1187 Finished Square footage required by covenants: 700

REQUIRED ITEMS for submittal of application:

- Legal description of property with legal address defined as street name & number
- Plot plans to scale (indicate scale)
- Property line staked out corners
- Foundation plan and Building staked out **before** Excavation
- One (1) copy of blue print and One (1) electronic copy sent to manager
- Location of improvements on property - NOTE: front of house **must** face legal address
- Exterior dimensions - both primary and secondary buildings
- Elevations - front, back, sides
- Accurate setbacks drawn to scale (include easements)
- Distances between buildings
- Location of improvements (porches, decks, garages, carports, driveways, accessory buildings, landscaping)
- Location of propane tank, where applicable
- Location of street light (where required by covenants)
- Fence - type of materials, height, and locations
- Landscaping diagram (if not included in original plans, must be submitted later)
- Exterior color scheme, type of siding and roofing materials must be indicated

I have read and agree to abide by the unit's protective covenants for which this application is submitted:

Property owner's signature: [Signature] Date: 4-21-20

This application will not be accepted until you read and sign on reverse.

CONDITIONS APPLYING TO THIS APPLICATION

- It is clearly understood that the granting of architectural approval does not relieve the owner or building of compliance with Pueblo County Zoning Resolutions and/or Building Codes and Subdivision Regulations; It is also understood that the construction shall commence within 90 days of Colorado City Architectural Advisory Committee (CCAAC) approval. Actual construction period shall not exceed 180 days without committee approval. Failure to comply with these time limitations automatically terminates CCAAC approval. Any changes made to the submitted plans, either before or during construction, must be approved by CCAAC; or applying to the owner's unit. Copies of the covenants are available at the Colorado City Metropolitan District office or at www.colorado.gov/coloradocitymetro.
- Preliminary plans should be brought before CCAAC for approval. One (1) complete set of plans and specifications for construction, including all required items listed on the opposite side of this page, must be submitted for approval. Drawings must be professionally prepared and acceptable for the Pueblo Regional Planning Department.
- CCAAC meets the first and last Tuesdays of each month. After reviewing plans and specifications, CCAAC will approve the submitted plans by the next regular meeting (providing all requirements have been met). The Committee will retain one (1) set of approved plans. Incomplete applications will not be placed on a meeting agenda but will be returned to property owners for completion of missing information.
- Construction must not commence until you have received a Letter of Approval from CCAAC. As stated above, omissions of any information will delay the approval process. All construction must be confined to the lot listed on the reverse side of this document. Greenbelts and adjacent lots must not be used as access or storage during construction.
- **Those applicants wishing to place factory built homes in Colorado City – APPLY BEFORE YOU BUY.** CCAAC adopted Resolution 97-1, which applies to all factory built homes in Colorado City. You need to be aware of the limitations within R97-1. before you purchase a factory built home.
- **CCAAC is not responsible for any monetary losses you incur;** therefore, you are encouraged to obtain approval before proceeding with construction or purchases affected by this application.

CCAAC Fee Schedule

Please note that a check or money order for the appropriate amount must be included with your application

Commercial/Industrial	\$400.00
Multifamily Residential	\$300.00
New Single Family Residential	\$200.00
Sheds/Fences/Garages/Carports/Decks	\$ 40.00
Remodeling Residential	\$ 50.00
Re-Roofing	\$ 25.00

NOTE: A Late Fee amounting to double the original filing fee will be charged if filing application AFTER construction has begun. For instance, if filing after construction of a shed, that amount would be \$80 (\$40 application fee + \$40 late fee) and must accompany application.

I have read and understand the provisions of this application and understand that incomplete applications will be returned to me for the required information before being considered by CCAAC.

Property Owner Signature:



Date:

4-21-20

THE DESIGN RESIDENCE
1642 KAWAUCHE DRIVE
TUCKER, GA 30084

SITE PLAN



11001 238
LOT 141



KAWAUCHE DRIVE

SECTION NOTES

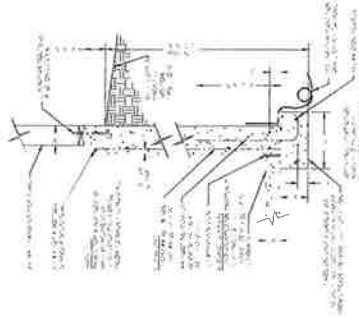
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 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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GENERAL NOTES

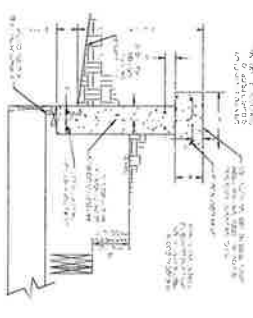
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CONCRETE NOTES

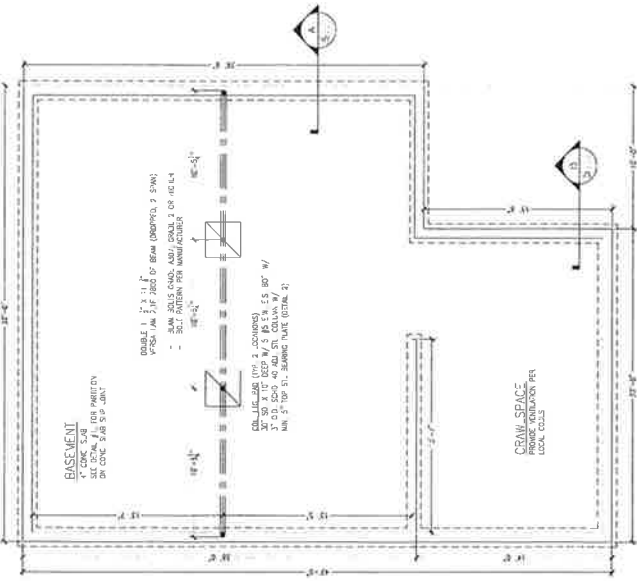
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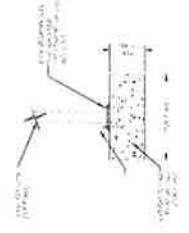
(A) MID-HEIGHT WALL SECTION
SCALE 1/4" = 1'-0"



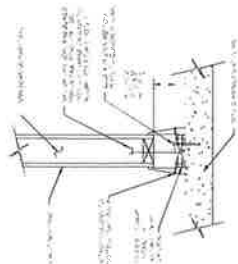
(B) CRAWLSPACE WALL SECTION
SCALE 1/4" = 1'-0"



FOUNDATION PLAN
SCALE 1/4" = 1'-0"



DETAIL 1: SLIP JOINT PARTITION
SCALE 1/4" = 1'-0"

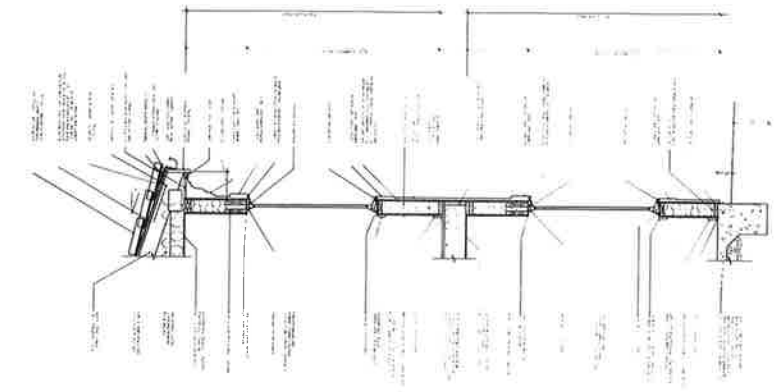


DETAIL 2: PAD/COLUMN
SCALE 1/4" = 1'-0"



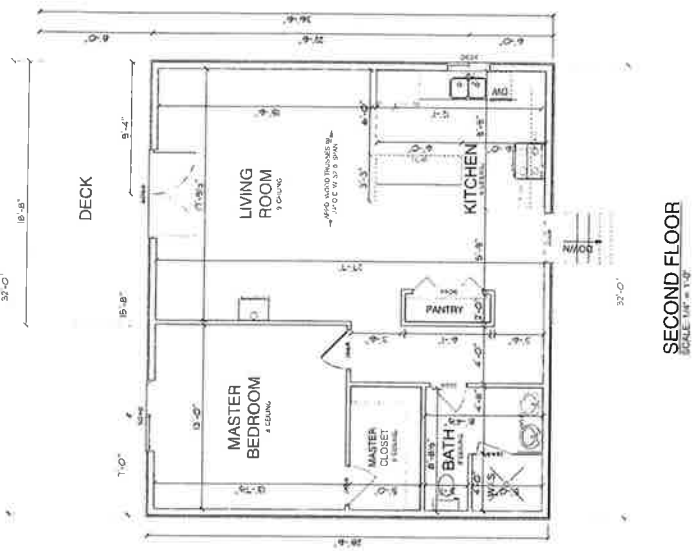
Drawn By: J.A.J.
 Date: 04/15/20
 Job No: 20-5201
 Rev No: REV 0
 Scale: 1/4" = 1'-0"
 Sheet No:

S1.1

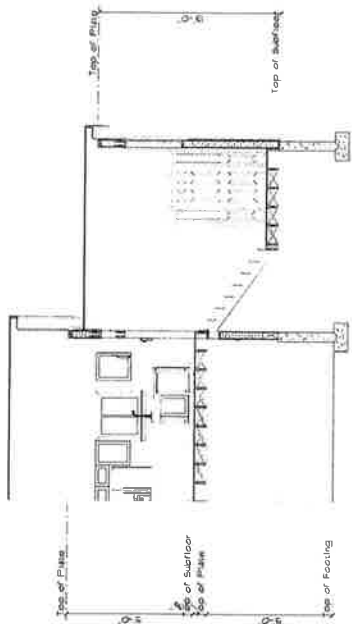


DETAILS

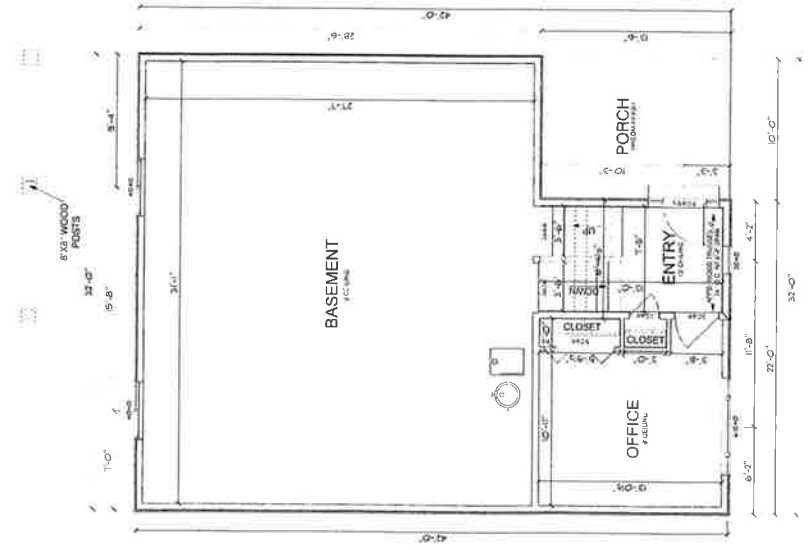
1. ALL INTERIOR WALLS MEASURE @ 4"
2. ALL EXTERIOR WALLS MEASURE @ 6"
3. ALL WINDOWS TO BE PLAIN SINGLE HUNG, UNLESS NOTED
4. ALL EXTERIOR WALLS TO BE NOTED TO BE 2.0x12 BEAM
5. ALL GRADES SHALL SLOPE AWAY FROM THE STRUCTURE IN ALL DIRECTIONS. A MINIMUM OF 1/4" OR 1" IN 10' AND SHALL CONFORM TO GOVERN FUNDATION DRAINAGE AND SOILS REPORT SHALL BE OBTAINED FROM A REGISTERED PROFESSIONAL ENGINEER.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FULLY REVIEW THE PLANS AND TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES THAT MAY EXIST.
7. BUILDER TO SUPPLY (2) CARBON DIOXIDE DETECTORS.
8. ALL DIMENSIONS TO BE FIELD MEASURED.



SECOND FLOOR
 SCALE: 1/4" = 1'-0"



CROSS SECTION A
 SCALE: 1/4" = 1'-0"



MAIN/BASEMENT
 SCALE: 1/4" = 1'-0"

6"x3" WOOD
 PARTS

A Residential Design For
 The Schuck Residence

6012 Kenesha Blvd
 Colorado Springs, CO 80919

JOB #: 20-02-008

SCALE: 1/4" = 1'-0"

DATE: 4/26/20

DRAWN BY: RAD

CHECKED BY:

REVISION:

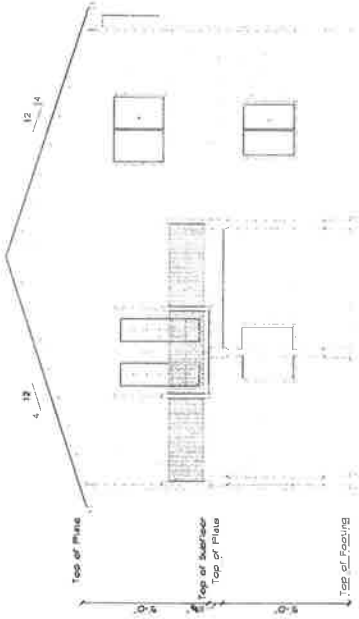
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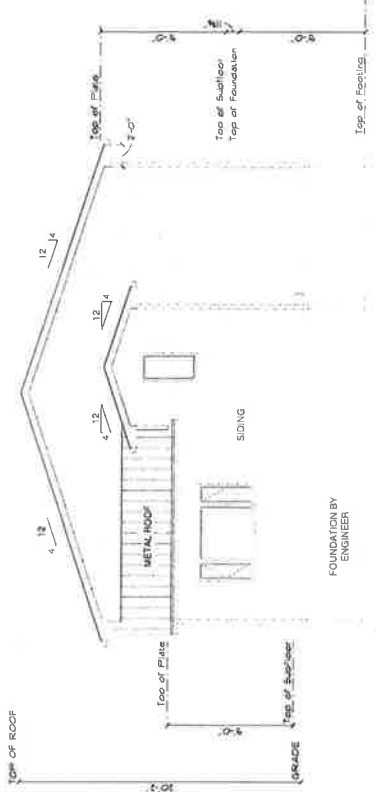
OPENING SCHEDULES

NO.	TYPE	FINISH	LOCATION	HEIGHT	WIDTH	MARKING
1	Window	Wood	Living Room	4'-0"	6'-0"	1'-0" from top of plate
2	Window	Wood	Living Room	4'-0"	6'-0"	1'-0" from top of plate
3	Window	Wood	Living Room	4'-0"	6'-0"	1'-0" from top of plate
4	Window	Wood	Living Room	4'-0"	6'-0"	1'-0" from top of plate
5	Window	Wood	Living Room	4'-0"	6'-0"	1'-0" from top of plate
6	Window	Wood	Living Room	4'-0"	6'-0"	1'-0" from top of plate
7	Window	Wood	Living Room	4'-0"	6'-0"	1'-0" from top of plate
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15	Window	Wood	Living Room	4'-0"	6'-0"	1'-0" from top of plate
16	Window	Wood	Living Room	4'-0"	6'-0"	1'-0" from top of plate
17	Window	Wood	Living Room	4'-0"	6'-0"	1'-0" from top of plate
18	Window	Wood	Living Room	4'-0"	6'-0"	1'-0" from top of plate
19	Window	Wood	Living Room	4'-0"	6'-0"	1'-0" from top of plate
20	Window	Wood	Living Room	4'-0"	6'-0"	1'-0" from top of plate

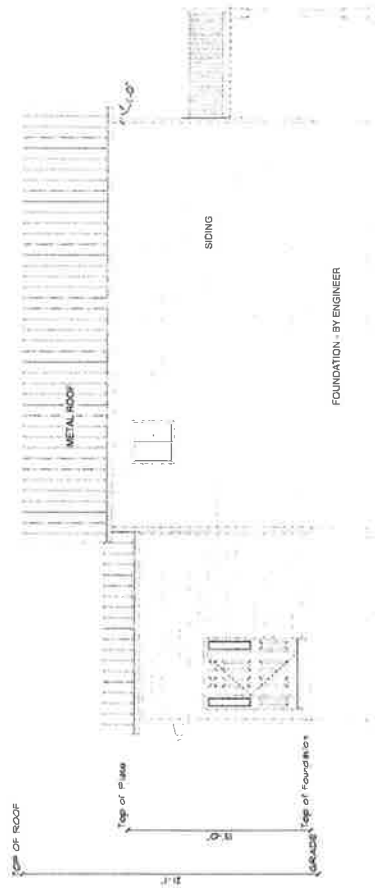
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18	Window	Wood	Living Room	4'-0"	6'-0"	1'-0" from top of plate
19	Window	Wood	Living Room	4'-0"	6'-0"	1'-0" from top of plate
20	Window	Wood	Living Room	4'-0"	6'-0"	1'-0" from top of plate



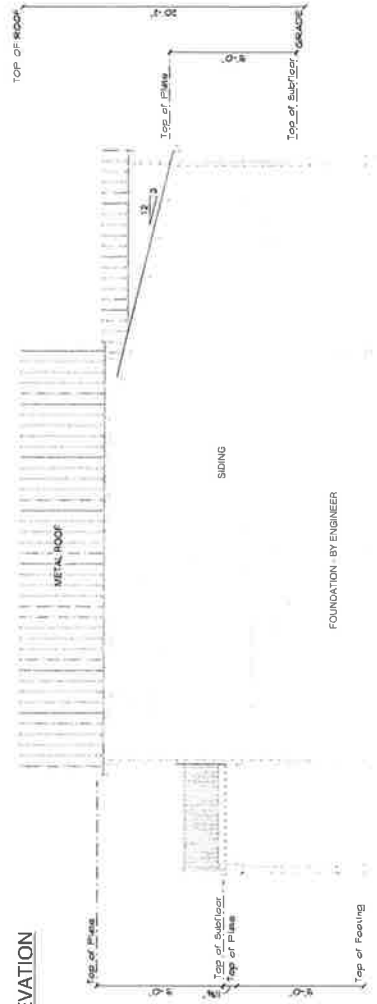
REAR ELEVATION
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



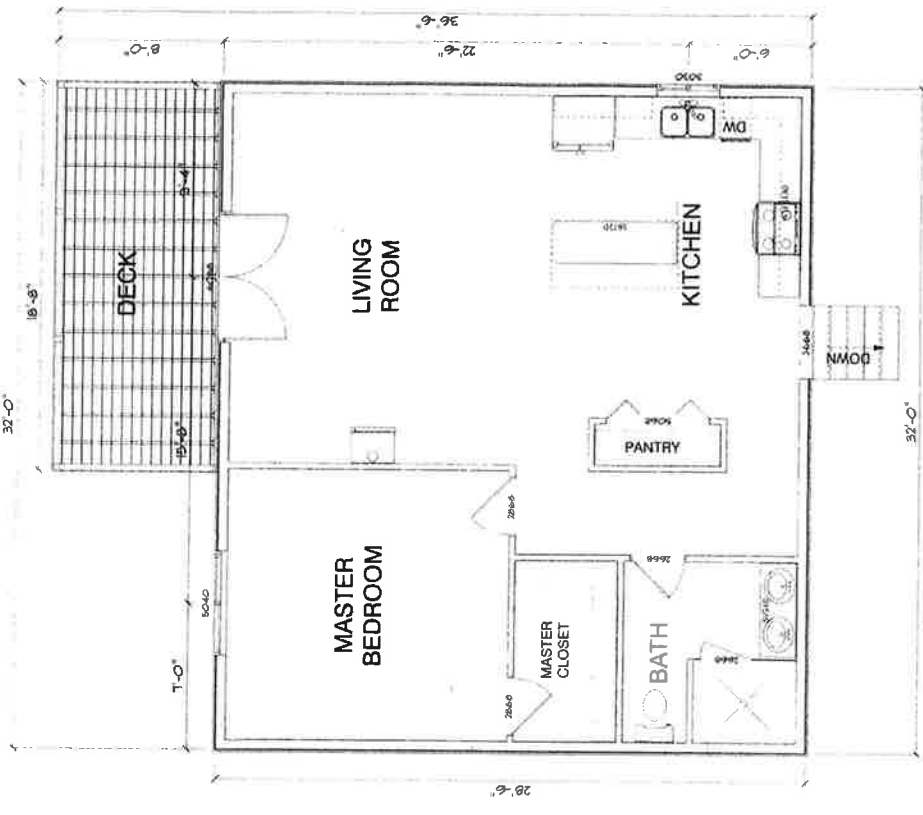
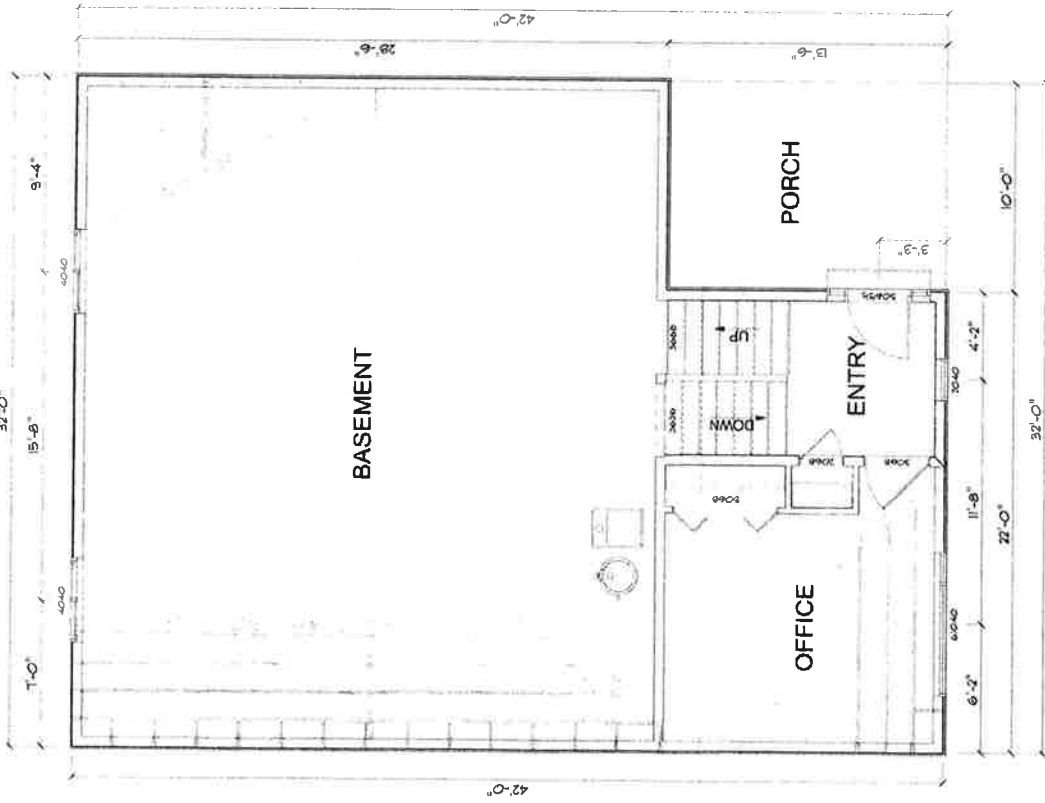
LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

FOUNDATION BY ENGINEER

FOUNDATION BY ENGINEER

FOUNDATION BY ENGINEER

8"X8" WOOD
POSTS



GEOTECHNICAL ENGINEERING SITE INVESTIGATION REPORT

FOR PROPERTY AT

6012 Kaneache RD
Colorado City
Pueblo County, Colorado

PREPARED FOR:

David Schuck
3437 17th Street South
Fargo, North Dakota 58104

PREPARED BY

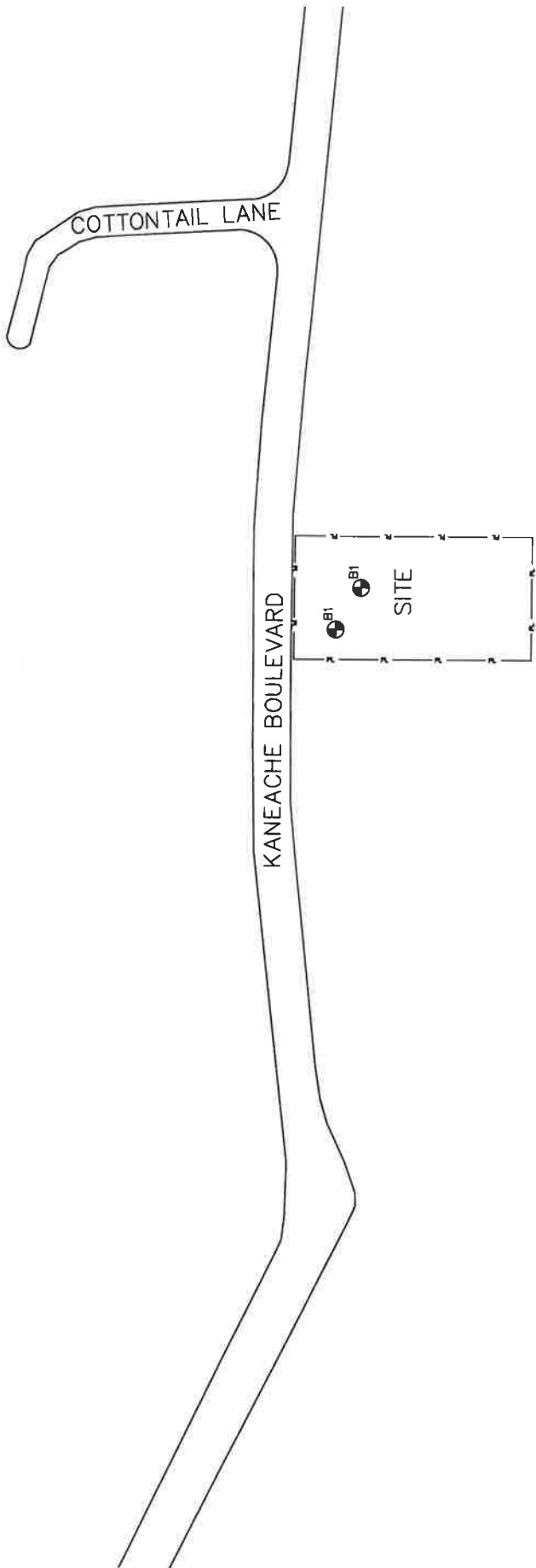
Jesik Consulting
Project Number: 20-8201

Joseph A. Jesik, P.E.

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APPENDIX A: SITE INVESTIGATION PLAN



PROJECT NUMBER: 20-8201
 DATE: 02/27/2020
 SCALE: 1" = 100'

SITE INVESTIGATION PLAN FOR:
 DAVID SCHUCK
 6012 KANEACHE ROAD
 COLORADO CITY
 PUEBLO COUNTY, COLORADO

Jesik
 102-D Oneida Street
 Pueblo, Colorado 81003
 (719) 582-5588
 www.jesik.us

GENERAL NOTES

BORINGS DRILLED FEBRUARY 26, 2020
 ALL MEASUREMENTS ARE APPROXIMATE

1" = 100'

No.	Revision/Issue	Date
JJ	Rev.	



APPENDIX B: BORING LOGS

Project: Schuck	Log of Boring B1 Sheet 1 of 1	Jesik Consulting 102-D Oneida Street Pueblo, CO 81003 (719) 582-5588
Project Location: 6012 Kaneache RD, Colorado City, CO		
Project Number: 20-8201		

Date(s) Drilled: 02/26/20	Logged By: Caleb Lewis	Checked By: AJ
Drilling Method: Solid stem auger	Drill Bit Size/Type: 4" Carbide	Total Depth of Borehole: 14 feet bgs
Drill Rig Type: Giddings	Drilling Contractor: Jesik	Approximate Surface Elevation: 6343
Groundwater Level and Date Measured: NE	Sampling Method(s): Bulk, Modified California	Hammer Data: SPT 140lbs/30"
Borehole Backfill: None	Location: 37°56.899' N, 104°52.465' W	

Macintosh HD:\Users\andyjesik\OneDrive - Jesik Consulting\Projects\20-XXXX\20-8201 - Borings\log[Boring_Template.lpl]




Depth (feet)	Sample Type	Sampling Resistance, blows/ft	Material Type	Graphic Log	MATERIAL DESCRIPTION	Moisture Content, %	Dry Density, pcf	Percent Fines	Uniformity Coefficient	LL, %	PI, %	Swell/Consolidation, %	Comments
0			CL		CLAY and sand, hard, low plasticity, moist, brown.								
5	50/11						60.1						
10	8-4		SC		SAND, some clay, medium dense, dry, brown and white.								
15					Ground up sandstone.								
15					TDD - auger refusal on sandstone.								
20													
25													
30													

Figure B-1

Project: Schuck	Log of Boring B2 Sheet 1 of 1	Jesik Consulting 102-D Oneida Street Pueblo, CO 81003 (719) 582-5588
Project Location: 6012 Kaneache RD, Colorado City, CO		
Project Number: 20-8201		

Date(s) Drilled: 02/26/20	Logged By: Caleb Lewis	Checked By: AJ
Drilling Method: Solid stem auger	Drill Bit Size/Type: 4" Carbide	Total Depth of Borehole: 14 feet bgs
Drill Rig Type: Giddings	Drilling Contractor: Jesik	Approximate Surface Elevation: 6217
Groundwater Level and Date Measured: NE	Sampling Method(s): Bulk, Modified California	Hammer Data: SPT 140lbs/30"
Borehole Backfill: None	Location: 37°56.903' N, 104°52.478' W	

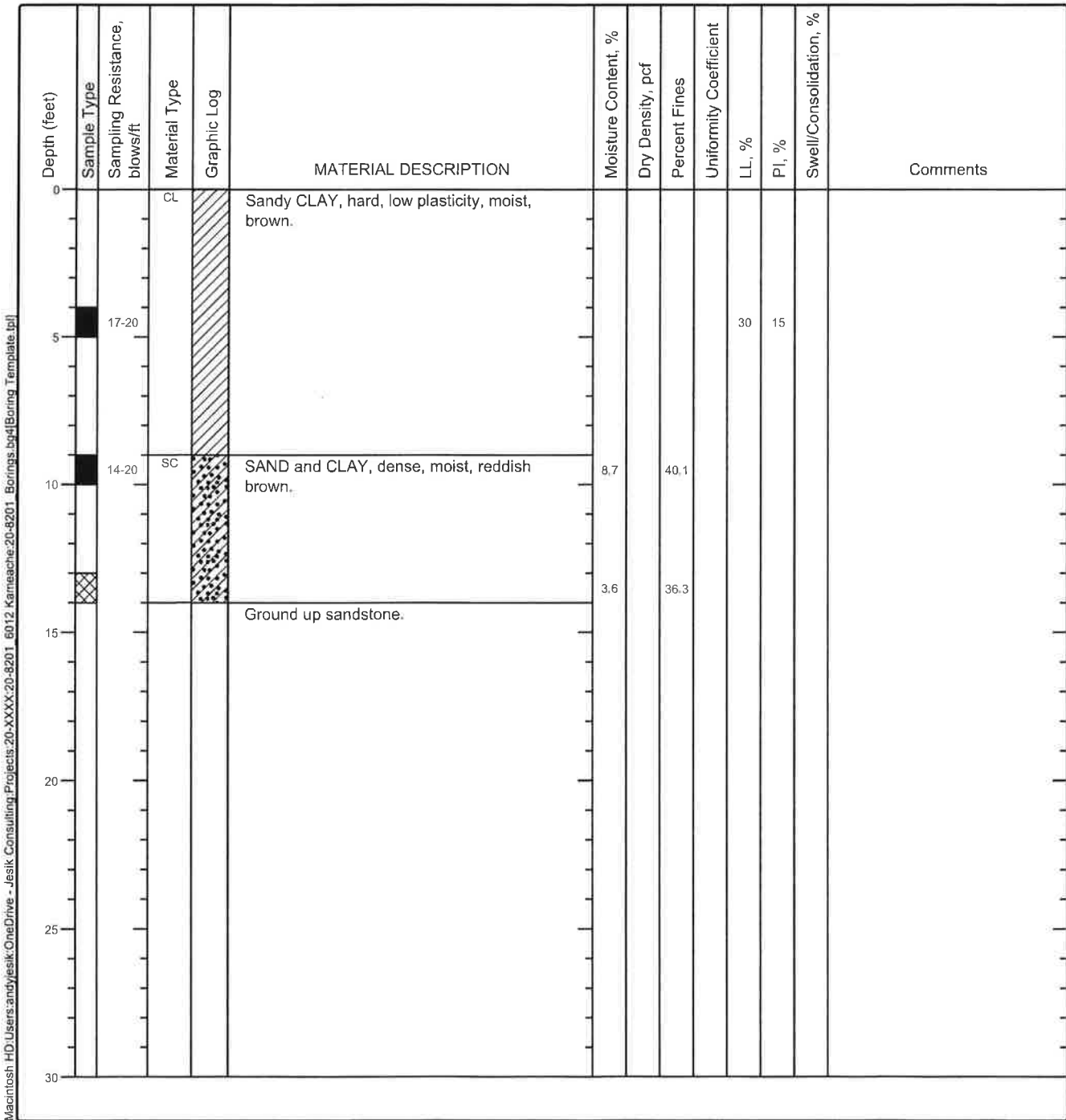


Figure B-2

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Depth (feet)	Sample Type	Sampling Resistance, blows/ft	Material Type	Graphic Log	MATERIAL DESCRIPTION	Moisture Content, %	Dry Density, pcf	Percent Fines	Uniformity Coefficient	LL, %	PI, %	Swell/Consolidation, %	Comments

COLUMN DESCRIPTIONS

- | | |
|---|--|
| <p>1 Depth (feet): Depth in feet below the ground surface.</p> <p>2 Sample Type: Type of soil sample collected at the depth interval shown.</p> <p>3 Sampling Resistance, blows/ft: Number of blows to advance driven sampler one foot (or distance shown) beyond seating interval using the hammer identified on the boring log.</p> <p>4 Material Type: Type of material encountered.</p> <p>5 Graphic Log: Graphic depiction of the subsurface material encountered.</p> <p>6 MATERIAL DESCRIPTION: Description of material encountered. May include consistency, moisture, color, and other descriptive text.</p> <p>7 Moisture Content, %: Water content of the soil sample, expressed as percentage of dry weight of sample.</p> <p>8 Dry Density, pcf: Dry weight per unit volume of soil sample measured in laboratory, in pounds per cubic foot.</p> | <p>9 Percent Fines: The percent fines (soil passing the No. 200 Sieve) in the sample. WA indicates a Wash Sieve, SA indicates a Sieve Analysis.</p> <p>10 Uniformity Coefficient: Sieve U_c</p> <p>11 LL, %: Liquid Limit, expressed as a water content.</p> <p>12 PI, %: Plasticity Index, expressed as a water content.</p> <p>13 Swell/Consolidation, %: Swell/Consolidation</p> <p>14 Comments: Comments and observations regarding drilling or sampling made by driller or field personnel.</p> |
|---|--|

FIELD AND LABORATORY TEST ABBREVIATIONS

- | | |
|---|--|
| <p>CHEM: Chemical tests to assess corrosivity</p> <p>COMP: Compaction test</p> <p>CONS: One-dimensional consolidation test</p> <p>LL: Liquid Limit, percent</p> | <p>PI: Plasticity Index, percent</p> <p>-200: Sieve analysis (percent passing No. 200 Sieve)</p> <p>UC: Unconfined compressive strength test, Qu, in ksf</p> <p>WA: Wash sieve (percent passing No. 200 Sieve)</p> |
|---|--|

MATERIAL GRAPHIC SYMBOLS

- | | |
|---|--|
| <p> Lean CLAY, CLAY w/SAND, SANDY CLAY (CL)</p> | <p> Sandstone</p> <p> Clayey SAND (SC)</p> |
|---|--|

TYPICAL SAMPLER GRAPHIC SYMBOLS

- | | |
|---------------------|---|
| <p> Bulk Sample</p> | <p> 2.5-inch-OD Modified California w/ brass liners</p> |
|---------------------|---|

OTHER GRAPHIC SYMBOLS

- Water level (at time of drilling, ATD)
- Water level (after waiting)
- Minor change in material properties within a stratum
- Inferred/gradational contact between strata
- Queried contact between strata

GENERAL NOTES

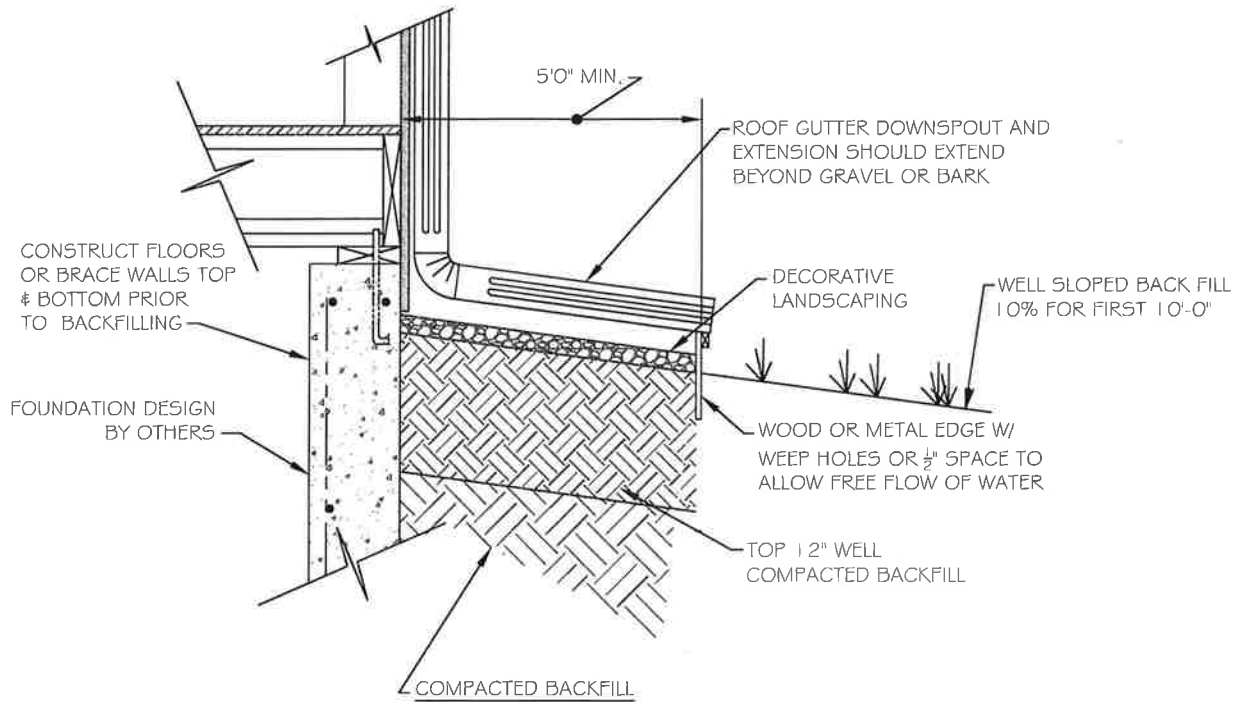
- 1: Soil classifications are based on the Unified Soil Classification System. Descriptions and stratum lines are interpretive, and actual lithologic changes may be gradual. Field descriptions may have been modified to reflect results of lab tests.
- 2: Descriptions on these logs apply only at the specific boring locations and at the time the borings were advanced. They are not warranted to be representative of subsurface conditions at other locations or times.
- 3: Blow counts of 6-12 indicate that it took 6 blows to drive the sampler the first 6 inches into the ground and 12 blows to drive the sampler the second 6 inches into the ground for a total of 12 inches.
- 4: Blow counts of 50/8 indicate that it took 50 blows to drive the sampler into the ground a total of 8 inches.

Macintosh HD:Users:andy@jesik:OneDrive - Jesik Consulting\Projects:20-XXXX:20-8201 - 6012 Kaneache RD\Borings:20-8201 - Boring Template.tbl

Figure B-3

APPENDIX C: LABORATORY TEST RESULTS

APPENDIX D: SURFACE DRAINAGE DETAILS



-DO NOT OVER WET OR PUDDLE WATER DURING BACKFILL (SEE REPORT FOR CAUTION ON HYDROSTATIC LOADS)

-DO NOT ALLOW LARGE MACHINE TRAFFIC DURING BACKFILL

BACKFILL AROUND THE FOUNDATION SHOULD BE MOISTURE CONDITIONED AND WELL COMPACTED. THE FINAL GRADE SHOULD BE SLOPED TO PREVENT PONDING OF WATER ADJACENT TO FOUNDATION WALLS.

BACKFILL SHOULD NOT CONTAIN ROCKS OVER 6" IN DIAMETER OR ANY CONSTRUCTION DEBRIS.

DO NOT DIKE OR IMPEDE THE FLOW OF WATER AWAY FROM FOUNDATION WALLS. DOWNSPOUTS AND SILL COCKS SHOULD DISCHARGE A MIN. OF 5' FROM THE FOUNDATION.

SURFACE WATER DRAINAGE

SCALE:
1:16



Jesik Consulting
Geotechnical, Water, Testing

102-D Oneida St.
Pueblo, CO 81003
(719) 582-5588
www.jesik.us

APPENDIX E: PERIMETER DRAIN DETAILS

CONSTRUCT FLOORS (SLABS
 & STRUCTURAL) OR BRACE WALLS
 TOP & BOTTOM PRIOR TO BACKFILLING

WELL SLOPED BACK FILL
 5% FOR FIRST 10'-0"

DO NOT DIKE W/ SOD OR EDGING

TOP 12" WELL-COMPACTED BACKFILL

COMPACTED BACKFILL

-DO NOT OVER WET OR PUDDLE WATER
 DURING BACKFILL (SEE REPORT FOR
 CAUTION ON HYDROSTATIC LOADS)

-DO NOT ALLOW LARGE MACHINE
 TRAFFIC DURING BACKFILL

FDN DESIGN BY OTHERS

DAMP PROOFING

1/2" EXPANSION JOINT

6 MIL MIN POLYETHYLENE GLUED TO
 WALL & EXTENDED 12" MIN. ABOVE
 TOP OF FOOTING & ALONG THE
 BOTTOM OF THE EXCAVATION

CONC. SLAB

3/4" TO 1 1/2" CLEAN
 GRAVEL

LANDSCAPE MESH
 OR DRAIN FABRIC

WELL COMPACTED FILL

UNDISTURBED SOIL

45°

4" Ø PERFORATED/FLEXIBLE PIPE
 -SLOPE DRAIN PIPE 1/8" PER FOOT
 TO DAYLIGHT OR TO A SUMP PIT

BACKFILL AROUND THE FOUNDATION SHOULD BE MOISTURE CONDITIONED
 AND WELL COMPACTED. THE FINAL GRADE SHOULD BE SLOPED TO PREVENT
 PONDING OF WATER ADJACENT TO FOUNDATION WALLS.

BACKFILL SHOULD NOT CONTAIN ROCKS OVER 6" IN DIAMETER OR ANY
 CONSTRUCTION DEBRIS.

DO NOT DIKE OR IMPEDE THE FLOW OF WATER AWAY FROM FOUNDATION
 WALLS. DOWNSPOUTS AND SILL COCKS SHOULD DISCHARGE A MIN. OF 5'
 FROM THE FOUNDATION.

EXTERIOR PERIMETER DRAIN

FOOTINGS

SCALE:

1:16



Jesik

102-D Oneida St.
 Pueblo, CO 81003
 (719) 582-5588
 www.jesik.us

DECLARATION OF PROTECTIVE COVENANTS

UNIT 33

THIS DECLARATION', made this 12th day of August, 1970 by COLORADO CITY DEVELOPMENT COMPANY, a Colorado corporation, having its principal place of business in Colorado City, Pueblo County, Colorado, hereinafter referred to as the "Declarant."

WHEREAS, the Declarant is the owner of all of that real property described as lots I to 67 inclusive, as shown on Unit 33 of the plat entitled Colorado City, filed of record on June 23, 1970, under Reception Number 392906, Book 1672, Pages 823 to 824 inclusive, with the County Clerk and Recorder of Pueblo County, Colorado, and

WHEREAS, the Declarant is about to sell, dispose of or convey the said lots in said property above described, and desires to subject the same to certain protective covenants, conditions, restrictions and reservations, hereinafter referred to as "Conditions" between it and the acquirers of the said lots in said property.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Declarant hereby certifies and declares that it has established and does hereby establish a general plan for the protection, maintenance, development and improvement of said property, and that

THIS DECLARATION is designed for the mutual benefit of the said lots in said tract, and Declarant has fixed and does hereby fix the protective conditions upon which all of said lots and parcels of said tract shall be held, leased or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the said lots in said tract and of each owner, thereof, and shall run with the land and bind the respective successors in interest thereof, and are and each thereof is imposed upon said lots of said tract as a mutual, equitable servitude in favor of each of said lots run with the land and bind the respective successors in interest thereof, and are and each thereof is imposed upon said lots of said tract as a mutual, equitable servitude in favor of each of said lots and parcels therein as the dominant tenement or tenements.

1. All of the said lots of said tract, unless otherwise designated, shall be Single Family Residential (R-1) lots and may be improved, used and occupied for single family residential purposes together with accessory buildings as approved by the Architectural Committee in accordance with the Pueblo County Zoning Resolution.
2. No activity noxious or offensive to the neighborhood shall be conducted within any building on any portion of any lot or building site in said tract herein designated as a residential lot.
3. No lots in this tract shall be re-subdivided or split.
4. No television, radio antenna or masts of unusual height or configuration may be erected, until approved by the Architectural Committee.
5. No refuse cans and/or clotheslines shall be maintained at any time except in fenced service yards approved as to type, height, extent, material and location by the Architectural Committee. Burning of refuse shall not be permitted.
6. No improvement shall be made upon any of the said lots until approved by an Architectural Committee appointed by Declarant, or successors appointed by them, in Colorado City, Colorado, or at such other place as may be designated by the Declarant. The Architectural Committee, in passing on any requests for approval shall consider the location, form, texture, color and exterior appurtenances of the proposed structure. Tentative plans should be brought to the Committee for approval before commencing working drawings. Working drawings submitted for approval shall include complete elevations and plot and site developments plans. Upon commencement of construction of any building, the work on the structure shall be diligently pursued in a workmanlike manner. No construction shall commence until a building permit has been obtained from the County of Pueblo Building Department.
7. No accessory buildings, trailers, mobile homes, barns or other structures not conforming to these covenants shall be maintained on any lot.
8. No signs, advertisement, billboards or advertising structures may be erected or maintained on any of the residential lots without the consent in writing of the Architectural Committee in accordance with the Pueblo County Zoning Resolution. Exception: One for sale or for rent sign limited to four (4) square feet in area may be placed on any residential lot.
9. No main structure shall be permitted whose habitable area under roof is less than 750 square feet.

DECLARATION OF PROTECTIVE COVENANTS

10. The Architectural Committee shall determine the required setback, based on site conditions and neighboring development, when plans are submitted as provided hereinabove and as permitted by the Pueblo County Zoning Resolution.
11. That no raising or breeding, nor keeping or maintaining of pets, rabbits, poultry, dogs or livestock of any kind be permitted, with the exception that for each dwelling unit the occupant may keep for his personal use not more than three pets, such as dogs, cats or other generally accepted household pets. Exception: This condition shall not apply to birds and fish that are maintained within the home.

Permanent Open Space Area

1. Parcels A to C inclusive, are designated as permanent open space property and title shall be held by the Colorado City Metropolitan Recreation District, or any proper assignee thereof. The residents of Colorado City shall have access to all open space lots in accordance with such rules and regulations as may be established from time to time by the said District.

These Conditions shall run with the land and shall be binding, upon all parties and all persons claiming under them until twenty (20) years from the date thereof, at which time said Conditions shall be automatically extended for successive periods of ten (10) years, unless by a vote of the owners of a majority of the lots in said tract it is agreed to change said conditions in whole or in part.

Enforcement of these Conditions shall be by proceedings at law and/or in equity against any person or persons violating or attempting to violate any covenant to restrain violation and/or to recover damages. But the breach of any of said Conditions shall not defeat or affect the lien of any mortgage or deed of trust made in good faith and for value upon said land, but such Conditions shall be binding upon and effective against any owners of said premises whose title thereto is acquired by foreclosure, Trustee's sale or otherwise.

Provided further, that if any paragraph, sentence or other portion of said Conditions herein contained shall be or become illegal, null or void for any reason, or shall be held by any court of competent jurisdiction to be so, the remaining portions shall remain in full force and effect.

IN WITNESS WHEREOF, COLORADO CITY DEVELOPMENT COMPANY; has caused its seal and signature to be a fixed hereunto by its duly authorized officers on the day and date first stated hereinabove.

**COLORADO CITY METROPOLITAN DISTRICT
RESOLUTION NO. 8 -2020**

**RESOLUTION AUTHORIZING ELECTRONIC MEETINGS DURING
EMERGENCY SITUATIONS**

WHEREAS, Colorado City Metropolitan District (“District”) is a quasi-municipal corporation and political subdivision duly organized and existing under the Constitution and laws of the State of Colorado; and

WHEREAS, § 32-1-903(1), C.R.S., specifies that the Board of Directors (“Board”) shall meet regularly at a time and place to be designated by the Board; and

WHEREAS, § 32-1-903(2), C.R.S., requires the District to provide notice of the time and place designated for all regular and special meetings in accordance with § 24-6-402(2)(c), C.R.S.; and

WHEREAS, the Board adopted Resolution 2-2020 setting the regular meeting dates for 2020 to be held at the Colorado City Administrative Office at 4497 Bent Brothers Boulevard, Colorado City, Colorado; and

WHEREAS, the Colorado Open Meetings Law defines a public meeting as including meetings conducted in person, by telephone, electronically, or by other means of communication, § 24-6-402(1)(b), C.R.S.; and

WHEREAS, due to the COVID-19 outbreak, Governor Polis declared a statewide Disaster Emergency on March 10, 2020 and President Trump declared a National Emergency on March 13, 2020, and Colorado is subject to a statewide Stay-at-Home Order pursuant to Amended Public Health Order 20-24;

WHEREAS, in order to protect the public health and wellbeing of residents and property owners within the District, as well as Directors, staff and contractors of the District, the Board wishes to authorize the District to hold meetings at designated location for Board Directors and staff via telephone or audio-video conference during times of emergency.

WHEREAS, all voting during the video conferencing or via telephone meeting will be done by Division of the House.

NOW THEREFORE, be it resolved by the Board of Directors of the Colorado City Metropolitan District, Pueblo County, Colorado that:

1. The Board hereby authorizes the Board, the District Manager and District staff to hold Board meetings, committee meetings, staff meetings and other meetings via telephone conference or audio-video conference: a) at any time that an emergency has been declared for areas including the District by the United States, the State of Colorado or Pueblo County, or b) when any property within the District is subject to a stay-at-home order issued by one of those jurisdictions. The Board hereby ratifies direction to the District Manager to research telephone

and audio-video conferencing and any meetings held via those methodologies from March 10, 2020 through the date of this Resolution.

2. The Board hereby authorizes the District Manager to make decisions regarding the platforms or software used to conduct the meetings, subject to the requirements contained herein.

3. All public meetings shall remain open to the public, pursuant to the requirements of Sec. 24-6-402, C.R.S. Information on how to access any public meeting conducted by telephone or audio-video conference shall be included in the meeting notice, and the public shall have the opportunity to attend the electronic public meeting. Nothing herein shall limit the ability of the Board to hold valid executive sessions, as permitted by law.

4. This Resolution amends Resolution 2-2020, and shall take effect upon passage. Except as amended herein, Resolution 2-2020 will continue in full effect.

Adopted and approved on April 14, 2020, by the Board of Directors of Colorado City Metropolitan District, Pueblo County, Colorado.

COLORADO CITY METROPOLITAN DISTRICT

By: _____

Terry Kraus, President

ATTEST:

Gregory Collins, Secretary

From: Mercer - CDPHE, Mandy <mandy.mercer@state.co.us>
Sent: Wednesday, April 8, 2020 9:14 AM
To: colocitymanager@ghvalley.net; David Lewis
Cc: Kelly Morgan - CDPHE; Eric Mink - CDPHE
Subject: Division response to March 11th wastewater release

Good morning, James and David. The Colorado City Metro District wastewater treatment facility was referred to the Division's Clean Water Enforcement Unit following the March 11, 2020 release of wastewater at the facility. In response, the Division has prepared a Notice of Violation / Cease and Desist / Clean-up Order ("NOV/CDO/CUO") that will be issued to Colorado City Metro District. This email is intended to notify you of this upcoming action while the Division determines how best to serve the document to Colorado City Metro District under the current state-wide stay-at-home order. The NOV/CDO/CUO will contain specific corrective action requirements that Colorado City Metro District will be required to complete within the timeframes established in the NOV/CDO/CUO. These actions include, but are not limited to the following:

- 1) preparation of an Event Response Report for the March 11th release which shall include dates and description of remedial activities, a scaled site map that illustrates where the unauthorized discharge originated from, photographs of the release and remedial activities, and a discussion of remaining activities that will be completed in response to the March 11th release (if any).
- 2) preparation of a Spill Response Plan which shall include a written plan for routine inspections, identification of staff responsible for routine inspections, and a description of spill response/recovery/clean-up procedures.
- 3) preparation of an Effluent Compliance Evaluation which shall include an explanation of effluent violations that occurred in 2019, and an evaluation of the facility's current O&M practices. Colorado City Metro District shall establish O&M best management practices to address procedures for proper sample collection/handling/preservation, procedures for composite sampling, procedures for flow measurement, procedures for calculating loading values, procedures for equipment calibration, and record-keeping procedures.
- 4) submission of the delinquent progress report that was due by December 31, 2019, as required by the facility's permit.

This is not an exhaustive list of corrective action requirements that will be included in the NOV/CDO/CUO, but the items listed herein will likely be the most time-consuming to prepare. Accordingly, the Division thought it would be prudent, albeit unorthodox, to notify Colorado City Metro District of this pending enforcement action. This email notification is merely a courtesy, and the Division does not expect Colorado City Metro District to complete the corrective action requirements prior to receipt of the NOV/CDO/CUO; however, the Metro District will be expected to comply with all terms and conditions of the NOV/CDO/CUO once it is issued.

Mandy Mercer

Enforcement Specialist
Clean Water Enforcement Unit
P 303.692.2283

4300 Cherry Creek Drive South, Denver, CO 80246-1530

mandy.mercer@state.co.us | www.colorado.gov/cdphe/wqcd

IMPORTANT COVID-19 INFORMATION:

- COVID-19 Frequently Asked Questions (including instructions for necessary changes to DMR reporting) can be found HERE.
- The Enforcement Unit is operating remotely. During regular business hours, please contact me by email and I will respond as quickly as possible.

RESOLUTION NO. 09-2020

**COLORADO CITY METROPOLITAN DISTRICT
A RESOLUTION TO TRANSFER APPROPRIATED SUMS OF MONEY FROM ONE
FUND TO ANOTHER FUND
(Pursuant to Section 29-1-109, C.R.S.)**

WHEREAS, The Board of Directors Approve the interfund transfer from the Conservation Trust Fund (CTF) to the Colorado City Metropolitan District (CCMD) General Fund.

AND WHEREAS, The funds will be used to pay the debt created for the purchase of Golf Carts and equipment for the Holly Dot Golf Course.

AND WHEREAS, The funds were appropriated by the Pueblo Board of County Commissioners for Equipment designated for Holly Dot Golf Course.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COLORADO CITY METROPOLITAN DISTRICT,

Section 1: That the sum of \$75,985.00 is hereby transferred From the Conservation Trust Fund (CTF) to the CCMD General Fund.

PASSED AND APPROVED THIS 28TH DAY OF APRIL 28, 2020

COLORADO CITY METROPOLITAN DISTRICT

By: _____
Terry Kraus, Chairperson
Board of Directors

ATTEST:

Greg Collins
Secretary

COLORADO CITY METROPOLITAN DISTRICT
RECORD OF PROCEEDINGS
BOARD OF DIRECTORS MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District was held Tuesday, April 14, 2020, at 6:15 p.m.

1. CALL TO ORDER. Secretary Collins called the meeting to order at 8:00 p.m.
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF SILENT REFLECTION
4. QUORUM CHECK.

Chairperson Terry Kraus – by phone
Secretary Greg Collins
Treasurer Harry Hochstetler - by phone
Director Bob Cook
Director Neil Elliot

Also in attendance:

Jim Eccher, District Manager
Yvonne Barron, Finance Director
Donny Scheid, Public Works – by phone
Gary Gollady, Water and Sewer
Mark Anzolvar, Hollydot Golf Course – by phone

5. APPROVAL OF AGENDA: Mr. Elliot made a motion to approve the agenda. Mr. Hochstetler seconded the motion. All voted in favor and the motion passed.
6. APPROVAL OF MINUTES: Study Session and Regular Meeting March 10, 2020 and Special Meeting April 7, 2020: Mr. Cook asked where the minutes from the meeting scheduled for March 31, 2020 were. That meeting did not have a quorum and was not held. Mr. Hochstetler made a motion to approve the March 10th and April 7th minutes. Mr. Elliot seconded the motion. All voted in favor and the motion passed.
7. BILLS PAYABLE:
Mr. Cook asked questions about a couple of bills and stated that more shopping needed to be done. Mr. Elliot made a motion to approve the bills. Mr. Cook seconded the motion. All voted in favor and the bills were paid.
8. FINANCIAL REPORT:
Mr. Eccher said these were the numbers for the end of March. The stand pipe was staying right where it needed to be on price.
9. OPERATIONAL REPORT:
Mr. Eccher read the managers reports.
Hollydot is revenue was down from 2019. The course closed March 27th due to COVID-19. It is now open. The greens have been aerified. Mowing is being done 1-2 times per week. Irrigation system is up and running. Most mowing is being done with volunteers.
Parks & Rec is readying mowers in preparation of the busy season. Mr. Briggs is hoping to salvage some of the baseball season. He is monitoring the situation with COVID-19 before starting up the pool. The campground is getting two new electrical sites and also power and lighting to the gazebo.
Public Works has installed 40 new meters.
10. READING BY THE CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR:
Read by Secretary Collins.
11. CITIZENS INPUT: None
12. ATTORNEYS REPORT. None
13. AGENDA ITEMS:

Resolution 08-2020 Electronic Meeting During Emergency Situations

Mr. Cook said he would like the resolution to include all votes be a division of the house so each board member could be heard. Mr. Hochstetler said he wanted it stated the meeting could be chaired from a remote location. Mr. Eccher recommended including the board would be the only ones present, the public would attend remotely and ZOOM would be the platform used. Mr. Cook

made a motion to table the resolution until the additions mentioned could be added. Mr. Kraus seconded the motion. A division of the house was called, all voted in favor and the motion passed.

Water Plant Upgrade to Profibus to Profi-net

Mr. Cook made a motion to table this until the next meeting so figures for the electrical work could be included. Mr. Elliot seconded the motion. Mr. Kraus stated the water plant needs fixed now. Mr. Cook said he didn't want to write any blank checks, he wants to see a project plan. A division of the house was called. Mr. Kraus voted against, all others voted for and the motion passed.

Water Leases – Fleming and Gutierrez

Mr. Cook made a motion to take no action on the leases since the contract does not meet legal standards. There was no second and the motion died. Mr. Eccher said he just wanted an answer of no – no lease; or yes – accept. Mr. Elliot thought an appropriate lease needed to be done. Mr. Collins made a motion to say no to the leases. Mr. Cook seconded the motion. After discussion, Mr. Collins amended his motion to include the leasee could pay all legal fees to verify this water could be sold. Mr. Hochstetler seconded the amended motion. A division of the house was called. Mr. Elliot voted against, all others voted in favor and the motion passed.

Property Proposal

Mr. Kraus made a motion to remove the proposal and Mr. Elliot seconded the motion. A division of the house was called. All voted in favor and the motion passed.

14. CCAAC

Reviews from CCAAC

1. 4554 Chaffee Dr – Tuff Shed

Mr. Cook said the shed was too close to the fence, it needs to be 5feet. He made a motion to table this until the next meeting. Mr. Kraus seconded the motion. Mr. Hochstetler said this is a time sensitive matter for this person. Mr. Elliot made a motion to approve the application pending moving the shed and Mr. Eccher would verify. Mr. Hochstetler seconded the motion. A division of the house was called. Mr. Cook voted against, all others voted to approve. The motion passed.

2. 3158 Armstrong Ct – Garage

After discussion of covenants, Mr. Cook made a motion to send this to the CCAAC for research. Mr. Elliot seconded the motion. A division of the house was called. All voted in favor and the motion was approved.

3. 4281 Chaffee Drive – Manufactured Home

Mr. Cook made a motion for this to be sent to the CCAAC for research and ask for corrections on the application form. Mr. Elliot seconded the motion. A division of the house was called. All voted in favor and the motion passed.

Palcic Cleanup

Mr. Eccher reported he made a call to Mr. Palcic for an update. No work has been done. Mr. Palcic has until July 1st to rectify this matter.

15. OLD BUSINESS:

AOS – Ms. Barron said per the statute, these fees need to be set at the time of the budget. The numbers of the last few years are what used to project future earnings.

16. NEW BUSINESS:

Mr. Cook questioned the use of a contracted belly dump truck on the construction of Cherry Creek Road. Were there bids taken for this? Did the board approve this? Mr. Eccher said the time saved and wear on equipment made this expedient. Mr. Elliot asked why this needed to be brought to the board, Mr. Eccher's judgement should be trusted.

17. CORRESPONDENCE: None

18. EXECUTIVE SESSION: None

19. ADJOURNMENT. There being no further business before the Board, Mr. Elliot made a motion to adjourn the meeting, and Mr. Hochstetler seconded the motion. Mr. Collins adjourned the meeting at 9:35 pm.

COLORADO CITY METROPOLITAN DISTRICT

Greg Collins, Secretary

ATTEST:

Neil Elliot, Director

Approved this 28th day of April, 2020.

These minutes are not verbatim to the meeting and should not be considered a complete record of all discussions during the meeting. For complete proceedings and statements, please refer to the video or audio recording of the meeting.

COLORADO CITY METROPOLITAN DISTRICT
RECORD OF PROCEEDINGS
BOARD OF DIRECTORS STUDY SESSION

A study session of the Board of Directors of the Colorado City Metropolitan District was held Tuesday, April 14, 2020, at 6:00 p.m.

1. QUORUM CHECK.

Chairperson Terry Kraus – by phone
Secretary Greg Collins
Treasurer Harry Hochstetler – by phone
Director Bob Cook
Director Neil Elliot

Also in attendance:

Jim Eccher, District Manager
Yvonne Barron, Finance Director
Donny Schied, Public Works – by phone
Gary Golladay, Water and Sewer
Marc Anzolvar, Hollydot Golf Course – by phone

2. AGENDA ITEMS:

a. AOS Update

Ms. Barron presented figures of the 2019 Availability of Service Fees and the two DOLA fees collected each month. She said with these numbers, the correct charges could be figured for the coming year during the budget process.

b. CCAAC and Revisions that Need to Meet Resolution

Mr. Cook stated that he doesn't believe Mr. Eccher should be signing routing slips without board approval. Mr. Eccher said he was doing so until the CCAAC committee could be up and running. Also, during the COVID-19 stay-at-home order, the board was not meeting. Mr. Collins said he thought Mr. Eccher had the limited authority to do so. Mr. Elliot said if Mr. Eccher doesn't have the authority according to the resolution, then change the resolution.

c. Property Proposal Presented by Chairman

Mr. Eccher gave the board a proposal presented by Mr. Kraus. Mr. Kraus thought an easier idea to deal with the sales of vacant lots would be to set a price per square foot according to what utilities were available. Mr. Collins said the zoning should also be included in deciding the price. Mr. Cook was against this idea, stating each lot had individual characteristics that determine its worth. Mr. Ellis from the public suggested requiring an appraisal be obtained by the buyer.

d. Water Leases – Fleming and Gutierrez

Mr. Eccher told the board he had been contacted by two citizens wanting to renew their leases on ditch water in Mountain Shadows. Mr. Cook said the contract was not a valid contract due to many missing items. Other members talked about the legality of selling this water.

e. Water Plant Upgrade to Profibus to Profi-net

Mr. Cook expressed displeasure with the proposal. He wanted the cost of installing the electrical components included with the proposal and any quotes received for the work. Also, he said it seemed money was continually needed to fix the water plant. Mr. Elliot said the money was part of the refinance.

f. Resolution 8-2019 Electronic Meeting During Emergency Situations

Mr. Cook wanted it stated the chair of the meeting is required to be in attendance at the CCMD building. Other ideas discussed were the room being closed to the public, all meetings would be on ZOOM, all meetings would be recorded and posted on the website.

g. Greenhorn Valley View Summer Guide

Mr. Eccher read a letter he had received from the newspaper asking if CCMD Parks & Rec and Hollydot would like to participate in the 2020 Summer Guide put out by the newspaper. In years past, CCMD has advertised here. Mr. Eccher said he would bring it back at the next meeting.

3. ADJOURNMENT. There being no further business before the Board, Mr. Collins adjourned the meeting, at 8:00 pm.

COLORADO CITY METROPOLITAN DISTRICT

Greg Collins, Secretary

ATTEST:

Neil Elliot, Director

Approved this 28th day of April, 2020.

These minutes are not verbatim to the meeting and should not be considered a complete record of all discussions during the meeting. For complete proceedings and statements, please refer to the video or audio recording of the meeting.

