



**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, August 10, 2021, beginning at 6:00 p.m.

1. Resolution 08-2021 amending Rules and Regulations
2. Resolution 09-2021 for Indemnification of Volunteers
3. Designation of Member for CSDPLP
4. Land Sales Unit 18 Parcel #4723300002
Unit 27 Lot 4 #4726127038
5. Place Golf Course to Enterprise 01-01 2022
6. CCAAC Review

BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday August 10, 2021, beginning at 6:15 p.m.

- | | | | | | | | | | | | | | |
|---|---|-------------------|-------------------|-------------------|-------------------|-------------------|--------------|-----------------|--------------|---------------|---------------|-----------------|---------------|
| <ol style="list-style-type: none"> 1. CALL TO ORDER. 2. PLEDGE OF ALLEGIANCE. 3. MOMENT OF SILENT REFLECTION. 4. QUORUM CHECK. 5. PUBLIC HEARING RESOLUTION 08-2021 amending Rules and Regulations 6. APPROVAL OF AGENDA. 7. APPROVAL OF MINUTES. | <table border="0"> <tr> <td>Study Session</td> <td>July 13,2021</td> </tr> <tr> <td>Regular Meeting</td> <td>July 13,2021</td> </tr> <tr> <td>Special Meeting</td> <td>July 22,2021</td> </tr> <tr> <td>Special Meeting</td> <td>July 24,2021</td> </tr> <tr> <td>Study Session</td> <td>July 27, 2021</td> </tr> <tr> <td>Regular Meeting</td> <td>July 27, 2021</td> </tr> </table> | Study Session | July 13,2021 | Regular Meeting | July 13,2021 | Special Meeting | July 22,2021 | Special Meeting | July 24,2021 | Study Session | July 27, 2021 | Regular Meeting | July 27, 2021 |
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| Study Session | July 27, 2021 | | | | | | | | | | | | |
| Regular Meeting | July 27, 2021 | | | | | | | | | | | | |
| <ol style="list-style-type: none"> 8. BILLS PAYABLE. 9. FINANCIAL REPORT. 10. OPERATIONAL REPORT. 11. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR. 12. CITIZENS INPUT. 13. ATTORNEYS REPORT. Report from water attorney (Confidential Attorney Client) 14. AGENDA ITEMS: <ul style="list-style-type: none"> Resolution 08-2021 amending Rules and Regulations Resolution 09-2021 for Indemnification of Volunteers Designation of Members to CSDPaL Pool Land Sales Unit 18 Parcel #4723300002 Unit 27 Lot 4 | <table border="0"> <tr> <td>Discussion/Action</td> </tr> <tr> <td>Discussion/Action</td> </tr> <tr> <td>Discussion/Action</td> </tr> <tr> <td>Discussion/Action</td> </tr> <tr> <td>Discussion/Action</td> </tr> </table> | Discussion/Action | Discussion/Action | Discussion/Action | Discussion/Action | Discussion/Action | | | | | | | |
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RESOLUTION 08-2021

**RESOLUTION OF THE BOARD OF DIRECTORS OF
COLORADO CITY METROPOLITAN DISTRICT
AMENDING RULES AND REGULATIONS TO ADD PROVISIONS REGARDING
ARCHITECTURAL REVIEW AND APPROVAL AND COVENANT ENFORCEMENT**

WHEREAS, Colorado City Metropolitan District (the “District”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, C.R.S. § 32-1-1001(1)(m) states that, among other powers, the Board of Directors (the “Board”) has the power “[t]o adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and laws of this state for carrying on the business, objects, and affairs of the board and of the special district”; and

WHEREAS, pursuant to C.R.S. § 32-1-1004(8), the District “has the power to furnish covenant enforcement and design review services within the district”; and

WHEREAS, many of the properties within the District are subject to recorded Declarations of Protective Covenants (the “Covenants”) that require approval of design plans by the architectural committee before any building or improvement may be constructed on the property, to ensure compliance with covenant requirements and restrictions and to review the proposed location, form, texture, color and external appearance of the proposed structure; and

WHEREAS, the District has assumed the duties of the architectural control committee as set forth in Covenants and has the power to enforce covenants and provide design review and approval for property within the District; and

WHEREAS, pursuant to Resolution 16-2019, the Board established the Colorado City Architectural Advisory Committee (CCAAC) to review alleged covenant violations and architectural review applications and to make recommendations to the District Manager and the Board; and

WHEREAS, the Board would like to amend the Rules and Regulations of the District (the “Rules”) to set forth requirements regarding the CCAAC and the requirements to obtain architectural approval; and

WHEREAS, the Board held a public hearing on the proposed amendment to the Rules on August 10, 2021 after notice provided on the District’s website, posted within the boundaries of the District, and published; and

WHEREAS, the Board finds that it is in the best interest of the residents of the District to amend the Rules as set forth herein.

Section Twenty- One

21. DESIGN REVIEW AND COVENANT ENFORCEMENT

21.1 Architectural Control Committee and Advisory Committee:

21.1.1 **Architectural Control Committee:** Most of the properties within the District are subject to a recorded Declaration of Protective Covenants, which places certain restrictions on use of the property, including without limitation properties located in Units 1 – 35, 37-39, 41, and 45, Colorado City, Pueblo County, Colorado (collectively the “Covenants”). The Board of Directors of the District, as successor to the Declarant, serves as the architectural committee or architectural control committee under the Covenants, except to the extent that the Board has delegated duties and responsibilities to District employees or the CCAAC.

21.1.2 **Colorado City Architectural Advisory Committee:** Colorado City Architectural Advisory Committee (“CCAAC”) consists of at least three members, appointed by the Board of Directors of the District, to review and make recommendations regarding design review and covenant enforcement. In addition, the District Manager serves as an *ex officio* member of the CCAAC. The Board may remove any member of the CCAAC, in the Board’s discretion, at a public meeting. The CCAAC receives applications and complaints related to the Covenants, performs investigations, and makes recommendations to the Board of Directors. The Board may delegate other duties and responsibilities to the CCAAC via Resolution or motion.

21.2 Applications for Design-Review.

21.2.1 **Design-Review Applications Required for New Buildings:** No owner of real property within the District shall commence construction of or Capital Improvements to any Building prior to submitting an application for review of design plans to the District (“Design-Review Application”) and receiving architectural approval of the plans, if required by applicable covenants. For the purpose of this Rule 21.2.1, Capital Improvements shall include, without limitation, expansions and additions to a Building, construction of fences, garages, carports, decks, accessory dwelling units, or other permanent structures, or remodeling the exterior of a Building with a new roof, repainting or structural changes.

21.2.2 **Process for Design-Review Applications:** The owner shall submit tentative plans to the CCAAC for review and comments before commencing working drawings. Then, the owner shall submit a Design-Review Application to the District, signed by the fee owner of the property, along with all required application fee. The Design-Review Application will include working drawings

colocitymanager@ghvalley.net

From: Cool Bob <bob@719-250-0667.com>
Sent: Thursday, August 5, 2021 8:36 AM
To: James Eccher; Neil Elliott; Bob Cook; csteffl@mwhw.com
Subject: Resolution for expanding indemnification to all volunteers

Please place on the upcoming agenda, an action item ,
"Resolution for expanding indemnification to all volunteers"
Please request from counsel if the proposed resolution and if passed would require a 30 day public hearing as a rule change.

"If the Board would like to consider expanding this indemnification to apply to all volunteers, the Board could consider passing an updated Resolution at a future Board meeting.

Sincerely,

Carolyn R. Steffl, Esq."

I do not have read receipt on this device, please respond to this email so that I know it was received.

RESOLUTION 09-2021

RESOLUTION OF THE BOARD OF DIRECTORS OF COLORADO CITY METROPOLITAN DISTRICT PROVIDING FOR THE INDEMNIFICATION OF VOLUNTEERS

WHEREAS, Colorado City Metropolitan District (“District”) is a special district and political subdivision of the State of Colorado, acting pursuant to certain powers set forth in the Colorado Special District Act, C.R.S. § 32-1-101, *et seq.*; and

WHEREAS, the District relies on citizens to volunteer to assist the District by serving on District committees and boards; and

WHEREAS, past, present, and future volunteers of the District may be subject to claims arising from acts or omissions occurring during the performance of their duties; and

WHEREAS, the District desires to defend and indemnify persons serving as volunteers of the District against liability for acts or omissions occurring during the performance of their duties, in order to encourage service as volunteers to the District; and

WHEREAS, the Board of Directors of the District (the “Board”) hereby finds that it is in the best interests of the health, safety, and welfare of the District and its constituents to defend and indemnify its volunteers against liability for good faith actions relating to their engagement as District volunteers, which defense and indemnification may not otherwise be provided by Colorado law, because such indemnification will encourage persons to serve as volunteers; and

WHEREAS, this Resolution supersedes Resolution 13-2012, Providing for the Indemnification of Volunteers Serving on the Colorado City Architectural Control Committee, the Parks and Recreation Advisory Board or the Friends of the Hollydot.

NOW, THEREFORE, be it resolved by the Board of Directors of the District as follows:

A. Definitions. For purposes of this Resolution, the terms below shall be defined as follows:

1. Volunteer: Includes former, current or authorized volunteers who perform an act for the benefit of the District at the request of and subject to the control of the District, as recognized by the District’s Board or manager.

2. Scope of Engagement: An act or omission of a volunteer of the District is within the “scope of engagement” if it occurs during the performance of the volunteer duties and reasonably relates to the business or affairs of the District, and if the volunteer acted in good faith and in a manner that a reasonable person would have believed to be in, and not opposed to, the best interests of the District. “Scope of engagement” shall include any claims or allegations against a volunteer that are directed at a volunteer personally, but are intended to improperly influence the volunteer’s efforts on behalf of the District, subject to the remaining provisions of this Resolution.

G. Volunteer's Costs. The District shall not be responsible for costs or fees to its volunteers associated with the volunteer's time spent in giving depositions, testifying, or otherwise cooperating with defense of claims against them or the District.

H. Effect of Other Insurance, Bond, or Indemnification Plan. If the District has insurance coverage for any act for which indemnification is provided by this Resolution, such coverage shall be primary. As to a claim potentially subject to reimbursement under this Resolution, if the volunteer has any other valid insurance, bond, or indemnification plan available that covers defense costs or the loss or damage alleged against him or her, and the District does not have adequate insurance coverage, such volunteer's insurance, bond, or other plan will be first applied to the payment of any defense costs, attorney fees, or claim/judgment before resorting to a claim for indemnification hereunder. The obligation of the District to indemnify and save harmless the volunteer shall, in all events, exist only to the extent permitted by this Resolution, the District's Rules and Regulations, and Colorado law.

I. Subrogation Rights of District. In the event of any payments pursuant to this Resolution, the District or its assigns shall be subrogated to all of the volunteer's rights of recovery therefor against any person or entity. The volunteer shall execute and deliver instruments and papers and do whatever else is necessary to secure such rights, and the volunteer will take no action that would prejudice the rights of subrogation.

J. Purpose. The purpose of this Resolution is to protect volunteers of the District against personal liability for their actions taken on behalf of the District. It is the intent of the District that this Resolution be liberally construed in favor of the protection of such volunteers. By the adoption of this Resolution, the District does not waive its rights: (1) under the Colorado Governmental Immunity Act; (2) to claim immunity as a defense or limitation on damages to any action; or (3) to set forth any other claim, defense or counterclaim provided by law.

K. Severability. If any provision of this Resolution is found to be invalid by any court of competent jurisdiction, such finding shall not affect the validity of the remainder of the Resolution.

L. Term. All indemnifications described in this Resolution shall be valid during the current calendar year and shall be considered automatically renewed on January 1 of each year thereafter unless repealed by resolution of the Board of Directors of the District within 60 days prior to the renewal date, or unless expressly modified or revised by subsequent Board resolution(s).

ADOPTED, this 10 day of August, 2021.

RESOLUTION 1221-___

**RESOLUTION OF THE BOARD OF DIRECTORS OF
COLORADO CITY METROPOLITAN DISTRICT PROVIDING FOR THE
INDEMNIFICATION OF VOLUNTEERS SERVING ON
~~THE COLORADO CITY ARCHITECTURAL CONTROL COMMITTEE,
PARKS AND RECREATION ADVISORY BOARD
AND THE FRIENDS OF HOLLYDOT~~**

WHEREAS, Colorado City Metropolitan District ("District") is a special district and political subdivision of the State of Colorado, acting pursuant to certain powers set forth in the Colorado Special District Act, C.R.S. § 32-1-101, *et seq.*; and

WHEREAS, the District relies on citizens to volunteer to assist the District by serving on District committees and boards; and

WHEREAS, past, present, and future volunteers of the District may be subject to claims arising from acts or omissions occurring during the performance of their duties; and

WHEREAS, the District desires to defend and indemnify persons serving on the ~~Colorado City Architectural Control Committee, the Parks and Recreation Advisory Board and the Friends of the Hollydot (collectively the "Colorado City Committees")~~ as volunteers of the District against liability for acts or omissions occurring during the performance of their duties, in order to encourage service as volunteers to the District; and

WHEREAS, the Board of Directors of the District (the "Board") hereby finds that it is in the best interests of the health, safety, and welfare of the District and its constituents to defend and indemnify its volunteers against liability for good faith actions relating to their engagement as District volunteers, which defense and indemnification may not otherwise be provided by Colorado law, because such indemnification will encourage persons to serve as volunteers; and

WHEREAS, the Board adopted a resolution on May 9, this Resolution supersedes Resolution 13-2012, providing ~~Providing for the indemnification~~ Indemnification of Volunteers Serving on the Colorado City Architectural Control Committee, the Directors Parks and employees Recreation Advisory Board or the Friends of the District, which will continue in effect, unchanged and unamended by this resolution ~~Hollydot.~~

NOW, THEREFORE, be it resolved by the Board of Directors of the District as follows:

A. Definitions. For purposes of this Resolution, the terms below shall be defined as follows:

1. Volunteer: Includes former, current or future volunteers of the District, who serve on the Colorado City Architectural Control Advisory Committee, the Parks and Recreation Advisory Board or the Friends of the Hollydot and other authorized volunteers who perform an act for the benefit of the District at the request of and subject to the control of the District, as recognized by the District's Board or manager.

settlement of claims and stipulated judgments against its volunteers. The District shall not be liable for any such compromise or settlement without its written consent.

E.F. Legal Counsel. Provided that the above provisions are satisfied, the District shall obtain legal counsel to serve as counsel to the volunteer unless the interests of the District and the volunteer may be adverse. In such event, the volunteer may select independent legal counsel, who shall first be approved by the District. The volunteer shall cooperate in all respects with the District and its legal counsel in his or her defense. If the volunteer does not cooperate with the District, the District may elect not to pay defense costs or indemnify the volunteer.

F.G. Volunteer's Costs. The District shall not be responsible for costs or fees to its volunteers associated with the volunteer's time spent in giving depositions, testifying, or otherwise cooperating with defense of claims against them or the District.

G.H. Effect of Other Insurance, Bond, or Indemnification Plan. If the District has insurance coverage for any act for which indemnification is provided by this Resolution, such coverage shall be primary. As to a claim potentially subject to reimbursement under this Resolution, if the volunteer has any other valid insurance, bond, or indemnification plan available that covers defense costs or the loss or damage alleged against him or her, and the District does not have adequate insurance coverage, such volunteer's insurance, bond, or other plan will be first applied to the payment of any defense costs, attorney fees, or claim/judgment before resorting to a claim for indemnification hereunder. The obligation of the District to indemnify and save harmless the volunteer shall, in all events, exist only to the extent permitted by this Resolution, the District's Rules and Regulations, and Colorado law.

H.I. Subrogation Rights of District. In the event of any payments pursuant to this Resolution, the District or its assigns shall be subrogated to all of the volunteer's rights of recovery therefor against any person or entity. The volunteer shall execute and deliver instruments and papers and do whatever else is necessary to secure such rights, and the volunteer will take no action that would prejudice the rights of subrogation.

I.J. Purpose. The purpose of this Resolution is to protect volunteers of the District against personal liability for their actions taken on behalf of the District. It is the intent of the District that this Resolution be liberally construed in favor of the protection of such volunteers. By the adoption of this Resolution, the District does not waive its rights: (1) under the Colorado Governmental Immunity Act; (2) to claim immunity as a defense or limitation on damages to any action; or (3) to set forth any other claim, defense or counterclaim provided by law.

J.K. Severability. If any provision of this Resolution is found to be invalid by any court of competent jurisdiction, such finding shall not affect the validity of the remainder of the Resolution.

K.L. Term. All indemnifications described in this Resolution shall be valid during the current calendar year and shall be considered automatically renewed on January 1 of each year thereafter unless repealed by resolution of the Board of Directors of the District within 60 days prior to the renewal date, or unless expressly modified or revised by subsequent Board resolution(s).

ADOPTED, this _____ day of _____, 2012-2021.



**Designation of Member Representative and Alternate Member Representative
for the
Colorado Special Districts Property and Liability Pool**

Pursuant to Section 10.1(b) of the Intergovernmental Agreement for the Colorado Special Districts Property and Liability Pool (CSD Pool), the Board of Directors of the **Colorado City Metropolitan District** _____ (District Legal Name)

designates the following individuals as its Member Representative and Alternate Member Representative to the CSD Pool to represent the District's interest in CSD Pool matters on behalf of the District:

James P Eccher

Member Representative (Print)

District Manager

Association/Position in District
4497 Bent Brothers Blvd
PO Box 20229

Address

719-676-1828 work

Phone

719-676-3172

Fax

colocitymanager@ghvalley.net

Email (Required)

Yvonne Barron

Alternate Member Representative (Print)

Finance Director

Association/Position in District
4497 Bent Brothers Blvd
PO Box 20229

Address

719-676-1827 Work

Phone

719-676-3172

Fax

colocityfinance@ghvalley.net

Email (Required)

Date Authorized: _____

Authorized Board Signature: _____

Signer's Board Position: _____

1 The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
2 (CBS4-5-19) (Mandatory 7-19)

3
4 **THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR**
5 **OTHER COUNSEL BEFORE SIGNING.**

6
7 **CONTRACT TO BUY AND SELL REAL ESTATE**
8 **(LAND)**
9 **(Property with No Residences)**
10 **(Property with Residences-Residential Addendum Attached)**

11
12 Date: 8/5/2021

13 **AGREEMENT**

14 **1. AGREEMENT.** Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set
15 forth in this contract (Contract).

16 **2. PARTIES AND PROPERTY.**

17 **2.1. Buyer.** Lesavoy Property LLC DBA (GRABER – LESAVOY – BUTCHER) (Buyer) will take title
18 to the Property described below as Joint Tenants Tenants In Common Other Land

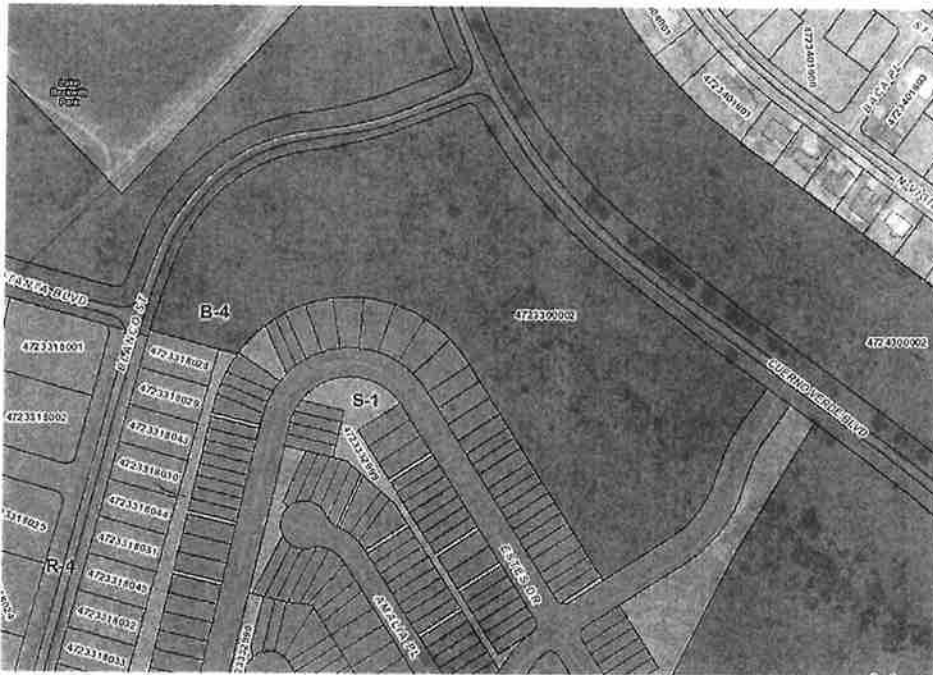
19 **2.2. No Assignability.** This Contract IS NOT assignable by Buyer unless otherwise specified in **Additional Provisions**.

20 **2.3. Seller.** Colorado City Metro District (Seller) is the current
21 owner of the Property described below.

22 **2.4. Property.** The Property is the following legally described real estate in the County of Pueblo, Colorado:
23
24

UNIT

UNIT 18 - Parcel # 4723300002



574.49 FT TH N 75 DEG 04 MIN 19 SEC W, 180.76 FT

TO PT BEG. PARCEL 4 (CONTG 11.57A)

28 known as No. TBD
29 Street Address City State Zip

30 together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto and all interest of
31 Seller in vacated streets and alleys adjacent thereto, except as herein excluded (Property).

32 **2.5. Inclusions.** The Purchase Price includes the following items (Inclusions):

33 **2.5.1. Inclusions.** The following items, whether fixtures or personal property, are included in the Purchase Price
34 unless excluded under **Exclusions**:

35
36
37

38 If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the
39 Purchase Price.

40 **2.5.2. Personal Property - Conveyance.** Any personal property must be conveyed at Closing by Seller free and
41 clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except _____
42 Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

43 **2.6. Exclusions.** The following items are excluded (Exclusions):

45
46

Water Rights, Well Rights, Water and Sewer Taps.

47 **2.7. 2.7.1. Deeded Water Rights.** The following legally described water rights:

48
49
50

51 Any deeded water rights will be conveyed by a good and sufficient _____ deed at Closing.
52

18	§ 5.4	Loan Transfer Approval Deadline	
19	§ 4.7	Seller or Private Financing Deadline	
		Appraisal	
20	§ 6.2	Appraisal Deadline	
21	§ 6.2	Appraisal Objection Deadline	
22	§ 6.2	Appraisal Resolution Deadline	
		Survey	
23	§ 9.1	New ILC or New Survey Deadline	
24	§ 9.3	New ILC or New Survey Objection Deadline	
25	§ 9.3	New ILC or New Survey Resolution Deadline	
		Inspection and Due Diligence	
26	§ 10.3	Inspection Objection Deadline	
27	§ 10.3	Inspection Termination Deadline	25 days after MEC
28	§ 10.3	Inspection Resolution Deadline	
29	§ 10.5	Property Insurance Termination Deadline	
30	§ 10.6	Due Diligence Documents Delivery Deadline	
31	§ 10.6	Due Diligence Documents Objection Deadline	
32	§ 10.6	Due Diligence Documents Resolution Deadline	
33	§ 10.6	Environmental Inspection Termination Deadline	
34	§ 10.6	ADA Evaluation Termination Deadline	
35	§ 10.7	Conditional Sale Deadline	
36	§ 10.10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)	
37	§ 11.1,11.2	Estoppel Statements Deadline	
38	§ 11.3	Estoppel Statements Termination Deadline	
		Closing and Possession	
39	§ 12.3	Closing Date	Within 45 Days of MEC
40	§ 17	Possession Date	
41	§ 17	Possession Time	
42	§ 28	Acceptance Deadline Date	
43	§ 28	Acceptance Deadline Time	

85 **3.2. Applicability of Terms.** Any box checked in this Contract means the corresponding provision applies. If any deadline
86 blank in § 3.1 (Dates and Deadlines) is left blank or completed with the abbreviation "N/A", or the word "Deleted," such deadline
87 is not applicable and the corresponding provision containing the deadline is deleted. If no box is checked in a provision that contains
88 a selection of "None", such provision means that "None" applies.

89 The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract.

90 **4. PURCHASE PRICE AND TERMS.**

91 **4.1. Price and Terms.** The Purchase Price set forth below is payable in U.S. Dollars by Buyer as follows:

Item No.	Reference	Item	Amount	Amount
1	§ 4.1	Purchase Price	\$25,000	
2	§ 4.3	Earnest Money		\$25,000
3	§ 4.5	New Loan		\$
4	§ 4.6	Assumption Balance		\$
5	§ 4.7	Private Financing		\$
6	§ 4.7	Seller Financing		\$
7				
8				
9	§ 4.4	Cash at Closing		\$
10		TOTAL	\$25,000	\$25,000

92 **4.2. Seller Concession.** At Closing, Seller will credit to Buyer \$0_____ (Seller Concession). The Seller
93 Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender
94 and is included in the Closing Statement or Closing Disclosure at Closing. Examples of allowable items to be paid for by the Seller

Group 1 Sales

6/7/2021

Expanded View

MLS #: S176973S (Sold) List Price: \$39,900 **t.b.d. Freight Train Way Rye, CO 81069**

Selling Price: \$35,000 **Selling Date:** 11/24/2020 **Selling Office Name:** Southern Colo RE Brokers (#500) **Selling Agent Name:** Richard Harmon (#2136)
Financing: Cash **Seller Points Paid:** No **Seller Points Paid Amount:** 0 **Seller Contribution Paid:** 0
Owner Carry: No **Down Payment Assistance:** 0 **Sale Type:** Arms Length Sale
Addl Sold Comments: None



Total Acres: 35
Acres Range: 31-46.99 Acres
Acres Source: Court House
Possible Use: Ranch, Single Family, Commercial
Sub Area: Rye
Area: Southwest County
School District: 70
County: Pueblo
Taxes: 15.92
Prior Tax Year: 2017

Legal Description: LOT 131 CEDARWOOD STATION FILING NO.2 FORMERLY #44-000-01-042
Parcel Number: 4400002038
Lot: 131 **Block:** 1 **Tract/Filing/Unit:** 2 **Parcel #-2:**
Water Rights: No **Deed Provided:** General
Frontage: 260 **Lot Faces:** East **Description:**
Irregular Lot Size: Yes **Lot Dimensions:** **Zoning:** AGR
POA Fees: **HOA Dues:** **HOA Inclusions:** Electricity, Snow Removal, Road Maintenance **Lot SqFt:** 1524600
Property Disclosure Avail: Yes **Provide Property Disc:** Yes
Disclosure: None
Documents on File: CC & R's
Variable Commission: No **Comm BA % or \$:** 5 **Comm TB % or \$:** 5 **Possession:** Day of Closing
Commission on Seller Concessions: **Earnest Money Required:** 2000 **Earnest Money To:** Fidelity National
Terms: Conventional, Owner Carry 2nd **Showing Instructions:** Other-See Remarks
Ownership: FSBO (Sold Comp Only)
Exclusions: None

Topography/Lot Description: Flat, Steep, Rock Outcroppings, Slight Slope, Wooded Lot, Open Lot, Horse Property, Ranch, View, Mountain View, Irregular
Access: County Road
Water Company: None
Water: None
Sewer: None
Electric Co: San Isabel
Electric: Other
Gas Company: None
Gas: None
Crops: None
Irrigation: None
Extras: None
Curbs/Gutters: Curbs & Gutters: Gutters In, Other-See Remarks
Structures:
Marquee:
Mineral Rights: No
Grazing Rights: Yes

Public Remarks: With the train rumbling in the distance - off to the west - barely audible from this parcel - snaking its way below the incredible Greenhorn Mountain view, your morning hike through the broken canyon country is interrupted by another, closer whistle -- the bugle of the majestic bull elk -- echoing again and again off the canyon's rim. You know then, that you have TRULY arrived ---- out West ---- to enjoy the serenity of Cedarwood Station. Leave the city and all of its hustle and bustle behind to experience the unique combination of solitude and grandeur of this 35 acre gem. Excellent building sites with unimpeded views of Greenhorn, Spanish Peaks and the Sangre de Cristos abound. With the rock outcroppings, abundant pinon pine and junipers, simply let nature do your landscaping! All of this can be yours for an equally amazing prize!! \$39,900!

Directions: From I-25 - take Exit 77 (Cedarwood/Abbey Road) Cross interstate to East and turn right (south) on Abbey Road -- proceed about 1.5 miles to Cedarwood Rd - turn left (south) for 10.5 miles (stay right at fork) 7 miles to entrance--proceed .5 miles--then right (south) on Steam Engine Ln. for .5 to Freight Train Way--turn left (east) - 2 miles to southeast corner marker - #131 - on the r

MLS/Agent Only Remarks: Call listing agent cell phone for showing information or questions. 719-568-3842 (Gunnison)
List Date: 11/21/2018 **Days On Market:** 735 **Contract Date:** 10/30/2020 **Appointment Contact #:**
Orig LP: \$58,000 **Internet:** Yes **DsplyAddr:** Yes **AllowAVM:** No **AllowCmnts:** No **Photo:** Provided
Listing Office: Capture Colorado Mtn. Properties, LLC (#1001) **Listing Agent:** Gunnison Pagnotta (Removed) (#864)
Main: (719) 742-5550
Fax: (719) 742-5787
Showing #:

Information Herein Deemed Reliable but Not Guaranteed
 MLS #: S176973S

https://next.navicams.net/373/Expanded/Multiple

1/5

6/7/2021

Expanded View

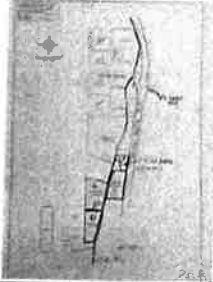
MLS #: U185947S (Sold) List Price: \$72,460

Parcel 3 County Rd 71.1 Trinidad, CO 81082

Selling Price: \$72,490
Selling Date: 1/29/2021
Financing: Cash
Owner Carry: Yes
Add Sold Comments: Cash/Partial seller carried back \$22,500, short term

Selling Office Name: TLC Real Estate Services (#343)
Seller Points Paid: No
Down Payment Assistance: None

Selling Agent Name: Jarrod Tortorelli (#1202)
Seller Points Paid Amount: None
Seller Contribution Paid: 0
Sale Type: Arms Length Sale



Total Acres: 36.23
Acreage Range:
Acreage Source: Court House
Possible Use: Commercial, Industrial

Sub Area: Trinidad
Area: Outlying
School District: RE1
County: Las Animas
Taxes: 44.76
Prior Tax Year: 2019

Legal Description: 31-32-63 A PARCEL OF LAND LOCATED IN PART-SW4- CONT-36.23 ACRES M/L AKA PARCEL-3- Parcel Number: 13579710
Lot: 3 **Block:** None **Tract/Filing/Unit:** 3 **Parcel #2:**
Water Rights: No **Deed Provided:** General
Frontage: **Lot Faces:** **Description:**
Irregular Lot Size: Yes **Lot Dimensions:** See Plat **Zoning:** AG
POA Fees: **HOA Dues:** **HOA Inclusions:** None **Lot SqFt:** 1578179
Property Disclosure Avail: No **Provide Property Disc:** No
Disclosure: None
Documents on File: No Documents
Variable Commission: No **Comm BA % or \$:** 5 **Comm TB % or \$:** 5 **Possession:**
Commission on Seller Concessions: **Earnest Money Required:** 10000 **Earnest Money To:** TLC Real Estate
Terms: Cash, Conventional **Showing Instructions:** Lockbox, Key in Office
Ownership: Seller
Exclusions:
Topography/Lot Description: Flat, Irregular **Crops:** None
Access: County Road **Irrigation:** None
Water Company: None **Extras:** None
Water: None **Curbs/Gutters:**
Sewer: None **Curbs & Gutters:** No Curbs, No Gutters
Electric Co: **Structures:**
Electric: **Marquee:**
Gas Company: None **Mineral Rights:**
Gas: **Grazing Rights:**

Public Remarks: Zoned Agricultural, however would make a great commercial or industrial building site. Located north of the Fair Grounds off of the old highway. Please see private remarks.
Directions: North of fair grounds on CR 71.1
MLS/Agent Only Remarks: For CTME address search, use 3 County Road 71.1, Trinidad, CO 81082
List Date: 3/11/2020 **Days On Market:** 325 **Contract Date:** 12/31/2020 **Appointment Contact #:** 7198466821
Orig LP: \$72,460 **Internet:** Yes **DsplyAddr:** Yes **AllowAVM:** No **AllowCmnts:** No **Photo:** Provided
Listing Office: TLC Real Estate Services (#343) **Listing Agent:** Jarrod Tortorelli (#1202)
Main: (719) 846-6821 **Agent Email:** jarrod@tlcrealestate.com
Fax: **Contact #:** (719) 846-6821
Showing #:

Information Herein Deemed Reliable but Not Guaranteed
MLS # U185947S

MLS #: H161133S (Sold) List Price: \$1,106,000

TBD Hwy 165 Colorado City, CO 81019

Selling Price: \$500,000
Selling Date: 8/31/2020
Financing: Cash
Owner Carry: No
Add Sold Comments: none

Selling Office Name: Outside Sales Office (#636)
Seller Points Paid: No
Down Payment Assistance: 0

Selling Agent Name: Outside Sales Agent Outside Sales Agent (#.1)
Seller Points Paid Amount: 0
Sale Type: Arms Length Sale

Seller Contribution Paid: 0



Total Acres: 552
Acreage Range:
Acreage Source: Court House
Possible Use: Ranch, Single Family, Subdivision, Commercial, Farm, Current Use

Sub Area: Colorado City
Area: Southwest County
School District: 70
County: Pueblo
Taxes: 265.00
Prior Tax Year: 2018

Legal Description: LENGTHY METES AND BOUNDS CALL LISTING OFFICE.**Parcel Number:** 4617300001**Parcel #-2:** 4817200002**Lot:** N/A**Block:** N/A**Tract/Filing/Unit:** N/A**Deed Provided:** General**Water Rights:** Yes**Description:** ADJUDICATED WELL**Frontage:****Lot Faces:****Zoning:** A-1**Irregular Lot Size:** Yes**Lot Dimensions:****Lot SqFt:****POA Fees:****HOA Dues:****HOA Inclusions:** None**Property Disclosure Avail:** No**Provide Property Disc:** No**Disclosure:** None**Documents on File:** No Documents**Variable Commission:** Yes**Comm BA % or \$:** 3**Comm TB % or \$:** 3**Possession:** Day of Closing**Commission on Seller Concessions:****Earnest Money Required:** 20000**Earnest Money To:** STEWART TITLE**Terms:** Cash**Showing Instructions:** Appointment Only**Ownership:** Seller**Exclusions:****Topography/Lot Description:** Flat, Rolling, Slight Slope, Open Lot, Corner Lot, Horse Property, Ranch, View, Mountain View**Crops:** Grasses**Access:** State/County Highway**Irrigation:** None**Water Company:** None**Extras:** None**Water:** Well**Curbs/Gutters:** No**Sewer:** None**Curbs & Gutters:** No Curbs, No Gutters**Electric Co:** San Isabel**Structures:** No**Electric:** 220 Volts**Marquee:** No**Gas Company:** CO Nat Gas**Mineral Rights:** No**Gas:** Natural Gas-Available**Grazing Rights:** Yes

Public Remarks: IDEAL DEVELOPEMENT PROPERTY JUST OFF OF OF I-25 & HIGHWAY 165. GREAT FOR COMMERCIAL ALONG HIGHWAY 165 & LARGER RESIDENTIAL PARCELS IN THE BACK. THE PROPERTY JOINS THE LAND WITH THE HIGHWAY REST AREA, MAX'S RESTAURANT, DIGICARE HEARING AND 3 SISTERS RESTAURANT. DO NOT DRIVE ONTO THE PROPERTY WITHOUT A BROKER.

Directions: SOUTH FROM PUEBLO ON I-25 TO EXIT 74 (20 MILES), RIGHT ON HIGHWAY 165 APPROXIMATELY 1/4 MILE, PROPERTY IS ON THE RIGHT, (NORTH SIDE OF HIGHWAY 165).

MLS/Agent Only Remarks: Seller will consider all offers.**List Date:** 6/5/2016**Days On Market:** 1580**Contract Date:** 6/20/2020**Appointment Contact #:****Orig LP:** \$1,600,000**Internet:** Yes**DsplyAddr:** Yes**AllowAVM:** No**AllowCmnts:** No**Photo:** Provided**Listing Office:** Art Klock Real Estate (#.526)**Listing Agent:** Arthur Klock (#.82)**Main:** (719) 251-5703**Agent Email:** artklock@hotmail.com**Fax:****Contact #:** (719) 251-5703**Showing #:**

Information Herein Deemed Reliable but Not Guaranteed
 MLS #: H161133S

6/7/2021

Expanded View

MLS #: S187613S (Sold) List Price: \$60,000

TBD Greenhorn Rd Rye, CO 81069

Selling Price: \$60,000
 Selling Date: 11/23/2020
 Financing: Cash
 Owner Carry: No
 Addl Sold Comments: none

Selling Office Name: Keller Williams Performance Realty (#547)
 Seller Points Paid: No
 Down Payment Assistance: 0

Selling Agent Name: Jill Laca (#2254)
 Seller Contribution Paid: 0
 Sale Type: Arms Length Sale



Total Acres: 35
 Acreage Range: 31-46.99 Acres
 Acreage Source: Court House
 Possible Use: Single Family, Other

Sub Area: Rye
 Area: Southwest County
 School District: 70
 County: Pueblo
 Taxes: 14.31
 Prior Tax Year: 2019

Legal Description: TR 2 CLERKIN SUBDIVISION FORMERLY #57-020-00-002 + 009 + 010

Parcel Number: 5702001002

Lot: None Block: None Tract/Filing/Unit: TR 2 Parcel # -2:
 Water Rights: No Deed Provided: Special
 Frontage: Description:
 Irregular Lot Size: Yes Lot Faces: Zoning: A-1
 POA Fees: Lot Dimensions: Irregular Lot SqFt: 1524800
 HOA Dues: HOA Inclusions: None
 Property Disclosure Avail: No Provide Property Disc: No
 Disclosure: None
 Documents on File: No Documents
 Variable Commission: No Comm BA % or \$: 3 Comm TB % or \$: 3 Possession: Day of Closing
 Commission on Seller Concessions: Earnest Money Required: 1000 Earnest Money To: Fidelity
 Terms: Cash, Conventional, Owner Will Carry Showing Instructions: None, Other-See Remarks
 Ownership: Seller
 Exclusions: None

Topography/Lot Description: Slight Slope, Wooded Lot, View, Mountain View, Irregular
 Access: Easement, Unpaved
 Water Company: None
 Water: None
 Sewer: None
 Electric Co: San Isabel
 Electric:
 Gas Company: None
 Gas:

Crops: None
 Irrigation: None
 Extras: None
 Curbs/Gutters: No
 Curbs & Gutters: No Curbs, No Gutters
 Structures: No
 Marquee: No
 Mineral Rights: No
 Grazing Rights: No

Public Remarks: Come home to this beautiful property located in the quiet town of Rye, Colorado. This 35-acre property is completely fenced and has numerous building sites that offer stunning views of the GreenHorn Mountain Range and part of the Spanish Peaks. The adjacent lot (parcel number 5702001003) with the MLS ID of 187614 is also for sale. Abundant wildlife roams the property. You will see deer year-round and possible elk sightings during the winter. You will enjoy the abundant flowers that grow during the Spring time. Located just minutes from the San Isabel National Forest and the San Isabel Lake, where you can enjoy great year-round outdoor activities. Enjoy fishing on Lake Beckwith that is just minutes away. This property is located in the great community of the GreenHorn Valley which has everything you need. Local businesses are just a short drive down the road with conveniences such as: a grocery store, pharmacy, restaurants, banks, a hardware store, auto repair shops, a post office, churches and much more. This community offers the peace and tranquility you have been seeking.

Directions: Take Exit 74, head West on Hwy 165. Turn left onto Apache City Rd and turn right onto GreenHorn Rd, right on Rosalie Lane, right on Rosemore Dr. The property will be on the South side of the road. Download the OnxHunt app to identify the property and to identify the lot lines. Realtor Sign is on the fence.

MLS/Agent Only Remarks: Drive by for showings. Download the OnxHunt app to easily identify the property and the approximate lot lines.

List Date: 8/4/2020 Days On Market: 112 Contract Date: 10/21/2020 Appointment Contact #: 719-313-8613
 Orig LP: \$60,000 Internet: Yes DsplyAddr: Yes AllowAVM: Yes AllowCmnts: No Photo: N/A-Land

Listing Office: HomeSmart Preferred Realty (#1122) Listing Agent: Walter Walker (#2148)
 Main: (719) 582-1046 Agent Email: yoursoutherncoloradorealtor@hotmail.com
 Fax: Contact #: (719) 313-8613
 Showing #:

Information Herein Deemed Reliable but Not Guaranteed
 MLS #: S187613S

https://next.navicams.net/373/Expanded/Multiple

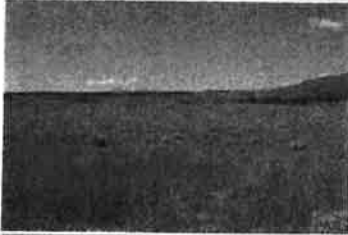
2/7

6/7/2021

Expanded View

MLS #: S154210S (Sold) List Price: \$185,000 8676 Crow Cutoff Rd Colorado City, CO 81019

Selling Price: \$167,000 Selling Date: 6/30/2016 Selling Office Name: Keller Williams Performance Realty (#547) Selling Agent Name: Jason Parker (#2210) Financing: Conventional Seller Points Paid: No Seller Points Paid Amount: 0 Seller Contribution Paid: 0 Owner Carry: No Down Payment Assistance: 0 Sale Type: Non-Arms Length Sale Addl Sold Comments: 0



Total Acres: 79.3 Sub Area: Colorado City Acreage Range: 47+ Acres Area: Southwest County Acreage Source: Court House School District: 70 Possible Use: Ranch, Single Family, Commercial, Farm County: Pueblo Taxes: 127.80 Prior Tax Year: 2013

Legal Description: A) NE4 SE4 12-24-87 CONTG 40A FORMERLY #47000-00-021B) 7-24-86 LOT 3 FORMERLY #46-000-00-014 Parcel Number: 4712400001 Parcel #2: 4600000234

Lot: 3 Block: 0 Tract/Filing/Unit: 0 Deed Provided: General

Water Rights: No Description: Frontage: Lot Faces: Zoning: A-1

Irregular Lot Size: Yes Lot Dimensions: Lot SqFt: 0

POA Fees: HOA Dues: HOA Inclusions: None

Property Disclosure Avail: Yes Provide Property Disc: No

Disclosure: Easements

Documents on File: Easements

Variable Commission: No Comm BA % or \$: 3 Comm TB % or \$: 3 Possession: TBD

Commission on Seller Concessions: Earnest Money Required: 5000 Earnest Money To: LAND TITLE

Terms: Cash, Conventional, Owner Will Carry Showing Instructions: Lockbox

Ownership: Seller

Exclusions:

Topography/Lot Description: Flat, Rolling, Rock Outcroppings, Slight Slope, Open Lot, Horse Property, Farm Lot, Mountain View Crops: Grasses Irrigation: None Access: Easement, Paved, Unpaved, County Road Extras: Barn, Fencing, Livestock Permitted Water Company: None Curbs/Gutters: No Curbs & Gutters: No Gutters Water: None Structures: Yes Sewer: None Marquee: No Electric Co: Mineral Rights: No Electric: Grazing Rights: No Gas Company: CO Nat Gas Gas:

Public Remarks: Great property with natural gas/electric easy access to property. Beautiful views of Greenhorn Mountain and Wet Mountain Range. Barn already on land, 2 separate parcels, selling as one. Paved road access!!

Directions: I-25 South to exit 74 (CO 165) toward Colo City/Rye. Turn Right onto Hwy 165, go 2. miles and turn right onto Crow Cut Off Rd, drive 1.7 miles, property is on your right.

MLS/Agent Only Remarks: Key in manual lock box at south gate. If muddy do not drive on land, there is a utility easement to the east which can be driven on to view both parcels.

List Date: 1/27/2015 Days On Market: 521 Contract Date: 3/23/2016 Appointment Contact #: Orig LP: \$185,000 Internet: Yes DsplyAddr: Yes AllowAVM: No AllowCmnts: No Photo: Provided

Listing Office: Keller Williams Performance Realty (#547) Listing Agent: Charla Cook (Removed) (#2182)

Main: (719) 583-1100

Fax: (719) 583-9900

Showing #: (800) 746-9464

Information Herein Deemed Reliable but Not Guaranteed
MLS #: S154210S

MLS #: S145417S (Sold) List Price: \$499,000 **9000 S I-25 Colorado City, CO 81019**
Selling Price: \$499,000 **Selling Date:** 6/5/2014 **Selling Office Name:** Outside Sales Office (#:836) **Selling Agent Name:** Outside Sales Agent Outside Sales Agent (#:1)
Financing: Owner Carry 1st **Owner Carry:** No **Down Payment Assistance:** 0 **Seller Points Paid:** No **Seller Points Paid Amount:** 0 **Seller Contribution Paid:** 0
Addl Sold Comments: NONE **Sale Type:** Arms Length Sale



Total Acres: 240
Acreage Range: 47+ Acres
Acreage Source: Court House
Possible Use: Ranch, Single Family, Multi-Family, Commercial, Industrial, Current Use, Other
Sub Area: Colorado City
Area: Southwest County
School District: 70
County: Pueblo
Taxes: 3577.02
Prior Tax Year: 2012

Legal Description: SW 1/4, W 1/2 SE 1/4 16-24-66
Parcel Number: 4600000026
Lot: 0 **Block:** 0 **Tract/Filing/Unit:** 0 **Parcel # -2:**
Water Rights: Yes **Deed Provided:** General
Frontage: **Lot Faces:** **Zoning:** I-2
Irregular Lot Size: Yes **Lot Dimensions:** **Lot SqFt:** 10454400
POA Fees: **HOA Dues:** **HOA Inclusions:** None
Property Disclosure A vail: No **Provide Property Disc:** No
Disclosure: None
Documents on File: Photographs, Survey, Other-See Remarks
Variable Commission: Yes **Comm BA % or \$:** 3 **Comm TB % or \$:** 3 **Possession:**
Commission on Seller Concessions: **Earnest Money Required:** 7000 **Earnest Money To:** STEWART
Terms: Cash, Conventional, Owner Will Carry **Showing Instructions:** Appointment Only
Ownership: Seller
Exclusions:

Topography/Lot Description: Flat, Rock Outcroppings, Slight Slope, Wooded Lot, Open Lot, Horse Property, Ranch, View, Bluff Site, Mountain View, Irregular
Access: Easement, Other-See Remarks
Water Company: Other
Water: Well, Other
Sewer: None
Electric Co: San Isabel
Electric:
Gas Company: None
Gas:
Crops: None
Irrigation: None
Extras: Other-See Remarks
Curbs/Gutters: No
Curbs & Gutters: No Curbs, No Gutters
Structures: No
Marquee: Yes
Mineral Rights: No
Grazing Rights: No

Public Remarks: What a fantastic opportunity for a commercial development alongside a mini ranch residential development. 88 ac zoned I-2 complete with an air strip! Phase 1 environmental done. Great I-25 access and lots of water, 152 ac zoned A-1 with fantastic views, great access, rolling hills, trees and lots of water. Grazing lease, all fenced. Well reports on file, 200 gal per min/323 a feet plus additional water rights available, well all redone in 2008. Agricultural tax exemption is also available, all surveyed, all fenced with utility easement in place. Complete documents on file with listing agent. The well on this property is a municipal well with a decree dated 1970. The possibilities are endless call now!

Directions: I-25 FROM PUEBLO SOUTH TO EXIT #74 THEN EAST BEHIND GAS STATION. CALL FOR PLATTE MAP
MLS/Agent Only Remarks: *Key to gate is in Bill Donahue's office, if needed. Please contact RE/MAX Pueblo West at (719) 547-1717 to schedule showings or call or email Bill GetsItDone Donahue for more property information @ 719-240-3327 & billdonahue@remax.net or visit www.billgetsdone.com. NO COMMISSION PAID ON SELLER CONCESSIONS. OWNER MAY CARRY WITH APPROVED PRICE AND TERMS.

List Date: 5/14/2013 **Days On Market:** 388 **Contract Date:** 2/5/2014 **Appointment Contact #:**
Orig LP: \$649,000 **Internet:** Yes **DsplyAddr:** Yes **AllowAVM:** No **AllowCmmts:** No **Photo:** Provided
Listing Office: RE/MAX Pueblo West, Inc (#:19) **Listing Agent:** Team Gets It Done (#:1883)
Main: (719) 547-1717 **Agent Email:** teamgetsdone@gmail.com
Fax: (719) 547-0100 **Contact #:** (719) 547-1722
Showing #: (719) 547-1717 **Team Member:** Karen Trujillo (#:1180)
Team Email: karentrujillo@remax.net
Team Contact #: (719) 240-5523
Team Member: Manda Trujillo (#:2155)
Team Email: mandagetsdone@gmail.com
Team Contact #: (719) 360-9438

Information Herein Deemed Reliable but Not Guaranteed
 MLS #: S145417S

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(CBS4-5-19) (Mandatory 7-19)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

CONTRACT TO BUY AND SELL REAL ESTATE
(LAND)
(Property with No Residences)
(Property with Residences-Residential Addendum Attached)

Date: 8/5/2021

AGREEMENT

1. AGREEMENT. Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set forth in this contract (Contract).

2. PARTIES AND PROPERTY.

2.1. Buyer. LESAVOY PROPERTIES DBA Darren's Disc Golf (Event Prize) (Buyer) will take title to the Property described below as Joint Tenants Tenants In Common Other Land

2.2. No Assignability. This Contract IS NOT assignable by Buyer unless otherwise specified in **Additional Provisions**.

2.3. Seller. Colorado City Metro District (Seller) is the current owner of the Property described below.

2.4. Property. The Property is the following legally described real estate in the County of Pueblo, Colorado:

Legal Description:

LOT 4 UNIT 27 COLO CITY Parcel # 4726127038

known as No. TBD

Street Address City State Zip

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto and all interest of Seller in vacated streets and alleys adjacent thereto, except as herein excluded (Property).

2.5. Inclusions. The Purchase Price includes the following items (Inclusions):

2.5.1. Inclusions. The following items, whether fixtures or personal property, are included in the Purchase Price unless excluded under **Exclusions**:

If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

2.5.2. Personal Property - Conveyance. Any personal property must be conveyed at Closing by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except _____ Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

2.6. Exclusions. The following items are excluded (Exclusions):

2.7. Water Rights, Well Rights, Water and Sewer Taps.

2.7.1. Deeded Water Rights. The following legally described water rights:

Any deeded water rights will be conveyed by a good and sufficient _____ deed at Closing.

18	§ 5.4	Loan Transfer Approval Deadline	
19	§ 4.7	Seller or Private Financing Deadline	
		Appraisal	
20	§ 6.2	Appraisal Deadline	
21	§ 6.2	Appraisal Objection Deadline	
22	§ 6.2	Appraisal Resolution Deadline	
		Survey	
23	§ 9.1	New ILC or New Survey Deadline	
24	§ 9.3	New ILC or New Survey Objection Deadline	
25	§ 9.3	New ILC or New Survey Resolution Deadline	
		Inspection and Due Diligence	
26	§ 10.3	Inspection Objection Deadline	
27	§ 10.3	Inspection Termination Deadline	25 days after MEC
28	§ 10.3	Inspection Resolution Deadline	
29	§ 10.5	Property Insurance Termination Deadline	
30	§ 10.6	Due Diligence Documents Delivery Deadline	
31	§ 10.6	Due Diligence Documents Objection Deadline	
32	§ 10.6	Due Diligence Documents Resolution Deadline	
33	§ 10.6	Environmental Inspection Termination Deadline	
34	§ 10.6	ADA Evaluation Termination Deadline	
35	§ 10.7	Conditional Sale Deadline	
36	§ 10.10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)	
37	§ 11.1,11.2	Estoppel Statements Deadline	
38	§ 11.3	Estoppel Statements Termination Deadline	
		Closing and Possession	
39	§ 12.3	Closing Date	Within 45 Days of MEC
40	§ 17	Possession Date	
41	§ 17	Possession Time	
42	§ 28	Acceptance Deadline Date	
43	§ 28	Acceptance Deadline Time	

85 **3.2. Applicability of Terms.** Any box checked in this Contract means the corresponding provision applies. If any deadline
86 blank in § 3.1 (Dates and Deadlines) is left blank or completed with the abbreviation "N/A", or the word "Deleted," such deadline
87 is not applicable and the corresponding provision containing the deadline is deleted. If no box is checked in a provision that contains
88 a selection of "None", such provision means that "None" applies.

89 The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract.

90 **4. PURCHASE PRICE AND TERMS.**

91 **4.1. Price and Terms.** The Purchase Price set forth below is payable in U.S. Dollars by Buyer as follows:

Item No.	Reference	Item	Amount	Amount
1	§ 4.1	Purchase Price	\$1,000	
2	§ 4.3	Earnest Money		\$1,000
3	§ 4.5	New Loan		\$
4	§ 4.6	Assumption Balance		\$
5	§ 4.7	Private Financing		\$
6	§ 4.7	Seller Financing		\$
7				
8				
9	§ 4.4	Cash at Closing		\$
10		TOTAL	\$1,000	\$1,000

92 **4.2. Seller Concession.** At Closing, Seller will credit to Buyer \$0 _____ (Seller Concession). The Seller
93 Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender
94 and is included in the Closing Statement or Closing Disclosure at Closing. Examples of allowable items to be paid for by the Seller

COMPS



Zillow

Edit Save Share More

0.263 Acres
129 Showalter #21, Colorado City, CO 81019

Sold: \$3,000 Sold on 05/29/19 Zestimate®: None

Est. refi payment: \$14/mo **Refinance your loan**

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)



Looking to save?

Refinancing your mortgage at a lower interest rate could mean significant savings. Find a lender in minutes and see if you could save.

Start saving

Zillow Group Marketplace, Inc. NMLS #1303160



Home value



Zillow

Edit Save Share More

0.263 Acres
Talley Dr, Colorado City, CO 81019

Sold: \$3,700 Sold on 07/17/19 Zestimate®: None

Est. refi payment: \$18/mo **Refinance your loan**

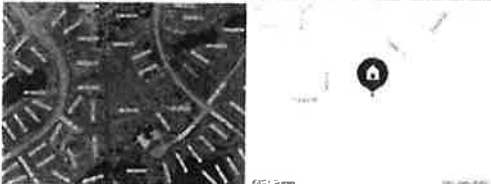
[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)



Looking to save?

Refinancing your mortgage at a lower interest rate could mean significant savings. Find a lender in minutes and see if you could save.

Start saving



From: Cool Bob <bob@719-250-0667.com>
Sent: Thursday, August 5, 2021 8:49 AM
To: James Eccher; Neil Elliott; Bob Cook
Subject: Request for agenda item (golf course)

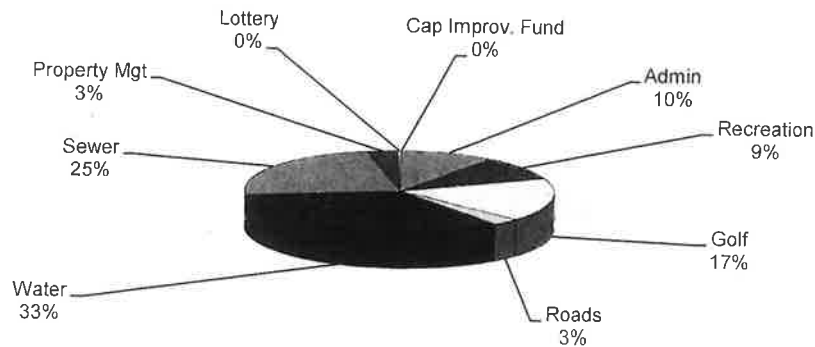
Please add an action item to the upcoming agenda, "place the golf course in enterprise on 01-01-2022" and request for public hearing in 30 days be immediately posted as per rules.

I do not have read receipt on this device, please respond to this email so that I know it was received.

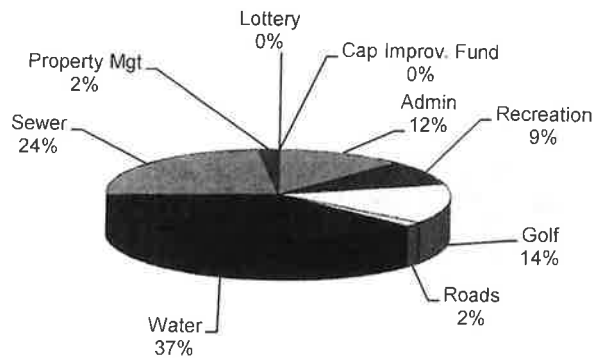
**Colorado City Metro District
INCOME SUMMARY
Period Ended June 30, 2021**

Department	Revenues	Operating	Operating	Capital/Debt	Net
		Expenses	Profit(Loss)		Income(Loss)
Admin	198,726	136,592	62,135	-	62,135
Recreation	192,343	101,693	90,650	(28,750)	61,900
Golf	356,575	166,384	190,191	(158,907)	31,284
Roads	58,078	19,682	38,396	(9,884)	28,512
Water	683,742	434,290	249,452	(328,060)	(78,608)
Sewer	481,809	278,804	203,005	(114,649)	88,356
Property Mgt	64,000	22,060	41,940	-	41,940
Lottery	7,596	-	7,596	-	7,596
Cap Improv. Fund	-	-	-	-	-
Totals	2,042,868	1,159,504	883,364	(640,251)	243,114

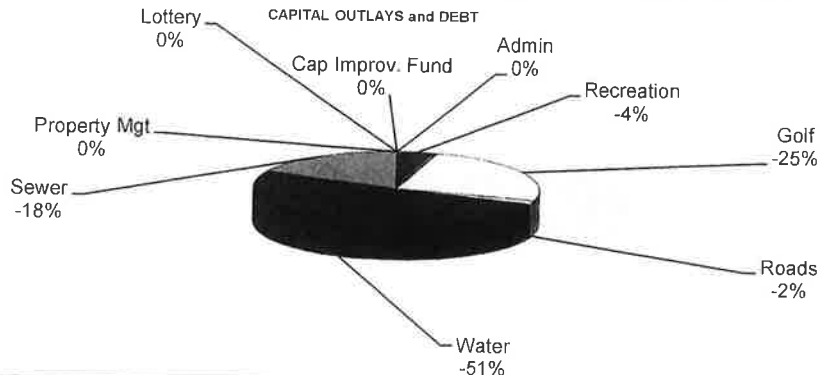
REVENUES



EXPENDITURES



CAPITAL OUTLAYS and DEBT



COLORADO CITY METROPOLITAN DISTRICT
FUND BALANCES
As of May 31, 2021

	<u>Current Balance</u>
UNRESTRICTED CASH	
Cash on hand	\$ 150.00
Petty Cash	\$ 300.00
Cash in Bank - Payroll Account	\$ 8,344.32
Cash in Bank - Accounts Payable	\$ 14,911.70
Cash in Bank - Money Market Account	\$ 108,053.52
Cash in Bank - DDA Account	\$ 977,944.07
CSAFE	\$ 110,208.82
TOTAL UNRESTRICTED CASH	\$ 1,219,912.43
RESTRICTED CASH	
Cash on Deposit - County Treas.	\$ 4,643.63
Conservation Trust Fund - Lottery	\$ 52,273.23
Debt Service Reserve Fund	\$ 261,785.47
Bond Payment Account	\$ 114,086.40
Flexible Medical Reimbursement Account	\$ 4,264.96
CCACC	\$ 5,309.99
2020 Bond Fund	\$ 144,133.20
TOTAL RESTRICTED CASH	\$ 586,496.88
TOTAL CASH	<u>\$ 1,806,409.31</u>

Colorado City Metropolitan District
 Dept Summary - GENERAL FUND
 For the 6 Months Ending June 30, 2021
 GENERAL FUND

	Prior Year Actual	Monthly Actual	Current Year Actual	Budget	% Variance
01-0100-7184					
Furn, Tools& Equipment Repairs	.00	.00	.00	1,000.00	.0
01-0100-7186					
Facilities Repairs/Maintenance	.00	.00	.00	2,000.00	.0
01-0100-7190					
Utilities -Electric	1,331.81	237.03	1,257.76	4,700.00	26.8
01-0100-7191					
Utilities -Natural Gas	2,179.67	119.59	2,128.09	4,200.00	50.7
01-0100-7192					
Utilities -Water	288.95	56.03	286.53	800.00	35.8
01-0100-7193					
Utilities -Telephone	3,892.44	670.03	3,913.12	7,785.00	50.3
01-0100-7194					
Utilities -Trash	340.00	50.00	250.00	700.00	35.7
Total O&M	38,791.61	5,775.46	64,066.43	121,676.00	52.7
Interest Expenditures					
Total Interest Expenditures	.00	.00	.00	.00	.0
Capital Expenditures					
01-0100-7710					
Capital Outlays	.00	.00	.00	18,000.00	.0
Total Capital Expenditures	.00	.00	.00	18,000.00	.0
Transfers					
Total Transfers	.00	.00	.00	.00	.0
Total Expenditures	110,585.29	17,079.20	136,591.84	290,508.00	47.0
Dept - Excess/(Deficiency) of Revenues Over/(Under) Expenditures	80,257.79	1,163.11	62,134.60	(6,600.00)	941.4

Colorado City Metropolitan District
Parks & Recreation Summary- GENERAL FUND
For the 6 Months Ending June 30, 2021

	Prior Year Actual	Monthly Actual	Current Year Actual	Budget	% Variance
7710 - Capital Outlays	13,412.00	.00	28,750.00	5,000.00	575.0
7720 - Capital Projects	3,810.87	.00	.00	.00	.0
Total Capital Expenditures	17,222.87	.00	28,750.00	5,000.00	575.0
Transfers					
Total Transfers	.00	.00	.00	.00	.0
Total Expenditures	108,889.80	27,995.03	130,442.75	253,223.00	51.5
Excess/(Deficiency) of Revenues Over/(Under) Expenditures	51,892.15	6,527.58	59,885.01	24,095.00	248.5
		8542.91	61900.36		

Colorado City Metropolitan District
 Dept Summary - GENERAL FUND
 For the 6 Months Ending June 30, 2021
 GENERAL FUND

	Prior Year Actual	Monthly Actual	Current Year Actual	Budget	% Variance
Total Expenditures	8,771.17	512.14	6,474.49	16,398.00	39.5
Dept - Excess/(Deficiency) of Revenues Over/(Under) Expenditures	5,441.97	400.33	3,437.77	2,860.00	120.2

Colorado City Metropolitan District
 Dept Summary - GENERAL FUND
 For the 6 Months Ending June 30, 2021
 GENERAL FUND

	Prior Year Actual	Monthly Actual	Current Year Actual	Budget	% Variance
Capital Expenditures					
Total Capital Expenditures	.00	.00	.00	.00	.0
Transfers					
Total Transfers	.00	.00	.00	.00	.0
Total Expenditures	14,601.34	14,274.53	26,123.78	79,235.00	33.0
Dept - Excess/(Deficiency) of Revenues Over/(Under) Expenditures	31,927.79	1,803.26	32,122.99	4,314.00	744.6

Colorado City Metropolitan District
 Dept Summary - GENERAL FUND
 For the 6 Months Ending June 30, 2021

GENERAL FUND

	Prior Year Actual	Monthly Actual	Current Year Actual	Budget	% Variance
Capital Expenditures					
01-0208-7710					
01-0208-7720					
Capital Outlays	13,412.00	.00	28,750.00	5,000.00	575.0
Capital Projects	2,220.00	.00	.00	.00	.0
Total Capital Expenditures	15,632.00	.00	28,750.00	5,000.00	575.0
Transfers					
Total Transfers	.00	.00	.00	.00	.0
Total Expenditures	79,072.82	12,724.80	95,770.85	154,450.00	62.0
Dept - Excess/(Deficiency) of Revenues Over/(Under) Expenditures	20,103.86	6,214.39	24,829.87	10,000.00	248.3

Colorado City Metropolitan District
 Dept Summary - GENERAL FUND
 For the 6 Months Ending June 30, 2021
 GENERAL FUND

		Prior Year Actual	Monthly Actual	Current Year Actual	Budget	% Variance
PARKS & REC - BASEBALL:						
Revenues						
Revenue and OFS						
01-0408-4510	Baseball Fees	2,050.00	.00	770.00	4,500.00	17.1
01-0408-4511	Softball Fees	.00	.00	.00	2,300.00	.0
Total Revenue and OFS		2,050.00	.00	770.00	6,800.00	11.3
Total Revenues		2,050.00	.00	770.00	6,800.00	11.3
Expenditures						
Personnel Cost						
Gross Payroll						
Total Gross Payroll		.00	.00	.00	.00	.0
Payroll Taxes & Benefits						
Total Payroll Taxes & Benefits		.00	.00	.00	.00	.0
Total Personnel Cost		.00	.00	.00	.00	.0
O&M						
01-0408-7150	Operating Supplies	2,655.48	74.31	470.65	.00	.0
Total O&M		2,655.48	74.31	470.65	.00	.0
Interest Expenditures						
Total Interest Expenditures		.00	.00	.00	.00	.0
Capital Expenditures						
Total Capital Expenditures		.00	.00	.00	.00	.0
Transfers						
Total Transfers		.00	.00	.00	.00	.0
Total Expenditures		2,655.48	74.31	470.65	.00	.0
Dept - Excess/(Deficiency) of Revenues Over/(Under) Expenditures		(605.48)	(74.31)	299.35	6,800.00	4.4

Colorado City Metropolitan District
 Dept Summary - GENERAL FUND
 For the 6 Months Ending June 30, 2021
 GENERAL FUND

		Prior Year Actual	Monthly Actual	Current Year Actual	Budget	% Variance
PARKS & REC - SOCCER:						
Revenues						
Revenue and OFS						
01-0608-4510	Soccer fees	.00	.00	.00	4,500.00	.0
	Total Revenue and OFS	.00	.00	.00	4,500.00	.0
	Total Revenues	.00	.00	.00	4,500.00	.0
Expenditures						
Personnel Cost						
Gross Payroll						
01-0608-6114	Seasonal Wages	.00	.00	388.08	500.00	77.6
	Total Gross Payroll	.00	.00	388.08	500.00	77.6
Payroll Taxes & Benefits						
01-0608-6210	Payroll Taxes - FICA	.00	.00	26.05	31.00	84.0
01-0608-6211	Payroll Taxes - Medicare	.00	.00	6.09	7.00	87.0
01-0608-6212	Payroll Taxes - SUTA	.00	.00	1.26	2.00	63.0
	Total Payroll Taxes & Benefits	.00	.00	33.40	40.00	83.5
	Total Personnel Cost	.00	.00	421.48	540.00	78.1
O&M						
01-0608-7150	Operating Supplies - Soccer	.00	.00	.00	2,000.00	.0
	Total O&M	.00	.00	.00	2,000.00	.0
Interest Expenditures						
	Total Interest Expenditures	.00	.00	.00	.00	.0
Capital Expenditures						
	Total Capital Expenditures	.00	.00	.00	.00	.0
Transfers						
	Total Transfers	.00	.00	.00	.00	.0
	Total Expenditures	.00	.00	421.48	2,540.00	16.6
	Dept - Excess/(Deficiency) of Revenues Over/(Under) Expenditures	.00	.00	(421.48)	1,960.00	(21.5)

Colorado City Metropolitan District
 Golf Course Summary - GENERAL FUND
 For the 6 Months Ending June 30, 2021

	Prior Year Actual	Monthly Actual	Current Year Actual	Budget	% Variance
<i>4515 Drought Fees</i>					
Revenue and OFS					
4510 - Green Fees	108,532.07	42,073.00	108,806.00 <i>104.00</i>	210,000.00	51.8
4512 - Golf Rental Fees	75,956.00	29,579.00	77,199.00	160,000.00	48.3
4520 - Membership Dues	35,995.00	995.00	37,079.00	40,000.00	92.7
4910 - Miscellaneous Income	76,215.94	.00	127,886.76	130,000.00	98.4
<i>9300 - Lease Revenue</i>					
Total Revenue and OFS	296,699.01	72,647.00 <i>1000.00</i>	350,970.76 <i>9500.00</i>	540,000.00	65.0
Personnel Cost					
Gross Payroll					
6110 - Salaries	50,840.49	7,346.14	47,406.13	95,500.00	49.6
6112 - Hourly Wages	2,046.80	378.40	2,446.54	7,860.00	31.1
6114 - Seasonal Wages	35,205.55	17,717.24	41,088.96	110,000.00	37.4
Total Gross Payroll	88,092.84	25,441.78	90,941.63	213,360.00	42.6
Payroll Taxes & Benefits					
6210 - Payroll Taxes - FICA	5,382.70	1,561.97	5,542.38	13,228.00	41.9
6211 - Payroll Taxes - Medicare	1,258.90	365.28	1,296.21	3,093.00	41.9
6212 - Payroll Taxes - SUTA	263.91	76.30	272.78	640.00	42.6
6310 - Employee Benefits - Health Insurance	8,948.31	1,213.32	7,262.68	15,140.00	48.0
6311 - Workman's Comp Insurance	4,263.32	.00	9,768.15	13,948.00	70.0
6312 - Employee Benefits - Retirement	2,235.39	463.48	2,991.06	6,121.00	48.9
6320 - Training	.00	.00	.00	500.00	.0
6322 - Travel & Lodging	.00	.00	.00	500.00	.0
Total Payroll Taxes & Benefits	22,352.53	3,680.35	27,133.26	53,170.00	51.0
Total Personnel Cost	110,445.37	29,122.13	118,074.89	266,530.00	44.3
O&M					
7110 - Advertising	1,162.18	.00	833.70	1,500.00	55.6
7120 - Bank Fees and Other Penalties	3,437.01	1,173.18	3,517.64	7,000.00	50.3
7122 - Outside Service Fees	2,292.60	3,761.68	7,716.95	8,800.00	87.7
7124 - Membership Dues	570.00	.00	570.00	1,100.00	51.8
7144 - Insurance	8,907.06	.00	9,104.55	14,400.00	63.2
7150 - Operating Supplies	4,425.62	974.07	2,513.49	25,000.00	10.1
7151 - Fuels & Lubricants	2,820.28	3,060.43	4,774.57	15,000.00	31.8
7154 - Office Supplies	.00	.00	.00	500.00	.0
7155 - Janitorial Supplies	808.20	254.83	777.17	1,903.00	40.8
7180 - Restaurant Expenses	.00	.00	.00	500.00	.0
7184 - Fun, Tools & Equip - Repairs/Maint	2,151.53	.00	918.34	14,000.00	6.6
7186 - Facilities - Repairs/Maintenance	77.56	.00	175.00	2,500.00	7.0
7190 - Utilities - Electric	5,746.63	1,151.29	4,987.58	17,100.00	29.2
7191 - Utilities - Natural Gas	5,616.86	445.69	6,627.44	9,800.00	67.6
7192 - Utilities - Water	2,243.53	455.97	1,257.84	6,567.00	19.2
7193 - Utilities - Telephone	2,225.11	393.60	2,785.07	4,300.00	64.8
7194 - Utilities - Trash	2,105.00	350.00	1,750.00	3,700.00	47.3
Total O&M	44,589.17	12,020.74	48,309.34	133,670.00	36.1
Interest Expenditures					
Total Interest Expenditures	.00	.00	.00	.00	.0
Capital Expenditures					
7710 - Capital Outlays	115,338.33	.00	154,950.00	130,000.00	119.2
7720 - Capital Projects	2,117.28	.00	.00	.00	.0

Colorado City Metropolitan District
Dept Summary - GENERAL FUND
For the 6 Months Ending June 30, 2021

GENERAL FUND

		Prior Year Actual	Monthly Actual	Current Year Actual	Budget	% Variance
GOLF COURSE PRO SHOP:						
Revenues						
Revenue and OFS						
01-4000-4510	Green Fees	108,532.07	42,073.00	108,806.00	210,000.00	51.8
01-4000-4512	Golf Cart Rental Fees	75,956.00	29,579.00	77,199.00	160,000.00	48.3
01-4000-4515	Drought Fees	3,950.00	.00	104.00	.00	.0
01-4000-4520	MembershipDues	35,995.00	995.00	37,079.00	40,000.00	92.7
01-4000-4910	Miscellaneous Income	76,158.20	.00	127,886.76	130,000.00	98.4
01-4000-5300	Lease Revenue	5,200.00	1,000.00	5,500.00	18,000.00	30.6
Total Revenue and OFS		305,791.27	73,647.00	356,574.76	558,000.00	63.9
Total Revenues		305,791.27	73,647.00	356,574.76	558,000.00	63.9
Expenditures						
Personnel Cost						
Gross Payroll						
01-4000-6110	Salaries	25,840.45	3,115.38	20,079.26	40,500.00	49.6
01-4000-6112	Hourly Wages	1,023.40	189.20	1,223.27	7,860.00	15.6
01-4000-6114	Seasonal Wages	13,662.30	7,766.12	16,473.76	45,000.00	36.6
Total Gross Payroll		40,526.15	11,070.70	37,776.29	93,360.00	40.5
Payroll Taxes & Benefits						
01-4000-6210	Payroll Taxes - FICA	2,485.78	682.22	2,316.92	5,453.00	42.5
01-4000-6211	Payroll Taxes - Medicare	581.37	159.55	541.86	1,275.00	42.5
01-4000-6212	Payroll Taxes - SUTA	121.16	33.18	113.26	264.00	42.9
01-4000-6310	Employee Benefits - Health Ins	4,613.42	601.40	3,599.02	7,498.00	48.0
01-4000-6311	Workman's Comp. Insurance	1,663.89	.00	5,581.80	8,248.00	67.7
01-4000-6312	Employee Benefits - Retirement	674.05	198.28	1,278.11	2,577.00	49.6
Total Payroll Taxes & Benefits		10,139.67	1,674.63	13,430.97	25,315.00	53.1
Total Personnel Cost		50,665.82	12,745.33	51,207.26	118,675.00	43.2
O&M						
01-4000-7110	Advertising	1,162.18	.00	833.70	1,500.00	55.6
01-4000-7120	Bank Fees and Other Penalties	3,437.01	1,173.18	3,517.64	7,000.00	50.3
01-4000-7122	Outside Service Fees	205.00	.00	1,456.96	500.00	291.4
01-4000-7124	MembershipDues	.00	.00	.00	500.00	.0
01-4000-7144	Insurance	5,899.32	.00	7,617.00	10,000.00	76.2
01-4000-7150	Operating Supplies	248.00	117.78	(30.31)	2,000.00	(1.5)
01-4000-7151	Fuels and Lubricants	1,669.45	1,885.76	2,995.11	7,000.00	42.8
01-4000-7154	Office Supplies	.00	.00	.00	500.00	.0
01-4000-7155	JanitorialSupplies	764.07	254.83	777.17	1,503.00	51.7
01-4000-7180	RestaurantExpenses	.00	.00	.00	500.00	.0
01-4000-7184	Furn, Tools& Equipment Repairs	23.98	.00	.00	1,000.00	.0
01-4000-7186	FacilitiesRepairs/Maintenance	.00	.00	.00	1,500.00	.0
01-4000-7190	Utilities -Electric	4,264.47	840.86	3,501.75	13,100.00	26.7
01-4000-7191	Utilities -Natural Gas	4,408.32	369.46	5,001.01	6,800.00	73.5
01-4000-7192	Utilities -Water	2,056.40	427.49	1,140.35	6,067.00	18.8
01-4000-7193	Utilities -Telephone	1,251.85	261.90	1,865.68	2,600.00	71.8
01-4000-7194	Utilities -Trash	1,325.00	265.00	1,325.00	3,100.00	42.7
Total O&M		26,715.05	5,596.26	30,001.06	65,170.00	46.0
Interest Expenditures						

Colorado City Metropolitan District
 Dept Summary - GENERAL FUND
 For the 6 Months Ending June 30, 2021
 GENERAL FUND

		Prior Year Actual	Monthly Actual	Current Year Actual	Budget	% Variance
GOLF COURSE MAINTENANCE:						
Revenues						
Revenue and OFS						
01-4001-4910	Miscellaneous Income	57.74	.00	.00	.00	.0
Total Revenue and OFS		57.74	.00	.00	.00	.0
Total Revenues		57.74	.00	.00	.00	.0
Expenditures						
Personnel Cost						
Gross Payroll						
01-4001-6110	Salaries	25,000.04	4,230.76	27,326.87	55,000.00	49.7
01-4001-6112	Hourly Wages	1,023.40	189.20	1,223.27	.00	.0
01-4001-6114	Seasonal Wages	21,543.25	9,951.12	24,615.20	65,000.00	37.9
Total Gross Payroll		47,566.69	14,371.08	53,165.34	120,000.00	44.3
Payroll Taxes & Benefits						
01-4001-6210	Payroll Taxes - FICA	2,896.92	879.75	3,225.46	7,775.00	41.5
01-4001-6211	Payroll Taxes - Medicare	677.53	205.73	754.35	1,818.00	41.5
01-4001-6212	Payroll Taxes - SUTA	142.75	43.12	159.52	376.00	42.4
01-4001-6310	Employee Benefits - Health Ins	4,334.89	611.92	3,663.66	7,642.00	47.9
01-4001-6311	Workman's Comp. Insurance	2,599.43	.00	4,186.35	5,700.00	73.4
01-4001-6312	Employee Benefits - Retirement	1,561.34	265.20	1,712.95	3,544.00	48.3
01-4001-6320	Training	.00	.00	.00	500.00	.0
01-4001-6322	Travel and Lodging	.00	.00	.00	500.00	.0
Total Payroll Taxes & Benefits		12,212.86	2,005.72	13,702.29	27,855.00	49.2
Total Personnel Cost		59,779.55	16,376.80	66,867.63	147,855.00	45.2
O&M						
01-4001-7122	Outside Service Fees	2,087.60	3,761.68	6,259.99	8,300.00	75.4
01-4001-7124	Membership Dues	570.00	.00	570.00	600.00	95.0
01-4001-7144	Insurance	3,007.74	.00	1,487.55	4,400.00	33.8
01-4001-7150	Operating Supplies	4,177.62	856.29	2,543.80	23,000.00	11.1
01-4001-7151	Fuels and Lubricants	1,150.83	1,174.67	1,779.46	8,000.00	22.2
01-4001-7155	Janitorial Supplies	44.13	.00	.00	400.00	.0
01-4001-7184	Furn, Tools & Equipment Repairs	2,127.55	.00	918.34	13,000.00	7.1
01-4001-7186	Facilities Repairs/Maintenance	77.56	.00	175.00	1,000.00	17.5
01-4001-7190	Utilities -Electric	1,482.16	310.43	1,485.83	4,000.00	37.2
01-4001-7191	Utilities -Natural Gas	1,208.54	76.23	1,626.43	3,000.00	54.2
01-4001-7192	Utilities -Water	187.13	28.48	117.49	500.00	23.5
01-4001-7193	Utilities -Telephone	973.26	131.70	919.39	1,700.00	54.1
01-4001-7194	Utilities -Trash	780.00	85.00	425.00	600.00	70.8
Total O&M		17,874.12	6,424.48	18,308.28	68,500.00	26.7
Interest Expenditures						
Total Interest Expenditures		.00	.00	.00	.00	.0
Capital Expenditures						
01-4001-7710	Capital Outlays	.00	.00	52,840.00	.00	.0
01-4001-7730	Lease - Purchase Payments	3,957.03	565.29	3,957.03	6,800.00	58.2
Total Capital Expenditures		3,957.03	565.29	56,797.03	6,800.00	835.3

Colorado City Metropolitan District
 Dept Summary - GENERAL FUND
 For the 6 Months Ending June 30, 2021
 GENERAL FUND

		Prior Year Actual	Monthly Actual	Current Year Actual	Budget	% Variance
ROADS:						
Revenues						
Revenue and OFS						
01-6000-4110	Property Taxes	6,711.71	716.02	7,778.18	10,844.00	71.7
01-6000-4116	Specific Ownership Taxes	17,022.80	3,177.29	18,626.01	36,000.00	51.7
01-6000-4515	Roads Revenue	2,500.00	.00	5,000.00	5,700.00	87.7
01-6000-4910	Miscellaneous Income	1,319.86	1,199.00	3,508.56	2,500.00	140.3
01-6000-5700	Gain/Loss on Sale of Assets	12,705.77	11,760.88	23,165.17	20,000.00	115.8
	Total Revenue and OFS	40,260.14	16,853.19	58,077.92	75,044.00	77.4
	Total Revenues	40,260.14	16,853.19	58,077.92	75,044.00	77.4
Expenditures						
Personnel Cost						
Gross Payroll						
01-6000-6110	Salaries	3,000.01	493.84	3,195.42	6,420.00	49.8
01-6000-6112	Hourly Wages	1,654.83	.00	1,027.95	3,983.00	25.8
01-6000-6115	Overtime Pay	81.14	.00	.00	2,000.00	.0
01-6000-6116	Double TimePay	.00	.00	26.81	2,000.00	1.3
	Total Gross Payroll	4,735.98	493.84	4,250.18	14,403.00	29.5
Payroll Taxes & Benefits						
01-6000-6210	Payroll Taxes - FICA	288.55	30.62	262.71	893.00	29.4
01-6000-6211	Payroll Taxes - Medicare	67.55	7.16	61.43	641.00	9.6
01-6000-6212	Payroll Taxes - SUTA	14.22	1.48	12.75	43.00	29.7
01-6000-6310	Employee Benefits - Health Ins	1,980.39	61.08	372.25	1,380.00	27.0
01-6000-6311	Workmen's Comp. Insurance	.00	.00	.00	465.00	.0
01-6000-6312	Employee Benefits - Retirement	275.51	29.62	236.54	614.00	38.5
	Total Payroll Taxes & Benefits	2,626.22	129.96	945.68	4,036.00	23.4
	Total Personnel Cost	7,362.20	623.80	5,195.86	18,439.00	28.2
O&M						
01-6000-7122	Outside Service Fees	1,970.09	.00	1,755.00	3,243.00	54.1
01-6000-7125	Taxes & Licenses	1,199.00	.00	1,459.00	2,200.00	66.3
01-6000-7143	Professional Fees - Engineerin	.00	.00	.00	1,000.00	.0
01-6000-7144	Insurance	826.11	.00	501.75	1,200.00	41.8
01-6000-7150	Operating Supplies	.00	.00	2,080.01	3,500.00	59.4
01-6000-7151	Fuels and Lubricants	1,523.10	745.82	3,595.89	2,500.00	143.8
01-6000-7184	Furn, Tools& Equipment Repairs	1,209.56	.00	832.07	2,000.00	41.6
01-6000-7190	Utilities -Electric	4,223.84	875.21	4,262.27	10,000.00	42.6
	Total O&M	10,951.70	1,621.03	14,485.99	25,643.00	56.5
Interest Expenditures						
	Total Interest Expenditures	.00	.00	.00	.00	.0
Capital Expenditures						
01-6000-7730	Lease Purchase Payments	9,884.45	.00	9,884.45	19,769.00	50.0
	Total Capital Expenditures	9,884.45	.00	9,884.45	19,769.00	50.0
Transfers						

Colorado City Metropolitan District
 Dept Summary - WATER ENTERPRISE FUND
 For the 6 Months Ending June 30, 2021

WATER ENTERPRISE FUND

		Prior Year Actual	Monthly Actual	Current Year Actual	Budget	% Variance
WATER:						
Revenues						
Revenue and OFS						
02-0100-4130	System Development Charges	27,450.00	4,300.00	34,700.00	38,500.00	90.1
02-0100-4131	Tap Fees	12,800.00	3,950.00	27,050.00	53,350.00	50.7
02-0100-4515	Bulk Water	28,651.40	6,691.00	29,354.50	61,000.00	48.1
02-0100-4516	Set-Up Fees	1,975.00	575.00	1,575.62	3,000.00	52.5
02-0100-4517	Penalty/Late Fees	1,347.28	.00	1,455.21	5,000.00	29.1
02-0100-4910	Miscellaneous Income	1,995.52	(100.00)	25,608.43	2,000.00	1280.4
02-0100-5010	Grant Proceeds/Loan Proceeds	236,731.57	.00	3,551.26	.00	.0
02-0100-5110	Fees Billed	386,640.11	103,740.73	357,274.73	825,000.00	43.3
02-0100-5200	Interest Income	426.74	25.22	160.03	500.00	32.0
02-0100-5300	Lease Income	27,562.50	9,187.50	33,784.25	55,000.00	61.4
02-0100-5601	AOS Fees	168,694.50	169,227.50	169,227.50	170,000.00	99.6
Total Revenue and OFS		894,274.62	297,596.95	683,741.53	1,213,350.00	56.4
Total Revenues		894,274.62	297,596.95	683,741.53	1,213,350.00	56.4
Expenditures						
Personnel Cost						
Gross Payroll						
02-0100-6110	Salaries	66,351.61	10,142.58	65,129.37	129,319.00	50.4
02-0100-6112	Hourly Wages	52,407.23	7,628.10	73,520.22	155,305.00	47.3
02-0100-6114	Seasonal Wages	2,602.28	882.96	2,527.91	10,000.00	25.3
02-0100-6115	Overtime Pay	1,006.98	49.52	9,481.47	10,000.00	94.8
02-0100-6116	Double TimePay	.00	.00	1,724.58	1,000.00	172.5
Total Gross Payroll		122,368.10	18,703.16	152,383.55	305,624.00	49.9
Payroll Taxes & Benefits						
02-0100-6210	Payroll Taxes - FICA	7,396.52	1,122.07	9,139.68	18,949.00	48.2
02-0100-6211	Payroll Taxes - Medicare	1,729.94	262.46	2,137.75	4,432.00	48.2
02-0100-6212	Payroll Taxes - SUTA	367.40	56.09	457.05	917.00	49.8
02-0100-6310	Employee Benefits - Health Ins	35,198.92	2,226.27	15,650.49	43,341.00	36.1
02-0100-6311	Workman's Comp. Insurance	8,194.87	.00	13,954.50	19,220.00	72.6
02-0100-6312	Employee Benefits - Retirement	5,723.28	978.34	6,697.84	18,000.00	37.2
02-0100-6320	Training	355.00	.00	310.00	1,000.00	31.0
02-0100-6322	Travel andLodging	1,390.95	.00	456.00	1,000.00	45.6
02-0100-6323	Meals	.00	.00	.00	500.00	.0
Total Payroll Taxes & Benefits		60,356.88	4,645.23	48,803.31	107,359.00	45.5
Total Personnel Cost		182,724.98	23,348.39	201,186.86	412,983.00	48.7
O&M						
02-0100-7110	Advertising	22.00	210.00	252.50	500.00	50.5
02-0100-7111	Bad Debt Write-offs	.00	263.54	263.54	2,000.00	13.2
02-0100-7120	Bank Fees and Other Penalties	907.05	168.67	938.75	1,500.00	62.6
02-0100-7122	Outside Service Fees	24,851.92	1,681.47	37,165.37	70,000.00	53.1
02-0100-7124	MembershipDues	22.50	22.50	22.50	500.00	4.5
02-0100-7125	Taxes and Licenses	.00	.00	.00	2,000.00	.0
02-0100-7141	Professional Fees - Legal	65.82	2,515.16	11,613.46	15,000.00	77.4
02-0100-7143	Professional Fees - Engineerin	.00	.00	.00	25,000.00	.0
02-0100-7144	Insurance	21,052.11	.00	35,250.50	29,880.00	118.0
02-0100-7150	Operating Supplies	74,322.31	3,053.71	52,287.97	185,000.00	28.3
02-0100-7151	Fuels and Lubricants	3,280.89	1,110.31	4,324.34	12,000.00	36.0
02-0100-7152	Rent Expense	3,000.00	500.00	3,000.00	6,000.00	50.0

Colorado City Metropolitan District
 Dept Summary - SEWER ENTERPRISE FUND
 For the 6 Months Ending June 30, 2021
 SEWER ENTERPRISE FUND

		Prior Year Actual	Monthly Actual	Current Year Actual	Budget	% Variance
WASTEWATER:						
Revenues						
Revenue and OFS						
03-0100-4130	System Development Charges	23,450.00	4,000.00	32,000.00	44,000.00	72.7
03-0100-4131	Tap Fees	5,400.00	4,250.00	20,500.00	45,650.00	44.9
03-0100-4910	Miscellaneous Income	904.49	.00	231.05	500.00	46.2
03-0100-5010	Grant/Loan Proceeds	4,818.00	.00	449.01	500.00	89.8
03-0100-5110	Fees Billed	304,948.50	51,140.03	305,202.21	640,000.00	47.7
03-0100-5200	Interest Income	291.31	8.54	57.84	300.00	19.3
03-0100-5202	AOS Collection Fees	.00	.00	.00	1,500.00	.0
03-0100-5601	AOS Fees	119,154.60	119,583.90	118,868.40	120,000.00	99.1
03-0100-5700	Gain/Loss on Sale of Assets	.00	4,500.00	4,500.00	.00	.0
	Total Revenue and OFS	458,966.90	183,482.47	481,808.51	852,450.00	56.5
	Total Revenues	458,966.90	183,482.47	481,808.51	852,450.00	56.5
Expenditures						
Personnel Cost						
Gross Payroll						
03-0100-6110	Salaries	49,215.14	9,322.48	60,020.07	119,827.00	50.1
03-0100-6112	Hourly Wages	37,514.84	6,753.70	57,029.10	121,836.00	46.8
03-0100-6114	Seasonal Wages	1,734.85	539.37	1,545.52	3,500.00	44.2
03-0100-6115	Overtime Pay	848.80	49.49	4,066.25	2,500.00	162.7
03-0100-6116	Double TimePay	.00	.00	902.63	1,000.00	90.3
	Total Gross Payroll	89,313.63	16,665.04	123,563.57	248,663.00	49.7
Payroll Taxes & Benefits						
03-0100-6210	Payroll Taxes - FICA	5,408.95	992.41	7,367.65	15,417.00	47.8
03-0100-6211	Payroll Taxes - Medicare	1,264.70	232.01	1,722.66	3,606.00	47.8
03-0100-6212	Payroll Taxes - SUTA	267.50	50.02	370.66	746.00	49.7
03-0100-6310	Employee Benefits - Health Ins	26,293.45	2,152.19	13,788.02	36,917.00	37.4
03-0100-6311	Workman's Comp. Insurance	5,147.49	.00	12,093.90	12,094.00	100.0
03-0100-6312	Employee Benefits - Retirement	4,370.38	911.80	5,686.56	14,499.00	39.2
03-0100-6320	Training	355.00	.00	.00	2,000.00	.0
03-0100-6322	Travel and Lodging	.00	.00	.00	500.00	.0
03-0100-6323	Meals	.00	.00	.00	500.00	.0
	Total Payroll Taxes & Benefits	43,107.47	4,338.43	41,029.45	86,279.00	47.6
	Total Personnel Cost	132,421.10	21,003.47	164,593.02	334,942.00	49.1
O&M						
03-0100-7110	Advertising	22.00	.00	42.50	.00	.0
03-0100-7111	Bad Debt Write-offs	.00	418.79	418.79	1,000.00	41.9
03-0100-7120	Bank Fees and Other Penalties	125.00	.00	120.00	500.00	24.0
03-0100-7122	Outside Service Fees	16,202.32	1,247.97	21,385.96	40,000.00	53.5
03-0100-7124	Membership Dues	22.50	.00	.00	100.00	.0
03-0100-7125	Taxes and Licenses	.00	.00	.00	3,500.00	.0
03-0100-7141	Professional Fees - Legal	2,100.68	.00	.00	5,000.00	.0
03-0100-7144	Insurance	14,111.94	111.00	22,795.05	25,880.00	88.1
03-0100-7150	Operating Supplies	17,699.33	1,286.63	7,773.43	30,310.00	25.7
03-0100-7151	Fuels and Lubricants	2,358.51	811.85	3,485.74	12,000.00	29.1
03-0100-7152	Rent Expense	2,000.00	500.00	3,000.00	6,000.00	50.0
03-0100-7154	Office Supplies	41.99	.00	.00	500.00	.0
03-0100-7155	Janitorial Supplies	.00	.00	398.32	500.00	79.7
03-0100-7184	Furn, Tools & Equipment Repairs	2,094.53	1,382.51	3,397.50	10,000.00	34.0

Colorado City Metropolitan District
 Dept Summary - PROPERTY MANAGEMENT FUND
 For the 6 Months Ending June 30, 2021
 PROPERTY MANAGEMENT FUND

		Prior Year Actual	Monthly Actual	Current Year Actual	Budget	% Variance
PROPERTY MANAGEMENT FUND:						
Revenues						
Revenue and OFS						
05-0100-5700	Gain/Loss on Sale of Assets	1,500.00	10,500.00	64,000.00	.00	.0
	Total Revenue and OFS	1,500.00	10,500.00	64,000.00	.00	.0
	Total Revenues	1,500.00	10,500.00	64,000.00	.00	.0
Expenditures						
Personnel Cost						
Gross Payroll						
	Total Gross Payroll	.00	.00	.00	.00	.0
Payroll Taxes & Benefits						
	Total Payroll Taxes & Benefits	.00	.00	.00	.00	.0
	Total Personnel Cost	.00	.00	.00	.00	.0
O&M						
05-0100-7010	Cost of LotSales	1,210.00	.00	22,060.00	.00	.0
	Total O&M	1,210.00	.00	22,060.00	.00	.0
Interest Expenditures						
	Total Interest Expenditures	.00	.00	.00	.00	.0
Capital Expenditures						
	Total Capital Expenditures	.00	.00	.00	.00	.0
Transfers						
	Total Transfers	.00	.00	.00	.00	.0
	Total Expenditures	1,210.00	.00	22,060.00	.00	.0
	Dept - Excess/(Deficiency) of Revenues Over/(Under) Expenditures	290.00	10,500.00	41,940.00	.00	.0
	Fund - Excess/(Deficiency) of Revenues Over/(Under) Expenditures	290.00	10,500.00	41,940.00	.00	.0

Colorado City Metropolitan District
 Dept Summary - CAPITAL IMPROVEMENTS FUND
 For the 6 Months Ending June 30, 2021
 CAPITAL IMPROVEMENTS FUND

		Prior Year Actual	Monthly Actual	Current Year Actual	Budget	% Variance
Revenues						
Revenue and OFS						
16-0000-5011	Contributions	.00	.00	.00	20,000.00	.0
	Total Revenue and OFS	.00	.00	.00	20,000.00	.0
	Total Revenues	.00	.00	.00	20,000.00	.0
Expenditures						
Personnel Cost						
Gross Payroll						
	Total Gross Payroll	.00	.00	.00	.00	.0
Payroll Taxes & Benefits						
	Total Payroll Taxes & Benefits	.00	.00	.00	.00	.0
	Total Personnel Cost	.00	.00	.00	.00	.0
O&M						
	Total O&M	.00	.00	.00	.00	.0
Interest Expenditures						
	Total Interest Expenditures	.00	.00	.00	.00	.0
Capital Expenditures						
	Total Capital Expenditures	.00	.00	.00	.00	.0
Transfers						
	Total Transfers	.00	.00	.00	.00	.0
	Total Expenditures	.00	.00	.00	.00	.0
	Dept - Excess/(Deficiency) of Revenues Over/(Under) Expenditures	.00	.00	.00	20,000.00	.0
	Fund - Excess/(Deficiency) of Revenues Over/(Under) Expenditures	.00	.00	.00	20,000.00	.0

August 2021 Parks and Rec Operational Report

Campground revenue is still up from previous years.

July 2019: \$7,652

July 2020: \$9,388.53

July 2021: \$8129.11

End of July year to date: \$56,323.02 (\$13,251.59 above last year at this time)

The 2021 pool season has ended. We are working to get everything shut down and ready to be winterized.

Soccer season planning is underway. We hope to have registration info available by mid-August.

Mowing operations will slow down with school starting. We will try to keep up with the remainder of the growing season with limited staff. Everything is still growing at a fast rate. We spent a couple days trimming trees on the East side of the lake that were growing out over the walking path.

Golf Shop Activities Report
July, 2021

2021 July Rounds	2,218	
2021 Month of July Memberships		\$ 0
2021 Total for year membership		\$ 37,560
2020 membership total year		\$36,020
2021 July Revenue	\$ 70,766	
2020 July Revenue	\$ 79,480	

Had a good month, Tournaments are very successful this month and next
Especially with play slowing down because of school and other sport
activities. August has a lot of tournaments as well.



RECEIVED Colorado City Architectural Advisory Committee
 P.O. Box 20229
 JUL 29 2021 Colorado City, Colorado 81019
 719 676-3396



BY: _____ 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: Justin Rodenoyer
 Mailing Address: PO Box 20370 City: Colorado City
 State: CO ZIP: 81019 Telephone: 719 252-9643

CONTRACTOR

Contractor: Tori State Carports
 Mailing Address: 304 Franklin St City: Mt. Airy
 State: NC ZIP: 27030 Telephone: _____

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

Lot: 13 Unit: 2 Legal address, (please verify with CC Metro District): 5313 Cuerno Verde Blvd.

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

Floor area square footage: 500 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:

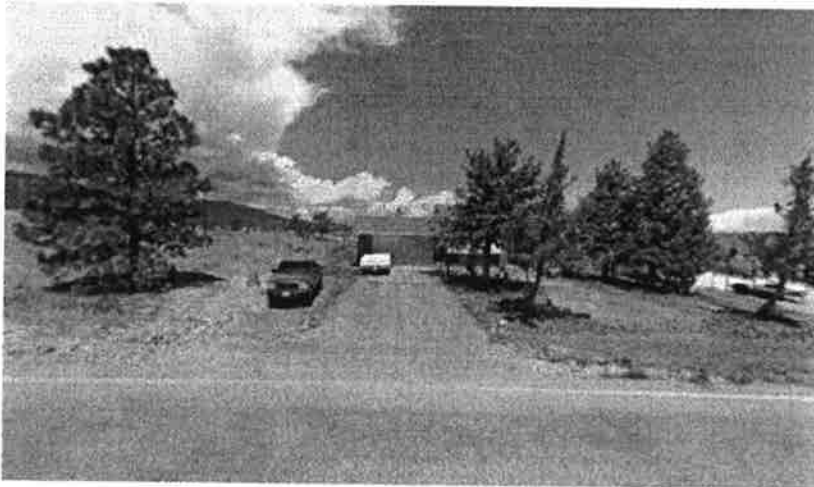
Property owner's signature: _____ Date: 7-27-21

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

Google Maps 5313 Cuerno Verde Blvd




Map data ©2021, Map data ©2021 20 ft



5313 Cuerno Verde Blvd

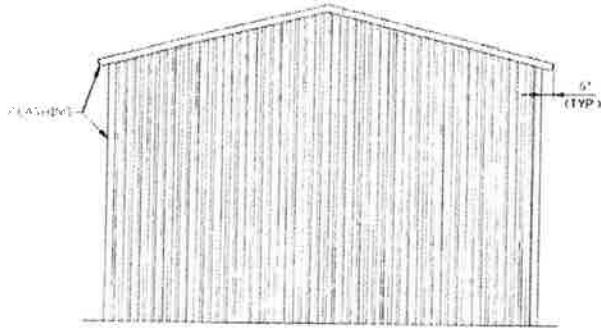
- 
Directions
- 
Save
- 
Nearby
- 
Send to your
phone
- 
Share

 5313 Cuerno Verde Blvd, Rye, CO 81069

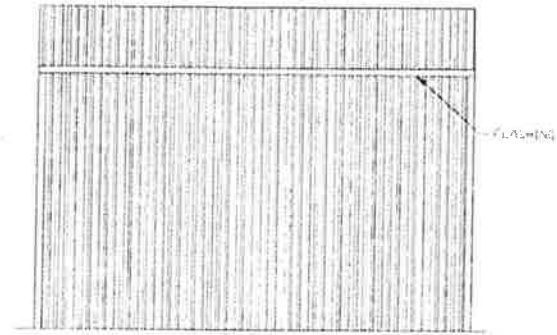
 X42Q+9R Rye, Colorado

Photos

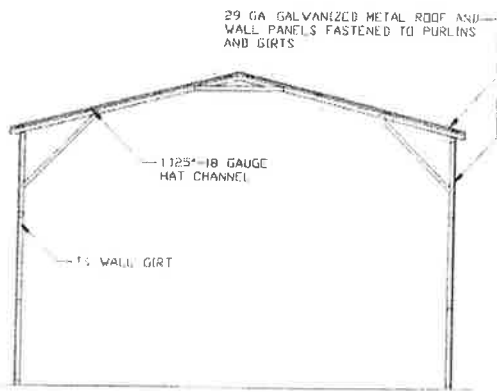
BOX EAVE RAFTER VERTICAL ROOF/SIDING OPTION



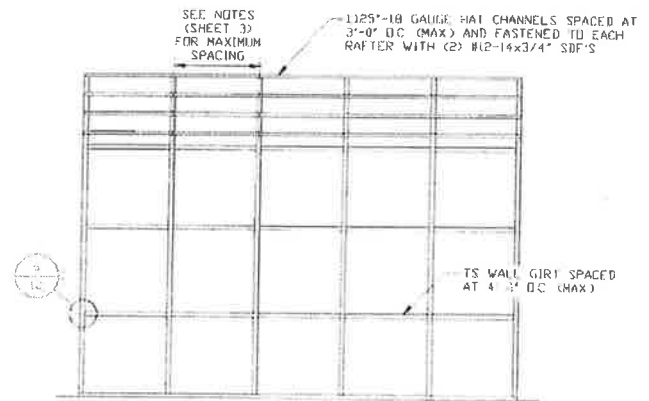
**TYPICAL END ELEVATION
VERTICAL ROOF/SIDING**
SCALE: NTS



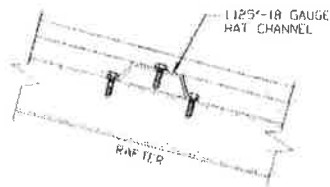
**TYPICAL SIDE ELEVATION
VERTICAL ROOF/SIDING**
SCALE: NTS



**TYPICAL SECTION VERTICAL
ROOF/SIDING OPTION**
SCALE: NTS



**TYPICAL FRAMING SECTION VERTICAL
ROOF/SIDING OPTION WITH TS GIRTS**
SCALE: NTS



PANEL ATTACHMENT
(ALTERNATE FOR VERTICAL ROOF PANELS)
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: VSM

**CLIENT: TRI-STATE
CARPORTS**

TRI-STATE CARPORTS, INC.
304 FRANKLIN STREET
MT. AIRY, NC 27030
30'-0" x 16'-0" ENCLOSED STRUCTURE

DATE: 7-31-20

SHT. 16

SCALE: NTS

DWG. NO: SK-3

JOB NO: 200805

REV: 0

THIS DOCUMENT IS THE PROPERTY OF MOORE AND ASSOCIATES ENGINEERING AND CONSULTING. THE UNAUTHORIZED REPRODUCTION, COPYING, OR OTHERWISE USE OF THIS DOCUMENT IS STRICTLY PROHIBITED AND ANY INFRINGEMENT THEREUPON MAY BE SUBJECT TO LEGAL ACTION.



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

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: JOANNA PARTICK SANE ROHLSON
 Mailing Address: 600 RAINTREE BLVD #133 City: CANON CITY
 State: CO ZIP: 81212 Telephone: 303 905 2957

Contractor: BRADY Kephun WIRE WAYS INC. CONTRACTOR
 Mailing Address: 1011 W EL NIDO City: Pueblo
 State: CO ZIP: 81007 Telephone: 719 240 4437

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

Lot: 1D27 Unit: 1 Legal address, (please verify with CC Metro District): TBD ISABELLA DR

Type construction: MANUFACTURE Mobile homes: New Used - Year built: 2022

Floor area square footage: 1,475 Square footage required by covenants: 1,200

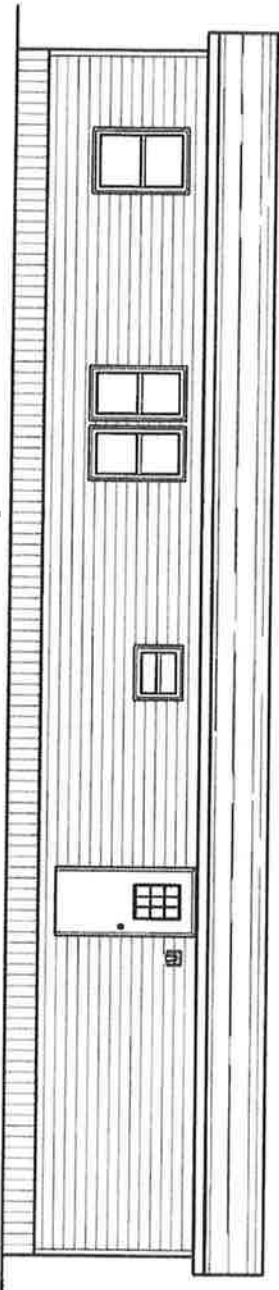
REQUIRED ITEMS for submittal of application:

- 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 N/A
- 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) N/A
- Fence - type of materials, height, and locations N/A
- Landscaping diagram (if not included in original plans, must be submitted later) N/A
- Exterior color scheme, type of siding and roofing materials must be indicated

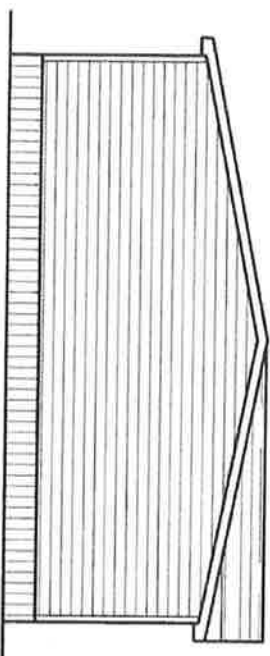
have read and agree to abide by the unit's protective covenants for which this application is submitted:

Property owner's signature: [Signature] Date: 7-19-2021

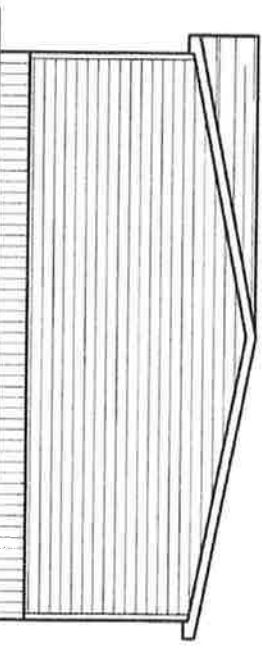
This application will not be accepted until you read and sign on reverse.



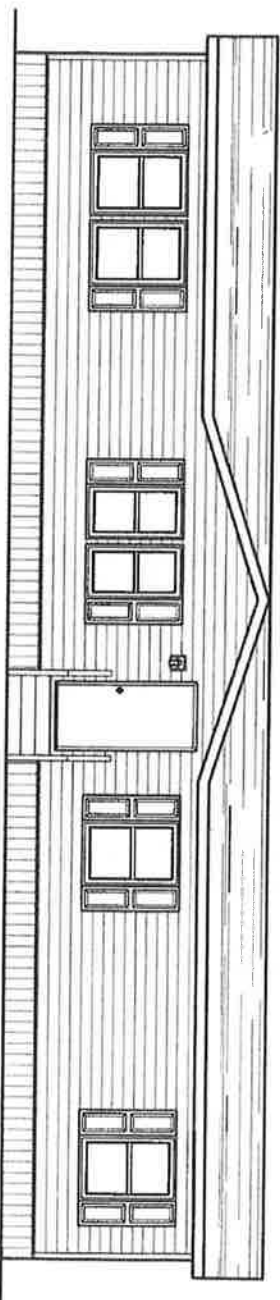
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

TRU		1,478 SQ.FT. (STD PLAN "CONDONED")	
Product Designer: Hartwig		W/OPT. PORCH/RECESS "CONDONED"	
Model: 1016	Scale: N.T.S.	Series: 56	Model: 1004
28' x 56' Manvel		TRU Model 56-4	
Elevation		Date:	

Data Plate

CMH MANUFACTURING, INC.

TRU MH
1313 INDUSTRIAL PARK RD
BELTON, TX 76513

Date of Manufacture 9/15/20 Plant # 00998 HTA1974193 HUD # HTA1974194

Manufacturer's Serial Number and Model Unit Designation

BL2006044TKAB 98TRU28603RH21

Designed Approval by (D.A.P.J.A.)

HWC

This manufactured home is designed to comply with the Federal Manufactured Home Construction and Safety Standards in force at the time of manufacture. The manufacturer certifies this home is compliant with the Title VI Toxic Substance Control Act. (For additional information, consult the owner's manual.)

The factory installed equipment includes:

Equipment	Manufacturer	Model Designation
FURNACE	CARRIER	N95ESM601714
WATER HEATER	RHEEM	E402RH95
RANGE	FRIGIDAIRE	FCRG3015AB
REFRIGERATOR	FRIGIDAIRE	FFTR1814TBB
DISHWASHER	FRIGIDAIRE	FBD2400EB
SMOKE DETECTOR	FIRST ALERT	9120B

Manufactured Home Constructed for:

Zone 1

This home has not been designed for the higher wind pressures and anchoring provisions required for ocean/coastal areas and should not be located within 1500' of the coastline in the Wind Zones II and III, unless the home and its anchoring and foundation system have been designed for the increased requirements specified for Exposure D in ANSI/ASCE 7-88. This Home **Has Not** been equipped with storm shutters or other protective coverings for windows and exterior door openings. For homes designed to be in Wind Zones II and III which have not been provided with shutter or equivalent covering devices, it is strongly recommended that the home be made ready to be equipped with these devices in accordance with the method recommended in the manufacturer's printed instructions.



WIND ZONE: (I) Zone I (II) Zone II (III) Zone III



ROOF LOAD ZONE: (1) Zone 1 (2) Zone 2 (3) Zone 3

Comfort Heating

This manufactured home has been thermally insulated to conform with the requirements of the Federal Manufactured Home Construction and the safety standards for all locations within climate zone 3.

Heating equipment manufacturer and model (see list at left). The above heating equipment has the capacity to maintain an average of 70° F temperature in this home at outdoor temperatures of 47° F.

To Maximize furnace operating economy and to conserve energy, it is recommended that this home be installed where the outdoor winter design temperature (97.5%) is not higher than 12° F.

The above information has been calculated assuming a maximum wind velocity of 15 m.p.h. standard atmospheric conditions.

Comfort Cooling

Air Conditioner provided at factory (Alternate I)

Air conditioner manufacturer and model (see list at left). Certified capacity B.T.U./hour in accordance with the appropriate air conditioning and registration institute standards. The central air conditioning system provided in this home has been sized assuming an orientation of the front (hitch end) of the home facing [] On this basis, the system is designed to maintain an indoor temperature of 75° F when outdoor temperatures are [] ° F dry bulb and [] ° F wet bulb.

The temperature to which this home can be cooled will change depending upon the amount of exposures of the windows of this home to the sun's radiant heat. Therefore, the home's heat gains will vary dependent upon its orientation to the sun and any permanent shading provide information concerning the calculation of cooling loads at various locations, window exposure and shadings are provided in Chapter 22 of the 1981 edition of the ASHRAE Handbook of Fundamentals.

Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this manufactured home.

Air Conditioner not provided at factory (Alternate II)

The air distribution system of the home is suitable for the installation of the central air conditioning supply of air distribution system installed in this home is sized for the manufactured home central air conditioning system of up to 37333 B.T.U./hr. rated capacity which are certified in accordance with the appropriate air conditioning and refrigeration institute standards when the air conditioners of such air conditioner are related at 0.3 inch water column static pressure or information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this manufactured home.

Air Conditioner not recommended (Alternate III)

The air distribution system of this home has not been designed in anticipation of its use with a central air conditioning system.

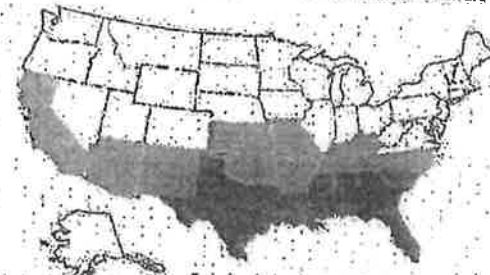
INFORMATION PROVIDED BY THE MANUFACTURER NECESSARY TO CALCULATE SENSIBLE HEAT GAIN

Walls (Without windows and doors)	"U"	0.091
Ceilings and roofs of light color	"U"	
Ceilings and roofs of dark color	"U"	0.040
Floors	"U"	0.051
Air ducts in floor	"U"	
Air ducts in ceiling	"U"	
Air Ducts installed outside the home	"U"	0.12

The following are the duct areas in this house

Air ducts in the floor	121	Sq. Ft.
Air ducts in the ceiling		Sq. Ft.
Air ducts outside the home	65.4	Sq. Ft.

To determine the required capacity of the equipment to cool a home efficiently and economically, cooling load (heat gain) calculation is required. The cooling load is dependent on the orientation location and the structure of the home. Central air conditioner operates most efficiently and provide the greatest comfort when their capacity closely approximates the calculated cooling load. Each home's air conditioner should be sized in accordance with Chapter 22 of the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals once the location and orientation are known.



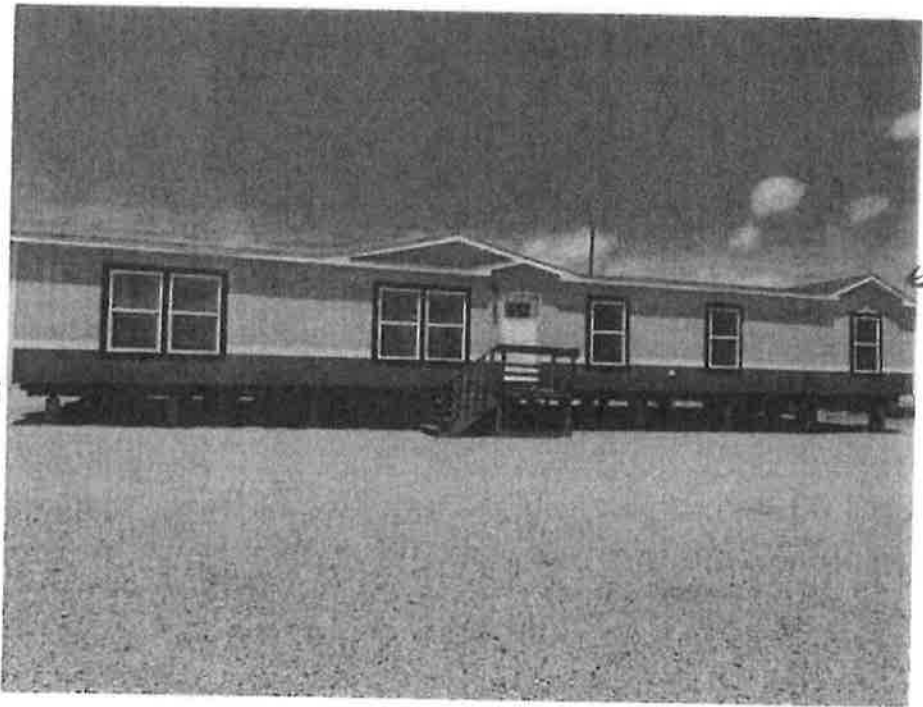
CLIMATE ZONE: (1) Zone 1 (2) Zone 2 (3) Zone 3

UNIVERSITY MAP

"NATURAL"
SMART PANEL
SIDING

"SMOKEHOUSE"
SMART PANEL
ACCENT

20 YEAR
SHINGLES BY
CERTAINTEED



WARNING

PLOT PLANS FOR ZONING AUTHORIZATION

The location information you provide on your plot plan must be accurate. You must be certain of your property boundaries. Locate all of your property corner pins in determining your property lines. If you are unable to locate your property pins to accurately establish your property lines, we strongly encourage you retain the services of a professional land surveyor registered in the State of Colorado.

DO NOT USE THE EDGE OF THE ROADWAY TO ESTABLISH YOUR PROPERTY LINES. The public right-of-way is generally much wider than the roadway itself and the roadway may not be centered in the middle of the right-of-way.

DO NOT RELY ON EXISTING FENCE LINE TO ESTABLISH YOUR PROPERTY LINES. Although fence lines may reflect lines of historic occupation, they do not necessarily reflect lines of ownership.

Failure to properly establish the exact location of your property lines may result in the improper location of structures on your property and therefore violate the required setback standards of your zone district. The Pueblo County Zoning Board of Appeals may deny zoning setback variances in those cases where proper diligence was not followed to accurately establish property lines or property boundaries.

I hereby attest I have read and understand the above statements.

X

(Signature of Applicant)

DATE: 7/29/21

NOTE TO HOMEOWNERS AND RESIDENTIAL BUILDERS

As of January 1, 2006, Pueblo County has adopted outdoor lighting regulations as part of the Pueblo County Code, Title 17, *Land Use*, Chapter 17.120, *Supplementary Regulations*, Section 17.120.180, *Outdoor Lighting*. These Outdoor Lighting Regulations apply to:

All new outdoor Industrial and Commercial Use Lighting;

All externally illuminated signs;

Residential outdoor lighting of one hundred-fifty (150) watts or more for each light fixture, and/or fluorescent lights of twenty (20) watts or more per fixture.

*** All residential lighting installed with lamps that exceed 150 watts for each light fixture, and/or fluorescents lights of twenty watts or more per fixture shall be shielded (full cutoff) in conformance with the Pueblo County Code, Title 17, *Land Use*, Chapter 17.120, *Supplementary Regulations*, Section 17.120.180, *Outdoor Lighting*.

The installation of outdoor lights which do not comply with the standards set fourth in the Pueblo County Code, Title 17, *Land Use*, Chapter 17.120, *Supplementary Regulations*, Section 17.120.180, *Outdoor Lighting* will be considered a zoning violation, and may result in legal action being instituted against the property owner by Pueblo County. Under Colorado law if the Court determines that you have violated the Pueblo County Code it must impose a fine of at least \$250.00 and has discretion to impose a greater fine not to exceed \$500.00

I have read and understand the requirements for residential outdoor lighting and the possible penalties for improper installation.

X

(Signature of Applicant)

DATE 7/29/21



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 HART FRANCIS HART
 Mailing Address: 3005 BAY STATE AVE APT 211 City: PUEBLO
 State: CO ZIP: 81005 Telephone: 719 845-7599

CONTRACTOR
 Contractor: BRADY REPPHUN WIDELAD INC
 Mailing Address: 1011 W EL NIDO City: PUEBLO
 State: CO ZIP: 81007 Telephone: 719 240 4437

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

Lot: Parcel A Unit: 6 Legal address, (please verify with CC Metro District): 5293 W. GRANEROS
 Type construction: MANUFACTURED Mobile homes: New Used - Year built: 2021
 Floor area square footage: 2001 Square footage required by covenants: N/A

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

have read and agree to abide by the unit's protective covenants for which this application is submitted:
 Property owner's signature: _____ Date: _____

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

Data Plate

CMH MANUFACTURING, INC.

CLAYTON HOMES
2500 MAIN ST.
PO BOX 1310
SULPHUR SPRINGS, TN 37482

Date of Manufacture: **00938** Plant # **NTA2038563** Model # **NTA2038564**

Manufacturer's Serial Number and Model Unit Designation

CSS024006TXR5 **3HSJC28764AB21**

Designed Approval by (P.A.P.A.):

HWC

The manufacturer's name is shown in large letters on the Manufacturer's Home Construction and Safety Standards as part of the name of the manufacturer. The information provided on this plate is complete and is not to be altered or removed. For more information, contact the manufacturer.

The factory installed equipment includes:

Equipment	Manufacturer	Model Designation
SMOKE DETECTOR	FIRST ALERT	9120B & SC9120B
HEATING AND/OR AC	CARRIER	RV5BEM0501714A1
WATER HEATER	EHEZM	E402RH95
WASHER	N/A	N/A
DRYER	N/A	N/A
GARBAGE DISPOSAL	N/A	N/A
FOR COOKING	FRIGIDAIRE	FFEF1054TS7
REFRIGERATOR	FRIGIDAIRE	FFS2615T03
DISHWASHER	FRIGIDAIRE	FFCD241JUS2A
MICROWAVE	FRIGIDAIRE	FFHW1745TS
FIREPLACE	N/A	N/A
FACUZZI	N/A	N/A

Manufactured Home Constructed for **Zone 1**

This home has not been designed for the other wind directions and loading methods required for coastal areas and should not be located within 1500 ft of the nearest of the wind zone boundary. The home and its anchoring and foundation system have been designed for the wind requirements specified for Zone 1 in ANSI/AISC 7-88.

Has Not been designed for other pressure coverings for wind and exterior door openings. For homes designed for Zone 1, a wind speed of 115 mph has been assumed with a gust factor of 1.0. It is strongly recommended that the home be made ready to be occupied with these devices in accordance with the method recommended in the manufacturer's printed instructions.

This manufacturer's home **IS NOT** designed to be located in the wind zone 1 or 2. It is strongly recommended that the home be made ready to be occupied with these devices in accordance with the method recommended in the manufacturer's printed instructions.



DO NOT REMOVE

Comfort Heating

This manufactured home has been designed to conform with the requirements of the Federal Manufacture Home Construction and Safety Standards for a structure with a heating system.

Heating equipment (manufacturer and model) (see table below):
The stove heating equipment has the capacity to maintain an average of 70°F temperature in this home at outside temperatures of 30°F.
To maintain furnace operating efficiency and to conserve energy, it is recommended that this home be installed where the outside winter design temperature (7.5°F) is not higher than 5°F.
The above information has been calculated assuming a mean wind velocity of 15 m.p.h. standard atmospheric conditions.

Comfort Cooling

Air Conditioner provided at factory (Alternate I)

Air conditioner (manufacturer and model) (see table below):
The air conditioner and registration information is shown on the appropriate air conditioning and registration information. The central air conditioning system provided for this home has been sized for a given orientation of the home (the wind of the home facing). For this home, the system is designed to maintain an indoor temperature of 75°F when outdoor temperatures are 95°F dry bulb and 75°F wet bulb.

The temperature to which this system can be cooled will change depending upon the amount of exposures of the windows of this home to the sun's radiant heat. Therefore, the home's heat gain will vary depending upon its orientation to the sun and any permanent shading provided. Information concerning the calculation of cooling loads at various locations, window exposure and shading are provided in Chapter 22 of the 1985 edition of the ASHRAE Handbook of Fundamentals.

Information necessary to calculate cooling load at various locations and orientations is provided in the specific comfort cooling information provided with this manufactured home.

Air Conditioner not provided at factory (Alternate II)

The air conditioning system of this home is suitable for the installation of the central air conditioning system. The air conditioning system installed in this home is the size for the manufactured home's total air conditioning system of 37,333 B.T.U./hr. rated capacity which is certified in accordance with the appropriate air conditioning and registration information standards. The air conditioning system is rated at 0.5 air/water ratio. Data, analysis or information necessary to use water cooling loads at various locations and orientations is provided in Chapter 22 of the ASHRAE Handbook of Fundamentals.

Air Conditioner not recommended (Alternate III)

The air conditioning system of this home has not been designed in anticipation of its use with a central air conditioning system.

INFORMATION PROVIDED BY THE MANUFACTURER NECESSARY TO CALCULATE SENSIBLE HEAT GAIN

Walls (with or without windows and doors)	U _w	0.063
Ceilings and roofs of light color	U _r	
Ceilings and roofs of dark color	U _r	0.037
Floors	U _f	0.053
Air ducts in floor	U _d	
Air ducts in ceiling	U _d	
Air ducts installed outside the home	U _d	0.12

The following are the duct areas in this house:

Air ducts in the floor	159	Sq. Ft.
Air ducts in the ceiling		Sq. Ft.
Air ducts outside the home	78.9	Sq. Ft.

To determine the required capacity of the equipment to cool a home efficiently and economically, cooling load (heat gain) calculation is required. Cooling load is dependent on the location, orientation and the structure of the home. A central air conditioner operates most efficiently and provides the greatest comfort when the capacity closely approximates the calculated cooling load. Each home's air conditioning should be sized in accordance with Chapter 22 of the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals or the location and orientation are known.



DO NOT REMOVE

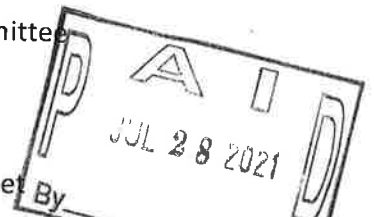


RECEIVED Colorado City Architectural Advisory Committee

JUN 29 2021

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: ANTRIM AND ASSOCIATES LLC
Mailing Address: PO BOX 2423 City: PUEBLO
State: CO ZIP: 81004 Telephone: 719-251-1186

CONTRACTOR

Contractor: ANTRIM AND ASSOCIATES LLC
Mailing Address: PO BOX 2423 City: PUEBLO
State: CO ZIP: 81004 Telephone: 719 251-1186

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

R-1 PARCEL # 4618214132

Lot: 692 Unit: 14 Legal address, (please verify with CC Metro District): 4821 E. Johnson
COLORADO CITY ANNEXED

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

Floor area square footage: 1400 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
- 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

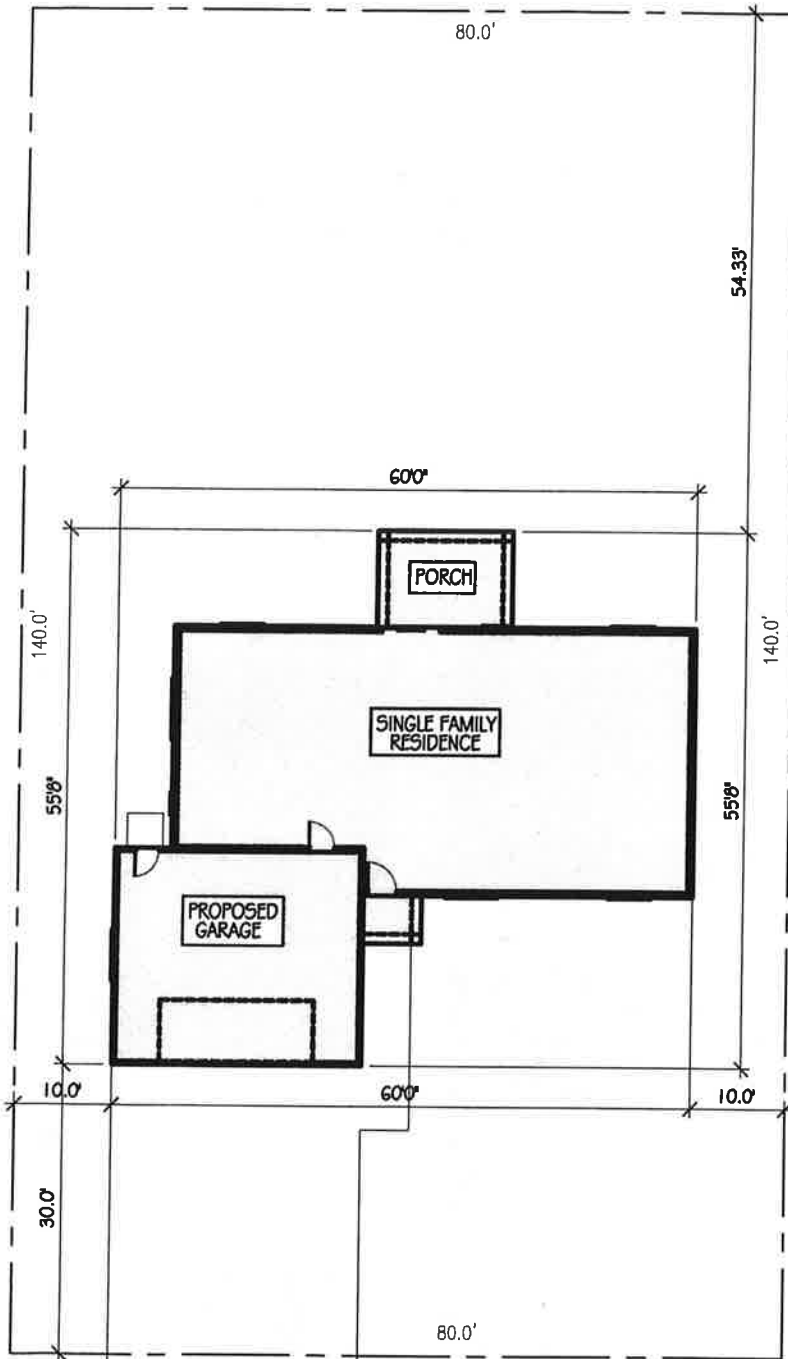
I have read and agree to abide by the unit's protective covenants for which this application is submitted:

Property owner's signature: Randy Davenport Date: 7-29-21

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

Property lines + structure lines marked
measure sides, rear, front-setbacks ok to build BSG 7-29-21

ALLEYWAY



PUEBLO COUNTY DEPARTMENT OF PLANNING AND ZONING CHECKLIST

INCLUDED	ASSESSOR'S PARCEL NUMBER	PARCEL SCHEDULE # 4618214132
INCLUDED	SQUARE FOOTAGE OF PROPOSED STRUCTURE	MAIN FLOOR LIVING 1400.0 TOTAL UNDER ROOF 2155.0
N/A	SQUARE FOOTAGE OF EXISTING STRUCTURE	N/A
INCLUDED	STRUCTURE HEIGHT	10'-4" OFF FINISHED GRADE
N/A	LOCATION & SIZE OF EXISTING FENCES, WALLS	N/A
INCLUDED	DIMENSIONS OF THE PARCEL	SEE PLOT
	EASEMENTS/BUILDING SETBACK LINES	SEE PLOT
	LEGAL DESCRIPTION	LOT # 692 UNIT #14 COLORADO CITY (COLORADO)
	ADDRESS OF PROPERTY	4821 EAST JEFFERSON DR. COLORADO CITY (COLORADO) 81019
N/A	STREET NAME AND ADJACENT STREET	N/A
INCLUDED	NORTH ARROW	SEE PLOT
INCLUDED	ALL LOCATIONS & DISTANCES TO PROP. STRUCTURES	SEE PLOT
N/A	LOCATION & DISTANCES TO EXISTING STRUCTURES IF APPL.	N/A



4821 EAST JEFFERSON DR. COLORADO CITY (COLORADO) 81019

PLOT PLAN

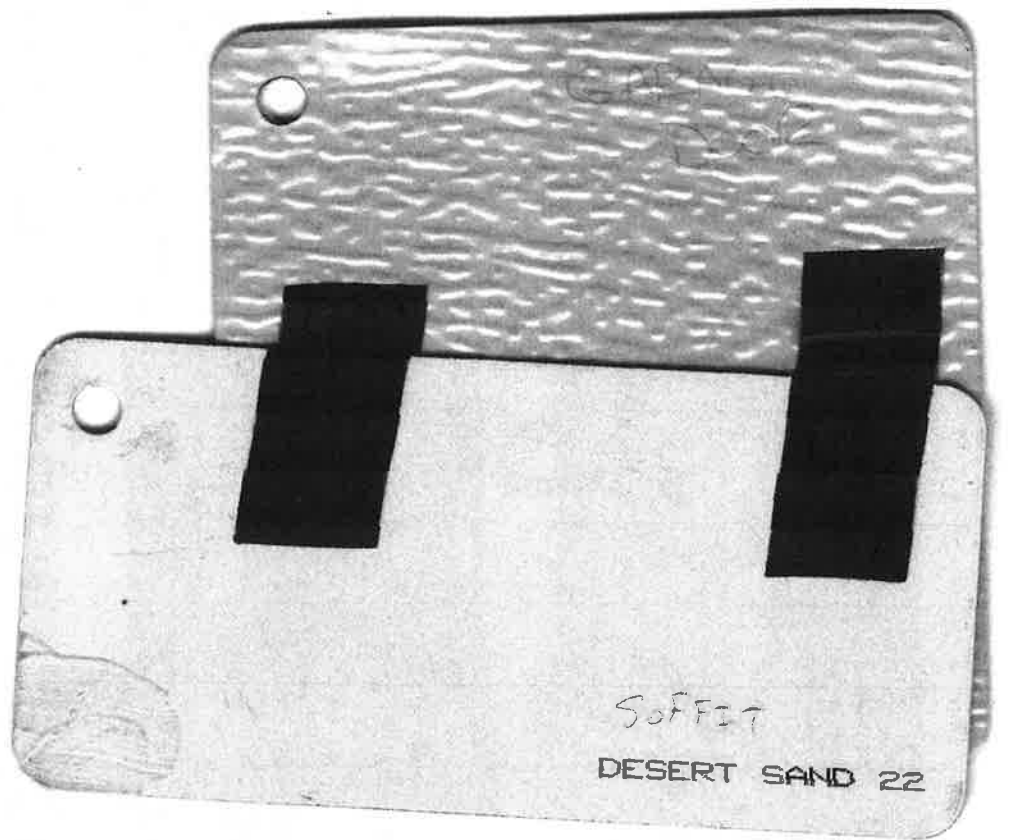
SCALE: 1" = 20'-0"

BUILDER/OWNER:	A SINGLE FAMILY RESIDENCE THE CATALPA MODEL HOME
DATE:	7-2021
ADDRESS:	4821 EAST JEFFERSON DR. COLORADO CITY (COLORADO) 81019
LEGAL DESCRIPTION:	LOT # 692 UNIT #14 COLORADO CITY (COLORADO) PARCEL SCHEDULE # 4618214132

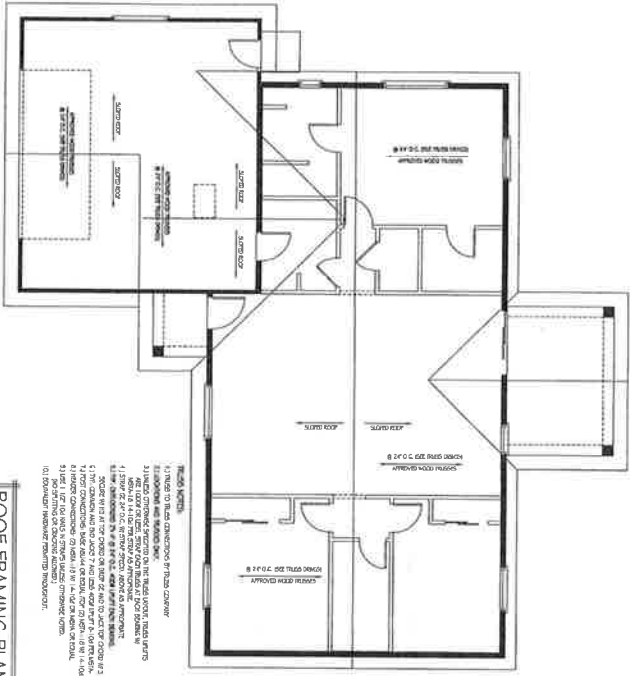
ATT. DAVE WEIRICH
702 POLK STREET
PUEBLO, COLORADO 81004
(719) 299-4784 fax
(719) 240-9468 cell
(719) 744-0544 office

EMAIL-dave@advanceddb.com
EMAIL-david.weirich@yahoo.com



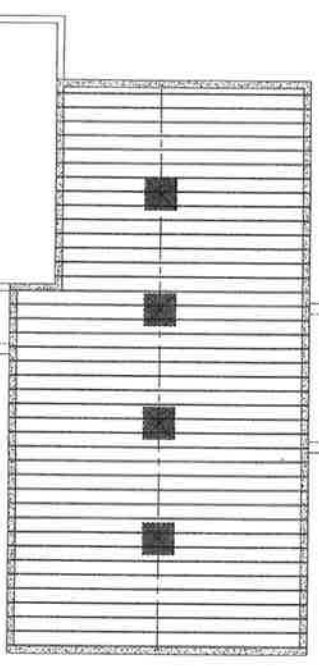


SOFFIT
DESERT SAND 22



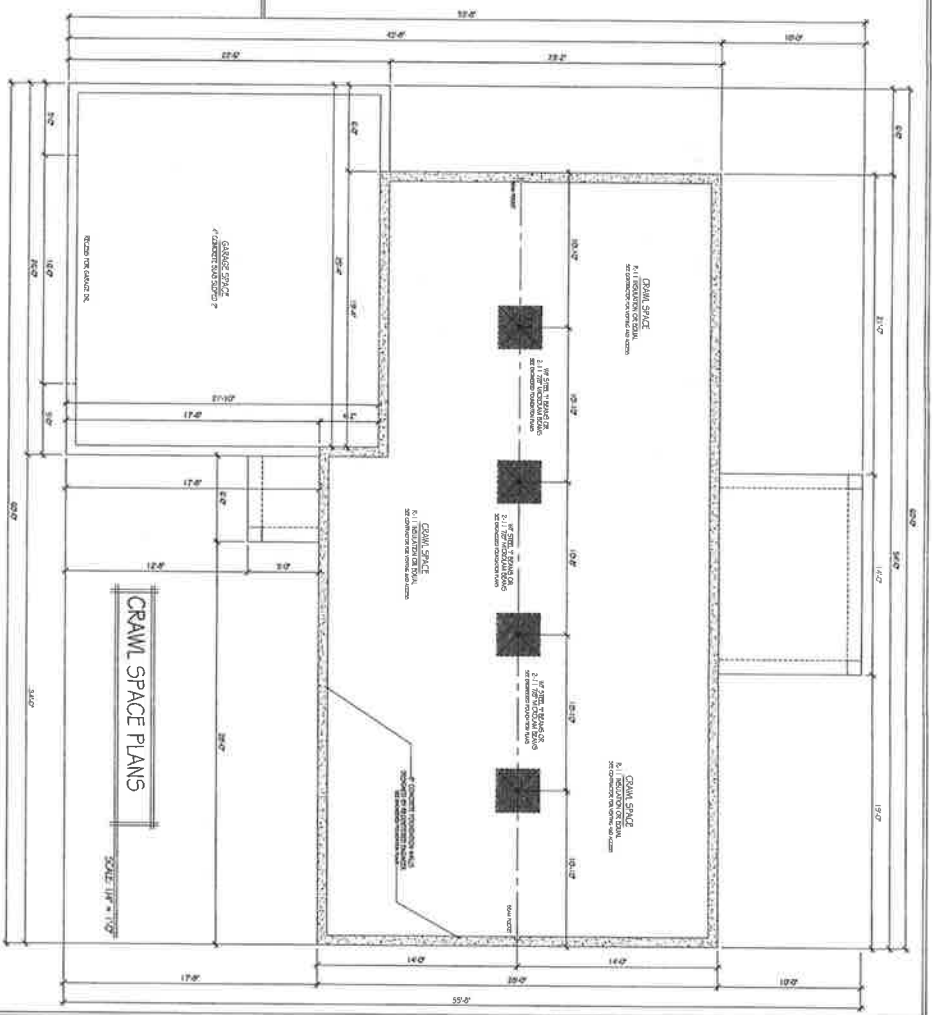
- TRUSS SYSTEM**
- 1) TRUSS TO BE AS MANUFACTURED BY TRUSS COMPANY
 - 2) JOISTING AND BRACING PER 2018 IBC
 - 3) ALL JOISTING AND BRACING TO BE 2x6 SIPS
 - 4) JOISTING TO BE 2x6 SIPS
 - 5) JOISTING TO BE 2x6 SIPS
 - 6) JOISTING TO BE 2x6 SIPS
 - 7) JOISTING TO BE 2x6 SIPS
 - 8) JOISTING TO BE 2x6 SIPS
 - 9) JOISTING TO BE 2x6 SIPS
 - 10) JOISTING TO BE 2x6 SIPS

ROOF FRAMING PLANS



FLOOR FRAMING PLANS

SCALE: 1/8" = 1'-0"



CRAWL SPACE PLANS

SCALE: 1/8" = 1'-0"

FINISH THICKNESS FOR FLOOR FINISH

Room	Finish	Thickness
Living Room	Carpet	3/4"
Bedroom	Carpet	3/4"
Bathroom	Tile	1/2"
Kitchen	Tile	1/2"
Pantry	Tile	1/2"
Hall	Carpet	3/4"
Staircase	Carpet	3/4"
Front Porch	Concrete	4"
Rear Porch	Concrete	4"
Deck	Decking	2"

FINISH THICKNESS FOR FLOOR FINISH

Room	Finish	Thickness
Living Room	Carpet	3/4"
Bedroom	Carpet	3/4"
Bathroom	Tile	1/2"
Kitchen	Tile	1/2"
Pantry	Tile	1/2"
Hall	Carpet	3/4"
Staircase	Carpet	3/4"
Front Porch	Concrete	4"
Rear Porch	Concrete	4"
Deck	Decking	2"

NOTES:

- 1) ALL FINISHES TO BE AS SHOWN ON THIS PLAN.
- 2) ALL FINISHES TO BE AS SHOWN ON THIS PLAN.
- 3) ALL FINISHES TO BE AS SHOWN ON THIS PLAN.
- 4) ALL FINISHES TO BE AS SHOWN ON THIS PLAN.
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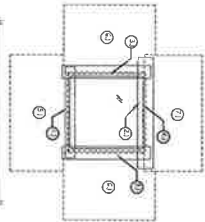
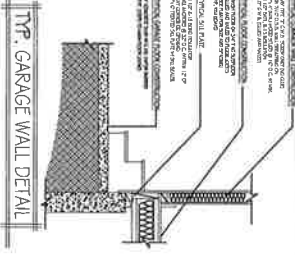
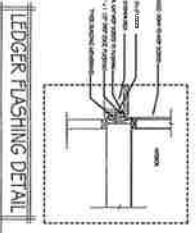
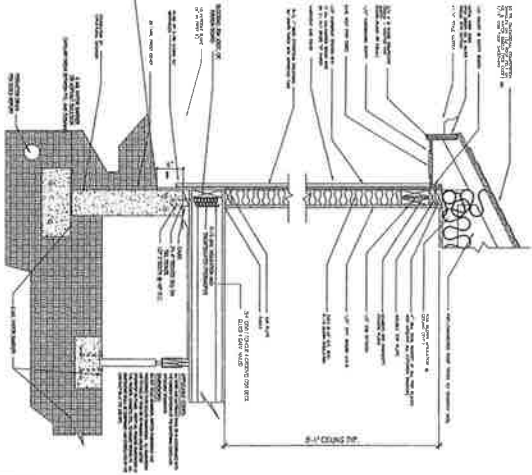
4.0
of
FOUR

DATE: 5/23/2021
SCALE: 1/8" = 1'-0"

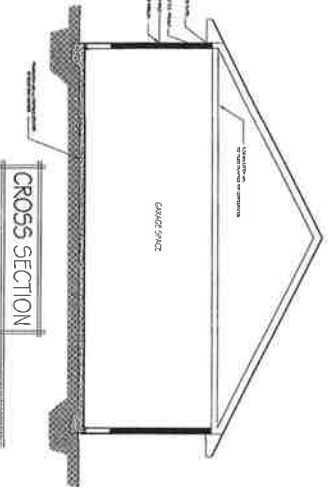
A SINGLE FAMILY RESIDENCE
for
THE CATALPA MODEL HOME
LOT # 632 UNIT #14 - COLORADO CITY (COLORADO)
4621 EAST JEFFERSON DR. COLORADO CITY (COLORADO) 81019
PARCEL SCHEDULE # 4610214132

ADVANCED
HANDHELD, LLC
ATT: DAVE WEIRICH
702 S. GAY STREET
RUSSELL, COLORADO 81004
PH: 970.263.4444
WWW.ADVANCEDHANDHELD.COM

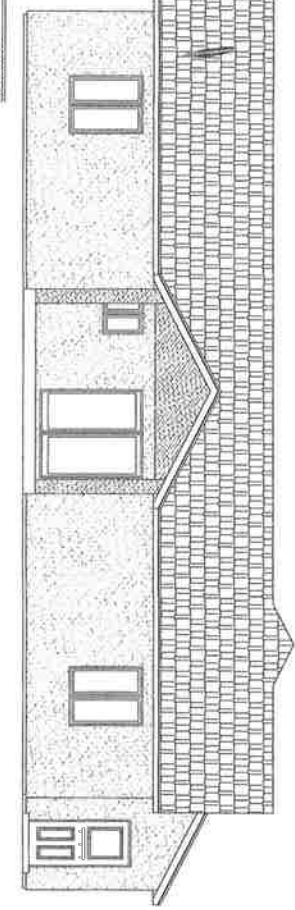
CONDITIONED WALL SECTION



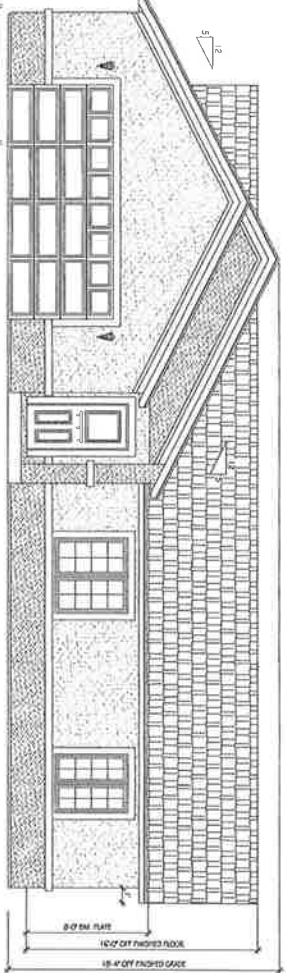
- WINDOW FLASHING DET**
1. WINDOW FRAME
 2. FLASHING
 3. INSULATION
 4. SHEATHING
 5. STUDS



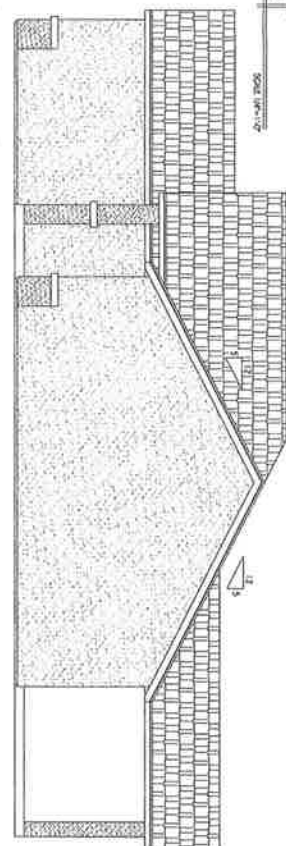
REAR ELEVATION



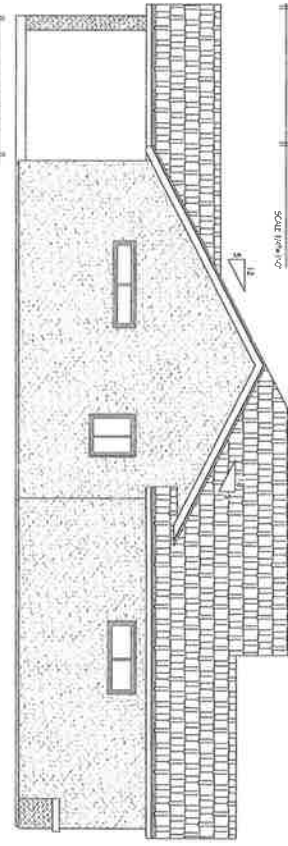
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



A SINGLE FAMILY RESIDENCE
 for
THE CATALPA MODEL HOME
 LOT # 692 UNIT #14 COLORADO CITY (COLORADO)
 4621 EAST JEFFERSON DR. COLORADO CITY (COLORADO) 81019
 PARCEL SCHEDULE # 4616214132

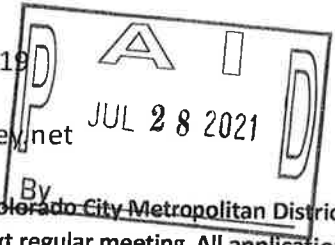
ADVANCED
 ARCHITECTURAL LLC
 P.O. BOX 1000
 PUEBLO, COLORADO 81004
 (719) 566-5166 ext. 400
 (719) 724-2924 office
 Email: info@advancedarch.com

CONSTRUCTION NOT BEG
 UNTIL THE FUNDING
 INSTRUMENTS HAVE BEEN
 REVIEWED AND APPROVED
 BY THE LOCAL GOVERNMENT
 AGENCY. THE CONTRACTOR
 SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY
 PERMITS AND APPROVALS
 FROM THE LOCAL GOVERNMENT
 AGENCY. THE CONTRACTOR
 SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY
 PERMITS AND APPROVALS
 FROM THE LOCAL GOVERNMENT
 AGENCY.

SCALE: AS SHOWN
 2.0 of FOUR



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



RECEIVED
 JUN 29 2021

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: ANTRIM AND ASSOCIATES LLC
 Mailing Address: PO BOX 2423 City: PUEBLO
 State: CO ZIP: 81004 Telephone: 719-251-1186

CONTRACTOR

Contractor: ANTRIM AND ASSOCIATES LLC
 Mailing Address: PO BOX 2423 City: PUEBLO
 State: CO ZIP: 81004 Telephone: 719-251-1186

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

RE: PARCELT# 4618214165

Lot: 671 Unit: 14 Legal address, (please verify with CC Metro District): 4863 E. Jefferson
COLORADO CITY AMENDED

Type construction: NEW RESIDENCE 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
- 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: Randy Devenport Date: 7-29-21

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

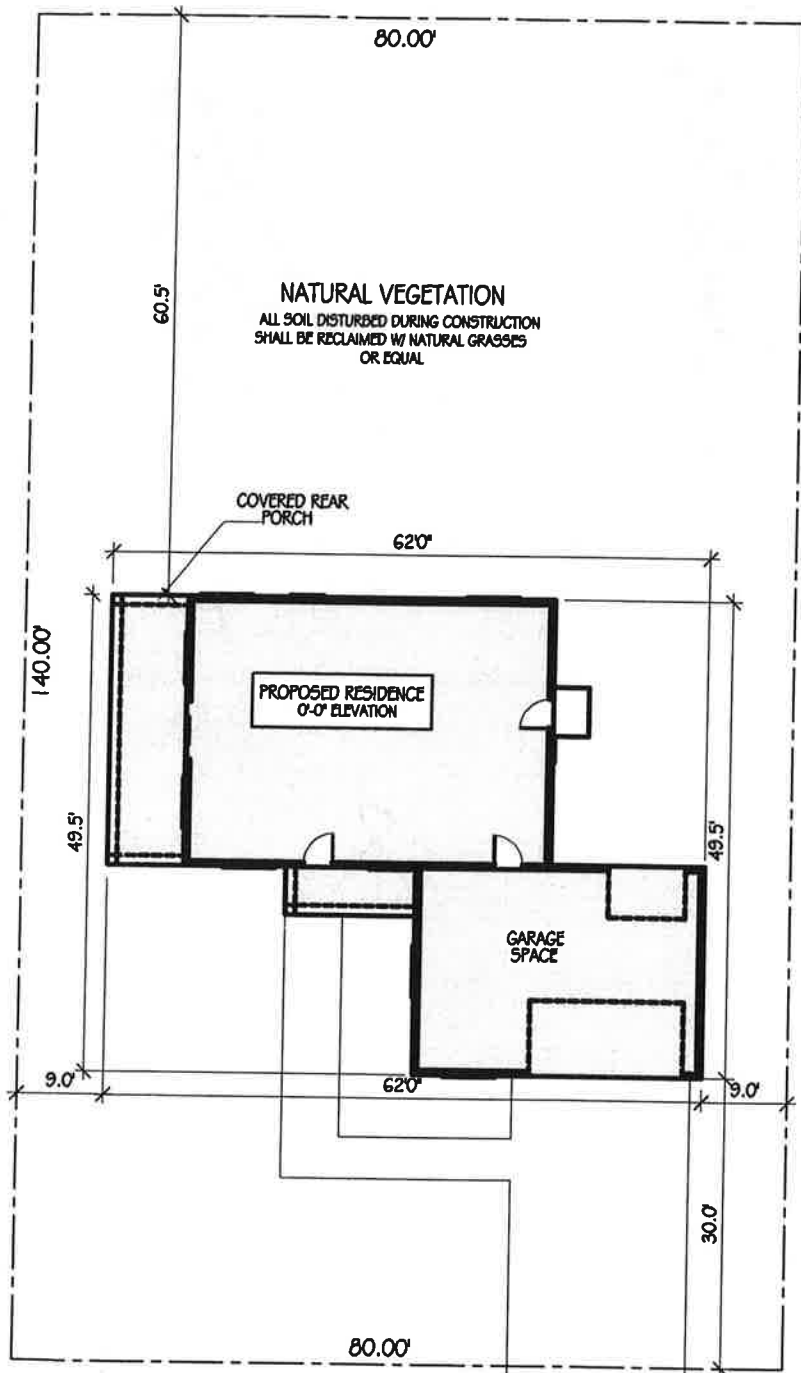
Property & structure lines marked
 measured front sides & rear - setbacks OK to build.

Bob 7-29-21

ALLEYWAY

**PUEBLO COUNTY DEPARTMENT OF PLANNING
AND ZONING CHECKLIST**

INCLUDED	o ASSESSOR'S PARCEL NUMBER	PARCEL SCHEDULE # 4618214165
INCLUDED	o SQUARE FOOTAGE OF PROPOSED STRUCTURE	MAIN FLOOR LIVING 1064.0' TOTAL UNDER ROOF 2028.0'
N/A	o SQUARE FOOTAGE OF EXISTING STRUCTURE	N/A
INCLUDED	o STRUCTURE HEIGHT	10'-0" OFT FINISHED GRADE
N/A	o LOCATION & SIZE OF EXISTING FENCES, WALLS	N/A
INCLUDED	o DIMENSIONS OF THE PARCEL	SEE PLOT
INCLUDED	o EASEMENTS/BUILDING SETBACK LINES	SEE PLOT
INCLUDED	o LEGAL DESCRIPTION	LOT 671 UNIT 14 (COLORADO CITY) COLORADO
INCLUDED	o ADDRESS OF PROPERTY	4863 EAST JEFFERSON BLVD. (COLORADO CITY) COLORADO 81019
N/A	o STREET NAME AND ADJACENT STREET	N/A
INCLUDED	o NORTH ARROW	SEE PLOT
INCLUDED	o ALL LOCATIONS & DISTANCES TO PROP. STRUCTURES	SEE PLOT
N/A	o LOCATION & DISTANCES TO EXISTING STRUCTURES IF APPL.	N/A



NATURAL VEGETATION
ALL SOIL DISTURBED DURING CONSTRUCTION
SHALL BE RECLAIMED W/ NATURAL GRASSES
OR EQUAL

COVERED REAR PORCH

PROPOSED RESIDENCE
0'-0" ELEVATION

GARAGE SPACE



4863 EAST JEFFERSON BLVD. (COLORADO CITY) COLORADO 81019

PROPOSED 20' FT. WIDE PAN W/
6" MIN. CONCRETE AT RIGHT OF WAY
DRIVE SHALL EXTEND FROM CONCRETE PAD
TO EXISTING ROAD (SEE CONTRACTOR FOR DETAIL)

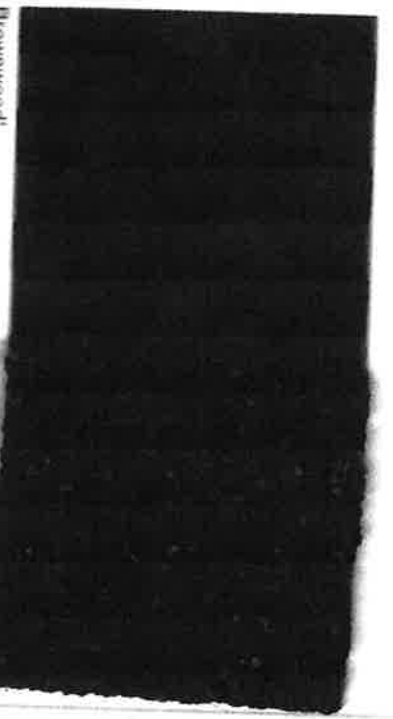
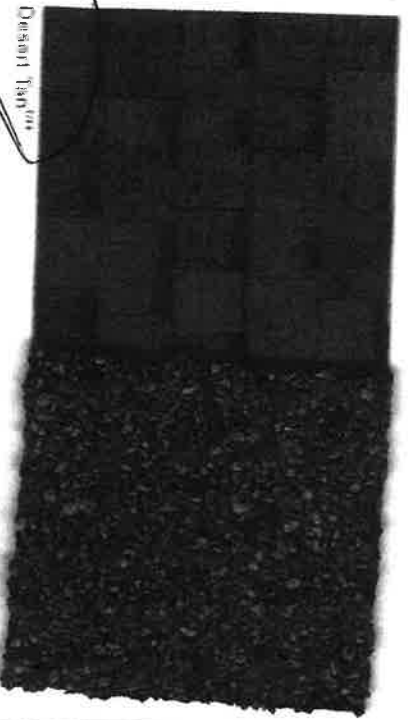
PLOT PLAN LANDSCAPE SCALE: 1" = 20'-0"

BUILDER/OWNER:	THE PUSILLO RESIDENCE
DATE:	7-2021
ADDRESS:	4863 EAST JEFFERSON BLVD. (COLORADO CITY) COLORADO 81019
LEGAL DESCRIPTION:	LOT 671 UNIT 14 (COLORADO CITY) COLORADO PARCEL SCHEDULE # 4618214165

ATT. DAVE WEIRICH
702 POLK STREET
PUEBLO, COLORADO 81004
(719) 299-4784 fax
(719) 240-9468 cell
(719) 744-0544 office
EMAIL-dave@advanceddb.com
EMAIL-david.weirich@yahoo.com

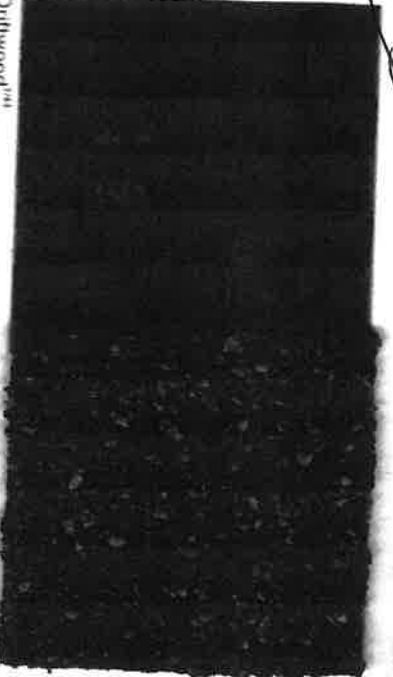
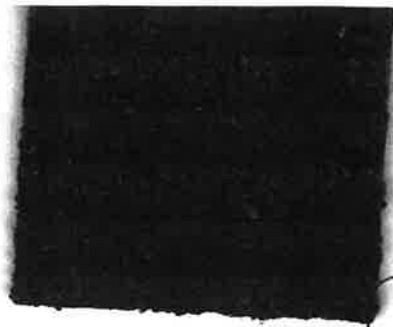


- Limited Lifetime WarrantySM (for as long as you own your home)
- 110/130-MPH Wind Resistance Limited WarrantySM



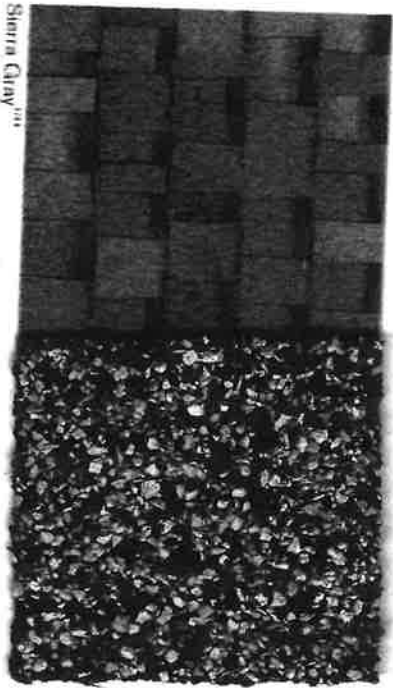
Desert TanSM

Brownwood[®]



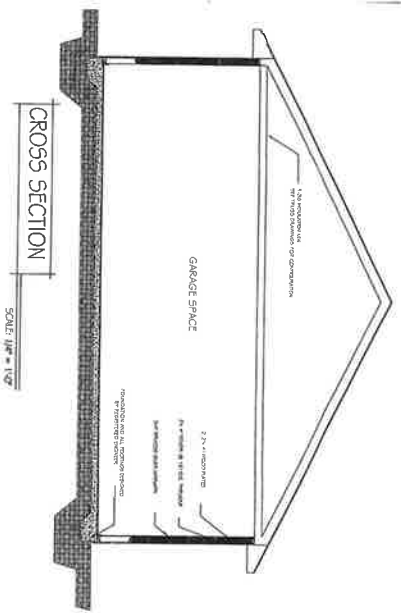
DriftwoodSM

Onyx Black[®]

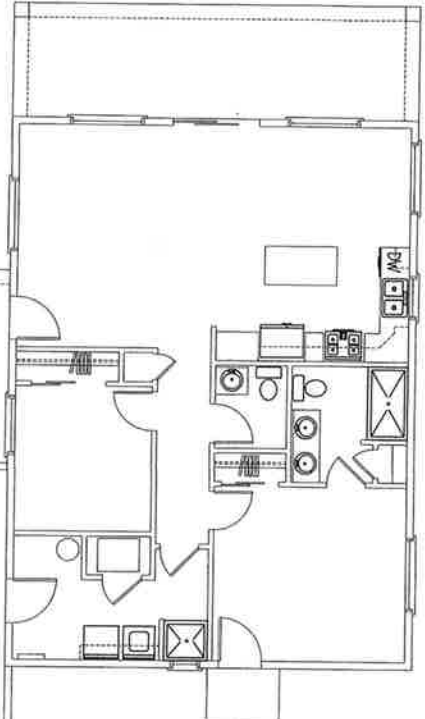


Sierra GraySM

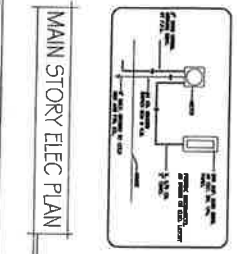
Alabaster White[®]



CROSS SECTION
SCALE: 1/8" = 1'-0"



MAIN STORY FLOOR PLAN
SCALE: 1/8" = 1'-0"



MAIN STORY ELEC PLAN

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE COLORADO ELECTRICAL CODE (CEC).
2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
3. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL ORDINANCES.
5. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF COLORADO CITY ORDINANCES.
6. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF PUEBLO ORDINANCES.
7. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF COLORADO CITY ORDINANCES.
8. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF PUEBLO ORDINANCES.
9. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF COLORADO CITY ORDINANCES.
10. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF PUEBLO ORDINANCES.

SQUARE FOOTAGE CHART

ROOM	AREA	TOTAL
LIVING ROOM	1,200 SF	1,200 SF
DINING ROOM	1,000 SF	1,000 SF
KITCHEN	800 SF	800 SF
MASTER SUITE	1,000 SF	1,000 SF
BEDROOM #2	800 SF	800 SF
BATH	400 SF	400 SF
LAUNDRY	200 SF	200 SF
GARAGE SPACE	1,000 SF	1,000 SF
TOTAL	6,600 SF	6,600 SF

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE COLORADO RESIDENTIAL CODE (CRC).
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL ORDINANCES.
3. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF COLORADO CITY ORDINANCES.
4. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF PUEBLO ORDINANCES.
5. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF COLORADO CITY ORDINANCES.
6. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF PUEBLO ORDINANCES.
7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF COLORADO CITY ORDINANCES.
8. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF PUEBLO ORDINANCES.
9. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF COLORADO CITY ORDINANCES.
10. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF PUEBLO ORDINANCES.

30 of FOUR

A SINGLE FAMILY RESIDENCE
for
THE PUSILLO RESIDENCE
4863 EAST JEFFERSON BLVD. (COLORADO CITY) COLORADO 81019
LOT 671 UNIT 14 (COLORADO CITY) COLORADO
PARCEL SCHEDULE # 4618214165

DATE: 6-24-2021
DRAWN BY: [Name]
CHECKED BY: [Name]

ADVANCED ARCHITECTURE
ATT: DAVE HENRICH
710 FOX STREET
PUEBLO, COLORADO 81004
719-259-4124
719-259-4125
719-259-4126
719-259-4127
719-259-4128
719-259-4129
719-259-4130
719-259-4131
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719-259-4150



RECEIVED
RECEIVED

P.O. Box 20229

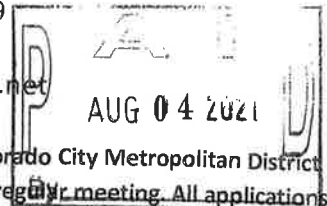
Colorado City, Colorado 81019

AUG 05 2021

719 676-3396

JUN 29 2021

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: ANTREM AND ASSOCIATES LLC
Mailing Address: PO BOX 2423 City: PUEBLO
State: CO ZIP: 81004 Telephone: 719-251-1186

CONTRACTOR

Contractor: ANTREM AND ASSOCIATES LLC
Mailing Address: PO BOX 2423 City: PUEBLO
State: CO ZIP: 81004 Telephone: 719-251-1186

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

Lot: RZ 659 Unit: 14 PARCEL # 4618214155 4877 E. Jefferson
Legal address, (please verify with CC Metro District): U-14 L-659 COLORADO CITY AMCVISES

Type construction: STICK BUILT / NEW RESIDENCE Mobile homes: New Used - Year built: _____

Floor area square footage: 1400 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
- 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

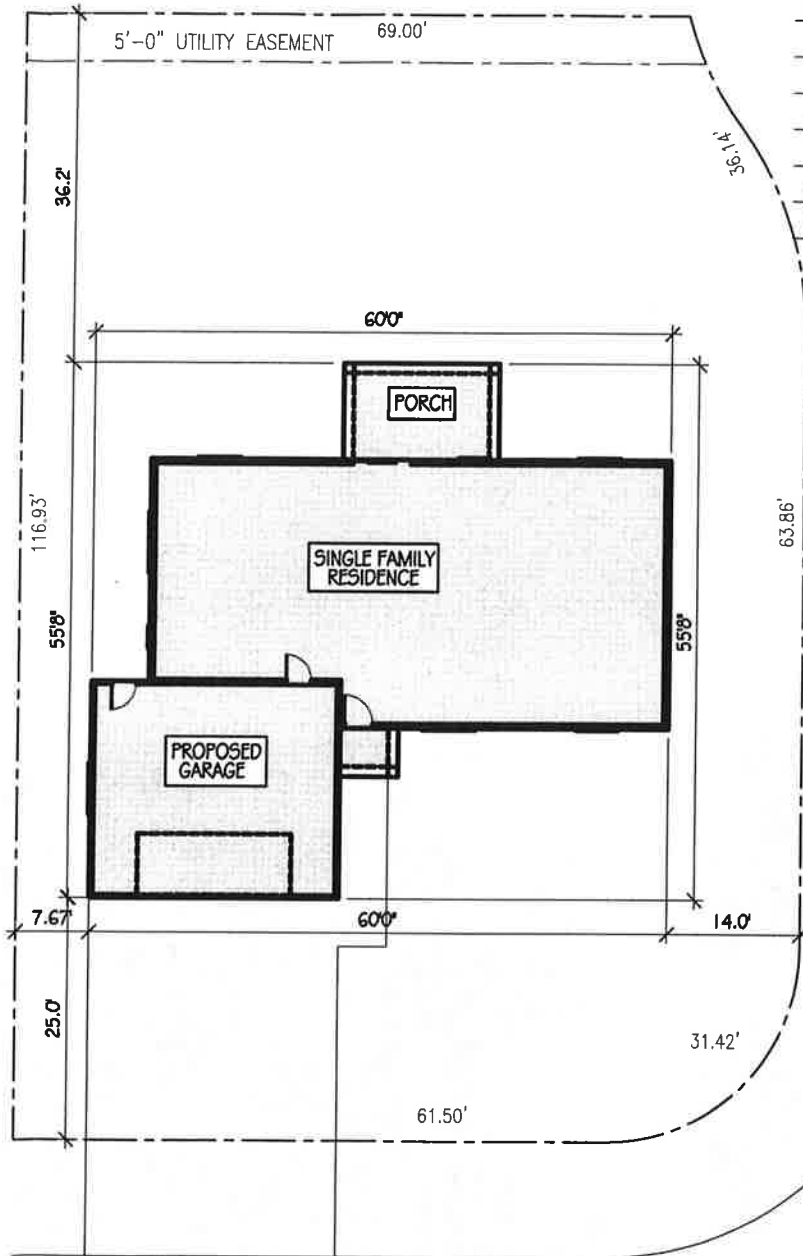
I have read and agree to abide by the unit's protective covenants for which this application is submitted:

Property owner's signature: Randy Decept Date: 8-5-21

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

**PUEBLO COUNTY DEPARTMENT OF PLANNING
AND ZONING CHECKLIST**

INCLUDED	o ASSESSOR'S PARCEL NUMBER	PARCEL SCHEDULE # 4618214155
INCLUDED	o SQUARE FOOTAGE OF PROPOSED STRUCTURE	MAIN FLOOR LIVING 1408.0 TOTAL UNDER ROOF 2155.0
N/A	o SQUARE FOOTAGE OF EXISTING STRUCTURE	N/A
INCLUDED	o STRUCTURE HEIGHT	18'-4" O.T.F. FINISHED GRADE
N/A	o LOCATION & SIZE OF EXISTING FENCES, WALLS	N/A
INCLUDED	o DIMENSIONS OF THE PARCEL	SEE PLOT
	o EASEMENTS/BUILDING SETBACK LINES	SEE PLOT
	o LEGAL DESCRIPTION	LOT # 659 UNIT #14 COLORADO CITY (COLORADO)
	o ADDRESS OF PROPERTY	4877 EAST JEFFERSON DR. COLORADO CITY (COLORADO) 81019
N/A	o STREET NAME AND ADJACENT STREET	N/A
INCLUDED	o NORTH ARROW	SEE PLOT
INCLUDED	o ALL LOCATIONS & DISTANCES TO PROP. STRUCTURES	SEE PLOT
N/A	o LOCATION & DISTANCES TO EXISTING STRUCTURES IF APPL.	N/A



EAST JEFFERSON CT. COLORADO CITY (COLORADO)



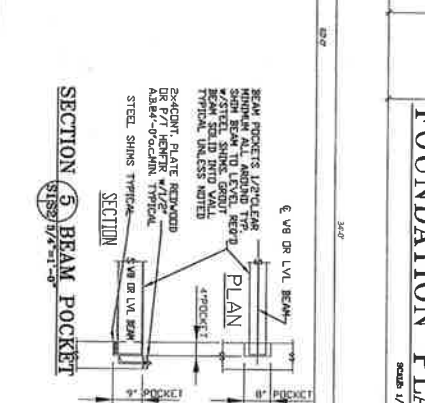
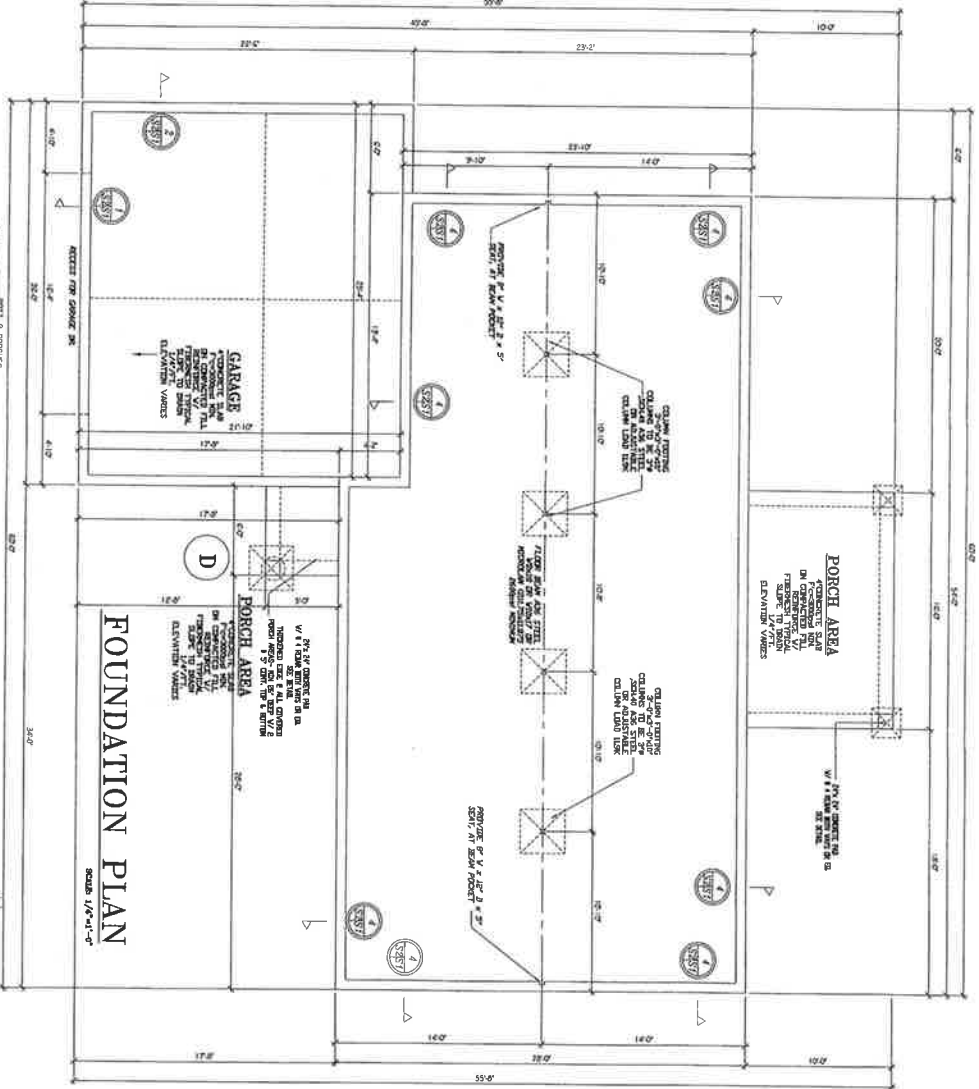
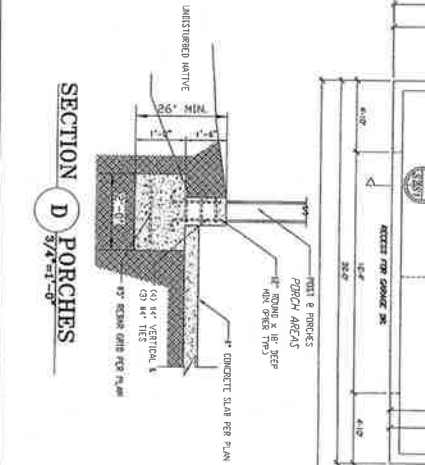
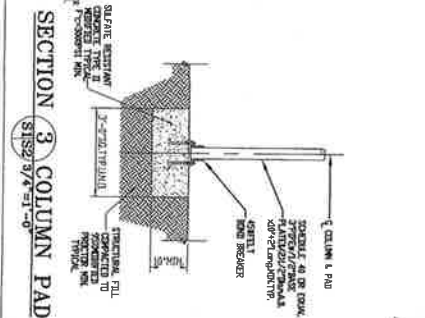
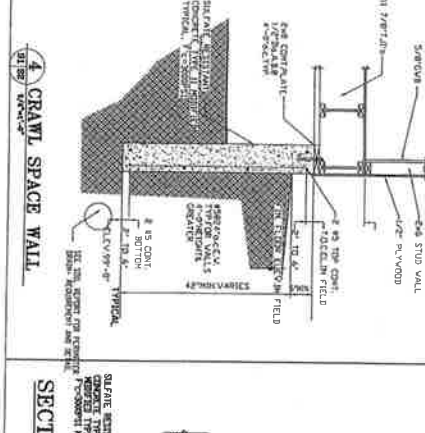
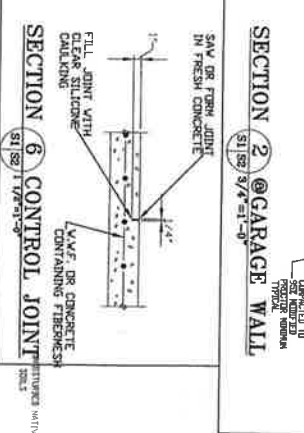
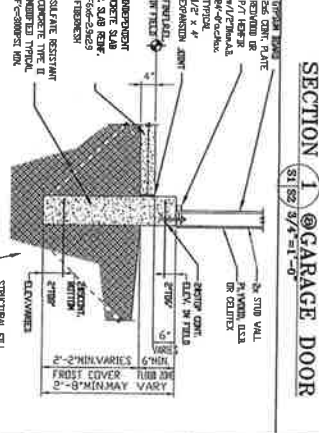
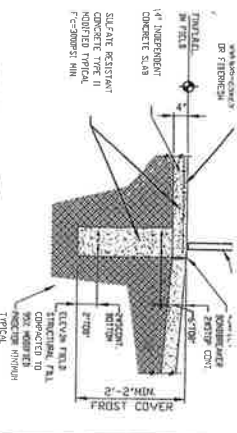
4877 EAST JEFFERSON DR. COLORADO CITY (COLORADO) 81019

PLOT PLAN
SCALE: 1" = 20'-0"

BUILDER/OWNER:	A SINGLE FAMILY RESIDENCE THE CATALPA MODEL HOME
DATE:	7-2021
ADDRESS:	4877 EAST JEFFERSON DR. COLORADO CITY (COLORADO) 81019
LEGAL DESCRIPTION:	LOT # 659 UNIT #14 COLORADO CITY (COLORADO) PARCEL SCHEDULE # 4618214155

ATT. DAVE WEIRICH
702 FOLK STREET
PUEBLO, COLORADO 81004
(719) 299-4784 fax
(719) 240-9468 cell
(719) 744-0544 office
EMAIL: dave@advanceddb.com
EMAIL: dave.weirich@yahoo.com





**FOUNDATION PLANS FOR A SINGLE FAMILY RESIDENCE
THE CATALPA MODEL HOME**

SCALE DESCRIPTION: 1/4" = 1'-0" (FOUNDATION)

DATE: 10/15/11

PROJECT: 19759

BRADLEY J. JOHNSON, ENGINEER

19759

ADVANCED ENGINEERS, INC.

1719 20th St. N.E.

Atlanta, GA 30329

404.525.4444

www.advancedengineers.com

2011 Advanced Professional Seal

1 OF 12

Log #	Control Date	Source	Lot #	Unit #	House #	Street Name	Reference #	Code	Complaint
C1	20200430	W	28	20	2812	Applewood Dr.	4617320052	T-1	Dumpster at street
C2	20200430	W	27	20	2916	Applewood Dr.	4617320137	T-1	Dumpster at street
C3	2020430	W	220	20	2917	Applewood Dr.	4617320147	T-1	Dumpster at street
C4	2020430	W	26	20	2920	Applewood Dr.	4617320138	T-1	Dumpster at street
C5	20200430	W	72	20	2799	Blue Spruce Dr.	7370110132	T-1	Dumpster at street
C6	20200430	W	214	20	2861	Applewood Dr.	4617320048	A-2	Unlicensed Vehicles
C7	20200430	W	41	26	3032	Lunar	4617326033	T-1	Dumpster at street
C8	20200430	W	16	26	3197	Lem St.	4617326016	A-2	Unlicensed Vehicles
C9	20200430	W	190	20	2789	Applewood Dr.	4617320063	T-1	Dumpster at street
C10	20200430	W	202	20	2885	Applewood Dr.	7370110100	T-1	Dumpster at street
C11	20200430	W	24	20	2928	Applewood Dr.	4617320140	T-1	Dumpster at street
C12	20200430	W	207	20	2836	Applewood Ct.	4617320151	T-1	Dumpster at street
C13	20200501	M	142	21		Showalter Dr.	4726121055	V-2	Camper on vacant lot
C14	20200507	M	312	30		Camelot Dr	4734330309	L-1	Blgd Materials on vacant lot
C15	20200521	B	295	21	4377	Showalter Dr.	4726221051	V-2	Vehicle, Destroyed RV , Trash
C16	20200521	B	421	24		Estelle	4735324006	V-2	Camper, Trash, Building?
C17	20200521	B	58	23	4706	Virginia St.	4735323066	T-1	Trash
C18	20200521	B	369	30		Estelle	4734430190	V-2	Camper, Container, Fence
C19	20200521	B	93	24		Patsy Circle & Pinto	4735324283	T-1	Trash
C20	20200521	B	321	24		Patsy Circle	4735324175	V-2	Abandoned Travel Trailer
C21	20200521	B	218	45		Lilooets Dr & Athap	4736345010	T-1	Scattered Trash
C22	20200521	B	297	24		Ruth Place	4735424089	V-2	Abandoned Travel Trailer
C23	20200521	B	59	24		Estelle	4735324287	T-1	Trash
C24	20200521	B	609	5		Cibola	472520519	V-2	Camper?
C25	20200528	C	1285	14	4396	Jefferson	4618414128	S-4	Permanent Storage Container
C26	20201111		143	20	4755	Sante Fe	4714402180	O	chickens
C27	20210409		293	45	2980	Blue Spruce Dr.	4617320194	T-1	Camper on vacant lot Trash
C28	20210409		295	3		Culpepper Drive	4736445073	V-2	Camper, unlicensed Vehicle
C29	20210409			3	4072	Cibola Drive	4726103043	B-1	New Shed/New roof no app to CCAAC
C30	20210409			24	3958	ST HWY 181	4726403243	B-1	Building Shed coop for farm animals
C31	20210408		19	20		Glaz Court		V-2	Camper Trash

Log#	Date	Reference #	House #	Street Name	Com-plaint Code	Date Referred to CCAAC	Date Ref to Planning	Complete Date	Status	Good neighbor	2nd letter
C1	20200430	4617320052	2812	Applewood Dr.	T-1	20200521			completed		6/8/2021
C2	20200430	4617320137	2916	Applewood Dr.	T-1	20200521			completed	11/14/2020	
C3	20200430	4617320147	2917	Applewood Dr.	T-1	20200521		completed	completed	11/14/2020	
C4	20200430	4617320138	2920	Applewood Dr.	T-1	20200521	called			11/14/2020	
C5	20200430	7370110132	2799	Blue Spruce Dr.	T-1	20200521				11/14/2020	
C6	20200430	4617320048	2861	Applewood Dr.	A-2	20200521			completed	11/14/2020	
C7	20200430	46173226033	3032	Lunar Dr.	T-1	20200521		completed	completed	11/14/2020	
C8	20200430	46173226016	3197	Lem St.	A-2	20200521				2/18/2021RT 4/29/21	
C9	20200430	46173220063	2789	Applewood Dr.	T-1	20200521		11/16/20	completed	n/a	
C10	20200430	7370110100	2885	Applewood Dr.	T-1	20200521	called		In Review	11/14/2020	
C11	20200430	4617320140	2928	Applewood Dr.	T-1	20200521	Surgery unable get cleaned up		In Review	11/14/2020	6/8/2021
C12	20200430	4617320151	2836	Applewood Ct.	T-1	20200521		11/19/20	completed	n/a	
C13	20200501	4726121055		Lot 142 U 21	V-2	20200521		11/19/20	completed	Building House	
C14	20200507	4734330309		Lot 312 U 30	L-1	20200521					
C15	20200521	4726221051	4377	Showalter Dr.	V-2	20200521		4/11/21	completed	n/a	
C16	20200521	4735324006		Estelle	V-2	20200521	Called will complete by July 5				6/8/2021
C17	20200521	4735323066	4706	Virginia St.	T-1	20200521	called work		In Review	2/18/2021	
C18	20200521	4734430190		Estelle	V-2	20200521		11/19/20	completed	n/a	
C19	20200521	4735324283		Patsy Circle & Pinto Dr	T-1	20200521			In Review	2/18/2021	6/8/2021
C20	20200521	4735324175		Patsy Circle	V-2	20200521			In Review	2/18/2021	6/8/2021
C21	20200521	4736345010		Lilooets Dr & Athapascan	T-1	20200521		11/19/20		n/a	
C22	20200521	4735424089		Ruth Place	V-2	20200521			In Review	2/18/2021	6/8/2021
C23	20200521	4735324287		Estelle	T-1	20200521			In Review	2/18/2021	6/8/2021
C24	20200521	4725205019		Cibola	V-2	20200521		11/19/20		n/a	
C25	20200528	4618414128	4396	Jefferson	S-4	20200528			under review	n/a conex	
C26	20201119	4714402180	4755	Sante Fe	O	20201119			In Review	2/18/2021RT 4/6/8/2021	
C27	20201111	4617320194	2980	Blue Spruce Dr.	T-1	20201119	called		working on	2/18/2021	6/8/2021
C28	20210409	4736445073		Culpepper Drive	V-2	20210309			review		
C29	20210409	4726103043	4072	Cibola Drive	B-1	20210309	Completed app and paid		review		6/8/2021
C30	20210409	4726403243	3958	ST HWY 181	B-1	20210309			completed		

C65	20210609	4725205023	Shavano Dr		T-1	20210610		
C66	20210731	4617320151	2856 Applewood		T-1	20210731		
C67	20210803	4713302001	4715 Cuerno Verde Blvd		V-2	20210804		
C68	20210803	4713302021	4755 Santa Fe Dr		v-2	20210804		
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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: THOMAS KOEHLER / PEGGY IRBY
Mailing Address: 6 WHITE DOVE CT City: PUEBLO
State: CO ZIP: 81001 Telephone: 719-569-1192
719-369-0638

CONTRACTOR
Contractor: CLINT GOOKIN
Mailing Address: _____ City: _____
State: _____ ZIP: _____ Telephone: 719-568-1622

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

Parcel A
Lot: 29 Unit: 29
LOT LINE VACA 2021-009 Legal address, (please verify with CC Metro District): 7191 TERLESA

Type construction: CONCRETE Mobile homes: New Used - Year built: _____
Floor area square footage: 1635 Square footage required by covenants: 750

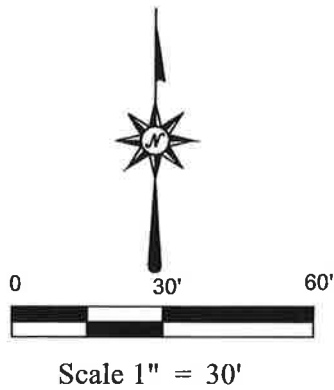
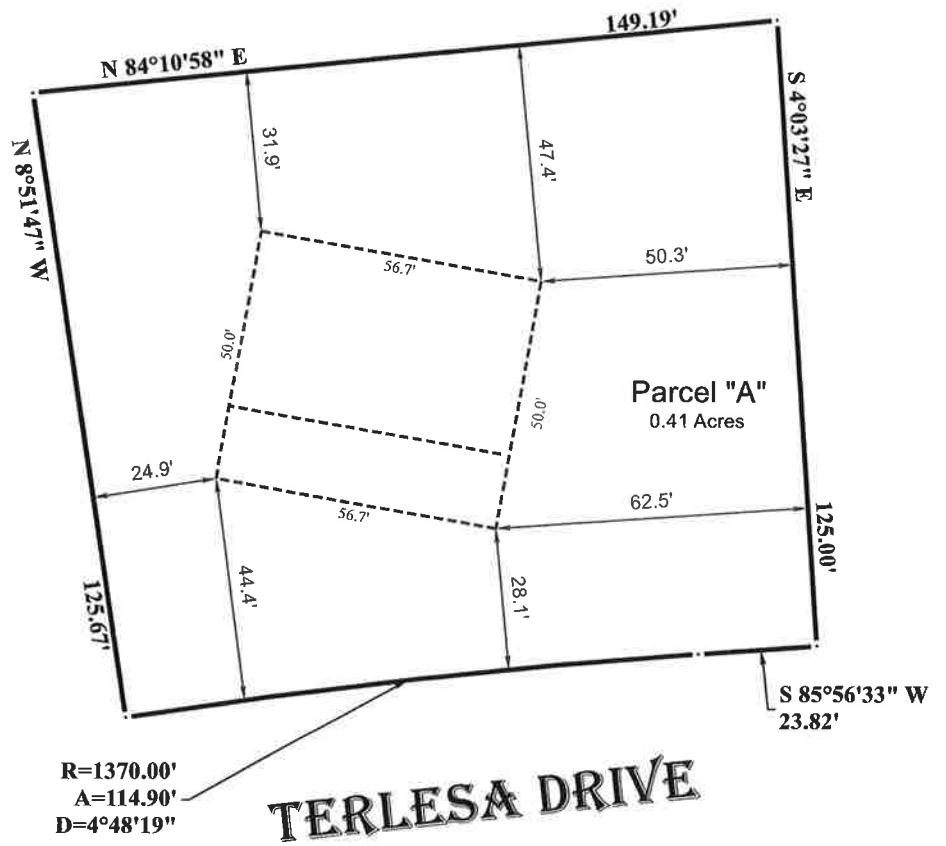
REQUIRED ITEMS for submittal of application:

- 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: Peggy Irby Date: 8-2-2021
Thomas Koehler

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

PLOT PLAN



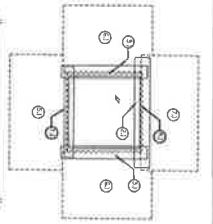
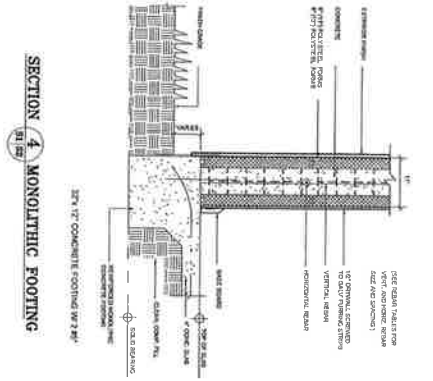
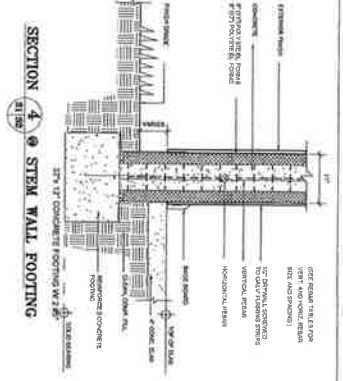
BH² LAND SURVEYING, LLC

P.O. Box 20399, Colorado City, CO 81019

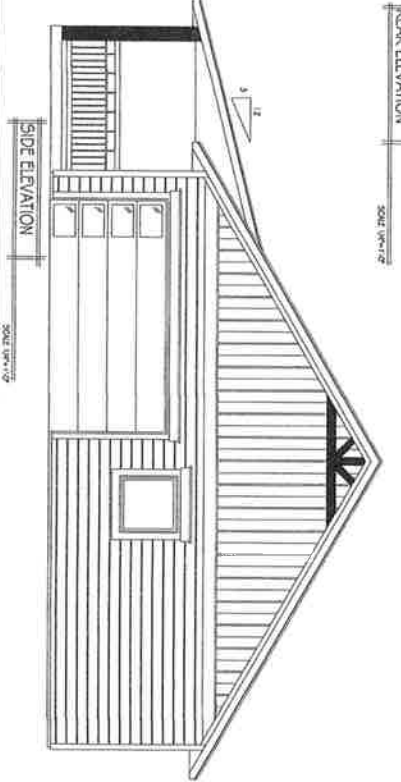
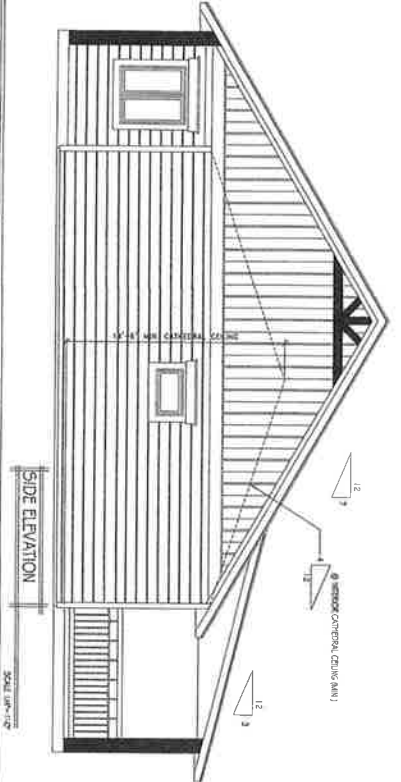
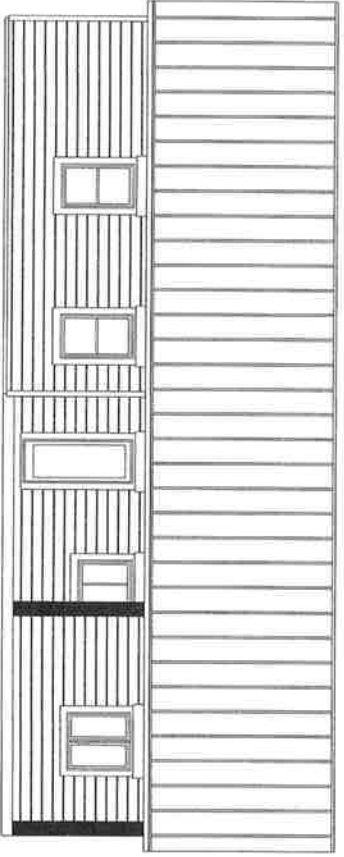
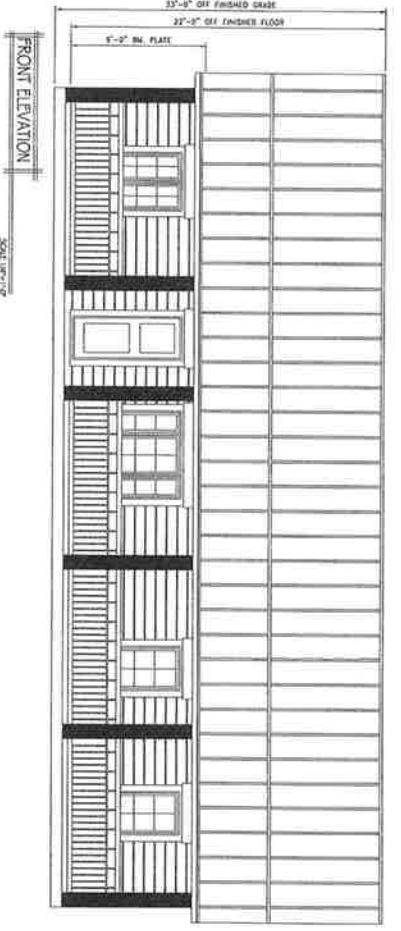
Phone: 719-676-2072

Email: bh2@ghvalley.net

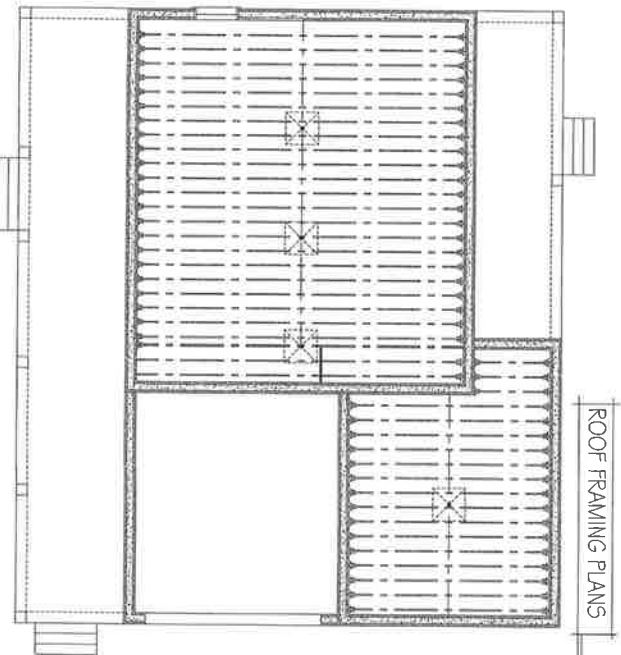
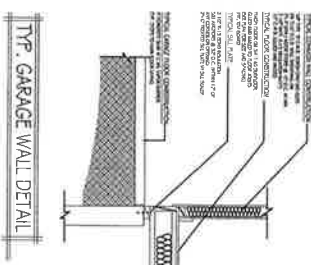
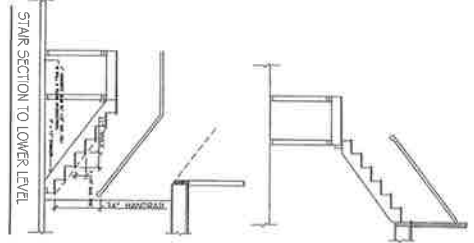
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	Sheet 1/1	Job No. 2021-002



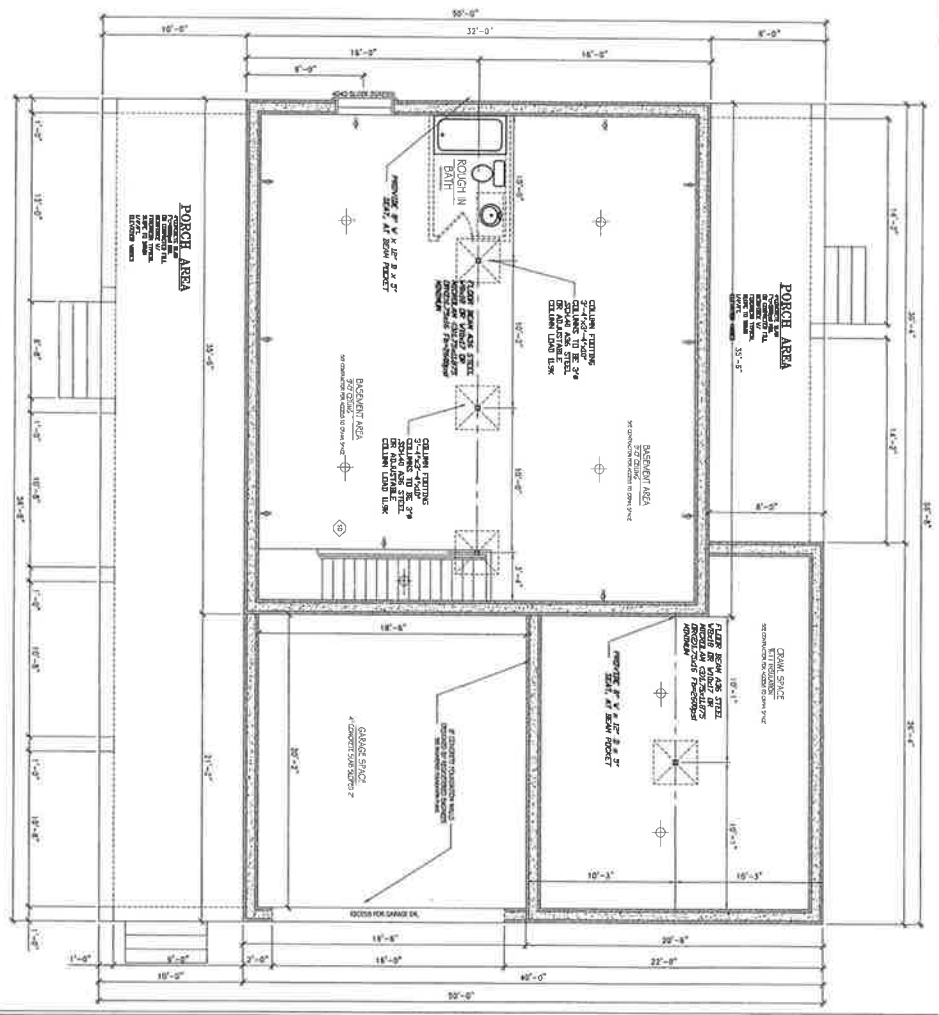
- 1) 2x4 STUDS
- 2) 1/2\"/>
- 3) 1/2\"/>
- 4) 1/2\"/>
- 5) 1/2\"/>
- 6) 1/2\"/>
- 7) 1/2\"/>



<p>ADVANCED ARCHITECTURAL, LLC 702 FOX STREET PUEBLO, COLORADO 81004 773.562.0464 773.562.0464 DWE@dwaarch.com</p>	<p>A SINGLE FAMILY RESIDENCE for THE IRBY/KOEHLER RESIDENCE 7191 TERESA DR. (COLORADO CITY) PUEBLO COUNTY COLORADO LOT ONE VACATION NO. 2021-009 PARCEL SCHEDULE # TBD</p>	<p>DATE: 1-18-2021 REVISED: 2-22-2021 REVISED: 3-2-2021</p>	<p>PROJECT: AA NORTH DESIGNER: D. WARDEN DATE: 2/28/2021 SHEET NO. 1</p>	<p>2.0 of FOUR</p>
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SCALE: 3/8" = 1'-0"



SECTION FINISHES AND HEIGHTS

FINISH	HEIGHT	FINISH	HEIGHT
CEILING	8'-0"	CEILING	8'-0"
FLOOR	0'-0"	FLOOR	0'-0"
WALL	0'-0"	WALL	0'-0"
ROOF	12'-0"	ROOF	12'-0"

BASEMENT FINISHES

FINISH	HEIGHT	FINISH	HEIGHT
CEILING	8'-0"	CEILING	8'-0"
FLOOR	0'-0"	FLOOR	0'-0"
WALL	0'-0"	WALL	0'-0"
ROOF	12'-0"	ROOF	12'-0"

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
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10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).

4.0 of FOUR

SCALE: AS SHOWN
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 DATE: 2/10/2021

A SINGLE FAMILY RESIDENCE
 for
THE IRBY/KOEHLER RESIDENCE
 7191 TERESA DR. COLORADO CITY, PUEBLO COUNTY, COLORADO
 LOT LINE VACATION NO. 2021-009
 PARCEL SCHEDULE # TBD

ADVANCED ARCHITECTURAL, LLC
 A.T. DAVE WENIGER
 792 REX STREET
 NEENAH, COLORADO 81004
 P: 970.268.8888
 F: 970.268.8889
 WWW.ADVANCEDARCHITECTURAL.COM

CONTRACT NO. 2021-009
 SHEET NO. 4.0 OF 4
 DATE: 2/10/2021