



**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, January 12, 2021 beginning at 6:00 p.m.

1. Bids on Properties
 - Menegatti U 2 lot 78
 - McBDev LLC (3 lots) U 1 lots 635 & 687 U 29 lot 68
 - McBDev LLC (lots 6) U 1 Lots 656,658,663,648,645,464
 - Briggs-Mead U 9 lot 379
 - Baysinger U 21 lot 547
2. Resolution 01-2010 Designating post places for public meetings.
3. Resolution 02-2021 Setting Meeting Dates for 2021
4. Resolution 03-2021 Accepting Road Maintenance Stonewall and Julianna
5. Resolution 04 -2021 up dating of Personnel Policy
6. Duell well Estimate from Hydro resources

BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday, January 12, 2021 beginning at 6:15 p.m.

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

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

Study Session	December 8,2021
Regular Meeting	December 8,2021

13. AGENDA ITEMS:
- | | |
|--------------------|-------------------|
| Property sales | Discussion/Action |
| Menegatti | |
| McBDev | |
| Briggs-Mead | |
| Resolution 01-2021 | Discussion/Action |
| Resolution 02-2021 | Discussion/Action |
| Resolution 03-2021 | Discussion/Action |

14. OLD BUSINESS. lawyer search /Real estate Attorney /Duell well up date and estimate

15. NEW BUSINESS:

16. CCACC

A. Reviews form CCAAC

1. 4943 Cherry Creek House
2. 4711 Vigil Drive House
3. 4846 Vigil Drive House
4. 4719 Vigil Drive House
5. 4924 Isabella House
6. 4893 Vigil Drive Fence
7. 4504 Chaffee Drive Garage

B. Actions

1. 5013 Vigil Refuge in front yard

17. CORRESPONDENCE.

18. EXECUTIVE SESSION

19. ADJOURNMENT.

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

Colorado City Metropolitan District
4497 Bent brothers Blvd
PO Box 20229
Colorado City, Colorado 81019

Posted January 8, 2021

James Eccher is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/87699359281?pwd=TitSeXlrYnBwOHhhNllnNGlsL05mQT09>

Meeting ID: 876 9935 9281

Passcode: 257887

One tap mobile

+16699009128,,87699359281#,,,,*257887# US (San Jose)

+12532158782,,87699359281#,,,,*257887# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

Meeting ID: 876 9935 9281

Passcode: 257887

Find your local number: <https://us02web.zoom.us/j/kvuUC2s8k>



Bids on Property

Unit	lot	Book price	Area/Frontage	W/S	Offering Price
McBDev LLC					
1. 1	635	\$1000	7150	W/S	\$5000
2. 1	687	\$5500	6001	W/S	\$5000
3. 29	68	\$7000	10892	W/S	\$5000
4. 1	656	\$1900	7273	W/180' to sewer	\$2000
5. 1	658	\$1900	7491	W	\$2000
6. 1	663	\$1000	6900	W	\$2000*
7. 1	648	\$1380	6611	W	\$2000
8. 1	645	\$1380	6340	W	\$2000
9. 1	464	<u>\$5000</u>	7303	W _{120'} to sewer	<u>\$2000*</u>
		\$26,060			\$27,000

Government is \$6000 offering \$4000 Enterprise \$20,060 offering \$25,000.

Menegatti

Unit

Lot

2	78	\$1000	6930	W/S	\$4000
---	----	--------	------	-----	--------

Briggs-Mead

Unit

Lot

9	379	\$4000	7206	W/S	\$5000
---	-----	--------	------	-----	--------

Baysinger

21	547	\$1010	6282	W/S	\$2,500*
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***Government fund everything else is in Enterprise.**

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(CBS4-6-18) (Mandatory 1-19)

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: 1-3-21

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. Herbert and Marylou Menegatti (Buyer) will take title to the Property described below as **Joint Tenants** **Tenants In Common** **Other** _____.

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

2.3. Seller. _____ (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 _____, Colorado:
Unit 2 Lot 78 4723102024 R-2

known as No. _____
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.

53 **2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1, 2.7.3,
54 2.7.4 and 2.7.5, will be transferred to Buyer at Closing:
55
56

57
58 **2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that
59 if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes,
60 Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered
61 with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a
62 registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in
63 connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is
64 _____.

65 **2.7.4. Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows:
66
67
68

69 **2.7.5. Water and Sewer Taps.** The parties agree that water and sewer taps listed below for the Property are being
70 conveyed as part of the Purchase Price as follows:
71
72
73

74 **If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of**
75 **the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.**

76 **2.7.6. Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water),
77 § 2.7.3 (Well Rights), § 2.7.4 (Water Stock Certificates), or § 2.7.5 (Water and Sewer Taps), Seller agrees to convey such rights to
78 Buyer by executing the applicable legal instrument at Closing.

79 **2.8. Growing Crops.** With respect to growing crops, Seller and Buyer agree as follows:
80
81
82

83 **3. DATES, DEADLINES AND APPLICABILITY.**

84 **3.1. Dates and Deadlines.**

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	
		Title	
2	§ 8.1, 8.4	Record Title Deadline	
3	§ 8.2, 8.4	Record Title Objection Deadline	
4	§ 8.3	Off-Record Title Deadline	
5	§ 8.3	Off-Record Title Objection Deadline	
6	§ 8.5	Title Resolution Deadline	
7	§ 8.6	Right of First Refusal Deadline	
		Owners' Association	
8	§ 7.2	Association Documents Deadline	
9	§ 7.4	Association Documents Termination Deadline	
		Seller's Disclosures	
10	§ 10.1	Seller's Property Disclosure Deadline	
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	
		Loan and Credit	
12	§ 5.1	New Loan Application Deadline	
13	§ 5.2	New Loan Termination Deadline	
14	§ 5.3	Buyer's Credit Information Deadline	
15	§ 5.3	Disapproval of Buyer's Credit Information Deadline	
16	§ 5.4	Existing Loan Deadline	
17	§ 5.4	Existing Loan Termination Deadline	
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	
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	
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
86 deadline blank in § 3.1 (Dates and Deadlines) is left blank or completed with the abbreviation "N/A", or the word "Deleted," such
87 deadline is not applicable and the corresponding provision containing the deadline is deleted. If no box is checked in a provision
88 that contains 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	\$ 4,000.00	
2	§ 4.3	Earnest Money		\$
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	\$	\$

92 **4.2. Seller Concession.** At Closing, Seller will credit to Buyer \$ _____ (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
95 Concession include, but are not limited to: Buyer's closing costs, loan discount points, loan origination fees, prepaid items and any

Search name or parcel #

feature identify menu

Select the features to identify:

- Parcels
- Address Points
- Roads



Selected Features

Parcel Number:
4723102024

Assessor Link:
[4723102024](#)

FIPS:
101

Own. Name:
COLORADO CIT
DISTRICT

- View Property in GIS
If you experience problems in using the identify property feature on the GIS map page, you may need to allow popups from the Pueblo County Website on your PC. Please refer to our Browser Settings Help document for additional information.

- Find Comparable Land Sales

- Download Notice of Valuation: 1993 ▾

- Download Tax Notice : 1994 ▾

Printer Friendly Version Include Sketch(es) Include Photo(s) <input type="button" value="View"/>

View Property Card In PDF Format

Current Tax Information

No Tax Records Available.

Schedule:4723102024

Name(s):COLORADO CITY METRO DISTRICT

Location Address:0 00000-

Mailing Address:PO BOX 20229 COLORADO CITY CO 81019-2229

Location Information:Neighborhood: 210 (COLORADO CITY) **Analysis Area:** 0 **Tax District:** 70L

*Legal description as represented below may NOT be sufficient for transfer of property!
PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6558 FOR CORRECT LEGAL INFORMATION!*

Legal Description:LOT 78 UNIT 2 COLORADO CITY AMENDED

Value Information

	Area/Frontage	Depth	Unit	Acreage	Abstract Code	Value	Assessed Value
Land Value Information	63	110	F	.16	COLO-CITY METRO DIST LAND	4000	0
Improvement Value Information						N/A	N/A
Totals	0.16					4000	0

Inventory Information

No Residential Improvement Records Available.

NAMES ARE NOT NECESSARILY LISTED AS TITLE IS HELD, SOME MAY BE SHORTENED OR ABBREVIATED.

PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6603 FOR CORRECT OWNERSHIP.

Show 10 ▾ entries

Search:

Transfer History

Sale Date	Amt Reception	Type	Grantor	Grantee	Book Page	Joint Tenancy
12/21/20 0	236891	UNKNOW DEED TYPE	COLORADO CITY	COLORADO CITY	0 0	no
11/02/92 0	1037462	QUIT CLAIM DEED	GONZALES BEN R	COLORADO CITY METRO DISTRICT	0 0	no
11/10/92 0	991138	WARRANTY DEED	GONZALES BEN R	GONZALES BEN R	0 0	no
09/17/82 0	707983	WARRANTY DEED	COLORADO CITY METRO DISTRICT	COLORADO CITY METRO DISTRICT	0 0	no
01/17/73 4600 441205		WARRANTY DEED	FUESS HAROLD + LORREAN	COLORADO CITY DEV. CO	0 0	no
06/22/71 4600 409223		WARRANTY DEED	COLORADO CITY	FUESS HAROLD + LORREAN	0 0	no

Showing 1 to 6 of 6 entries

FirstPrevious1NextLast

©Pueblo County Colorado 2013

MLS #: S188207S (Sold) List Price: \$5,000

4908 Isabella Dr Colorado City, CO 81019

Selling Price: \$4,750

Selling Date: 11/25/2020



Total Acres: 0.161
Acreage Source: Court House
Possible Use: Single Family, Current Use

Sub Area: Colorado City
Area: Southwest County
School District: 70
County: Pueblo
Taxes: 186.06
Prior Tax Year: 2018

Legal Description: LOT 1039 UNIT NO 1 COLORADO CITY AMENDED

Parcel Number: 4724201043

Lot: 1039

Block: n/a

Tract/Filing/Unit: 1

Deed Provided: Special

Water Rights: No

Zoning: R-2

Irregular Lot Size: Yes

Lot Dimensions: 0

Lot SqFt: 6997

HOA Inclusions: None

Property Disclosure Avail: No

Provide Property Disc: No

Disclosure: None

Documents on File: CC & R's

Terms: Cash

Showing Instructions: None

Topography/Lot Description: Flat, Open Lot, View, Mountain View, Irregular

Crops: None

Irrigation: None

Access: Unpaved, County Road

Extras: None

Water Company: CoCityMetr

Curbs/Gutters: No

Water: Public

Curbs & Gutters: No Curbs, No Gutters

Sewer: Public Sewer

Structures: No

Electric Co: San Isabel

Marquee: No

Gas Company: CO Nat Gas

Mineral Rights: No

Gas: Natural Gas-Available

Grazing Rights: No

Public Remarks: Wonderful Building lot! Close to Lake Beckwith, and Valley Market. Only minutes away from Hwy 165, and 30 minutes from Pueblo. Both water and sewer are available in the street. High speed fiber optic internet, and natural gas is also available. Incredible mountain views.

Directions: Take exit 74 off on I-25, take a right onto Hwy 165. take a right onto Cuerno Verde Rd. Turn right onto St. Vrain, turn left onto Isabella Dr. Lot is down and on the right

Information Herein Deemed Reliable but Not Guaranteed

MLS #: S188207S

Water + sewer in road

MLS #: S183604S (Sold) List Price: \$6,000

4417 Chaffee Dr Colorado City, CO 81019

Selling Price: \$4,500

Selling Date: 9/18/2020



Total Acres: 0.185
Acreage Source: Court House
Possible Use: Single Family

Sub Area: Colorado City
Area: Southwest County
School District: 70
County: Pueblo
Taxes: 104.04
Prior Tax Year: 2019

Legal Description: LOT 252 UNIT 9 COLORADO CITY AMENDED

Parcel Number: 4713309205

Lot: 252 Block: n/a Tract/Filing/Unit: 9 Deed Provided: Special

Water Rights: No

Zoning: R-2

Irregular Lot Size: Yes

Lot SqFt: 8059

HOA Inclusions: None

Property Disclosure Avail: No

Provide Property Disc: No

Disclosure: None

Documents on File: No Documents

Terms: Cash

Showing Instructions: None

Topography/Lot Description: View, Irregular

Crops: None

Access: Unpaved

Irrigation: None

Water Company: CoCityMetr

Extras: None

Water: None

Curbs & Gutters: No Curbs, No Gutters

Sewer: None

Gas Company: CO Nat Gas

Public Remarks: Nice location for building lot, water and sewer in the road.

Directions: Take Exit 74 off I-25. Turn right onto Hwy 165. Turn Right onto Crow Cutoff. Turn left onto Cuerno Verde Blvd. Turn Right onto w Jefferson Blvd. Turn Right onto Chaffee Dr. Lot is on the left.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: S183604S

Water & sewer
in the road

MLS #: S187735S (Sold) List Price: \$6,000

0 Chaffee Dr Colorado City, CO 81019

Selling Price: \$4,000

Selling Date: 8/26/2020



Total Acres: 0.171
Acreage Source: Court House
Possible Use: Single Family,
Current Use

Sub Area: Colorado City
Area: Southwest County
School District: 70
County: Pueblo
Taxes: 103.76
Prior Tax Year: 2019

Legal Description: LOT 377 UNIT 9 COLORADO CITY AMENDED

Parcel Number: 4713109235

Lot: 377

Block: N/A

Tract/Filing/Unit: 9

Deed Provided: Special

Water Rights: No

Zoning: R-4

Irregular Lot Size: Yes

Lot SqFt: 7449

HOA Inclusions: None

Property Disclosure Avail: No

Provide Property Disc: No

Disclosure: None

Documents on File: No Documents

Terms: Cash, Conventional

Showing Instructions: None

Topography/Lot Description: Open Lot, Mountain View

Crops: None

Access: Unpaved

Irrigation: None

Water Company: CoCityMetr

Extras: None

Water: Community

Curbs/Gutters: No

Sewer: Community Sewer

Curbs & Gutters: No Curbs, No Gutters

Gas Company: None

Structures: No

Marquee: No

Mineral Rights: No

Grazing Rights: No

Public Remarks: Gorgeous buildable lot nestled into the heart of Colorado City. Water and sewer lines available at the road. Buyer responsible for all tap fees. Graded road, easy access to Hwy 165 and I-25. Neighbors are close without feeling crowded. Wonderful mountain views abound on this grassy 0.171 acres dotted with sunflowers. Drive by and see your future home today!

Directions: From I-25 S, take exit 74 to Colorado City/Rye. Take right onto Hwy 165 W. Take right onto Crow Cut Off. Take left on W Jefferson. Take left onto Chaffee Dr. Follow Chaffee down hill, parcel marked with sign on left hand side.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: S187735S

Water & sewer at road

MLS #: S183605S (Sold) List Price: \$6,000

4928 N Grand Court Colorado City, CO 81019

Selling Price: \$5,000

Selling Date: 8/28/2020



Total Acres: 0.241
Acreage Source: Court House
Possible Use: Single Family

Sub Area: Colorado City
Area: Southwest County
School District: 70
County: Pueblo
Taxes: 104.04
Prior Tax Year: 2018

Legal Description: LOT 228 UNIT 9 COLORADO CITY AMENDED

Parcel Number: 4713409209

Lot: 228 Block: n/a Tract/Filing/Unit: 9 Deed Provided: Special

Water Rights: No

Zoning: R-2

Irregular Lot Size: Yes

Lot SqFt: 10500

HOA Inclusions: None

Property Disclosure Avail: No

Provide Property Disc: No

Disclosure: None

Documents on File: No Documents

Terms: Cash

Showing Instructions: None

Topography/Lot Description: View, Irregular

Crops: None

Access: Unpaved

Irrigation: None

Water Company: CoCityMetr

Extras: None

Water: None

Curbs & Gutters: No Curbs, No Gutters

Sewer: None

Gas Company: CO Nat Gas

Public Remarks: Nice location for building lot, water and sewer in the road.

Directions: Take Exit 74 off I-25. Turn right onto Hwy 165. Turn Right onto Crow Cutoff. Turn left onto Cuerno Verde Blvd. Turn Right onto w Jefferson Blvd. Turn Right onto Chaffee Dr. Turn Left onto N. Grand Ct. Lot is on the right in the Cul-de-sac

Information Herein Deemed Reliable but Not Guaranteed

MLS #: S183605S

Water + sewer in road

MLS #: S181692S (Sold) List Price: \$6,600

TBD N Vigil Dr Colorado City, CO 81019

Selling Price: \$5,000

Selling Date: 9/18/2020



Total Acres: 0.189
Acreage Source: Court House
Possible Use: Single Family

Sub Area: Colorado City
Area: South
School District: 70
County: Pueblo
Taxes: 182.06
Prior Tax Year: 2018

4 lots to the east of lot 687

Legal Description: LOT 345 UNIT NO 1 COLORADO CITY AMENDED

Parcel Number: 4723401310

Lot: 345

Block: 1

Tract/Filing/Unit: none

Deed Provided: General

Water Rights: No

Zoning: R-2

Irregular Lot Size: Yes

Lot SqFt: 8243

HOA Inclusions: None

Property Disclosure Avail: No

Provide Property Disc: No

Disclosure: None

Documents on File: No Documents

Terms: Cash, Conventional

Showing Instructions: None

Topography/Lot Description: Corner Lot, Mountain View

Access: Unpaved

Water Company: CoCityMetr

Water: None

Sewer: None

Electric Co: San Isabel

Electric: None

Gas Company: CO Nat 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: Maintained neighborhood with lot of open spaces, Corner Lot. contact Colorado City Metro 719 676-3396 for tap fees

Directions: COLORADO CITY EXIT HWY 165, RIGHT ON VALVERDE WAY, LEFT ON BECKWITH DRIVE, LEFT ON NORTH VIGIL CT, LOT ON CORNER N VIGIL AND MANITOU DRIVE

Information Herein Deemed Reliable but Not Guaranteed

MLS #: S181692S

Water + sewer in road

MLS #: S181489S (Sold) List Price: \$6,000

4846 Vigil Dr Colorado City, CO 81019

Selling Price: \$4,500

Selling Date: 9/23/2020



Total Acres: 0.166
Acreage Range: Up to 1 Acre
Acreage Source: Court House
Possible Use: Single Family

Sub Area: Colorado City
Area: Southwest County
School District: 70
County: Pueblo
Taxes: 182.30
Prior Tax Year: 2019

across the street & 3 lots to the west of Lot 687

Legal Description: LOT 674 UNIT 1 COLORADO CITY AMENDED

Parcel Number: 4723401274

Lot: 674

Block: 0

Tract/Filing/Unit: 1

Deed Provided: General

Water Rights: No

Zoning: R-2

Irregular Lot Size: Yes

Lot SqFt: 7231

HOA Inclusions: None

Property Disclosure Avail: No

Provide Property Disc: No

Disclosure: None

Documents on File: No Documents

Terms: Cash, Conventional

Showing Instructions: None

Topography/Lot Description: Flat, Slight Slope, View

Crops: None

Access: Unpaved

Irrigation: None

Water Company: CoCityMetr

Extras: None

Water: None

Curbs/Gutters: No

Sewer: None

Curbs & Gutters: No Curbs, No Gutters

Electric Co: San Isabel

Structures: No

Electric: None

Marquee: No

Gas Company: CO Nat Gas

Mineral Rights: No

Grazing Rights: No

Public Remarks: WELL MAINTAINED NEIGHBORHOOD WITH LOTS OF OPEN SPACES , PANORAMIC VIEWS FROM THE BACK. CONTACT COLORADO CITY METRO AT 676-3396 FOR TAP FEES.

Directions: HIGHWAY 165 WEST PAST THE COLORADO CITY MAIN CORE AT BENT BROTHERS BLVD . RIGHT ON NEXT PAVED ROAD WHICH IS CUERNO VERDE RD, GO UP THE HILL BEAR RIGHT TO THE STOP SIGN TURN RIGHT ONTO VIGIL DR. LOT IS ON THE LEFT .

Information Herein Deemed Reliable but Not Guaranteed

MLS #: S181489S

water & sewer in road



7 The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate
8 Commission.(CBS4-5-19) (Mandatory 7-19)
9

10 **THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL**
11 **AND TAX OR OTHER COUNSEL BEFORE SIGNING.**
12

13
14
15 **CONTRACT TO BUY AND SELL REAL ESTATE**
16 **(LAND)**

17 **Property with No Residences)**
18 **Property with Residences-Residential Addendum Attached)**
19

20
21 Date: 12/31/2020
22

23 **AGREEMENT**
24

25
26
27 1. **AGREEMENT.** Buyer agrees to buy and Seller agrees to sell the Property described below on the
28 terms and conditions set forth in this contract (Contract).
29

30
31
32 2. **PARTIES AND PROPERTY.**

33 2.1. **Buyer.** Buyer, **McBDev LLC** (Buyer) will take title to the Property described below as
34 **Joint Tenants** **Tenants In Common** **Other In Severality.**
35

36 2.2. **No Assignability.** This Contract **IS NOT** assignable by Buyer unless otherwise specified in
37 **Additional Provisions.**

38 2.3. **Seller.** **Colorado City Metro District** (Seller) is the current owner of the Property described
39 below.
40

41 2.4. **Property.** The Property is the following legally described real estate in the County of
42 **Pueblo**, Colorado:
43

44 **Lot 635 Unit 1 Colorado City Amended 4723401231**
45 **Lot 687 Unit 1 Colorado City Amended -4723401304**
46 **Lot 68 Unit 29 Colo City - 472732912**
47

48 known as No. **TBD Vacant Land, Colorado City, CO 81019**,
49 together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant
50 thereto and all interest of Seller in vacated streets and alleys adjacent thereto except as herein excluded
51 (Property).
52

53
54
55 2.5. **Inclusions.** The Purchase Price includes the following items (Inclusions):

56 2.5.1. **Inclusions.** The following items, whether fixtures or personal property, are included in the
57 Purchase Price unless excluded under **Exclusions**:
58 **n/a** If any additional items are attached to the Property after the date of this Contract, such additional items are
59 also included in the Purchase Price.
60

61 2.5.2. **Personal Property -- Conveyance.** Any personal property must be conveyed at Closing
62 by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and
63 encumbrances, except **n/a**.
64

65 Conveyance of all personal property will be by bill of sale or other applicable legal instrument.
66

67 2.6. **Exclusions.** The following items are excluded (Exclusions): **n/a**
68
69
70

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

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

n/a

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

2.7.2. **Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1, 2.7.3, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing: n/a

2.7.3. **Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is n/a.

2.7.4. **Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows: n/a

2.7.5. **Water and Sewer Taps.** The parties agree that water and sewer taps listed below for the Property are being conveyed as part of the Purchase Price as follows: n/a

If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.

2.7.6. **Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water), § 2.7.3 (Well Rights), § 2.7.4 (Water Stock Certificates), or § 2.7.5 (Water and Sewer Taps), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

2.8. **Growing Crops.** With respect to growing crops, Seller and Buyer agree as follows:

n/a

3. **DATES, DEADLINES AND APPLICABILITY.**

3.1. **Dates and Deadlines.**

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	
Title			
2	§ 8.1, 8.4	Record Title Deadline	
3	§ 8.2, 8.4	Record Title Objection Deadline	
4	§ 8.3	Off-Record Title Deadline	
5	§ 8.3	Off-Record Title Objection Deadline	
6	§ 8.5	Title Resolution Deadline	
7	§ 8.6	Right of First Refusal Deadline	
Owners' Association			
8	§ 7.2	Association Documents Deadline	
9	§ 7.4	Association Documents Termination Deadline	
Seller's Disclosures			
10	§ 10.1	Seller's Property Disclosure Deadline	
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	
Loan and Credit			
12	§ 5.1	New Loan Application Deadline	
13	§ 5.2	New Loan Termination Deadline	
14	§ 5.3	Buyer's Credit Information Deadline	

141	15	§ 5.3	Disapproval of Buyer's Credit Information		
142			Deadline		
143	16	§ 5.4	Existing Loan Deadline		
144	17	§ 5.4	Existing Loan Termination Deadline		
145	18	§ 5.4	Loan Transfer Approval Deadline		
146	19	§ 4.7	Seller or Private Financing Deadline		
147					
148			Appraisal		
149	20	§ 6.2	Appraisal Deadline		
150	21	§ 6.2	Appraisal Objection Deadline		
151	22	§ 6.2	Appraisal Resolution Deadline		
152			Survey		
153	23	§ 9.1	New ILC or New Survey Deadline		
154	24	§ 9.3	New ILC or New Survey Objection Deadline		
155	25	§ 9.3	New ILC or New Survey Resolution Deadline		
156			Inspection and Due Diligence		
157	26	§ 10.3	Inspection Objection Deadline		
158	27	§ 10.3	Inspection Termination Deadline		
159	28	§ 10.3	Inspection Resolution Deadline		
160	29	§ 10.5	Property Insurance Termination Deadline		
161	30	§ 10.6	Due Diligence Documents Delivery Deadline		
162	31	§ 10.6	Due Diligence Documents Objection Deadline		
163	32	§ 10.6	Due Diligence Documents Resolution Deadline		
164	33	§ 10.6	Environmental Inspection Termination		
165			Deadline		
166	34	§ 10.6	ADA Evaluation Termination Deadline		
167	35	§ 10.7	Conditional Sale Deadline		
168	36	§ 10.10	Lead-Based Paint Termination Deadline (if		
169			Residential Addendum attached)		
170	37	§ 11.1, 11.2	Estoppel Statements Deadline		
171	38	§ 11.3	Estoppel Statements Termination Deadline		
172			Closing and Possession		
173	39	§ 12.3	Closing Date	1/14/2021 OR	Thursday
174				BEFORE	
175	40	§ 17	Possession Date	At closing	
176	41	§ 17	Possession Time		
177	42	§ 28	Acceptance Deadline Date	1/13/2021	Wednesday
178	43	§ 28	Acceptance Deadline Time	10am	
179	44	n/a	n/a	n/a	
180	45	n/a	n/a	n/a	

197 **3.2. Applicability of Terms.** Any box checked in this Contract means the corresponding provision
198 applies. If any deadline blank in § 3.1 (Dates and Deadlines) is left blank or completed with the abbreviation
199 "N/A", or the word "Deleted," such deadline is not applicable and the corresponding provision containing the
200 deadline is deleted. If no box is checked in a provision that contains a selection of "None", such provision
201 means that "None" applies.
202
203

204
205 The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have
206 signed this Contract.
207

208
209 **4. PURCHASE PRICE AND TERMS.**
210

211 **4.1. Price and Terms.** The Purchase Price set forth below is payable in U.S. Dollars by Buyer as
 212 follows:
 213
 214

Item No.	Reference	Item	Amount	Amount
1	§ 4.1	Purchase Price	\$15,000.00	
2	§ 4.3	Earnest Money		
3	§ 4.5	New Loan		
4	§ 4.6	Assumption Balance		
5	§ 4.7	Private Financing		
6	§ 4.7	Seller Financing		
7	n/a	n/a		
8	n/a	n/a		
9	§ 4.4	Cash at Closing		\$15,000.00
10		TOTAL	\$15,000.00	\$15,000.00

232
 233 **4.2. Seller Concession.** At Closing, Seller will credit to Buyer \$ n/a (Seller Concession). The
 234 Seller Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is
 235 allowed by the Buyer's lender and is included in the Closing Statement or Closing Disclosure at Closing.
 236 Examples of allowable items to be paid for by the Seller Concession include, but are not limited to: Buyer's
 237 closing costs, loan discount points, loan origination fees, prepaid items and any other fee, cost, charge,
 238 expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer
 239 elsewhere in this Contract.
 240

241
 242 **4.3. Earnest Money.** The Earnest Money set forth in this section, in the form of a n/a, will be
 243 payable to and held by n/a (Earnest Money Holder), in its trust account, on behalf of both Seller and Buyer.
 244 The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually agree to
 245 an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money
 246 deposit to the company conducting the Closing (Closing Company), if any, at or before Closing. In the event
 247 Earnest Money Holder has agreed to have interest on Earnest Money deposits transferred to a fund
 248 established for the purpose of providing affordable housing to Colorado residents, Seller and Buyer
 249 acknowledge and agree that any interest accruing on the Earnest Money deposited with the Earnest Money
 250 Holder in this transaction will be transferred to such fund.
 251

252 **4.3.1. Alternative Earnest Money Deadline.** The deadline for delivering the Earnest
 253 Money, if other than at the time of tender of this Contract, is as set forth as the **Alternative Earnest Money**
 254 **Deadline.**
 255

256 **4.3.2. Return of Earnest Money.** If Buyer has a Right to Terminate and timely
 257 terminates, Buyer is entitled to the return of Earnest Money as provided in this Contract. If this Contract is
 258 terminated as set forth in § 25 and, except as provided in § 24 (Earnest Money Dispute), if the Earnest Money
 259 has not already been returned following receipt of a Notice to Terminate, Seller agrees to execute and return to
 260 Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form), within
 261 three days of Seller's receipt of such form.
 262

263 **4.4. Form of Funds; Time of Payment; Available Funds.**

264 **4.4.1. Good Funds.** All amounts payable by the parties at Closing, including any loan
 265 proceeds, Cash at Closing and closing costs, must be in funds that comply with all applicable Colorado laws,
 266 including electronic transfer funds, certified check, savings and loan teller's check and cashier's check (Good
 267 Funds).
 268

269 **4.4.2. Time of Payment; Available Funds.** All funds, including the Purchase Price to be
 270 paid by Buyer, must be paid before or at Closing or as otherwise agreed in writing between the parties to allow
 271 disbursement by Closing Company at Closing **OR SUCH NONPAYING PARTY WILL BE IN DEFAULT.** Buyer
 272 represents that Buyer, as of the date of this Contract, **Does** **Does Not** have funds that are immediately
 273 verifiable and available in an amount not less than the amount stated as Cash at Closing in § 4.1.
 274

275 **4.5. New Loan.** (Omitted as inapplicable)
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 278
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Search name or parcel #

feature identify menu

Select the features to identify:

- Parcels
- Address Points
- Roads



Selected Features

Parcel Number:

4723401231

Assessor Link:

[4723401231](#)

FIPS:

101

Own. Name:

COLORADO CIT DISTRICT

- View Property in GIS
If you experience problems in using the identify property feature on the GIS map page, you may need to allow popups from the Pueblo County Website on your PC. Please refer to our Browser Settings Help document for additional information.

- Find Comparable Land Sales
- Download Notice of Valuation: 1992 ▼
- Download Tax Notice : 1994 ▼

Printer Friendly Version

Include Sketch(es)

Include Photo(s)

[View Property Card In PDF Format](#)

Current Tax Information

No Tax Records Available.

Schedule:4723401231

Name(s):COLORADO CITY METRO DISTRICT

Location Address:0 00000-

Mailing Address:PO BOX 20229 COLORADO CITY CO 81019-2229

Location Information:**Neighborhood:** 210 (COLORADO CITY) **Analysis Area:** 0 **Tax District:** 70L

*Legal description as represented below may NOT be sufficient for transfer of property!.
PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6558 FOR CORRECT LEGAL INFORMATION!.*

Legal Description:LOT 635 UNIT 1 COLORADO CITY AMENDED

Value Information

	Area/Frontage	Depth	Unit	Acreage	Abstract Code	Value	Assessed Value
Land Value Information	65	110	F	.16	COLO-CITY METRO DIST LAND	5600	0
Improvement Value Information						N/A	N/A
Totals	0.16					5600	0

Inventory Information

No Residential Improvement Records Available.

NAMES ARE NOT NECESSARILY LISTED AS TITLE IS HELD, SOME MAY BE SHORTENED OR ABBREVIATED.

PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6603 FOR CORRECT OWNERSHIP.

Show 10 ▼ entries

Search:

Transfer History

Search name or parcel #

feature identity menu

Select the features to identify:

Parcels Address Points Roads



Parcel Number:
4723401306

Assessor Link:
[4723401306](#)

FIPS:
101

Selected Features

Own. Name:
COLORADO CIT
DISTRICT

- View Property in GIS
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- Find Comparable Land Sales

• Download Notice of Valuation: 2005 ▼

• Download Tax Notice : 2005 ▼

Printer Friendly Version Include Sketch(es) Include Photo(s) <input type="button" value="View"/>	View Property Card In PDF Format
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Current Tax Information

No Tax Records Available.

Schedule:4723401306

Name(s):COLORADO CITY METRO DISTRICT

Location Address:0 00000-

Mailing Address:PO BOX 20229 COLORADO CITY CO 81019-2229

Location Information:Neighborhood: 210 (COLORADO CITY) Analysis Area: 0 Tax District: 70L

*Legal description as represented below may NOT be sufficient for transfer of property!.
PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6558 FOR CORRECT LEGAL INFORMATION!.*

Legal Description:LOT 687 UNIT 1 COLORADO CITY AMENDED

Value Information

	Area/Frontage	Depth	Unit	Abstract Code	Value	Assessed Value
Land Value Information	6001	0	S	COLO-CITY METRO DIST LAND	8000	0
<i>Improvement Value Information</i>					N/A	N/A
<i>Totals</i>	N/A				8000	0

Inventory Information

No Residential Improvement Records Available.

*NAMES ARE NOT NECESSARILY LISTED AS TITLE IS HELD, SOME MAY BE SHORTENED OR ABBREVIATED.
PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6603 FOR CORRECT OWNERSHIP.*

Show 10 ▼ entries

Search:

Transfer History

Search name or parcel #

feature identify menu

Select the features to identify:

- Parcels
- Address Points
- Roads



Selected Features

Parcel Number:

4727329127

Assessor Link:

[4727329127](#)

FIPS:

101

Own. Name:

COLORADO CIT
DISTRICT

- View Property in GIS
If you experience problems in using the identify property feature on the GIS map page, you may need to allow popups from the Pueblo County Website on your PC. Please refer to our Browser Settings Help document for additional information.

- Find Comparable Land Sales

• Download Notice of Valuation: 2005 ▼

• Download Tax Notice : 2005 ▼

Printer Friendly Version

Include Sketch(es)

Include Photo(s)

[View Property Card In PDF Format](#)

Current Tax Information

No Tax Records Available.

Schedule:4727329127

Name(s):COLORADO CITY METRO DISTRICT

Location Address:0 00000-

Mailing Address:PO BOX 20229 COLORADO CITY CO 81019-2229

Location Information:Neighborhood: 210 (COLORADO CITY) Analysis Area: 0 Tax District: 70L

*Legal description as represented below may NOT be sufficient for transfer of property!.
PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6558 FOR CORRECT LEGAL INFORMATION!.*

Legal Description:LOT 68 UNIT 29 COLO CITY

Value Information

	Area/Frontage	Depth	Unit	Abstract Code	Value	Assessed Value
Land Value Information	10892	0	S	COLO-CITY METRO DIST LAND	1210	0
<i>Improvement Value Information</i>					N/A	N/A
<i>Totals</i>	N/A				1210	0

Inventory Information

No Residential Improvement Records Available.

NAMES ARE NOT NECESSARILY LISTED AS TITLE IS HELD, SOME MAY BE SHORTENED OR ABBREVIATED.

PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6603 FOR CORRECT OWNERSHIP.

Show 10 ▼ entries

Search:

Transfer History

7 The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate
8 Commission.(CBS4-5-19) (Mandatory 7-19)
9

10 **THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL**
11 **AND TAX OR OTHER COUNSEL BEFORE SIGNING.**
12

13 **CONTRACT TO BUY AND SELL REAL ESTATE**
14 **(LAND)**

15 **Property with No Residences)**
16 **Property with Residences-Residential Addendum Attached)**
17
18
19

20 Date: 1/7/2021
21

22 **AGREEMENT**
23

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26
27
28 **1. AGREEMENT.** Buyer agrees to buy and Seller agrees to sell the Property described below on the
29 terms and conditions set forth in this contract (Contract).
30

31
32 **2. PARTIES AND PROPERTY.**

33 **2.1. Buyer.** Buyer, **McBDev LLC** (Buyer) will take title to the Property described below as
34 **Joint Tenants** **Tenants In Common** **Other In S.**
35

36 **2.2. No Assignability.** This Contract **IS NOT** assignable by Buyer unless otherwise specified in
37 **Additional Provisions.**

38 **2.3. Seller. Colorado City Metro District** (Seller) is the current owner of the Property described
39 below.
40

41 **2.4. Property.** The Property is the following legally described real estate in the County of
42 **Pueblo**, Colorado:

43 **Lot 656 Unit 1 Colorado City Amended 4723401262**
44 **Lot 658 Unit 1 Colorado City Amended 4723401395**
45 **Lot 663 Unit 1 Colorado City Amended 4723401257**
46 **Lot 648 Unit 1 Colorado City Amended 4723401218**
47 **Lot 645 Unit 1 Colorado City Amended 4728401221**
48 **Lot 464 Unit 1 Colorado City Amended 4723401122**

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49 known as No. **TBD Vacant Land, Colorado City, CO 81019**,
50 together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant
51 thereto and all interest of Seller in vacated streets and alleys adjacent thereto except as herein excluded
52 (Property).
53

54 **2.5. Inclusions.** The Purchase Price includes the following items (Inclusions):

55 **2.5.1. Inclusions.** The following items, whether fixtures or personal property, are included in the
56 Purchase Price unless excluded under **Exclusions**:
57

58 **n/a** If any additional items are attached to the Property after the date of this Contract, such additional items are
59 also included in the Purchase Price.
60

61 **2.5.2. Personal Property -- Conveyance.** Any personal property must be conveyed at Closing
62 by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and
63 encumbrances, except **n/a**.
64

65 Conveyance of all personal property will be by bill of sale or other applicable legal instrument.
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2.6. Exclusions. The following items are excluded (Exclusions): n/a

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

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

n/a

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

2.7.2. Other Rights Relating to Water. The following rights relating to water not included in §§ 2.7.1, 2.7.3, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing: n/a

2.7.3. Well Rights. Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is n/a.

2.7.4. Water Stock Certificates. The water stock certificates to be transferred at Closing are as follows: n/a

2.7.5. Water and Sewer Taps. The parties agree that water and sewer taps listed below for the Property are being conveyed as part of the Purchase Price as follows: n/a

If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.

2.7.6. Conveyance. If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water), § 2.7.3 (Well Rights), § 2.7.4 (Water Stock Certificates), or § 2.7.5 (Water and Sewer Taps), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

2.8. Growing Crops. With respect to growing crops, Seller and Buyer agree as follows:

n/a

3. DATES, DEADLINES AND APPLICABILITY.

3.1. Dates and Deadlines.

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	<u>n/a</u>
		Title	
2	§ 8.1, 8.4	Record Title Deadline	<u>n/a</u>
3	§ 8.2, 8.4	Record Title Objection Deadline	<u>n/a</u>
4	§ 8.3	Off-Record Title Deadline	<u>n/a</u>
5	§ 8.3	Off-Record Title Objection Deadline	<u>n/a</u>
6	§ 8.5	Title Resolution Deadline	<u>n/a</u>
7	§ 8.6	Right of First Refusal Deadline	<u>n/a</u>
		Owners' Association	
8	§ 7.2	Association Documents Deadline	<u>n/a</u>
9	§ 7.4	Association Documents Termination Deadline	<u>n/a</u>
		Seller's Disclosures	
10	§ 10.1	Seller's Property Disclosure Deadline	<u>n/a</u>
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	<u>n/a</u>
		Loan and Credit	
12	§ 5.1	New Loan Application Deadline	<u>n/a</u>

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13	§ 5.2	New Loan Termination Deadline	n/a	
14	§ 5.3	Buyer's Credit Information Deadline	n/a	
15	§ 5.3	Disapproval of Buyer's Credit Information Deadline	n/a	
16	§ 5.4	Existing Loan Deadline	n/a	
17	§ 5.4	Existing Loan Termination Deadline	n/a	
18	§ 5.4	Loan Transfer Approval Deadline	n/a	
19	§ 4.7	Seller or Private Financing Deadline	n/a	
		Appraisal		
20	§ 6.2	Appraisal Deadline	n/a	
21	§ 6.2	Appraisal Objection Deadline	n/a	
22	§ 6.2	Appraisal Resolution Deadline	n/a	
		Survey		
23	§ 9.1	New ILC or New Survey Deadline	n/a	
24	§ 9.3	New ILC or New Survey Objection Deadline	n/a	
25	§ 9.3	New ILC or New Survey Resolution Deadline	n/a	
		Inspection and Due Diligence		
26	§ 10.3	Inspection Objection Deadline	n/a	
27	§ 10.3	Inspection Termination Deadline	n/a	
28	§ 10.3	Inspection Resolution Deadline	n/a	
29	§ 10.5	Property Insurance Termination Deadline	n/a	
30	§ 10.6	Due Diligence Documents Delivery Deadline	n/a	
31	§ 10.6	Due Diligence Documents Objection Deadline	n/a	
32	§ 10.6	Due Diligence Documents Resolution Deadline	n/a	
33	§ 10.6	Environmental Inspection Termination Deadline	n/a	
34	§ 10.6	ADA Evaluation Termination Deadline	n/a	
35	§ 10.7	Conditional Sale Deadline	n/a	
36	§ 10.10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)	n/a	
37	§ 11.1,11.2	Estoppel Statements Deadline	n/a	
38	§ 11.3	Estoppel Statements Termination Deadline		
		Closing and Possession		
39	§ 12.3	Closing Date	1/14/2021 OR BEFORE	Thursday
40	§ 17	Possession Date	Day of Closing	
41	§ 17	Possession Time	n/a	
42	§ 28	Acceptance Deadline Date	1/13/2021	Wednesday
43	§ 28	Acceptance Deadline Time	10am	
44	n/a	n/a	n/a	
45	n/a	n/a	n/a	

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

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

4. PURCHASE PRICE AND TERMS.

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	\$12,000.00	
2	§ 4.3	Earnest Money		
3	§ 4.5	New Loan		
4	§ 4.6	Assumption Balance		
5	§ 4.7	Private Financing		
6	§ 4.7	Seller Financing		
7	<i>n/a</i>	<i>n/a</i>		
8	<i>n/a</i>	<i>n/a</i>		
9	§ 4.4	Cash at Closing		\$12,000.00
10		TOTAL	\$12,000.00	\$12,000.00

4.2. Seller Concession. At Closing, Seller will credit to Buyer \$ *n/a* (Seller Concession). The Seller Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender and is included in the Closing Statement or Closing Disclosure at Closing. Examples of allowable items to be paid for by the Seller Concession include, but are not limited to: Buyer's closing costs, loan discount points, loan origination fees, prepaid items and any other fee, cost, charge, expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer elsewhere in this Contract.

4.3. Earnest Money. The Earnest Money set forth in this section, in the form of a *n/a*, will be payable to and held by *n/a* (Earnest Money Holder), in its trust account, on behalf of both Seller and Buyer. The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually agree to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money deposit to the company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money Holder has agreed to have interest on Earnest Money deposits transferred to a fund established for the purpose of providing affordable housing to Colorado residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest Money deposited with the Earnest Money Holder in this transaction will be transferred to such fund.

4.3.1. Alternative Earnest Money Deadline. The deadline for delivering the Earnest Money, if other than at the time of tender of this Contract, is as set forth as the **Alternative Earnest Money Deadline**.

4.3.2. Return of Earnest Money. If Buyer has a Right to Terminate and timely terminates, Buyer is entitled to the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 25 and, except as provided in § 24 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate, Seller agrees to execute and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form), within three days of Seller's receipt of such form.

4.4. Form of Funds; Time of Payment; Available Funds.

4.4.1. Good Funds. All amounts payable by the parties at Closing, including any loan proceeds, Cash at Closing and closing costs, must be in funds that comply with all applicable Colorado laws, including electronic transfer funds, certified check, savings and loan teller's check and cashier's check (Good Funds).

4.4.2. Time of Payment; Available Funds. All funds, including the Purchase Price to be paid by Buyer, must be paid before or at Closing or as otherwise agreed in writing between the parties to allow

NON MLS COMPS FOR LOTS WITH NO WATER OR SEWER AT THE
ROAD

Lot 390, Unit 30 – At the August 11, 2020 CCMD meeting, an offer was presented by Melvin Ortiz for \$1500 and was countered by CCMD for \$2000.

On July 14, 2020, Dee Land presented CCMD with an offer of \$16,000 for 8 lots which was accepted.

**Lot 464 Unit 1 included in our offer is listed with CCMD as having water and sewer but after meeting with Donnie, Water is at the road but Sewer is about 100ft away.

MLS #: S184053S (Sold) List Price: \$1,500

TBD Hicklin Dr Colorado City, CO 81019

Selling Price: \$1,000

Selling Date: 2/14/2020



Total Acres: 0.146
Acreage Source: Court House
Possible Use: Single Family

Sub Area: Colorado City
Area: Southwest County
School District: 70
County: Pueblo
Taxes: 44.72
Prior Tax Year: 2019

Legal Description: LOT 1013 UNIT NO 1 COLORADO CITY AMENDED

Parcel Number: 4724201069

Lot: 1013

Block: n/a

Tract/Filing/Unit: 1

Deed Provided: Special

Water Rights: No

Zoning: R-2

Irregular Lot Size: Yes

Lot SqFt: 6360

HOA Inclusions: None

Property Disclosure Avail: No

Provide Property Disc: No

Disclosure: None

Documents on File: No Documents

Terms: Cash

Showing Instructions: None

Topography/Lot Description: View, Mountain View, Irregular

Crops: None

Access: Unpaved

Irrigation: None

Water Company: CoCityMetr

Extras: None

Water: None

Curbs & Gutters: No Curbs, No Gutters

Sewer: None

Gas Company: Other

Public Remarks: Nice Lot, Close to Lake Beckwith. 20 Minutes from pueblo

Directions: Take Exit 74 off I-25. Turn right onto Hwy 165, turn right onto Bent Brothers Blvd, Left on Val Verde Circle, follow onto dirt road. Follow the road to the left onto Huajatolla Ave. Right onto Hicklin Dr.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: S184053S

Lot with road but no
water or sewer at the road

MLS #: S184061S (Sold) List Price: \$1,500

4877 Hicklin Dr Colorado City, CO 81019

Selling Price: \$1,000

Selling Date: 2/14/2020



Total Acres: 0.155
Acreage Source: Court House
Possible Use: Single Family

Sub Area: Colorado City
Area: Southwest County
School District: 70
County: Pueblo
Taxes: 44.72
Prior Tax Year: 2019

Legal Description: LOT 1015 UNIT NO 1 COLORADO CITY AMENDED

Parcel Number: 4724201067

Lot: 1015 Block: n/a Tract/Filing/Unit: 1 Deed Provided: Special

Water Rights: No

Zoning: R-2

Irregular Lot Size: Yes

Lot SqFt: 6749

HOA Inclusions: None

Property Disclosure Avail: No

Provide Property Disc: No

Disclosure: None

Documents on File: No Documents

Terms: Cash

Showing Instructions: None

Topography/Lot Description: View, Mountain View, Irregular

Crops: None

Access: Unpaved

Irrigation: None

Water Company: CoCityMetr

Extras: None

Water: None

Curbs & Gutters: No Curbs, No Gutters

Sewer: None

Gas Company: None

Public Remarks: Nice Lot, Close to Lake Beckwith. 20 Minutes from pueblo

Directions: Take Exit 74 off I-25. Turn right onto Hwy 165, turn right onto Bent Brothers Blvd, Left on Val Verde Circle, follow onto dirt road. Follow the road to the left onto Huajatolla Ave. Right onto Hicklin Dr.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: S184061S

No water or sewer at the road.

Search name or parcel #

feature identity menu

Select the features to identify:

- Parcels
- Address Points
- Roads



Selected Features

Parcel Number:

4723401262

Assessor Link:

[4723401262](#)

FIPS:

101

Own. Name:

COLORADO CIT DISTRICT

- View Property in GIS
If you experience problems in using the identify property feature on the GIS map page, you may need to allow popups from the Pueblo County Website on your PC. Please refer to our Browser Settings Help document for additional information.

- Find Comparable Land Sales
- Download Notice of Valuation: 2005 ▾
- Download Tax Notice : 2005 ▾

Printer Friendly Version Include Sketch(es) Include Photo(s) <input type="button" value="View"/>	View Property Card In PDF Format
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Current Tax Information

No Tax Records Available.

Schedule:4723401262

Name(s):COLORADO CITY METRO DISTRICT

Location Address:0 00000-

Mailing Address:PO BOX 20229 COLORADO CITY CO 81019-2229

Location Information:Neighborhood: 210 (COLORADO CITY) Analysis Area: 0 Tax District: 70L

*Legal description as represented below may NOT be sufficient for transfer of property!.
PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6558 FOR CORRECT LEGAL INFORMATION!.*

Legal Description:LOT 656 UNIT 1 COLORADO CITY AMENDED

Value Information

	Area/Frontage	Depth	Unit	Abstract Code	Value	Assessed Value
Land Value Information	7273	0	S	COLO-CITY METRO DIST LAND	1900	0
<i>Improvement Value Information</i>					N/A	N/A
<i>Totals</i>	N/A				1900	0

Inventory Information

No Residential Improvement Records Available.

NAMES ARE NOT NECESSARILY LISTED AS TITLE IS HELD, SOME MAY BE SHORTENED OR ABBREVIATED.

PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6603 FOR CORRECT OWNERSHIP.

Show 10 ▾ entries

Search:

Transfer History

Search name or parcel #

Feature Identity Menu

Select the features to identify:

- Parcels
- Address Points
- Roads



Selected Features

Parcel Number:
4723401395

Assessor Link:
[4723401395](#)

FIPS:
101

Own. Name:
COLORADO CIT
DISTRICT

- View Property in GIS
If you experience problems in using the identify property feature on the GIS map page, you may need to allow popups from the Pueblo County Website on your PC. Please refer to our Browser Settings Help document for additional information.

- Find Comparable Land Sales

• Download Notice of Valuation: 2001

• Download Tax Notice : 2000

Printer Friendly Version

Include Sketch(es)

Include Photo(s)

View Property Card In PDF Format

Current Tax Information

No Tax Records Available.

Schedule:4723401395

Name(s):COLORADO CITY METRO DISTRICT

Location Address:0 00000-

Mailing Address:PO BOX 20229 COLORADO CITY CO 81019-2229

Location Information:Neighborhood: 210 (COLORADO CITY) **Analysis Area:** 0 **Tax District:** 70L

*Legal description as represented below may NOT be sufficient for transfer of property!.
PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6558 FOR CORRECT LEGAL INFORMATION!.*

Legal Description:LOT 658 UNIT 1 COLORADO CITY AMENDED

Value Information

	Area/Frontage	Depth	Unit	Abstract Code	Value	Assessed Value
Land Value Information	7491	0	S	COLO-CITY METRO DIST LAND	1900	0
<i>Improvement Value Information</i>					N/A	N/A
<i>Totals</i>	N/A				1900	0

Inventory Information

No Residential Improvement Records Available.

NAMES ARE NOT NECESSARILY LISTED AS TITLE IS HELD, SOME MAY BE SHORTENED OR ABBREVIATED.

PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6603 FOR CORRECT OWNERSHIP.

Show 10 entries

Search:

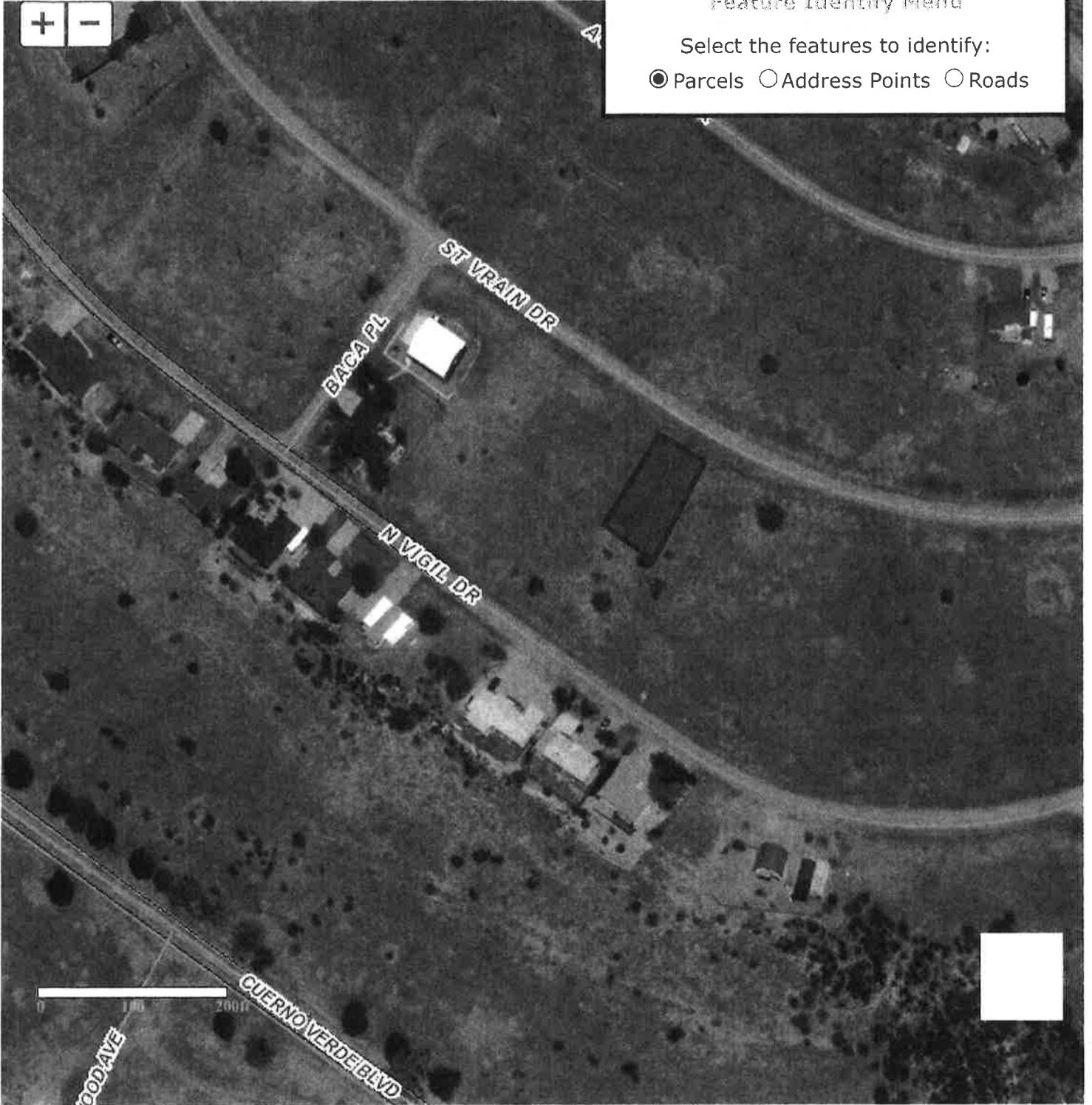
Transfer History

Search name or parcel #

Feature Identity Menu

Select the features to identify:

- Parcels
- Address Points
- Roads



Selected Features

Parcel Number:

4723401257

Assessor Link:

[4723401257](#)

FIPS:

101

Own. Name:

COLORADO CIT
DISTRICT

- View Property in GIS
If you experience problems in using the identify property feature on the GIS map page, you may need to allow popups from the Pueblo County Website on your PC. Please refer to our Browser Settings Help document for additional information.

- Find Comparable Land Sales
- Download Notice of Valuation: 1992 ▾
- Download Tax Notice : 1994 ▾

Printer Friendly Version Include Sketch(es) Include Photo(s) <input type="button" value="View"/>	View Property Card In PDF Format
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Current Tax Information

No Tax Records Available.

Schedule:4723401257

Name(s):COLORADO CITY METRO DISTRICT

Location Address:0 00000-

Mailing Address:PO BOX 20229 COLORADO CITY CO 81019-2229

Location Information:Neighborhood: 210 (COLORADO CITY) **Analysis Area:** 0 **Tax District:** 70L

*Legal description as represented below may NOT be sufficient for transfer of property!
PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6558 FOR CORRECT LEGAL INFORMATION!*

Legal Description:LOT 663 UNIT NO 1 COLORADO CITY AMENDED

Value Information

	Area/Frontage	Depth	Unit	Acreage	Abstract Code	Value	Assessed Value
Land Value Information	60	115	F	.16	COLO-CITY METRO DIST LAND	1900	0
Improvement Value Information						N/A	N/A
Totals	0.16					1900	0

Inventory Information

No Residential Improvement Records Available.

NAMES ARE NOT NECESSARILY LISTED AS TITLE IS HELD, SOME MAY BE SHORTENED OR ABBREVIATED.

PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6603 FOR CORRECT OWNERSHIP.

Show 10 ▾ entries

Search:

Transfer History

Search name or parcel #

feature identity menu

Select the features to identify:

- Parcels
- Address Points
- Roads



Selected Features

Parcel Number:

4723401218

Assessor Link:

[4723401218](#)

FIPS:

101

Own. Name:

COLORADO CIT DISTRICT

- View Property in GIS
If you experience problems in using the identify property feature on the GIS map page, you may need to allow popups from the Pueblo County Website on your PC. Please refer to our Browser Settings Help document for additional information.

- Find Comparable Land Sales

- Download Notice of Valuation: 2005

- Download Tax Notice : 2005

Printer Friendly Version Include Sketch(es) Include Photo(s) <input type="button" value="View"/>

View Property Card In PDF Format

Current Tax Information

No Tax Records Available.

Schedule:4723401218

Name(s):COLORADO CITY METRO DISTRICT

Location Address:0 00000-

Mailing Address:PO BOX 20229 COLORADO CITY CO 81019-2229

Location Information:Neighborhood: 210 (COLORADO CITY) Analysis Area: 0 Tax District: 70L

*Legal description as represented below may NOT be sufficient for transfer of property!
PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6558 FOR CORRECT LEGAL INFORMATION!*

Legal Description:LOT 648 UNIT 1 COLORADO CITY AMENDED

Value Information

	Area/Frontage	Depth	Unit	Abstract Code	Value	Assessed Value
Land Value Information	6611	0	S	COLO-CITY METRO DIST LAND	1380	0
<i>Improvement Value Information</i>					N/A	N/A
<i>Totals</i>	N/A				1380	0

Inventory Information

No Residential Improvement Records Available.

NAMES ARE NOT NECESSARILY LISTED AS TITLE IS HELD, SOME MAY BE SHORTENED OR ABBREVIATED.

PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6603 FOR CORRECT OWNERSHIP.

Show 10 entries

Search:

Transfer History

Search name or parcel #

Feature Identity Menu

Select the features to identify:

- Parcels
- Address Points
- Roads



Selected Features

Parcel Number:
4723401221

Assessor Link:
[4723401221](#)

FIPS:
101

Own. Name:
COLORADO CIT DISTRICT

- View Property in GIS
If you experience problems in using the identify property feature on the GIS map page, you may need to allow popups from the Pueblo County Website on your PC. Please refer to our Browser Settings Help document for additional information.

- Find Comparable Land Sales
- Download Notice of Valuation: 2005 ▾
- Download Tax Notice : 2005 ▾

Printer Friendly Version Include Sketch(es) Include Photo(s) <input type="button" value="View"/>

View Property Card In PDF Format

Current Tax Information

No Tax Records Available.

Schedule:4723401221

Name(s):COLORADO CITY METRO DISTRICT

Location Address:0 00000-

Mailing Address:PO BOX 20229 COLORADO CITY CO 81019-2229

Location Information:Neighborhood: 210 (COLORADO CITY) **Analysis Area:** 0 **Tax District:** 70L

*Legal description as represented below may NOT be sufficient for transfer of property!.
PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6558 FOR CORRECT LEGAL INFORMATION!.*

Legal Description:LOT 645 UNIT NO 1 COLORADO CITY AMENDED

Value Information

	Area/Frontage	Depth	Unit	Abstract Code	Value	Assessed Value
Land Value Information	6340	0	S	COLO-CITY METRO DIST LAND	1380	0
<i>Improvement Value Information</i>					N/A	N/A
<i>Totals</i>	N/A				1380	0

Inventory Information

No Residential Improvement Records Available.

NAMES ARE NOT NECESSARILY LISTED AS TITLE IS HELD, SOME MAY BE SHORTENED OR ABBREVIATED.

PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6603 FOR CORRECT OWNERSHIP.

Show 10 ▾ entries

Search:

Transfer History

Search name or parcel #

Feature Identity Menu

Select the features to identify:

- Parcels
- Address Points
- Roads



Selected Features

Parcel Number:
4723401122

Assessor Link:
[4723401122](#)

FIPS:
101

Own. Name:
COLORADO CIT
DISTRICT

- View Property in GIS
If you experience problems in using the identify property feature on the GIS map page, you may need to allow popups from the Pueblo County Website on your PC. Please refer to our Browser Settings Help document for additional information.
- Find Comparable Land Sales
- Download Notice of Valuation: 1995
- Download Tax Notice : 1995

Printer Friendly Version
 Include Sketch(es)
 Include Photo(s)

View Property Card In PDF Format

Current Tax Information

No Tax Records Available.

Schedule:4723401122

Name(s):COLORADO CITY METRO DISTRICT

Location Address:0 00000-

Mailing Address:PO BOX 20229 COLORADO CITY CO 81019-2229

Location Information:Neighborhood: 210 (COLORADO CITY) Analysis Area: 0 Tax District: 70L

Legal description as represented below may NOT be sufficient for transfer of property!.

PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6558 FOR CORRECT LEGAL INFORMATION!.

Legal Description:LOT 464 UNIT 1 COLORADO CITY AMENDED

Value Information

	Area/Frontage	Depth	Unit	Acreage	Abstract Code	Value	Assessed Value
Land Value Information	67	109	F	.17	COLO-CITY METRO DIST LAND	1380	0
Improvement Value Information						N/A	N/A
Totals	0.17					1380	0

Inventory Information

No Residential Improvement Records Available.

NAMES ARE NOT NECESSARILY LISTED AS TITLE IS HELD, SOME MAY BE SHORTENED OR ABBREVIATED.

PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6603 FOR CORRECT OWNERSHIP.

Show 10 entries

Search:

Transfer History

Sale Date	Amt	Reception	Type	Grantor	Grantee	Book	Page	Joint Tenanc
12/21/20 0	236891		UNKNOW DEED TYPE	COLORADO CITY DEV CO	COLORADO CITY	0	0	no
02/12/95 0	1075184		WARRANTY DEED	RICKS COLLEGE	COLORADO CITY METRO DISTRICT	0	0	no
12/27/84 0	784513		QUIT CLAIM DEED	RICKS COLLEGE	RICKS COLLEGE	0	0	no
01/02/85 0	761711		WARRANTY DEED			0	0	no

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: 12/8/2020

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. Merilee C & James D. Briggs-Mead (Buyer) will take title to the Property described below as Joint Tenants Tenants In Common Other

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

2.3. Seller. Colorado City Metropolitan 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:
Parcel #4713109263 Colorado City Unit 9 Lot 379 R-4

known as No. 4960 Chaffe Drive Colorado City Co 81019
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.

53 **2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1, 2.7.3, 2.7.4
54 and 2.7.5, will be transferred to Buyer at Closing:
55

56
57
58 **2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if
59 the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes,
60 Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered
61 with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a
62 registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in
63 connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is
64

65 **2.7.4. Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows:
66
67
68

69 **2.7.5. Water and Sewer Taps.** The parties agree that water and sewer taps listed below for the Property are being
70 conveyed as part of the Purchase Price as follows:
71
72
73

74 **If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of**
75 **the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.**

76 **2.7.6. Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water),
77 § 2.7.3 (Well Rights), § 2.7.4 (Water Stock Certificates), or § 2.7.5 (Water and Sewer Taps), Seller agrees to convey such rights to
78 Buyer by executing the applicable legal instrument at Closing.

79 **2.8. Growing Crops.** With respect to growing crops, Seller and Buyer agree as follows:
80
81
82

83 **3. DATES, DEADLINES AND APPLICABILITY.**

84 **3.1. Dates and Deadlines.**

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	
		Title	
2	§ 8.1, 8.4	Record Title Deadline	
3	§ 8.2, 8.4	Record Title Objection Deadline	
4	§ 8.3	Off-Record Title Deadline	
5	§ 8.3	Off-Record Title Objection Deadline	
6	§ 8.5	Title Resolution Deadline	
7	§ 8.6	Right of First Refusal Deadline	
		Owners' Association	
8	§ 7.2	Association Documents Deadline	
9	§ 7.4	Association Documents Termination Deadline	
		Seller's Disclosures	
10	§ 10.1	Seller's Property Disclosure Deadline	
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	
		Loan and Credit	
12	§ 5.1	New Loan Application Deadline	
13	§ 5.2	New Loan Termination Deadline	
14	§ 5.3	Buyer's Credit Information Deadline	
15	§ 5.3	Disapproval of Buyer's Credit Information Deadline	
16	§ 5.4	Existing Loan Deadline	
17	§ 5.4	Existing Loan Termination Deadline	

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	
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	
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	\$ 5,000	
2	§ 4.3	Earnest Money		\$
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	\$5,000	\$

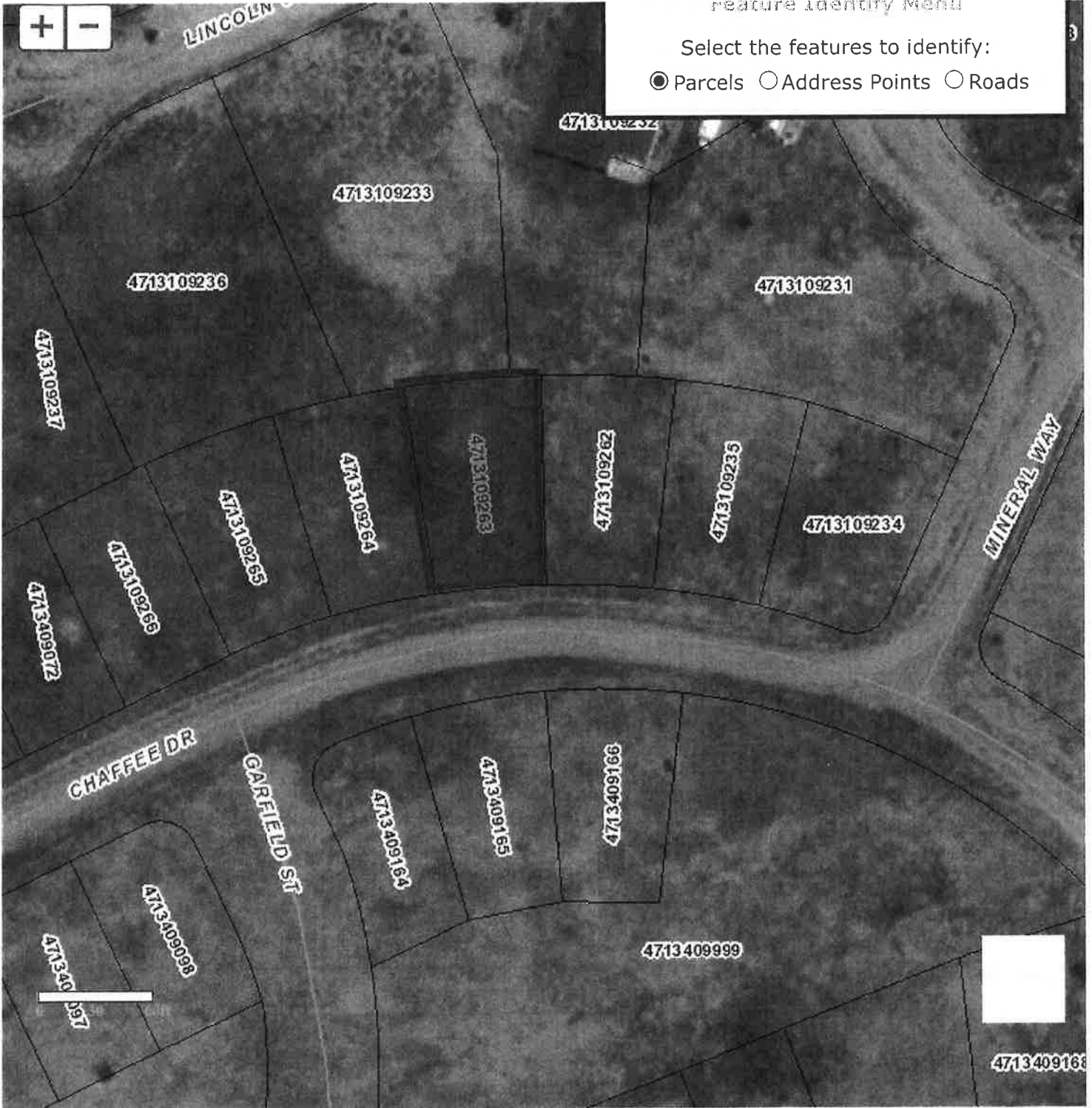
92 **4.2. Seller Concession.** At Closing, Seller will credit to Buyer \$ _____ (Seller Concession). The Seller
93 Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender
94 and is included in the Closing Statement or Closing Disclosure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

Search name or parcel #

feature identity menu

Select the features to identify:

Parcels Address Points Roads



Selected Features

Parcel Number:
4713109263

Assessor Link:
[4713109263](#)

FIPS:
101

Own. Name:
COLORADO CIT
DISTRICT

- View Property in GIS
If you experience problems in using the identify property feature on the GIS map page, you may need to allow popups from the Pueblo County Website on your PC. Please refer to our Browser Settings Help document for additional information.

- Find Comparable Land Sales
- Download Notice of Valuation: 1992 ▾
- Download Tax Notice : 1994 ▾

Printer Friendly Version

Include Sketch(es)

Include Photo(s)

View Property Card In PDF Format

Current Tax Information

No Tax Records Available.

Schedule:4713109263

Name(s):COLORADO CITY METRO DISTRICT

Location Address:0 00000-

Mailing Address:PO BOX 20229 COLORADO CITY CO 81019-2229

Location Information:**Neighborhood:** 210 (COLORADO CITY) **Analysis Area:** 0 **Tax District:** 70L

*Legal description as represented below may NOT be sufficient for transfer of property!.
PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6558 FOR CORRECT LEGAL INFORMATION!.*

Legal Description:LOT 379 UNIT 9 COLORADO CITY AMENDED

Value Information

	Area/Frontage	Depth	Unit	Acreage	Abstract Code	Value	Assessed Value
Land Value Information	65.51	110	F	.17	COLO-CITY METRO DIST LAND	3200	0
Improvement Value Information						N/A	N/A
Totals	0.17					3200	0

Inventory Information

No Residential Improvement Records Available.

NAMES ARE NOT NECESSARILY LISTED AS TITLE IS HELD, SOME MAY BE SHORTENED OR ABBREVIATED.

PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6603 FOR CORRECT OWNERSHIP.

Show 10 ▾ entries

Search:

Transfer History

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (CREC 4-6-15) (Mandatory 1-16)

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: 1/4/2021

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.** Buyer, Scott Baysinger & Janelle Baysinger will take title to the Property described below as Joint Tenants Tenants In Common Other in Severalty

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

2.3. **Seller.** Seller, Colorado City Metro District 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:

Lot 547 Unit 21 Colorado City, CO 81019

Parcel Number 4726321300

known as No. Dallam Drive, Colorado City, CO 81019
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):

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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.

2.7.2. Other Rights Relating to Water. The following rights relating to water not included in §§ 2.7.1, 2.7.3, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing:

2.7.3. Well Rights. Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well," used for ordinary household purposes. Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is _____

2.7.4. Water Stock Certificates. The water stock certificates to be transferred at Closing are as follows:

2.7.5. Water and Sewer Taps. The parties agree that water and sewer taps listed below for the Property are being conveyed as part of the Purchase Price as follows:

If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.

2.7.6. Conveyance. If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water), § 2.7.3 (Well Rights) or § 2.7.4 (Water Stock Certificates), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

2.8. Growing Crops. With respect to growing crops, Seller and Buyer agree as follows:

3. DATES AND DEADLINES.

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	January 18, 2021
Title			
2	§ 8.1	Record Title Deadline	February 1, 2021
3	§ 8.2	Record Title Objection Deadline	February 5, 2021
4	§ 8.3	Off-Record Title Deadline	February 1, 2021
5	§ 8.3	Off-Record Title Objection Deadline	February 5, 2021
6	§ 8.4	Title Resolution Deadline	February 9, 2021
7	§ 8.6	Right of First Refusal Deadline	
Owners' Association			
8	§ 7.3	Association Documents Deadline	February 1, 2021
9	§ 7.4	Association Documents Objection Deadline	
Seller's Property Disclosure			
10	§ 10.1	Seller's Property Disclosure Deadline	February 1, 2021
Loan and Credit			
11	§ 5.1	Loan Application Deadline	
12	§ 5.2	Loan Objection Deadline	
13	§ 5.3	Buyer's Credit Information Deadline	
14	§ 5.3	Disapproval of Buyer's Credit Information Deadline	
15	§ 5.4	Existing Loan Documents Deadline	
16	§ 5.4	Existing Loan Documents Objection Deadline	

17	§ 5.4	Loan Transfer Approval Deadline	
18	§ 4.7	Seller of Private Financing Deadline	
		Appraisal	
19	§ 6.2	Appraisal Deadline	
20	§ 6.2	Appraisal Objection Deadline	
21	§ 6.2	Appraisal Resolution Deadline	
		Survey	
22	§ 9.1	New ILC or New Survey Deadline	
23	§ 9.3	New ILC or New Survey Objection Deadline	
24	§ 9.4	New ILC or New Survey Resolution Deadline	
		Inspection and Due Diligence	
25	§ 10.3	Inspection Objection Deadline	
26	§ 10.3	Inspection Resolution Deadline	January 21, 2021/1st party
27	§ 10.5	Property Insurance Objection Deadline	February 1, 2021/1st party
28	§ 10.6	Due Diligence Documents Delivery Deadline	February 1, 2021/1st party
29	§ 10.6	Due Diligence Documents Objection Deadline	
30	§ 10.6	Due Diligence Documents Resolution Deadline	
31	§ 10.6	Environmental Inspection Objection Deadline	
32	§ 10.6	ADA Evaluation Objection Deadline	
33	§ 10.7	Conditional Sale Deadline	
34	§ 11.1	Tenant Estoppel Statements Deadline	
35	§ 11.2	Tenant Estoppel Statements Objection Deadline	
		Closing and Possession	
36	§ 13.3	Closing Date	February 11, 2021
37	§ 17	Possession Date	February 11, 2021
38	§ 17	Possession Time	Time of closing / during
39	§ 28	Acceptance Deadline Date	January 18, 2021
40	§ 28	Acceptance Deadline Time	5:00pm AEST

89 3.1. **Applicability of Terms.** Any box checked in this Contract means the corresponding provision applies. Any box,
90 blank or line in this Contract left blank or completed with the abbreviation "N/A", or the word "Deleted" means such provision,
91 including any deadline, is not applicable and the corresponding provision of this Contract to which reference is made is deleted. If
92 no box is checked in a provision that contains a selection of "None", such provision means that "None" applies.

93 The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract.
94

95 **4. PURCHASE PRICE AND TERMS.**

96 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	\$ 2,500.00	
2	§ 4.3	Earnest Money		\$
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	\$ 2,500.00	\$

97 4.2. **Seller Concession.** At Closing, Seller will credit to Buyer \$ 0 (Seller Concession). The Seller
98 Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender
99 and is included in the Closing Statement or Closing Disclosure, at Closing. Examples of allowable items to be paid for by the
100 Seller Concession include, but are not limited to: Buyer's closing costs, loan discount points, loan origination fees, prepaid items
101 and any other fee, cost, charge, expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or
102 credit Buyer elsewhere in this Contract.

103 **4.3. Earnest Money.** The Earnest Money set forth in this section, in the form of a Good Funds, will be
104 payable to and held by _____ (Earnest Money Holder), in its trust account, on behalf of
105 both Seller and Buyer. The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually
106 agree to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money deposit to
107 the company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money Holder has
108 agreed to have interest on Earnest Money deposits transferred to a fund established for the purpose of providing affordable housing
109 to Colorado residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest Money deposited with the
110 Earnest Money Holder in this transaction will be transferred to such fund.

111 **4.3.1. Alternative Earnest Money Deadline.** The deadline for delivering the Earnest Money, if other than at the
112 time of tender of this Contract, is as set forth as the **Alternative Earnest Money Deadline**.

113 **4.3.2. Return of Earnest Money.** If Buyer has a Right to Terminate and timely terminates, Buyer is entitled to
114 the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 25 and, except as provided
115 in § 24, if the Earnest Money has not already been returned following receipt of a Notice to Terminate, Seller agrees to execute
116 and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form), within three
117 days of Seller's receipt of such form.

118 **4.4. Form of Funds; Time of Payment; Available Funds.**

119 **4.4.1. Good Funds.** All amounts payable by the parties at Closing, including any loan proceeds, Cash at Closing
120 and closing costs, must be in funds that comply with all applicable Colorado laws, including electronic transfer funds, certified
121 check, savings, and loan lender's check and cashier's check (Good Funds).

122 **4.4.2. Time of Payment; Available Funds.** All funds, including the Purchase Price to be paid by Buyer, must be
123 paid before or at Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at
124 Closing **OR, SUCH NONPAYING PARTY WILL BE IN DEFAULT.** Buyer represents that Buyer, as of the date of this
125 Contract, Does Does Not have funds that are immediately verifiable and available in an amount not less than the amount
126 stated as Cash at Closing in § 4.1.

127 **4.5. New Loan.**

128 **4.5.1. Buyer to Pay Loan Costs.** Buyer, except as provided in § 4.2, if applicable, must timely pay Buyer's loan
129 costs, loan discount points, prepaid items and loan origination fees, as required by lender.

130 **4.5.2. Buyer May Select Financing.** Buyer may pay in cash or select financing appropriate and acceptable to
131 Buyer, including a different loan than initially sought, except as restricted in § 4.5.3 or § 30 (Additional Provisions).

132 **4.5.3. Loan Limitations.** Buyer may purchase the Property using any of the following types of loans:
133 Conventional Other

134 **4.6. Assumption.** Buyer agrees to assume and pay an existing loan in the approximate amount of the Assumption
135 Balance set forth in § 4.1, presently payable at \$ _____ per _____ including principal and interest
136 presently at the rate of _____ % per annum, and also including escrow for the following as indicated: Real Estate Taxes
137 Property Insurance Premium and

138 Buyer agrees to pay a loan transfer fee not to exceed \$ _____. At the time of assumption, the new interest rate will
139 not exceed _____ % per annum and the new payment will not exceed \$ _____ per _____ principal and
140 interest, plus escrow, if any. If the actual principal balance of the existing loan at Closing is less than the Assumption Balance,
141 which causes the amount of cash required from Buyer at Closing to be increased by more than \$ _____, then Buyer has
142 the Right to Terminate under § 25.1, on or before **Closing Date**, based on the reduced amount of the actual principal balance.

143 Seller Will Will Not be released from liability on said loan. If applicable, compliance with the requirements for
144 release from liability will be evidenced by delivery on or before **Loan Transfer Approval Deadline** at Closing of an
145 appropriate letter of commitment from lender. Any cost payable for release of liability will be paid by _____
146 _____ in an amount not to exceed \$ _____.

147 **4.7. Seller or Private Financing.**

148 **WARNING:** Unless the transaction is exempt, federal and state laws impose licensing, other requirements and restrictions on
149 sellers and private financiers. Contract provisions on financing and financing documents, unless exempt, should be prepared by a
150 licensed Colorado attorney or licensed mortgage loan originator. Brokers should not prepare or advise the parties on the specifics
151 of financing, including whether or not a party is exempt from the law.

152 **4.7.1. Seller Financing.** If Buyer is to pay all or any portion of the Purchase Price with Seller financing,
153 Buyer Seller will deliver the proposed Seller financing documents to the other party on or before _____ days before
154 **Seller or Private Financing Deadline**.

155 **4.7.1.1. Seller May Terminate.** If Seller is to provide Seller financing, this Contract is conditional upon
156 Seller determining whether such financing is satisfactory to the Seller, including its payments, interest rate, terms, conditions, cost
157 and compliance with the law. Seller has the Right to Terminate under § 25.1, on or before **Seller or Private Financing Deadline**,
158 if such Seller financing is not satisfactory to the Seller, in Seller's sole subjective discretion.

159 **4.7.2. Buyer May Terminate.** If Buyer is to pay all or any portion of the Purchase Price with Seller or private
160 financing, this Contract is conditional upon Buyer determining whether such financing is satisfactory to the Buyer, including its
161 availability, payments, interest rate, terms, conditions and cost. Buyer has the Right to Terminate under § 25.1, on or before **Seller**

Search name or parcel #

feature identity menu

Select the features to identify:

- Parcels
- Address Points
- Roads



Parcel Number:
4726321300

Assessor Link:
[4726321300](#)

FIPS:
101

Selected Features

Own. Name:
COLORADO CIT
DISTRICT

- View Property in GIS
If you experience problems in using the identify property feature on the GIS map page, you may need to allow popups from the Pueblo County Website on your PC. Please refer to our Browser Settings Help document for additional information.

- Find Comparable Land Sales

- Download Notice of Valuation: 1992 ▾

- Download Tax Notice : 1994 ▾

Printer Friendly Version

Include Sketch(es)

Include Photo(s)

View Property Card In PDF Format

Current Tax Information

No Tax Records Available.

Schedule:4726321300

Name(s):COLORADO CITY METRO DISTRICT

Location Address:0 00000-

Mailing Address:PO BOX 20229 COLORADO CITY CO 81019-2229

Location Information:Neighborhood: 210 (COLORADO CITY) **Analysis Area:** 0 **Tax District:** 70L

*Legal description as represented below may NOT be sufficient for transfer of property!
PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6558 FOR CORRECT LEGAL INFORMATION!.*

Legal Description:LOT 547 UNIT 21 COLO CITY

Value Information

	Area/Frontage	Depth	Unit	Abstract Code	Value	Assessed Value
Land Value Information	6282	0	S	COLO-CITY METRO DIST LAND	1210	0
<i>Improvement Value Information</i>					N/A	N/A
<i>Totals</i>	N/A				1210	0

Inventory Information

No Residential Improvement Records Available.

NAMES ARE NOT NECESSARILY LISTED AS TITLE IS HELD, SOME MAY BE SHORTENED OR ABBREVIATED.

PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6603 FOR CORRECT OWNERSHIP.

Show 10 ▾ entries

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Transfer History

**COLORADO CITY METROPOLITAN DISTRICT
RESOLUTION NO. 01-2021**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COLORADO CITY METROPOLITAN DISTRICT,
COLORADO CITY, COLORADO DESIGNATING POSTING PLACES WITHIN THE DISTRICT AND COUNTY FOR
PUBLIC NOTICE OF MEETINGS OF THE BOARD OF DIRECTORS.**

WHEREAS, pursuant to 32-1-903 (2) C.R.S. the Board of Directors of the Colorado City Metropolitan District are required to make public notice of three designated posting places within the District in order to inform the public of Board meetings, and

WHEREAS, the Statute requires that public notice of said meetings be posted with the County Clerk at least twenty four hours before the scheduled meeting date, and

WHEREAS, the Statute requires that the Board of Directors designate the required posting places at the first regular Board meeting in January of each year;

NOW THEREFORE, be it resolved by the Board of Directors of the Colorado City Metropolitan District, Colorado City, Colorado that the following locations are hereby designated as the official posting places for public notification of District meetings:

1. Pueblo County Clerk
215 W. 10 Street
Pueblo, Colorado 81003
2. Colorado City Metropolitan District
Administration Building
PO Box 20229
4497 Bent Brothers Blvd.
Colorado City, Colorado 81019
3. Colorado City Metropolitan District Website
www.colorado.gov/coloradocitymetro

PASSES AND APPROVED this 12^h of January, 2021

COLORADO CITY METROPOLITAN DISTRICT

By: _____
Terry Kraus, Chairperson

Attest:

By: _____
Gregory Collins, Secretary

**COLORADO CITY METROPOLITAN DISTRICT
RESOLUTION NO. 2 -2021**

**RESOLUTION TO SET THE MEETING DATES FOR 2021, AND TO APPROVE
DIRECTOR COMPENSATION FOR MEETINGS**

RECITALS

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

WHEREAS, § 32-1-1001(1)(m), C.R.S., states that the Board of Directors of the District (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, the Board has determined that it is in the District’s best interest to have a second regular board meeting each month, as well as a monthly study session; and

WHEREAS, the Board desires to amend the District’s Bylaws to include two regular monthly meetings; and

WHEREAS, § 32-1-903(2), C.R.S. requires that the District update the posted notice of its regular meetings, if there are any changes; and

WHEREAS, the Board has determined the dates and times for its regular meetings for 2020, and will repost notice of those meetings pursuant to statute; and

WHEREAS, the Board has determined the amount of compensation directors will receive for attending board meetings.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS THAT:

The Board hereby approves an amendment to its Bylaws to change section 6(a) as follows

a. Regular Meetings. Regular meetings of the Board shall be held on the second and last Tuesday of each month at the Colorado City Administration Office, 4497 Bent Brothers Boulevard, Colorado City, Colorado, unless otherwise noticed and posted. The Board shall hold a study session meeting beginning at 6:00 p.m. on the second and last Tuesday, which will be followed by a regular meeting upon completion of the study session.

1. For 2021, the District will conduct its regular meetings on the dates and times detailed on the attached notice. The Board hereby directs its Manager to post notice of the meeting dates and times.

2. The Board determines that each Director shall receive compensation in the amount of \$50 per District Board meeting attended, not to exceed the annual limits set forth in § 32-1-902(3)(a), C.R.S.

A motion was made and seconded, and, upon a majority vote, this Resolution was **ADOPTED AND APPROVED** by the Board this 12th day of January, 2021.

**COLORADO CITY METROPOLITAN
DISTRICT**

By: _____
Terry Kraus Chairman

ATTEST:

Greg Collins, Secretary/ Co-Chairman

**NOTICE OF THE 2021 REGULAR MEETINGS OF THE BOARD OF DIRECTORS OF
COLORADO CITY METROPOLITAN DISTRICT**

Place of Regular Meetings:

Colorado City Administration Office
4497 Bent Brothers Boulevard, Colorado City, Colorado

Dates/Times of Regular Meetings and Study Sessions:

- ___ Jan 12 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ Jan 26 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ Feb 9 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ Feb 23 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ Mar 9 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ Mar 30 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ Apr 13 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ Apr 27 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ May 11 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ May 25 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ June 8 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ June 29 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ July 14 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ July 28 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ Aug 10 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ Aug 31 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ Sept 8 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.
- ___ Sept 29 ___, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.

____ Oct 12 __, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.

____ Oct 26 __, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.

____ Nov 9 __, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.

____ Nov 30 __, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.

____ Dec 14 __, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.

____ Dec 28 __, 2021, Study Session at 6:00 p.m., Regular Meeting at 6:30 p.m.

**COLORADO CITY METROPOLITAN DISTRICT
RESOLUTION NO. 3 -2021**

**RESOLUTION ACCEPTING AND CONFIRMING ROADS THAT WILL BE
MAINTAINED BY COLORADO CITY METROPOLITAN DISTRICT.**

RECITALS

WHEREAS, it is in the best interests of the Colorado City Metropolitan District to periodically reconfirm its acceptance of certain roads that are maintained by the Colorado City Metropolitan District.

WHEREAS, the Colorado City Metropolitan District's Board of Directors in consultation with its legal counsel and the District Manager do hereby adopt, ratify, and confirm that the following road sections are accepted by the District and are to be maintained by the District.

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

- The Board of Directors of the Colorado City Metropolitan District does hereby resolve the following list of road sections are accepted by the Colorado City Metropolitan District and are incorporated into the Colorado City Metropolitan District road maintenance Program as stated in the Resolution 06-2004, (included) with amend and addition of such section by this resolution:

ROAD NAME

BEGINNING TO END DESCRIPTION

Stonewall Drive

Terlesa Drive to northwest to Cul-ta-sac

Julianna Road

Stonewall Drive east 500 Feet including Cul-ta-sac

Adopted, this 12th day of January 2021

Terry Kraus, Chairperson
Board of Directors

Attest:

Greg Collins, Secretary

RESOLUTION 04-2021
RESOLUTION OF COLORADO CITY METROPOLITAN DISTRICT
APPROVING REVISED PERSONNEL POLICIES

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

WHEREAS, the District has the authorization to appoint, hire and retain employees, pursuant to § 32-1-1001(1)(i), C.R.S., and currently has several employees; and

WHEREAS, the Board of Directors of the District is authorized to have the management, control and supervision of the business affairs of the District, pursuant to § 32-1-1001(1)(h), C.R.S.; and

WHEREAS, several new state laws have been passed recently, including without limitation the Healthy Families and Workplaces Act (SB 20-205) and the Equal Pay for Equal Work Act (SB 19-085); and

WHEREAS, the District's personnel policies have been updated by District staff and legal counsel for consistency with the new laws and the District manager has also proposed several changes regarding vacation time for employees; and

WHEREAS, District manager recommends approval of the revised personnel policies, and the Board finds that the revisions are in the best interest of the District.

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

The personnel policies presented by District staff are hereby approved, effective immediately. Nothing in the revised personnel policies shall change the amount of sick leave accrued to date by existing employees, except that paid sick leave for temporary employees and public health emergency leave shall accrue beginning January 1, 2021.

The updated personnel policies shall be provided to current and future employees of the District. Nothing herein or in the personnel policies constitutes a contract or promise by the District or changes the "at-will" nature of employment.

ADOPTED this ____ day of _____, 2021.

**COLORADO CITY METROPOLITAN
DISTRICT**

President

ATTEST:

Secretary



December 5, 2020

To: Colorado City Metropolitan District
4497 Bent Brothers Blvd.
Colorado City, CO 81019

ATTN: Mr. Donny Scheid – Public Works Director

Project: Colorado City Artesian Well 4584-F

Mr. Scheid,

Hydro Resources (HR) is pleased to present the following proposal for well liner installation, well testing and permanent equipment installation for Colorado City Metropolitan District (CCMD). HR has a history of performing successful well rehabilitations and testing for neighboring communities on similar wells. HR wishes to outline our understanding of the scope of work.

Before reviewing the project details, HR would first like to stress our commitment to CCMD to providing a company committed to making Health & Safety our number one priority on this project. HR has broken down the proposal into the following units:

- I. Technical Approach Pump Equipment**
- II. Clarifications**
- III. Total Project Pricing**

I. Technical Approach & Pump Equipment

HR has multiple pump rigs and support equipment that can be utilized for this scope. HR plans on utilizing a SMEAL 12T rig (or equivalent) 12 Ton Capacity rig. For the proposal, HR has researched well 4584-F artesian well from a provided well video as well as permit documents. To bring the Artesian well back online HR recommends the following options:

- Prior to mobilization, CCMD to open valve and release pressure from artesian well thru valve currently on well casing. Water in vault/pit to be removed and cleaned up debris and soils in particularly around casing to properly perform work on Artesian well.
- HR to mobilize with pump rig and packer pulling equipment. Set up rig and remove packer. After packer is removed, demobilize pump rig. Let well set for at least one day.
- Video Well with DVD and description provided to CCMD.
- Prepare liner and liner well seal for 6” to 10” casing. Prepare test pump equipment.
- Remobilize pump crew with 6” casing liner and test pump materials. Weld 3” Nipple on bottom of 10” casing with ball valve for detouring water while liner installation and test pump is being performed. This may require pumping out water below cut and welded area. Start installation of 6” liner .
- Install 6” well liner and top seal, this may take longer due to lugs being cut off each strand of casing before installed. Also, integrity of 10” casing due to being submerged in water for many years.
- Install test pump equipment, discharge piping with flowmeter and generator electrical.

- Test pump well for 8 hours to determine best pumping rate for well.
- 12 Hour well recovery
- Pull Test pump equipment and demobilize.
- Prepare permanent equipment recommended from pump test.
- Mobilize back to Colorado City and start installation of permanent equipment.
- Complete installation of permanent equipment and demobilize.
- Hydro Technician evaluate all electrical and start up.

The proposed pump equipment is as follows (actual equipment to be based on pump testing):

- Grundfos pump end, 150S-200-11, 153 GPM @ 421' TDH
- Hitachi Motor, 20HP, 460V, 3PH, 6"
- Submersible Cable, 8/3 Flat Jacket w/Ground
- Drop Pipe, 2 7/8" OD x .203 API, EUE, 8R, R2
- 2 7/8" Flowmatic Check Valve, 80DI
- Airline, 1/4" x 2
- PVC, 1"
- Stainless Steel bands, Pipe tape and pipe dope
- Well Seal, 6" x 10"

II. Clarifications

- HR assumes well pit will be empty of water and soil.
- HR assumed all pressure will be relieved before mobilization to site.
- HR assumes there will be drainage from well pit for casing drain to be installed or replaced.
- HR has assumed 10" casing is secure and workable.
- HR will have to evaluate packer integrity before re-installation.
- HR to provide submittals of pump equipment and will not order until receiving approval from CCMD based off test pump data as well as location to be pumped.
- HR assumes CCMD will provide area for water to be pumped and drained as well as any permits necessary to complete the job.
- HR assumed re-using top well discharge and packer if in working condition.
- HR assumes tree's and building be clear of work site and clear access.
- Taxes are not included.
- Project to be on Time and materials job (T & M).

III. Total Project Pricing

HR is provided the following cost summary for your review:

Colorado City Metropolitan District						
Item No.	Description		Qty.	Unit	Unit Cost	Total
1	Prep. Packer pulling materials and mob. To site, Pull Packer		14	HR	\$ 240.00	\$ 3,360.00
2	Video Well		1	LS	\$ 1,400.00	\$ 1,400.00
3	Prep liner, liner seal and test pump equipment		12	HR	\$ 240.00	\$ 2,880.00
4	Mob. And install well relief valve, start install liner		12	HR	\$ 240.00	\$ 2,880.00
5	Install liner with seal		12	HR	\$ 240.00	\$ 2,880.00
6	Install test pump equipment		12	HR	\$ 240.00	\$ 2,880.00
7	8 hour test pump		8	HR	\$ 200.00	\$ 1,600.00
8	12 hour well recovery		12	HR	\$ 75.00	\$ 900.00
9	Pull test pump equipment and demobilize		14	HR	\$ 240.00	\$ 3,360.00
10	Prep. Permanent equipment		12	HR	\$ 150.00	\$ 1,800.00
11	Mob. And install permanent equipment		12	HR	\$ 240.00	\$ 2,880.00
12	Install permanent equipment and demobilize		12	HR	\$ 240.00	\$ 2,880.00
13	Hydro technician evaluate equipment and demobilize		1	LS	\$ 3,500.00	\$ 3,500.00
14	Test equipment, DSL, generator, weld rod, lugs, oxy/acetylene		1	LS	\$ 3,600.00	\$ 3,600.00
15	6 5/8" well liner x .280		518	FT	\$ 19.00	\$ 9,842.00
16	Well seal, 6" x 10"		1	LS	\$ 367.00	\$ 367.00
17	Provide Grundfos PE, 150GPM @ 421'TDH, 20HP, 460V, 6" with 2 7/8" EUE R2 Pipe, 2 7/8 Check Valve, 1/4" Airline x 2, 1" PVC & Consumables		1	LS	\$ 15,875.00	\$ 15,875.00
Estimated Cost Total						\$ 62,884.00

We are confident that Colorado City Metropolitan District will be impressed with our professional water supply services and look forward to the opportunity to provide these services. Please contact our office at your earliest convenience with any questions or concerns you may have.

Sincerely,

Hydro Resources

Richard Martinez

Richard Martinez
 Business Development
 Rocky Mountain Region
rmartinez@hydroresources.com

Jason Barnum

Jason Barnum
 Business Development Manager
 Rocky Mountain and West Regions
jbarnum@hydroresources.com

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

A study session of the Board of Directors of the Colorado City Metropolitan District was held Tuesday, December 8, 2020, at 6:00 p.m.

I. QUORUM CHECK.

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

Also in attendance:

Jim Eccher, District Manager
Yvonne Barron, Finance Director – by phone
Donny Scheid, Public Works – by phone
Josh Briggs, Parks & Rec – by phone

2. AGENDA ITEMS:

a. Resolution 16-2020 and 17-2020 Stop Work Order CCAAC

Mr. Eccher presented this resolution to the board with all the recommended changes made. There will need to be a public hearing because it changes the by-laws.

b. Resolution 19-2020 Increases of Fees

Mr. Elliot pointed out a typo on the bulk water rate.

Tap fees will be raised to \$8250 for water and sewer each for a total of \$16,500.

Swimming pool rates will raise to \$4 daily and \$40 for a punch pass. Lessons will go from \$35 to \$40.

Mr. Collins asked about volunteers as lifeguards. Mr. Briggs said Pueblo County is making changes, so would have to wait to see what those are.

c. Resolution 20-2020 2021 Budget

There will be a public hearing on this later.

d. Resolution 21-2020 2020 Budget Amendment

This will also have a public hearing later in the evening.

e. Resolution 22-2020 Setting Mill Levy

This takes in the \$35,000 payback according to TABOR laws. Mr. Collins talked about the golf course and the campground becoming enterprises so this payback does not have to happen in the future. He is not favor of de-TABOR. Mr. Cook also believes these should be enterprise funds. Ms. Barron is the district can only accept a 5% increase in tax revenue per year or it must be refunded. Mr. Eccher stated there have been changes made at the golf course and COVID made a big impact this year. He would like to see one more year of data before making these enterprise funds. Mr. Briggs said the money made at the campground goes to help all of parks and rec. Mr. Kraus would like to talk to the auditor after the first of the year.

f. Resolution 23-2020 Appropriation of Money

g. Loss Prevention Proposal from Mr. Cook and Mr. Elliot

Mr. Elliot said a plan needs to be made, possibly made into a resolution. Mr. Cook said this document would get the district started, so even if the personnel is different, the plan will still go forward.

h. Equipment to Put Out for Sale – Sealed Bid

Mr. Eccher presented the board a list of equipment that was either broke down or wasn't being used. Mr. Scheid would like to put a \$3500 reserve on the rims. Mr. Collins suggested using Facebook, Craigslist, Thrifty Nickel, and the Chieftain in addition to the Greenhorn Valley View.

- 1) 1977 Big A 2500 Rickel Manufacturing, floater truck.
- 2) 2005 Dodge Dakota 4x4 V8
- 3) Set of 6 rims for John Deere Road Grader
- 4) John Deere 2355E Mower

5) Huqvarna Z242F Mower

Mr. Eccher told the board that Phase 3 of the meter project is ready to start. Under Old Business he will ask for approval of \$180,000 to order all the parts needed.

3. ADJOURNMENT. There being no further business before the Board, Mr. Kraus adjourned the meeting, at 7:45 pm.

COLORADO CITY METROPOLITAN DISTRICT

Terry Kraus, Chairperson

ATTEST:

Harry Hochstetler, Treasurer

Approved this 12th day of January, 2021.

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

COLORADO CITY METROPOLITAN DISTRICT
RECORD OF PROCEEDINGS
BOARD OF DIRECTORS MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District was held Tuesday, December 8, 2020, at 6:15 p.m.

1. CALL TO ORDER. Chairperson Kraus called the meeting to order at 7:45 p.m.
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF SILENT REFLECTION
4. QUORUM CHECK.

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

Also in attendance:

Jim Eccher, District Manager
Yvonne Barron, Finance Director – by phone
Donny Scheid, Public Works – by phone
Josh Briggs, Parks & Rec – by phone

5. APPROVAL OF AGENDA: Mr. Eccher asked to add Phase 3 meter money to Old Business, Mr. Cook asked to add CCAAC matters: Palcic, survey on Adams Ct, spreadsheet and report. Mr. Hochstetler made a motion to approve the agenda Mr. Collins seconded the motion. All voted in favor and the motion passed.
 6. APPROVAL OF MINUTES: Study Session and Regular Meeting November 24, 2020 : Mr. Cook made a motion to approve the minutes. Mr. Elliot seconded the motion. All voted in favor and the motion passed.
 7. BILLS PAYABLE:
Mr. Cook questioned the amounts paid to the attorney, tuning kits and printer ink. Mr. Elliot made a motion to approve the bills. Mr. Cook seconded the motion. All voted in favor and the bills were paid.
 8. FINANCIAL REPORT:
Mr. Eccher told the board the financials were in their packets.
 9. OPERATIONAL REPORT:
Mr. Eccher read the managers reports.
The pro shop showed a much higher revenue than 2019. All tournaments that booked in 2020 are coming back in 2021. The golf carts will soon be getting serviced before the 2021 season.
Greens are mowed and blown off as needed. Winter cups installed (3 per green). Snow mold going out this week. Preventative maintenance is being done on equipment.
The campground is continuing to do record business. Unfortunately, COVID is impacting the youth sports. Hopefully in the new year some sports will be played.
The work at the water plant continues on the compressors. Due to an employee illness, the work force is stretched thin and adjustments need to be made.
 10. READING BY THE CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR:
Read by Mr. Elliot.
 11. CITIZENS INPUT: None
 12. ATTORNEYS REPORT.
None
- Mr. Kraus closed the regular meeting at 7:10 pm for the public hearings.
13. PUBLIC HEARING
Increases in Tap Fees, Campground Fees, and Pool Fees
Mr. Elliot mentioned a typo on bulk water. Mr. Briggs confirmed that scholarships were still available for youth activities. Mr. Cook made a motion to close this hearing. Mr. Kraus closed it at 7:25

14. PUBLIC HEARING

Budget for 2021

This hearing was closed at 7:28

15. PUBLIC HEARING

Amendment to Change By-laws with Stop Work Order

Mr. Cook made a motion to close the public hearing.

Mr. Kraus opened the regular meeting at 7:29 pm

16. AGENDA ITEMS

Resolution 16-2020 17-2020 Stop Work Order

Mr. Cook made a motion to approve these resolutions. Mr. Collins seconded the motion. All voted in favor and the motion passed.

Resolution 19-2020 Increases in Fees

Mr. Cook made a motion to approve the resolution. Mr. Hochstetler seconded the motion. Mr. Elliot said the bulk water fees needs to be corrected. Mr. Cook said he thinks the increase in tap fees is too much. A division of the house was called. Mr. Cook said since the tap fees were included with all the increases, he voted no. All others voted in favor and the motion passed.

Resolution 20-2020 Adopt 2021 Budget

Mr. Elliot made a motion to approve the resolution. Mr. Collins seconded the motion. All voted in favor and the motion passed.

Resolution 21-2020 Adopting a Supplemental Budget for 2020

Mr. Elliot made a motion to approve the resolution. Mr. Collins seconded the motion. Mr. Cook said he thought this was pushing the limits and could affect depreciation. A division of the house was called. Mr. Cook voted against, all others voted in favor and the motion passed.

Resolution 22-2020 Setting Mill Levies

Mr. Cook made a motion to approve the resolution, Mr. Collins seconded the motion. Mr. Elliot said there was a typo. Mr. Cook and Mr. Collins accepted that amendment to the motion. All voted in favor and the motion passed.

Resolution 23-2020 Appropriate Sums of Money

Mr. Hochstetler made a motion to approve the resolution, and Mr. Elliot seconded the motion. A division of the house was called. Mr. Cook voted against, all others voted in favor and the motion passed.

Loss Prevention Proposal from Mr. Elliot and Mr. Cook

Mr. Elliot made a motion to adopt this plan with the understanding in the future to implement. Mr. Cook seconded the motion. Mr. Cook suggested a quarterly update from Public Works. All voted in favor and the motion passed.

Equipment for Sealed Bid

Mr. Eccher asked for direction – where to advertise and should there be reserves. Mr. Collins said the bids need to be on the open market, everything else should be sealed bid. Mr. Cook made a motion to accept sealed bids and each item to have reserves. Mr. Elliot seconded the motion. All voted in favor and the motion passed.

17. OLD BUSINESS:

Mr. Eccher said Phase 3 of the meter project is about to start. He would like to request \$180,000 for this phase. Mr. Hochstetler made a motion to approve the use of \$180,000 out of the bond fund for Phase 3, Mr. Elliot seconded the motion. Mr. Elliot requested a progress report on the meter project at the next meeting. A division of the house was called. Mr. Cook voted against, all others voted in favor and the motion passed.

Mr. Cook asked for an update on the Duell well. Mr. Scheid had received a report the night before. It looks like \$63,000 and a mid-January start.

18. NEW BUSINESS: None

19. CCAAC

A. Reviews by CCAAC No meeting due to Thanksgiving and Mr. Eccher's vacation.

None

B. Actions:

C. Spreadsheets

Mr. Cook asked about the Palcic situation. No rocks have been moved. Mr. Scheid said it would take one day to get all the rocks moved. Mr. Cook said the rocks should stay on CCMD property. He would like a letter sent from the attorney to Mr. Palcic. Mr. Elliot made a motion for the rocks to be hauled to the gravel pit. Mr. Cook asked to amend that to include fees incurred. Mr. Collins seconded the motion. All voted in favor and the motion passed.

Mr. Cook asked about the land survey on Adams Pl. He would like letters sent this week about all the animals on the property. Mr. Cook made a motion to table this until the next meeting. Mr. Collins seconded the motion. All voted in favor and the motion passed.

Mr. Cook asked about the CCAAC spreadsheet. Mr. Eccher said there was no meeting due to Thanksgiving and his vacation.

Mr. Collins said to post for volunteers.

Shalene Siudyla from 4113 W Jefferson said when she built her house she had to follow all the covenants. Why is a mobile home being allowed in the same unit. The difference between mobile and modular were discussed. Gina Mangino from 4044 W Jefferson spoke on this matter. For 15 years, no manufactured or mobile homes have been allowed in the area on R1 lots. Mr. Elliot gave the definition of modular homes. He stated CCMD had nothing that allowed them to rule out a modular home. Mr. Kraus suggested doing more investigation on this issue.

Mr. Cook said the letters sent out on the trash cans, the verbiage needs to be watched closely. Different units specify different placements.

Mr. Elliot asked about an original copy of the covenants. Mr. Eccher said the county can not get them right now. Mr. Berg was working on getting a copy, but the county said it would be next year before the could get them out.

20. CORRESPONDENCE:

Mr. Eccher read a letter from Adam and Rebecca Garcia, owners of Roundtable. They would like to freeze the rent until COVID is over. They would like the option of transferring the lease. And they would like to put pool tables or arcade games in the restaurant. After much discussion, it was decided to revisit this at the next meeting.

21. EXECUTIVE SESSION: None

Mr. Eccher asked about cancelling the December 29th meeting. Mr. Cook said to tentatively leave it in case something comes up. It can be cancelled 3-5 days before the date.

22. ADJOURNMENT. There being no further business before the Board, Mr. Hochstetler made a motion to adjourn the meeting, and Mr. Collins seconded the motion. Mr. Kraus adjourned the meeting at 8:50 pm.

COLORADO CITY METROPOLITAN DISTRICT

Terry Kraus, Chairperson

ATTEST:

Harry Hochstetler, Treasurer

Approved this 12th day of January, 2021.

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STAND PIPE BULK SALES - 2020

Month	Income	Credit Card	Total \$	Gallons	\$/Gal	Fees
	2019 Cash					
January	\$1,269.75	\$2,749.75	\$4,019.50	159105	\$0.0253	\$93.00
February	\$829.75	\$2,740.75	\$3,570.50	134906	\$0.0265	\$91.86
March	\$969.25	\$3,375.75	\$4,345.00	172606	\$0.0252	\$118.74
April	\$1,115.25	\$3,741.50	\$4,856.75	180978	\$0.0268	\$124.39
May	\$872.75	\$3,954.25	\$4,827.00	181422	\$0.0266	\$145.45
June	\$1,519.44	\$5,731.75	\$7,251.19	301212	\$0.0241	\$200.17
July	\$1,083.00	\$7,250.50	\$8,333.50	306331	\$0.0272	\$244.15
August	\$916.75	\$7,968.50	\$8,885.25	382616	\$0.0232	\$267.08
September	\$755.75	\$5,661.25	\$6,417.00	231871	\$0.0277	\$193.15
October	\$621.50	\$5,335.75	\$5,957.25	232804	\$0.0256	\$180.25
November	\$700.25	\$4,230.00	\$4,930.25	223643	\$0.0220	\$165.79
December			\$0.00		#DIV/0!	
	\$10,653.44	\$52,739.75	\$63,393.19	2507494	\$0.0253	\$1,824.03

Pro Shop Activities Report
December (2020)

2019	December Rounds	201
2020	December Rounds	219

2019	December Revenue	\$ 4,710
2020	December Revenue	\$ 6,697

Year End Summary

As your PGA Professional, I took it upon myself to do research as to why the golf course made more money this year. Due to my research and talking to the other professionals from Elmwood, Walking stick, and Pueblo West in Pueblo each and every one of us came to the same conclusion. When Covid hit it shut down movie theaters, indoor activities such as gaming places or places people usually hangout. This limited capacity, gave people no choices but to contribute to outdoor activities such as golf courses parks and recreational places as well. From my research with the PGA they said when this pandemic hit golf came back nation wide because of limited things to do. Example, I had a gentlemen at this golf course he said all he ever did was go to movie theater but now playing golf because of indoor shut downs. Another is Walking Stick first time in many years made there money without support of the General Fund in Pueblo. I know there where questions last week as to why we made more in November than last year November. I was sick and could not answer it. It is simple we had a total of 24 days open this November, While last year November it was only open 9. Weather is a big factor when it comes to winter revenue, When it is snow or wind or cold golfers will not come out if any of these factors are involved. This December we were only open 4 days as last year December was open 10 days Again, depends on weather as to how much play we get on those days. I will put in my reports starting next year days open so we can better forecast for winter months. I would also like to thank my friend, the grounds keeper, Marc Anzlover. Without him this course would not be in substantial shape for golfers to come down and play. I would also like to thank Adam and Becky for there outstanding service as a restaurant during these hard

times businesses had to endure. Without this restaurant and a great grounds keeper we would have a non existed course. Would also like to thank the Friends Of Hollydot for there support and hard work towards keeping the golf course going as well Dave and Marla, Vern and Marty, Joe Williamson and Lew Sadler . I would like to thank my Staff as well, for the tremendous job they have done. In conclusion I have no idea how next years season will go with everything that is going on. My hope is that golf will stay this way and the other professionals share my conclusion. We will wait and see what happens. Know this I do have all of my tournaments coming back as well. If you have any questions about the golf course please come see me in my office so that I can educate you more on the golf business. Thank you again for given me the opportunity to be your Pro. I had a fun year for being my first, looking forward to next year.



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: Mountain Homes LLC
Mailing Address: 10739 Arnold Lane City: Rye
State: CO ZIP: 81069 Telephone: 7192290010

CONTRACTOR

Contractor: Mountain Homes LLC
Mailing Address: 10739 Arnold Lane City: Rye
State: CO ZIP: 81069 Telephone: 7192290010

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

R-1 R-2

Lot: 988 Unit: 14 Legal address, (please verify with CC Metro District): 4943 Cherry Creek

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

Floor area square footage: 1040 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: Adam McBee Date: 11-24-2020

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

CONDITIONS APPLYING TO THIS APPLICATION

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

CCAAC Fee Schedule

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

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

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

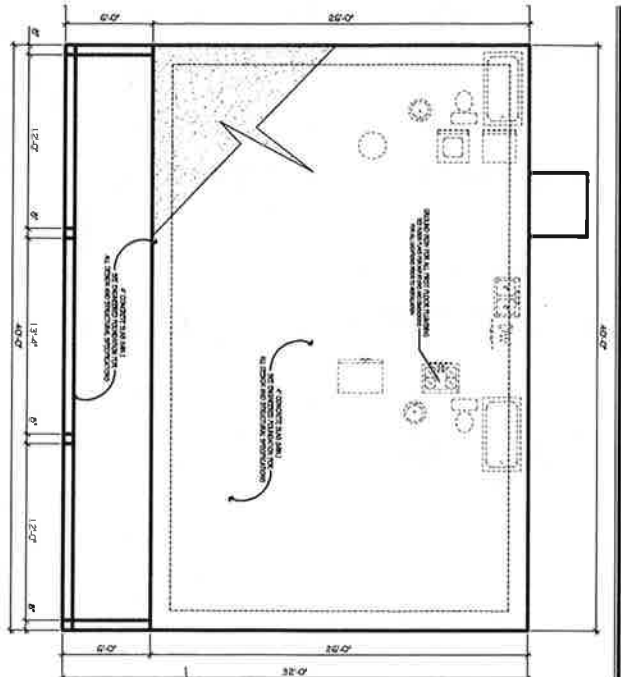
I have read and understand the provisions of this application and understand that incomplete applications will be returned to me for the required information before being considered by CCAAC.

Property Owner Signature:

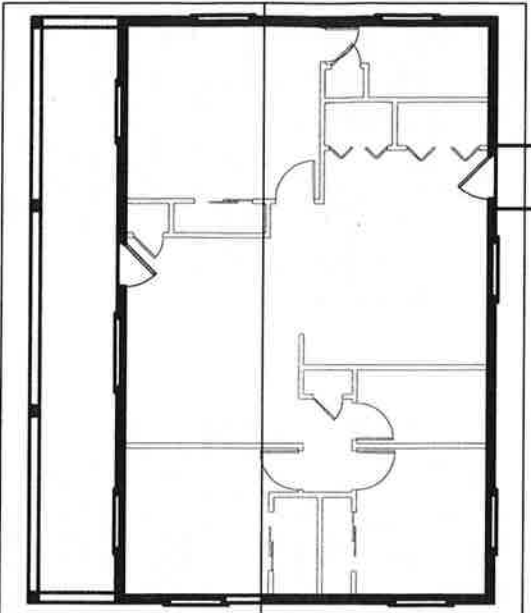
Beth M. [Signature]

Date:

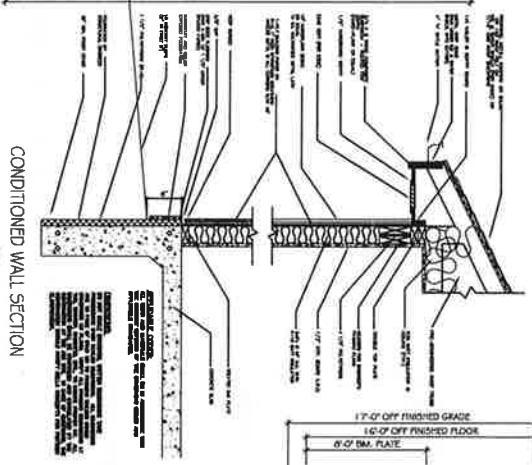
11-24-2020



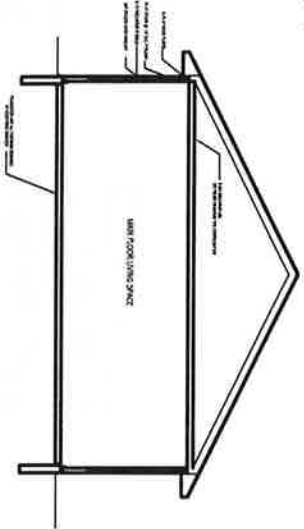
FOUNDATION PLANS
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLANS

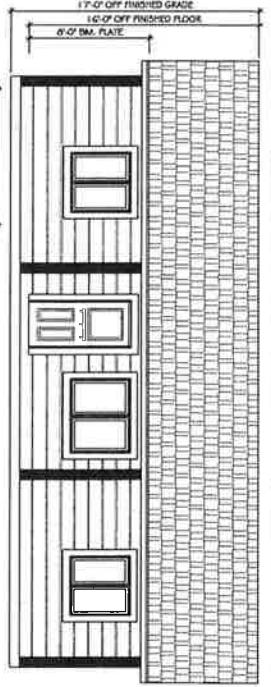


CONDITIONED WALL SECTION

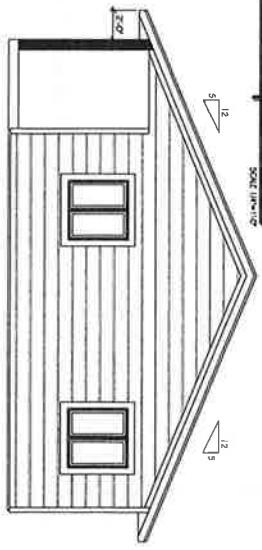


CROSS SECTION
SCALE: 1/4" = 1'-0"

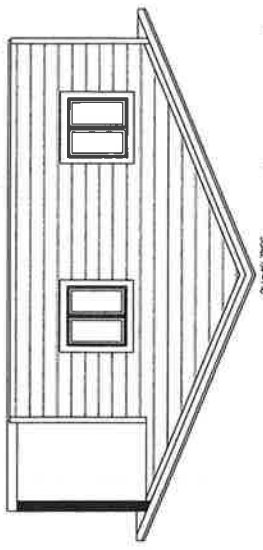
- FINISH NOTES:**
- 1) REFER TO THE CONSTRUCTION MANUAL GENERAL
 - 2) LOCATIONS NOT INDICATED.
 - 3) ALL FINISHES TO BE INSTALLED OVER A PROPERLY PREPARED SUBSTRATE.
 - 4) FINISHES TO BE INSTALLED OVER A PROPERLY PREPARED SUBSTRATE.
 - 5) FINISHES TO BE INSTALLED OVER A PROPERLY PREPARED SUBSTRATE.
 - 6) FINISHES TO BE INSTALLED OVER A PROPERLY PREPARED SUBSTRATE.
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 - 9) FINISHES TO BE INSTALLED OVER A PROPERLY PREPARED SUBSTRATE.
 - 10) FINISHES TO BE INSTALLED OVER A PROPERLY PREPARED SUBSTRATE.



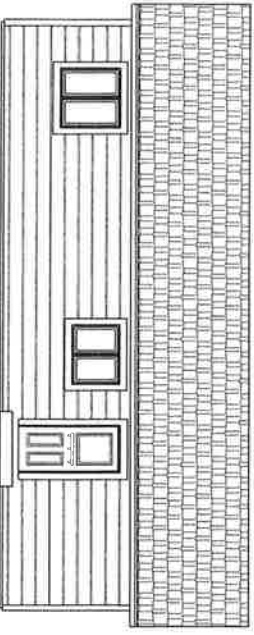
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

20 of
THAMES

SCALE:	AS SHOWN
DATE:	03/20/2010
DESIGNER:	BRANDON MCBEE
DATE:	03/20/2010
PROJECT #:	1040

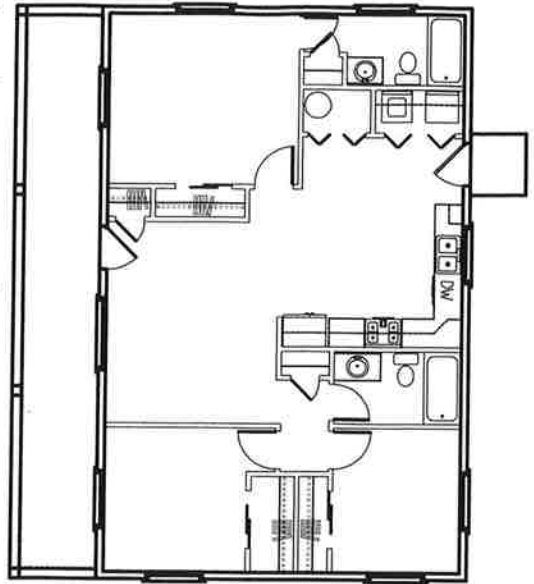
MOUNTAIN HOMES, LLC
ATT: BRANDON MCBEE
715-225-0010 (CELL #)

A SINGLE FAMILY RESIDENCE
for
THE 1040 MODEL HOME
4943 CHERRY CREEK STREET (COLORADO CITY) COLORADO

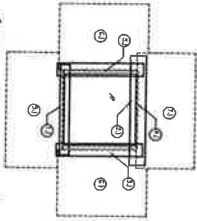
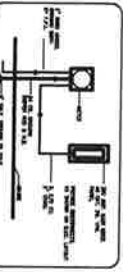
FOR A COMPLETE LIST OF SERVICES AND PRICING, VISIT OUR WEBSITE AT www.mountainhomes.com

ATT: DAN WENRICH
702 PINE STREET
FARGO, NORTH DAKOTA 58103
701-785-4244
www.mountainhomes.com

THIS DOCUMENT IS THE PROPERTY OF MOUNTAIN HOMES, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF MOUNTAIN HOMES, LLC IS STRICTLY PROHIBITED.



MAIN STORY ELECTRIC PLANS

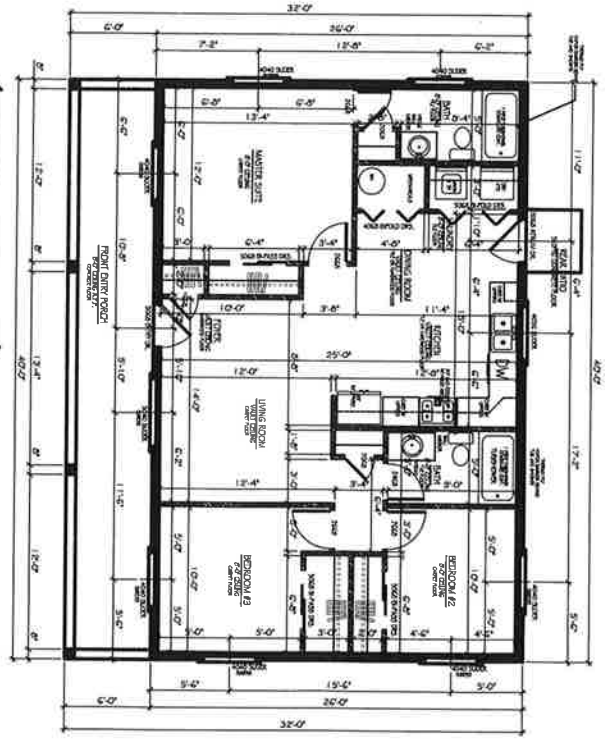


GENERAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
5. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

WINDOW FLASHING DETAIL:

1. FLASHING SHALL BE INSTALLED OVER THE WINDOW FRAME AND UNDER THE SIDING.
2. FLASHING SHALL BE INSTALLED OVER THE WINDOW FRAME AND UNDER THE SIDING.
3. FLASHING SHALL BE INSTALLED OVER THE WINDOW FRAME AND UNDER THE SIDING.
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10. FLASHING SHALL BE INSTALLED OVER THE WINDOW FRAME AND UNDER THE SIDING.



MAIN STORY FLOOR PLANS

ITEM	DESCRIPTION	QUANTITY
1	WATER MARK	1000
2	FRONT DRIVE CURB	240.0
3	FRONT SIDE WALK	1000.0

WINDOW FLASHING DETAIL:

1. FLASHING SHALL BE INSTALLED OVER THE WINDOW FRAME AND UNDER THE SIDING.
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30 of THREE

MOUNTAIN HOMES, LLC
 ATT. BRANDON MOORE
 718-223-0010 (EXT. 111)

A SINGLE FAMILY RESIDENCE
THE 1040 MODEL HOME
 4943 CHERRY CREEK STREET (COLORADO CITY) COLORADO

KIT DAVE MATHIAS
 PROJECT CONSULTANT & OMA
 718-223-0010
 1118 S. 10th Street
 DENVER, COLORADO 80202

CONTRACT NO. 1040-01
 DATE: 08/14/18
 DRAWING NO. 1040-01-001
 SHEET NO. 30 OF 33



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: McBee LLC
 Mailing Address: 10739 Arnold City: Rye
 State: CO ZIP: 81069 Telephone: 719 229 0010

CONTRACTOR

Contractor: Mountain Homes LLC
 Mailing Address: 10739 Arnold Ln City: Rye
 State: CO ZIP: 81069 Telephone: 719-229-0010

Requested approval for: Commercial building Home Shed Fence Other: _____
R-1 R-2

Lot: 345 Unit: 1 Legal address, (please verify with CC Metro District): 4711 Vigil Drive

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

Floor area square footage: 1040 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: Brian McBee Date: 11-24-2020

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

CONDITIONS APPLYING TO THIS APPLICATION

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

CCAAC Fee Schedule

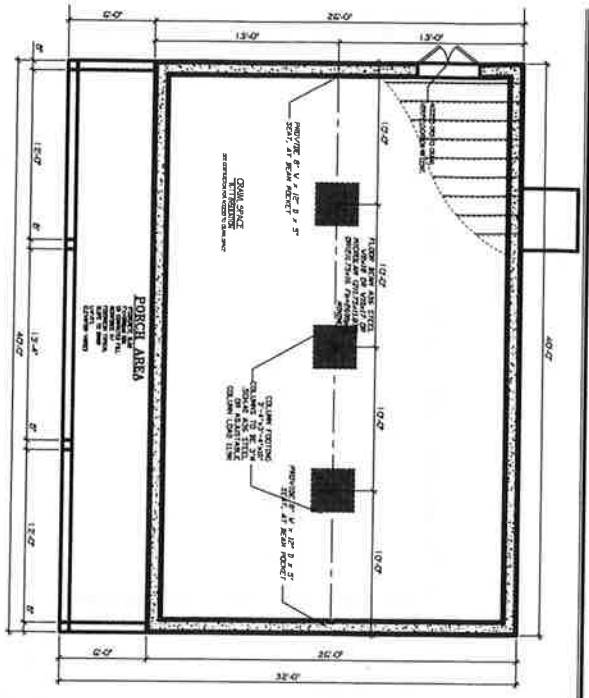
Please note that a check or money order for the appropriate amount must be included with your application

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

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

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

Property Owner Signature:  Date: _____



GENERAL CONTRACTOR NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

7. ALL FOUNDATION WORK SHALL BE COMPLETED PRIOR TO THE START OF SUPERSTRUCTURE CONSTRUCTION.

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9. ALL EXTERIOR FINISHES SHALL BE COMPLETED PRIOR TO THE START OF INTERIOR FINISHES.

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11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

13. ALL MATERIALS SHALL BE STORED PROPERLY ON THE SITE.

14. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

15. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.

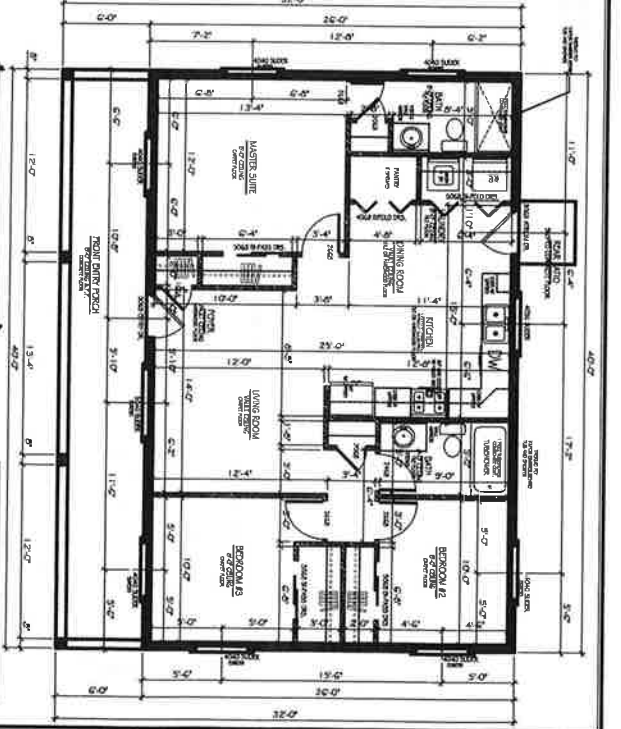
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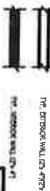
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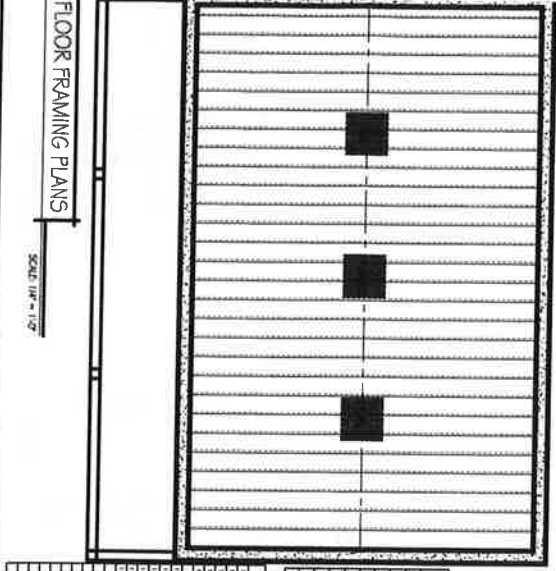


MAIN STORY FLOOR PLANS
SCALE: 1/8" = 1'-0"



SCAFFOLD FOOTINGS

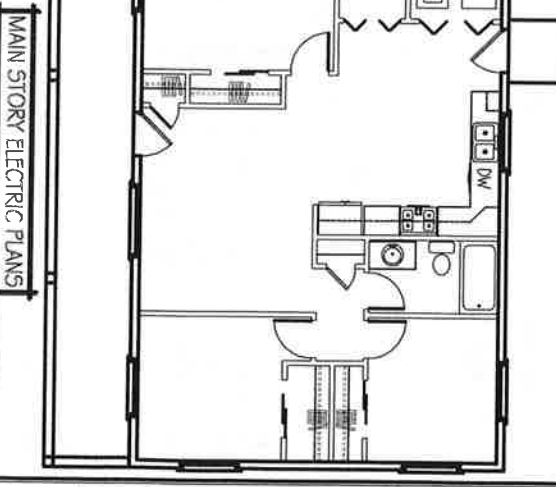
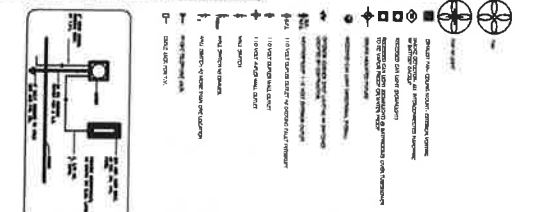
WALL TYPE	FOOTING
CONCRETE	18" x 18" x 12"
CMU	12" x 12" x 12"
BRICK	12" x 12" x 12"



FLOOR FRAMING PLANS
SCALE: 1/8" = 1'-0"

SECTION INFORMATION FOR PERMITS

SECTION	DATE	BY	REVISION
1.00	11.28.18	LSM	ISSUE FOR PERMITS
2.00	12.10.18	LSM	REVISED PERMITS
3.00	01.15.19	LSM	REVISED PERMITS
4.00	02.20.19	LSM	REVISED PERMITS
5.00	03.25.19	LSM	REVISED PERMITS
6.00	04.30.19	LSM	REVISED PERMITS
7.00	05.05.19	LSM	REVISED PERMITS
8.00	06.10.19	LSM	REVISED PERMITS
9.00	07.15.19	LSM	REVISED PERMITS
10.00	08.20.19	LSM	REVISED PERMITS
11.00	09.25.19	LSM	REVISED PERMITS
12.00	10.30.19	LSM	REVISED PERMITS
13.00	11.05.19	LSM	REVISED PERMITS
14.00	12.10.19	LSM	REVISED PERMITS
15.00	01.15.20	LSM	REVISED PERMITS
16.00	02.20.20	LSM	REVISED PERMITS
17.00	03.25.20	LSM	REVISED PERMITS
18.00	04.30.20	LSM	REVISED PERMITS
19.00	05.05.20	LSM	REVISED PERMITS
20.00	06.10.20	LSM	REVISED PERMITS



MOUNTAIN HOMES, LLC
ATT. BRANDON MCBEE
719-229-0010 (CELL)

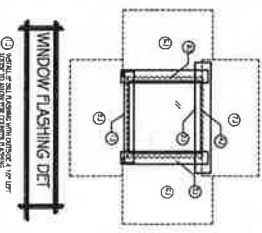
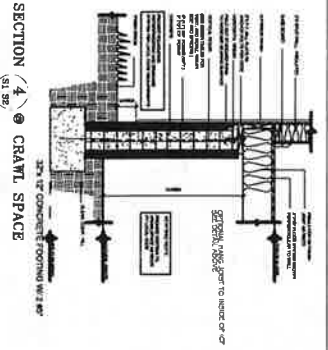
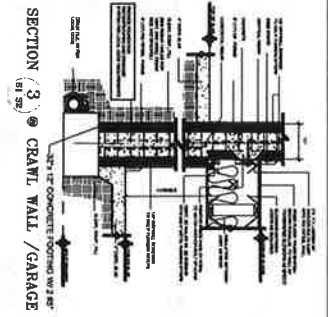
THE 1040 MODEL HOME
471 I VIGIL DR., COLORADO CITY, COLORADO
LOT 345 UNIT 1, COLORADO CITY AMENDED
PARCEL SCHEDULE # 4723401310

ATT. DAVE WIRTSCH
102 FOX STREET
FREDERICK, COLO. 80504
719-524-2444
DWG: 2018-01-10-1040

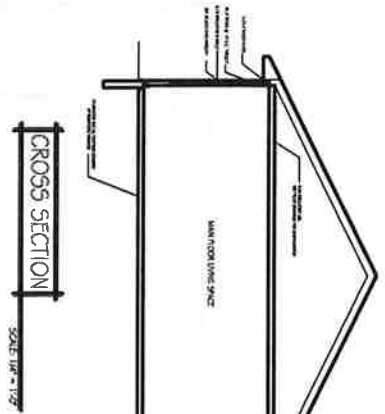
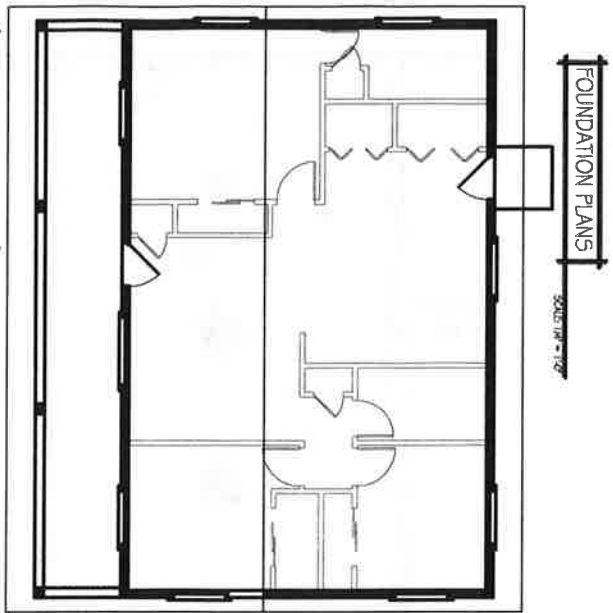
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NOTES:

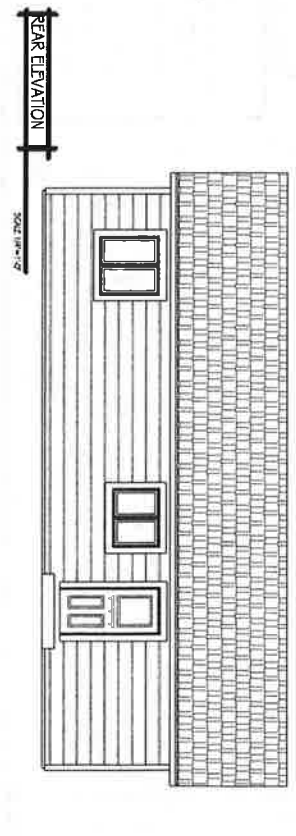
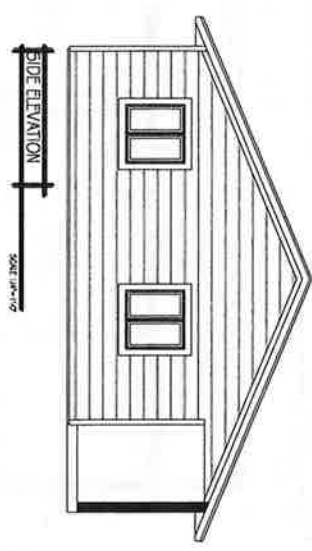
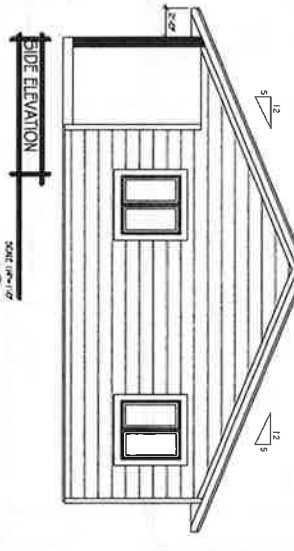
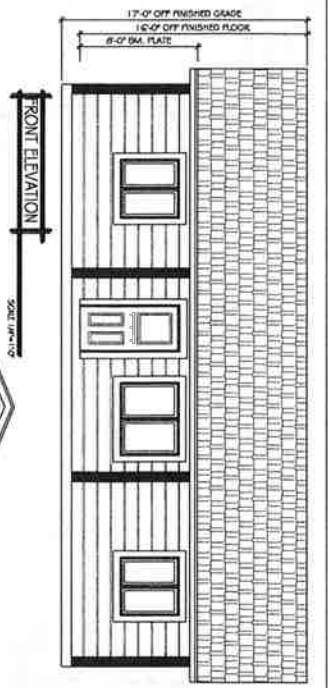
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- 1) 1/2\"/>
- 2) PLACE WINDOW AND SEALER WITH WALL
- 3) 1\"/>
- 4) 1\"/>
- 5) 1\"/>
- 6) 1\"/>
- 7) 1\"/>
- 8) 1\"/>
- 9) 1\"/>
- 10) 1\"/>



- FINISH NOTES**
- 1) FLOOR TO FINISH CONCRETE OR TRUSS CENTER
 - 2) FINISH WORK SHALL BE TO INTERIOR SURFACE UNLESS NOTED OTHERWISE
 - 3) ALL FINISH WORK SHALL BE TO INTERIOR SURFACE UNLESS NOTED OTHERWISE
 - 4) FINISH WORK SHALL BE TO INTERIOR SURFACE UNLESS NOTED OTHERWISE
 - 5) FINISH WORK SHALL BE TO INTERIOR SURFACE UNLESS NOTED OTHERWISE
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 - 9) FINISH WORK SHALL BE TO INTERIOR SURFACE UNLESS NOTED OTHERWISE
 - 10) FINISH WORK SHALL BE TO INTERIOR SURFACE UNLESS NOTED OTHERWISE



<p>20 of THREE</p>	<p>MOUNTAIN HOMES, LLC ATT: BRANDON MCDÉE TEL: (703) 610-0055 FAX: 252-225-2222</p>	<p>A SINGLE FAMILY RESIDENCE for THE 1040 MODEL HOME 4711 VIGIL DR., COLORADO CITY, COLORADO LOT 345 UNIT 1 COLORADO CITY AMENDED PARCEL SCHEDULE # 4723401310</p>	<p>ATT: DAVE WENRICH 14075 FOX STREET DENVER, CO 80242 TEL: 303-555-4444 WWW.MOUNTAINHOMES.COM</p>	<p>1040 MODEL HOME 12,000 SQ. FT. FINISHED AREA 3 CAR GARAGE 4 BATHS</p>	<p>DISCLAIMER THIS PLAN IS A GENERAL REPRESENTATION OF THE PROPOSED CONSTRUCTION AND IS NOT A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.</p>
	<p>DATE: 12/20/2010</p>				



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

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Property Owner: McBDev LLC
 Mailing Address: 10739 Arnold lane City: Rye
 State: CO ZIP: 81069 Telephone: 719 229 0010

CONTRACTOR

Contractor: Mountain Homes LLC
 Mailing Address: 10739 Arnold lane City: Rye
 State: CO ZIP: 81069 Telephone: 719 229 0010

Requested approval for: Commercial building Home Shed Fence Other: _____
CC-R-1 R-2

Lot: 674 Unit: 1 Legal address, (please verify with CC Metro District): 4846 Vigil

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

Floor area square footage: 2300 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
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- Location of propane tank, where applicable
- Location of street light (where required by covenants)
- Fence - type of materials, height, and locations
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I have read and agree to abide by the unit's protective covenants for which this application is submitted:

Property owner's signature: Bob McDev Date: 11-24-2020

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

CONDITIONS APPLYING TO THIS APPLICATION

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

CCAAC Fee Schedule

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

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

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

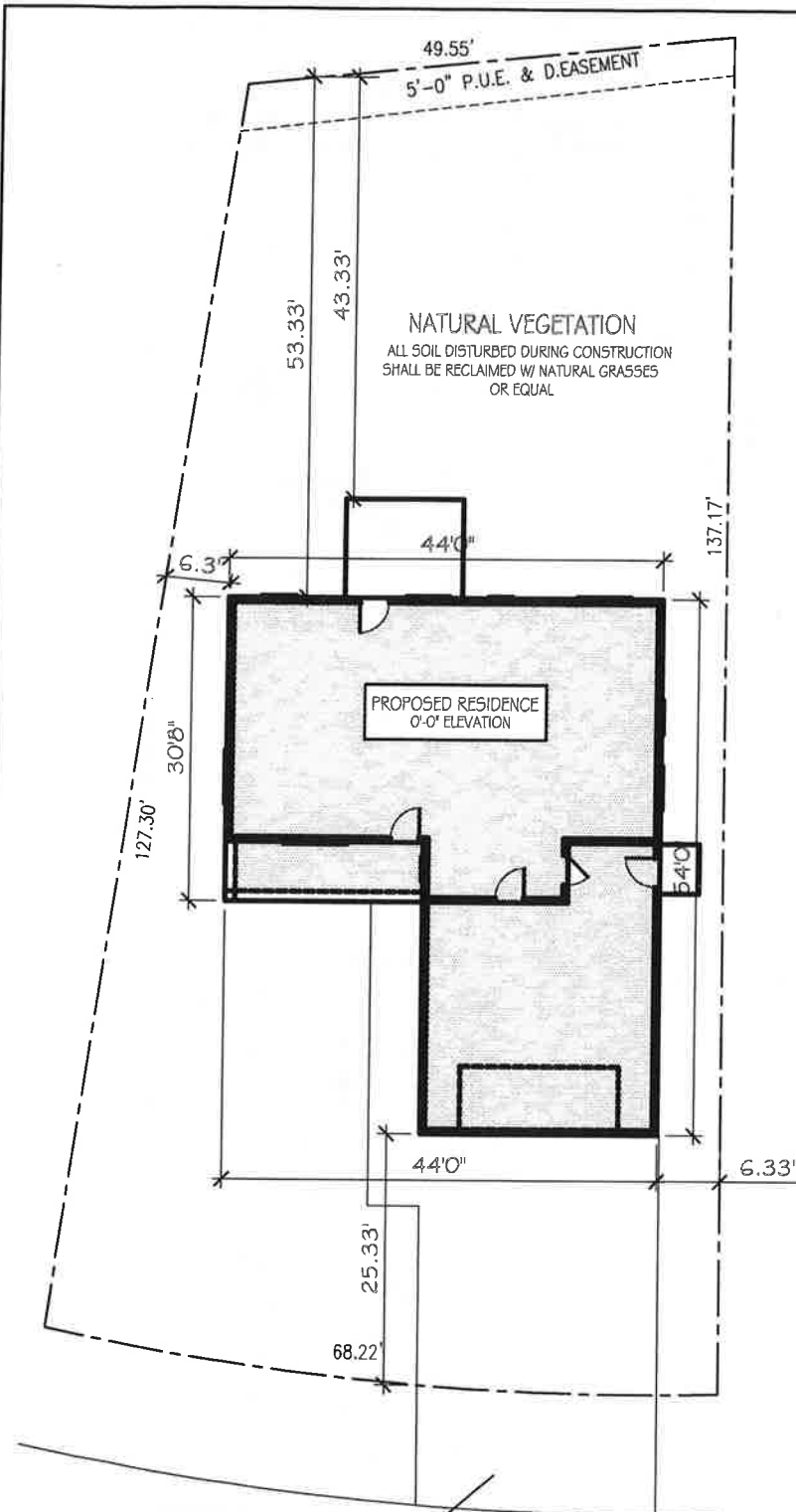
I have read and understand the provisions of this application and understand that incomplete applications will be returned to me for the required information before being considered by CCAAC.

Property Owner Signature:

Brandon McBeck

Date:

11-24-2020



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

<u>INCLUDED</u>	o ASSESSOR'S PARCEL NUMBER	<u>PARCEL SCHEDULE # 4723401274</u>
<u>INCLUDED</u>	o SQUARE FOOTAGE OF PROPOSED STRUCTURE	<u>MAIN FLOOR LIVING 1224.0'</u>
<u>N/A</u>	o SQUARE FOOTAGE OF EXISTING STRUCTURE	<u>N/A</u>
<u>INCLUDED</u>	o STRUCTURE HEIGHT	<u>17'-0" OFF FINISHED GRADE</u> <u>26'-0" OFF FINISHED WALKOUT GRADE</u>
<u>N/A</u>	o LOCATION & SIZE OF EXISTING FENCES, WALLS	<u>N/A</u>
<u>INCLUDED</u>	o DIMENSIONS OF THE PARCEL	<u>SEE PLOT</u>
<u>INCLUDED</u>	o EASEMENTS/BUILDING SETBACK LINES	<u>SEE PLOT</u>
<u>INCLUDED</u>	o LEGAL DESCRIPTION	<u>LOT 674 UNIT 1</u> <u>(COLORADO CITY) COLORADO</u>
<u>INCLUDED</u>	o ADDRESS OF PROPERTY	<u>4846 VIGIL DR.</u> <u>(COLORADO CITY) COLORADO</u>
<u>N/A</u>	o STREET NAME AND ADJACENT STREET	<u>N/A</u>
<u>INCLUDED</u>	o NORTH ARROW	<u>SEE PLOT</u>
<u>INCLUDED</u>	o ALL LOCATIONS & DISTANCES TO PROP. STRUCTURES	<u>SEE PLOT</u>
<u>N/A</u>	o LOCATION & DISTANCES TO EXISTING STRUCTURES IF APPL.	<u>N/A</u>

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)

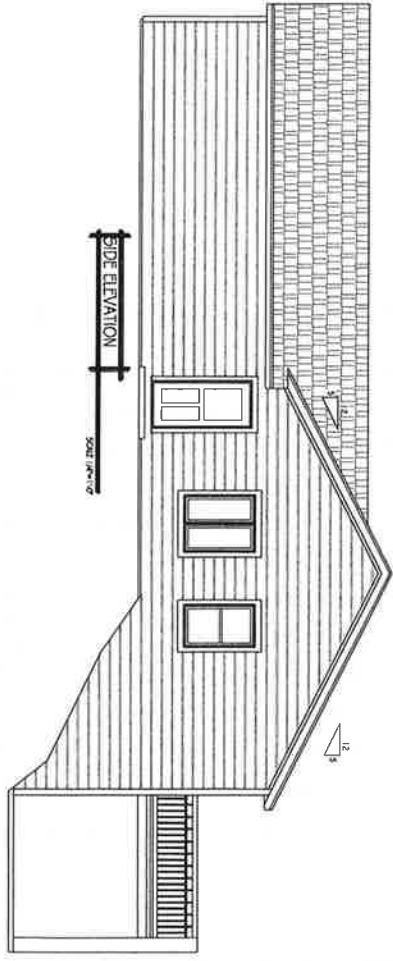
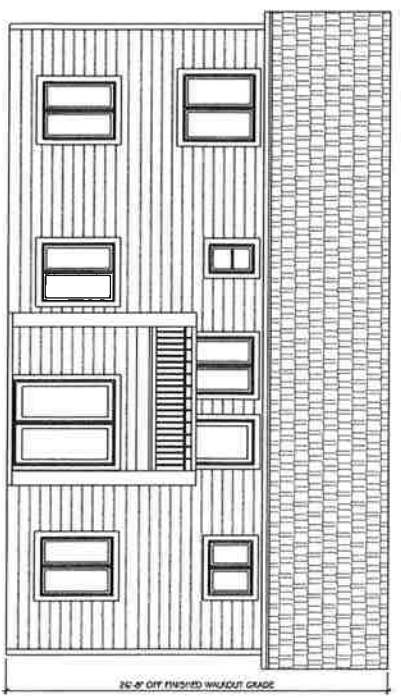
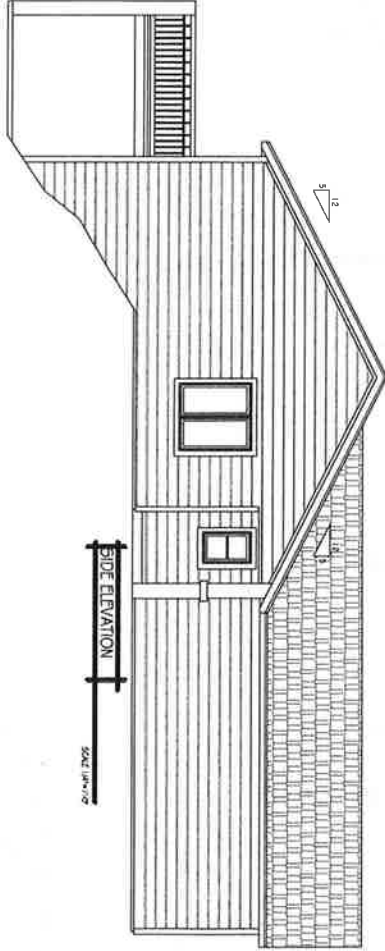
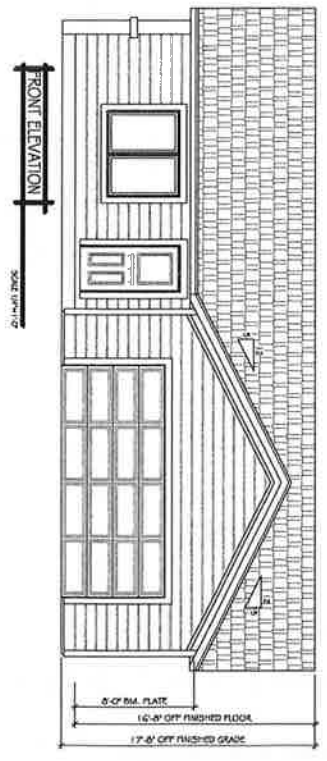
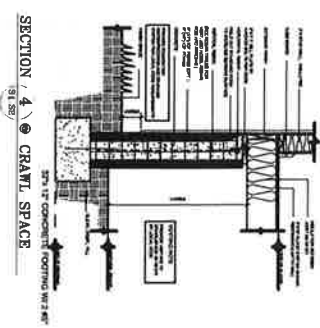
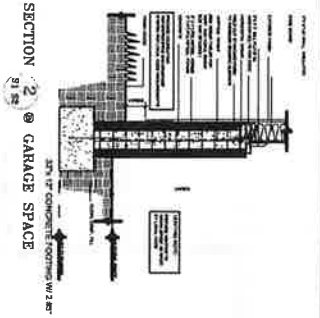
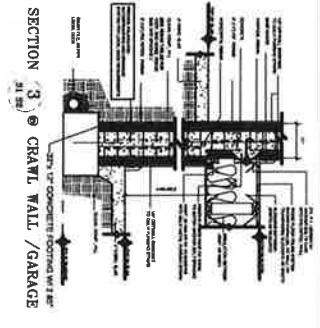
4846 VIGIL DR. (COLORADO CITY) COLORADO



BUILDER/OWNER:	MOUNTAIN HOMES, LLC- 1224 MODEL
DATE:	10-2020
ADDRESS:	4846 VIGIL DR. (COLORADO CITY) COLORADO
LEGAL DESCRIPTION:	LOT 674 UNIT 1 (COLORADO CITY) COLORADO PARCEL SCHEDULE # 4723401274

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





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of
FOUR

ARCHITECT	ALMORITA
ARCHITECT	Q. GONZALEZ
ARCHITECT	D. GONZALEZ
ARCHITECT	D. GONZALEZ
DATE	DECEMBER 2020
DATE	DECEMBER 2020

MOUNTAIN HOMES, LLC
ATT. BRANDON MCBEE
713-233-0010 (CELL PH.)

OWNER
PHONE 1054-3850
EMAIL 112742850

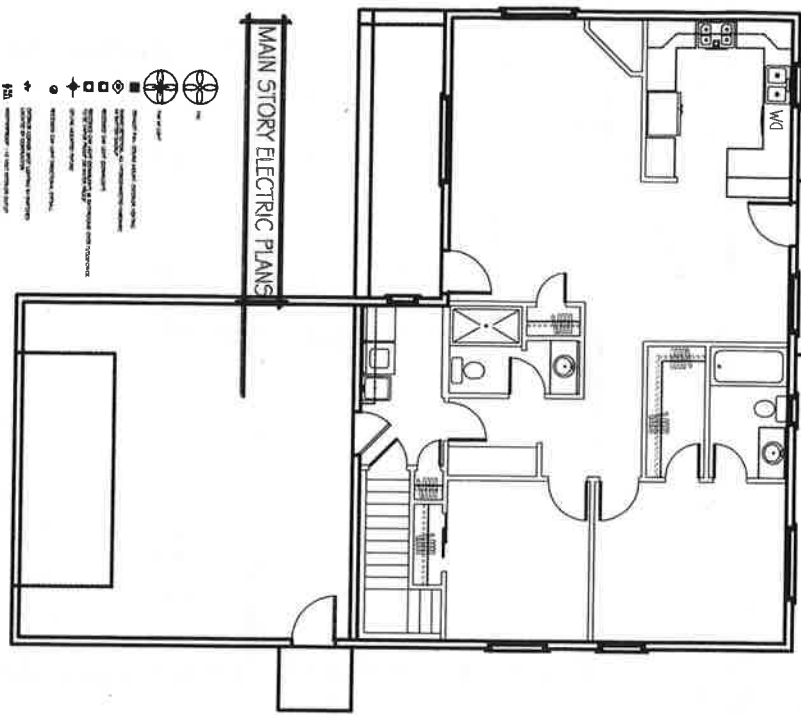
A SINGLE FAMILY RESIDENCE
THE 1224 MODEL HOME
4846 VIGIL DR. (COLORADO CITY) COLORADO
LOT 674 UNIT 1 (COLORADO CITY) COLORADO
PARCEL SCHEDULE # 4725401374

CONTRACTOR
PHONE 1054-3850
EMAIL 112742850

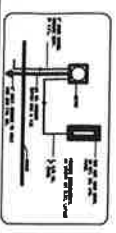
ADVANCED
KAYDENHILL, LLC
ATT. DAVE WERBICH
702 WALK STREET
FLORENCE, COLORADO 81004
719-654-4424
719-654-4424
800-222-0000

PERMISSION TO REPRODUCE THIS DRAWING IS GRANTED BY THE ARCHITECT FOR THE EXCLUSIVE USE OF THE CONTRACTOR FOR THE PROJECT IDENTIFIED HEREIN. NO OTHER REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

MAIN STORY ELECTRIC PLANS

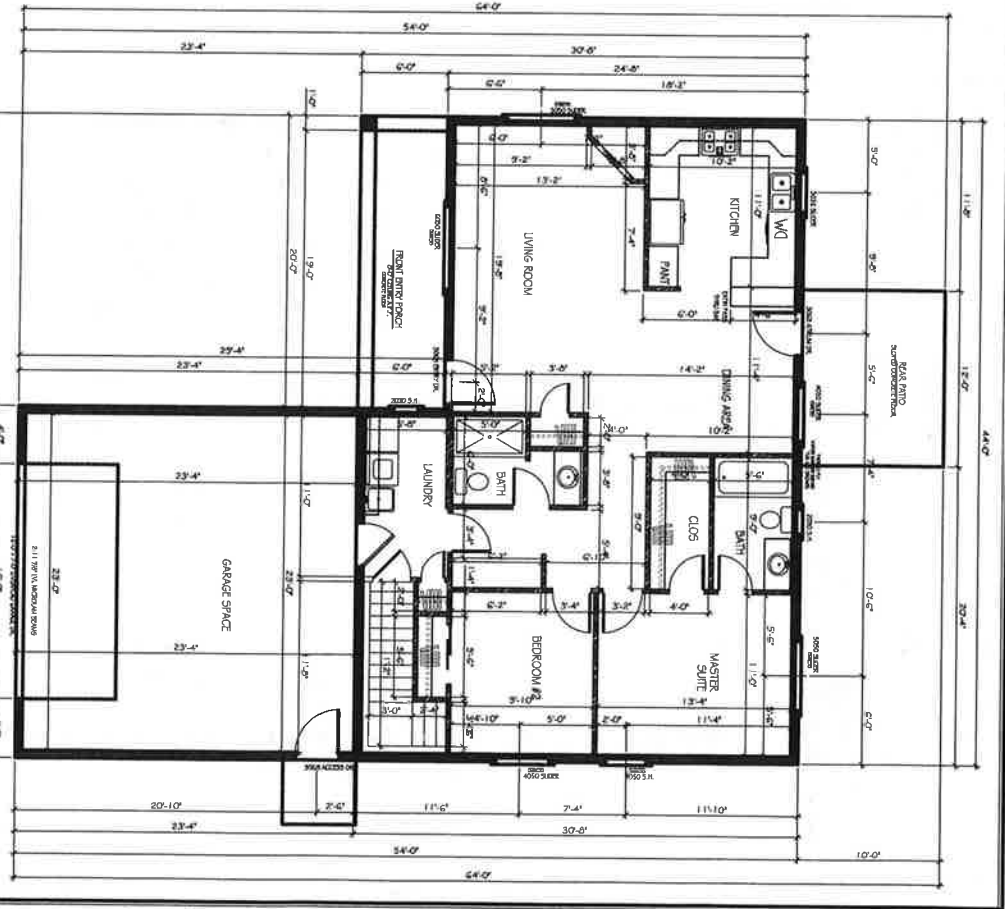


- Panel
- Switch
- Outlet
- Light
- Door
- Window
- Stair
- Water
- Gas
- Oil
- Propane
- Electric
- Telephone
- Cable
- Antenna
- TV
- Radio
- Speaker
- Microphone
- Intercom
- Alarm
- Fire
- Smoke
- Carbon Monoxide
- Security
- Access
- Control
- System
- Network
- Wired
- Wireless
- Hybrid
- Power
- Energy
- Efficient
- Smart
- Home
- Automation
- Integration
- Control
- System
- Network
- Wired
- Wireless
- Hybrid
- Power
- Energy
- Efficient
- Smart
- Home
- Automation
- Integration



MAIN STORY FLOOR PLANS

COLLECT FOOTINGS	
MAIN FLOOR	11'0"
FRONT PORCH	11'0"
REAR PORCH	11'0"
SCREENED PORCH	11'0"
SCREENED PORCH	11'0"



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. FINISH FLOOR TO FINISH FLOOR.

3. FINISH FLOOR TO FINISH CEILING.

4. FINISH FLOOR TO FINISH GRADE.

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6. FINISH GRADE TO FINISH BASEMENT.

7. FINISH GRADE TO FINISH ATTIC.

8. FINISH GRADE TO FINISH ROOF.

9. FINISH GRADE TO FINISH DRIVEWAY.

10. FINISH GRADE TO FINISH SIDEWALK.

11. FINISH GRADE TO FINISH PATIO.

12. FINISH GRADE TO FINISH TERRACE.

13. FINISH GRADE TO FINISH BALCONY.

14. FINISH GRADE TO FINISH PORCH.

15. FINISH GRADE TO FINISH STAIR.

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18. FINISH GRADE TO FINISH KITCHEN.

19. FINISH GRADE TO FINISH LIVING ROOM.

20. FINISH GRADE TO FINISH BEDROOM.

21. FINISH GRADE TO FINISH MASTER SUITE.

22. FINISH GRADE TO FINISH LAUNDRY.

23. FINISH GRADE TO FINISH GARAGE SPACE.

24. FINISH GRADE TO FINISH FRONT DRIVE PORCH.

25. FINISH GRADE TO FINISH REAR PORCH.

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GENERAL CONTRACTOR NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

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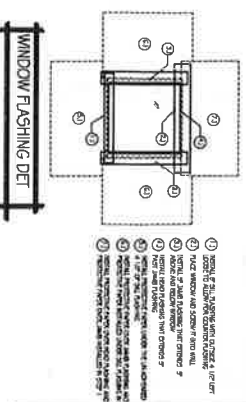
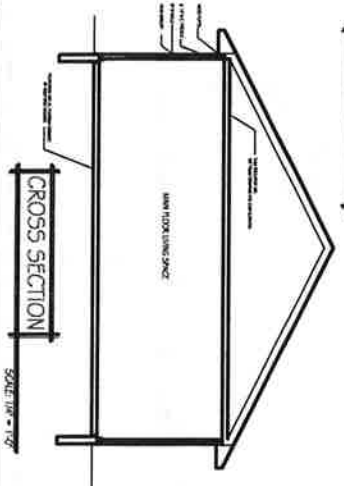
MOUNTAIN HOMES, LLC
ATT. BRANDON MCBEE
719-228-0010 (CELL PH)

DATES:
ISSUED 11/5/2020
REVISED 11/2/2020

A SINGLE FAMILY RESIDENCE
for
THE 1224 MODEL HOME
4046 VIGIL DR. (COLORADO CITY) COLORADO
LOT 674 UNIT 1 (COLORADO CITY) COLORADO
PARCEL SCHEDULE # 4723-401274

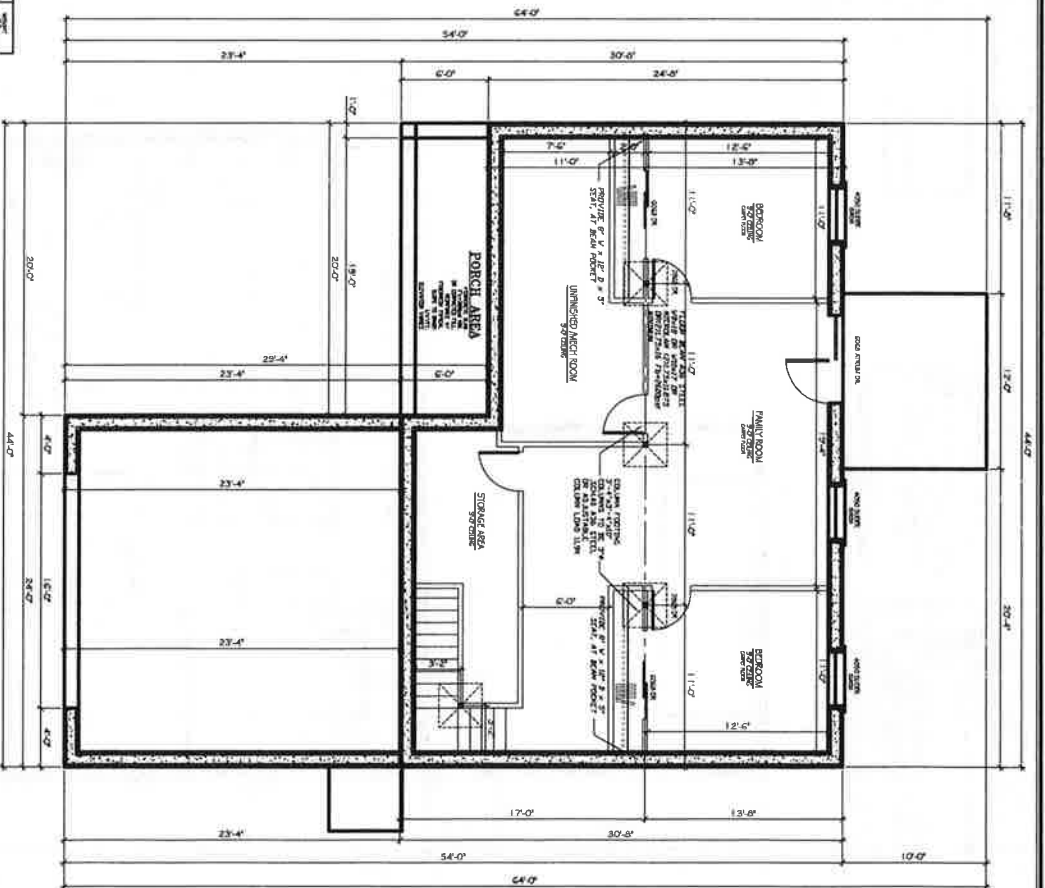
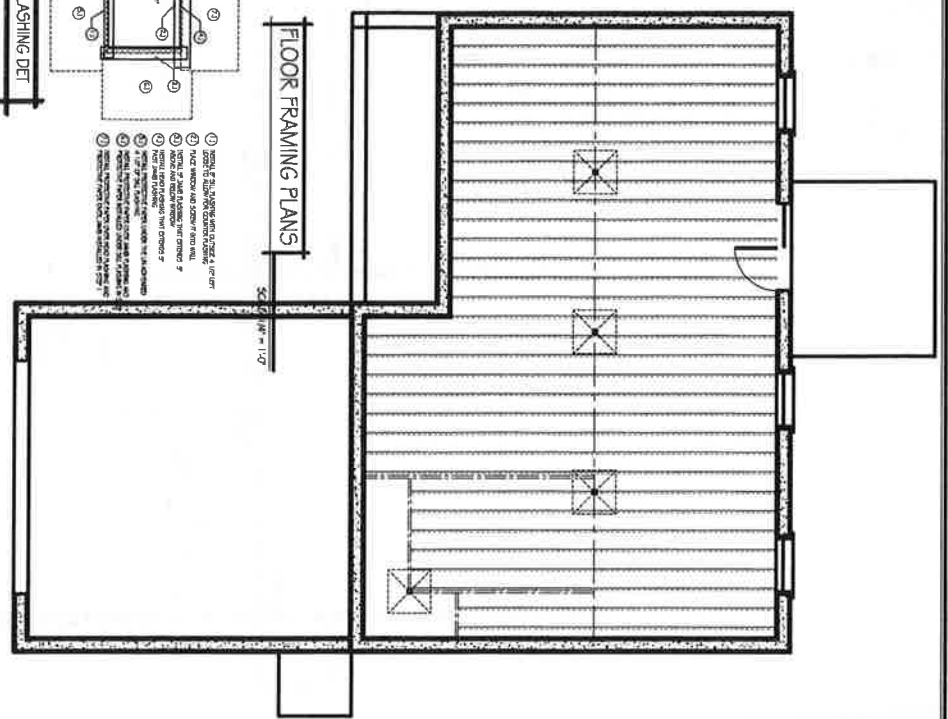
ADVANCED
ATT. DAVE WERNICH
1072 POLA STREET
FRISCO, CO 80441
P: 303.254.4444
F: 303.254.4444
www.advanced.com

NOTICE TO CONTRACTOR:
THIS PLAN IS THE PROPERTY OF MOUNTAIN HOMES, LLC AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MOUNTAIN HOMES, LLC. ANY VIOLATION OF THIS NOTICE SHALL BE AT THE USER'S SOLE RISK AND LIABILITY.



- 1. 2x6 STUDS TO SUPPORT ROOFING OVER WINDOW
- 2. PLACE WINDOW AND COVER WITH FLASHING
- 3. FLASHING TO BE INSTALLED OVER WINDOW AND UNDER SIDING
- 4. 1/2\"/>

FLOOR FRAMING PLANS



SECTION PROPOSED FOR NEW DOORS

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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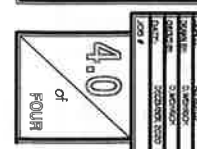
SECTION PROPOSED FOR 1/2\"/>

GENERAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL ENERGY CODE FOR RESIDENTIAL BUILDINGS (IECC).
2. ALL MATERIALS TO BE USED SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THESE PLANS.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL WALLS TO BE 2\"/>
5. ALL FLOORS TO BE 4\"/>
6. ALL ROOFS TO BE 12\"/>
7. ALL CEILING TO BE 5\"/>
8. ALL EXTERIOR FINISHES TO BE AS SHOWN ON THE EXTERIOR ELEVATIONS.
9. ALL INTERIOR FINISHES TO BE AS SHOWN ON THE INTERIOR ELEVATIONS.
10. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK TO BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES.
11. ALL WINDOWS AND DOORS TO BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES.
12. ALL STAIRS TO BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES.
13. ALL FOUNDATION WORK TO BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES.
14. ALL UTILITY WORK TO BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES.
15. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
16. ALL WORK TO BE COMPLETED WITHIN THE BUDGET.
17. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
18. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.
19. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.
20. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED HEALTH STANDARDS.

GENERAL CONTRACTOR'S NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL WORK TO BE COMPLETED WITHIN THE BUDGET.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.
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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED COMMUNITY STANDARDS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED CULTURAL STANDARDS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED ECONOMIC STANDARDS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED SOCIAL STANDARDS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED HEALTH STANDARDS.
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16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED ECONOMIC STANDARDS.
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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED COMMUNITY STANDARDS.



MOUNTAIN HOMES, LLC
 ATT. BRANDON MCBEE
 719-222-0010 (CELL PH)

PERMITS
 1P-23380
 1P-23380

A SINGLE FAMILY RESIDENCE
 for
THE 1224 MODEL HOME
 4846 VIGIL DR. COLORADO CITY COLORADO
 LOT 674 UNIT 1 COLORADO CITY COLORADO
 PARCEL SCHEDULE # 4725401274

ADVANCED
 ATT. DAVE WERNICH
 202 BOX C STREET
 FORT COLLINS, COLORADO 80504
 970-226-9224
 970-226-9224
 970-226-9224

PERMITS
 1P-23380
 1P-23380



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: McBDev LLC
 Mailing Address: 10739 Arnold City: Rye
 State: CO ZIP: 81069 Telephone: 719 229 0010

CONTRACTOR

Contractor: Mountain Homes LLC
 Mailing Address: 10739 Arnold Ln City: Rye
 State: CO ZIP: 81069 Telephone: 719-2290010

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

Lot: 345 Unit: 1 Legal address, (please verify with CC Metro District): 4719 Vigil Drive

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

Floor area square footage: 1040 Square footage required by covenants: _____

REQUIRED ITEMS for submittal of application:

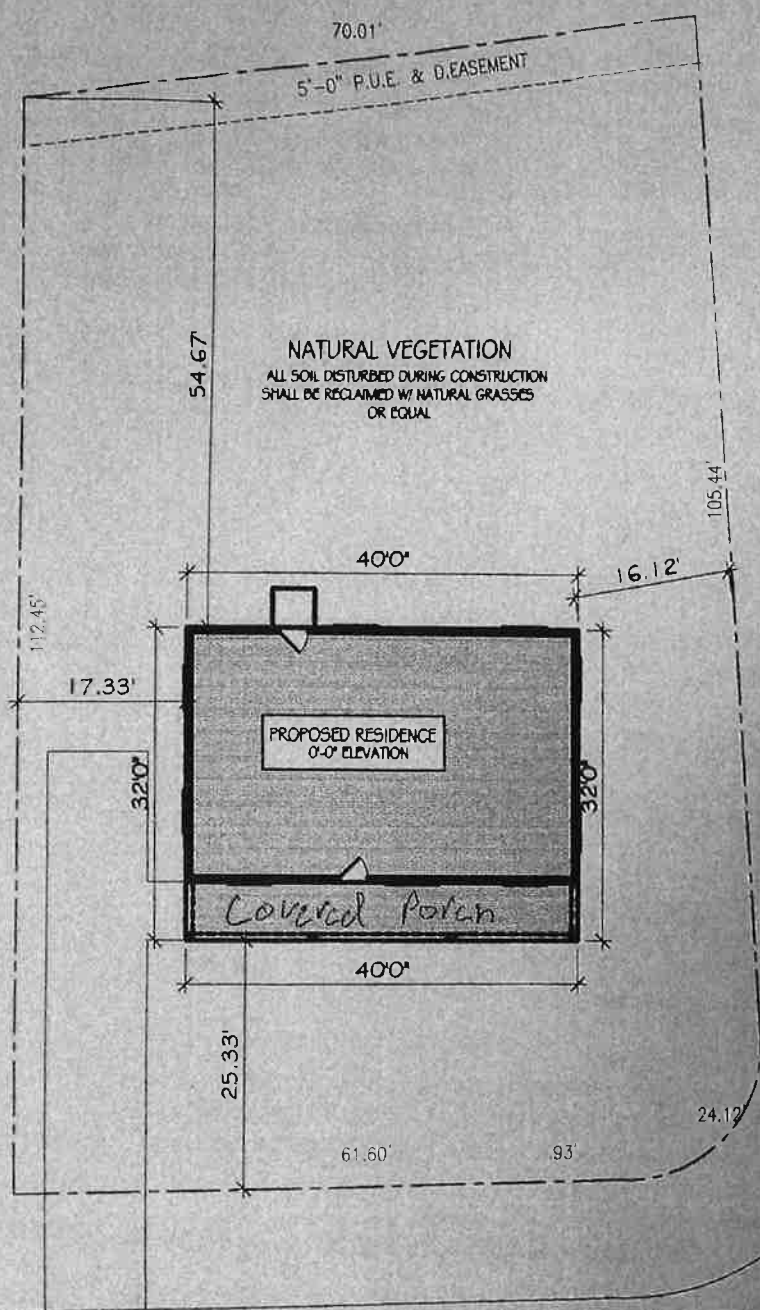
- Legal description of property with legal address defined as street name & number
- Plot plans to scale (indicate scale)
- Property line staked out corners
- Foundation plan and Building staked out before Excavation
- One (1) copy of blue print and One (1) electronic copy sent to manager
- Location 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: Beth McBee Date: 11-24-2020

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

ZONING AUTHORIZATION FOR BUILDING PERMIT
 PUEBLO COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
 R-3 10-21-20 Date
 Director/Representative



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

PROPOSED RESIDENCE
 0'-0" ELEVATION

Covered Porch

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

VIGIL DR. (COLORADO CITY) COLORADO

4719 MANITOU DR. (COLORADO CITY) COLORADO



PUEBLO COUNTY DEPARTMENT OF PLANNING
 AND ZONING CHECKLIST

INCLUDED	ASSASSOR'S PARCEL NUMBER	PARCEL SCHEDULE # 4723401310
INCLUDED	SQUARE FOOTAGE OF PROPOSED STRUCTURE	MAIN FLOOR LYING 1040.02 TOTAL UNDER ROOF: 1290.07
N/A	SQUARE FOOTAGE OF EXISTING STRUCTURE	N/A
INCLUDED	STRUCTURE HEIGHT	17'-0" CITY FINISHED GRADE
N/A	LOCATION & SIZE OF EXISTING FENCES, WALLS	N/A
INCLUDED	DIMENSIONS OF THE PARCEL	SEE PLOT
INCLUDED	EASEMENT(S) BUILDING SETBACK LINES	SEE PLOT
INCLUDED	LEGAL DESCRIPTION	LOT 345 UNIT 1 (COLORADO CITY) COLORADO 4719 MANITOU DR. (COLORADO CITY) COLORADO
INCLUDED	ADDRESS OF PROPERTY	
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 ANY	N/A

PLOT PLAN

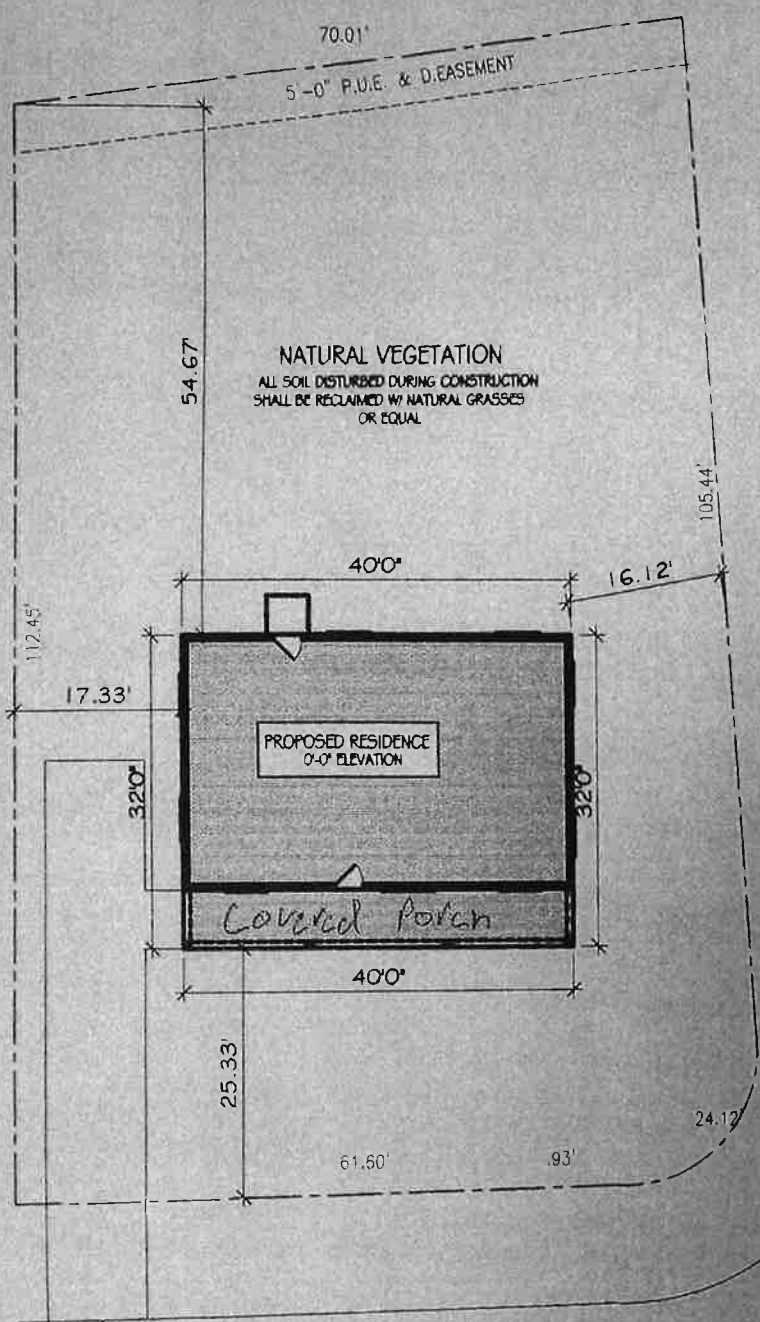
SCALE: 1" = 20'-0"

BUILDER/OWNER: MOUNTAIN HOMES, LLC- 1040 MODEL
 DATE: 10-2020
 ADDRESS: 4719 MANITOU DR. (COLORADO CITY) COLORADO
 LEGAL DESCRIPTION: LOT 345 UNIT 1 (COLORADO CITY) COLORADO

ATT. DAVE WEHRICH
 702 POLK STREET
 PUEBLO, COLORADO 81004
 (719) 299-4704 fax
 (719) 240-3468 cell
 (719) 744-0544 office
 EMAIL: dave@advancedplanning.com
 EMAIL: dave.wehrich@yahoo.com



ZONING AUTHORIZATION FOR BUILDING PERMIT
 PUEBLO COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
 R-3 10-21-20 Date
 Director Representative



4719 MANITOU DR. (COLORADO CITY) COLORADO



PUEBLO COUNTY DEPARTMENT OF PLANNING AND ZONING CHECKLIST

INCLUDED	o ASSESSORS PARCEL NUMBER	PARCEL SCHEDULE # 4723401310
INCLUDED	o SQUARE FOOTAGE OF PROPOSED STRUCTURE	MINI FLOOR LIVING 1040LZ TOTAL UNDER ADD: 1290LZ
NA	o SQUARE FOOTAGE OF EXISTING STRUCTURE	NA
INCLUDED	o STRUCTURE HEIGHT	17'-0" CITY FINISHED GRADE
NA	o LOCATION & SIZE OF EXISTING FENCES, WALLS	NA
INCLUDED	o DIMENSIONS OF THE PARCEL	SEE PLOT
INCLUDED	o EASEMENTS/BUILDING SETBACK LINES	SEE PLOT
INCLUDED	o LEGAL DESCRIPTION	LOT 345 UNIT 1 (COLORADO CITY) COLORADO
INCLUDED	o ADDRESS OF PROPERTY	4719 MANITOU DR (COLORADO CITY) COLORADO
NA	o STREET NAME AND ADJACENT STREET	NA
INCLUDED	o NORTH ARROW	SEE PLOT
INCLUDED	o ALL LOCATIONS & DISTANCES TO PROP. STRUCTURES	SEE PLOT
NA	o LOCATION & DISTANCES TO EXISTING STRUCTURES IF APPL.	NA

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

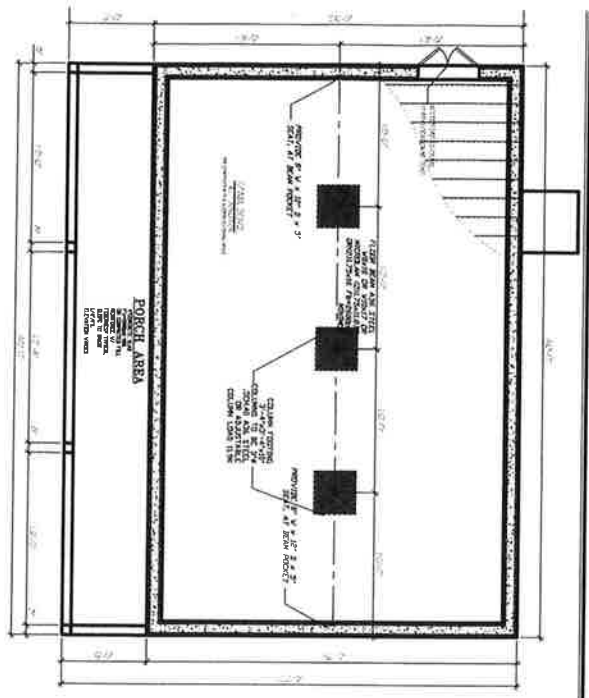
VIGIL DR. (COLORADO CITY) COLORADO

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

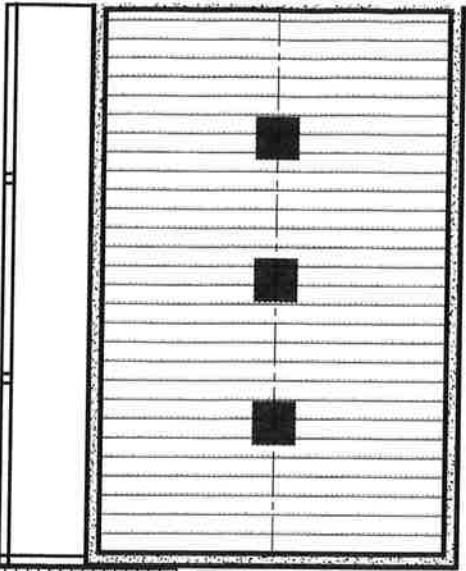
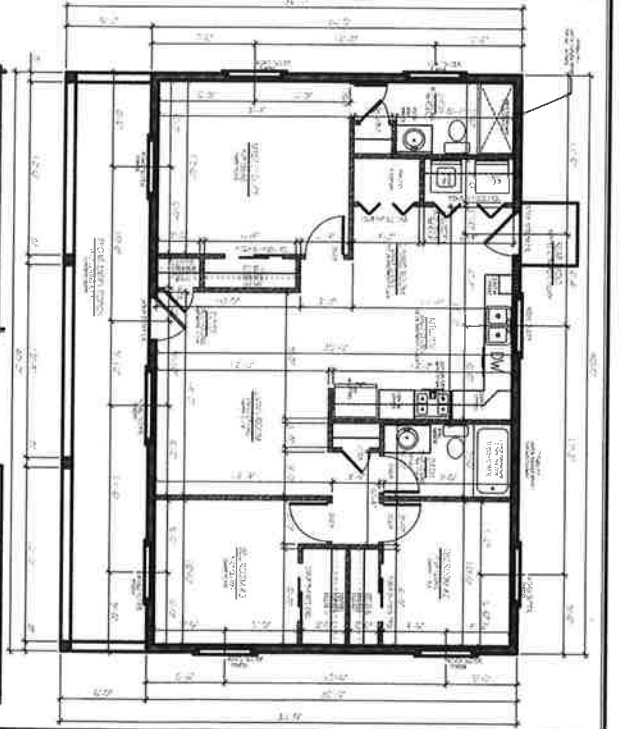
BUILDER/OWNER: MOUNTAIN HOMES, LLC- 1040 MODEL
 DATE: 10-2020
 ADDRESS: 4719 MANITOU DR. (COLORADO CITY) COLORADO
 LEGAL DESCRIPTION: LOT 345 UNIT 1 (COLORADO CITY) COLORADO

ATT. DAVE WEHRICH
 702 POLK STREET
 PUEBLO, COLORADO 81004
 (719) 299-4764 fax
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 (719) 744-0544 office
 EMAIL: dave@advanced2d.com
 EMAIL: dave.wehrich@yahoo.com

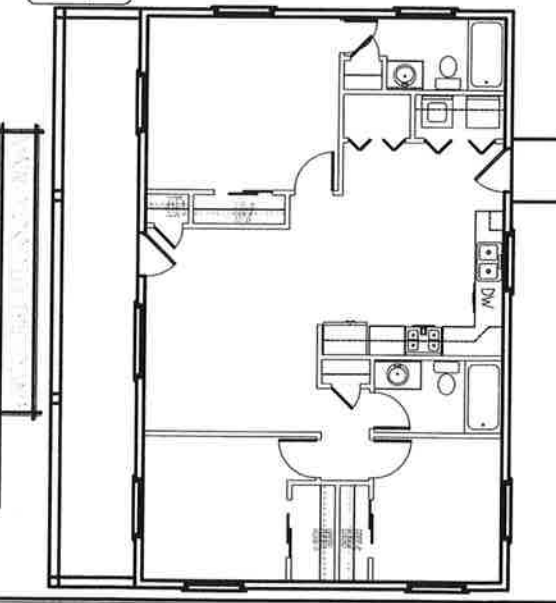
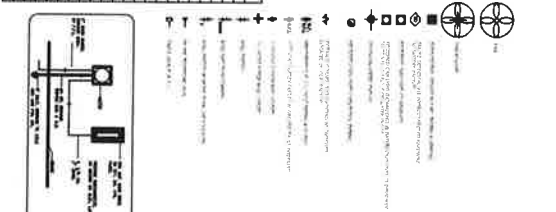




NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1
2
3
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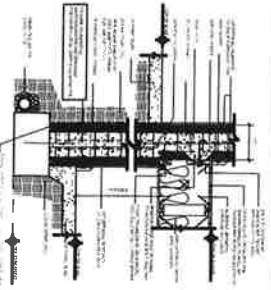


MOUNTAIN HOMES, LLC
 4711 W. 130th Street
 Overland Park, MO 66204

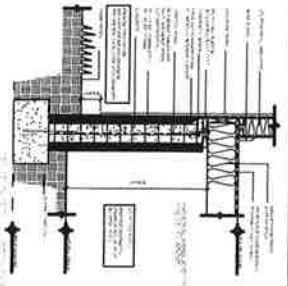
A SINGLE FAMILY RESIDENCE
for
THE 1060 MODEL HOME
 4711 W. 130th Street, Overland Park, MO 66204
 PHASE 1060 - 1060-1060

1060-1060-1060

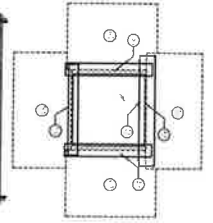
1060-1060-1060



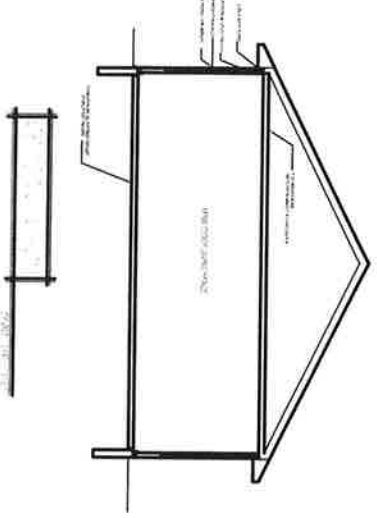
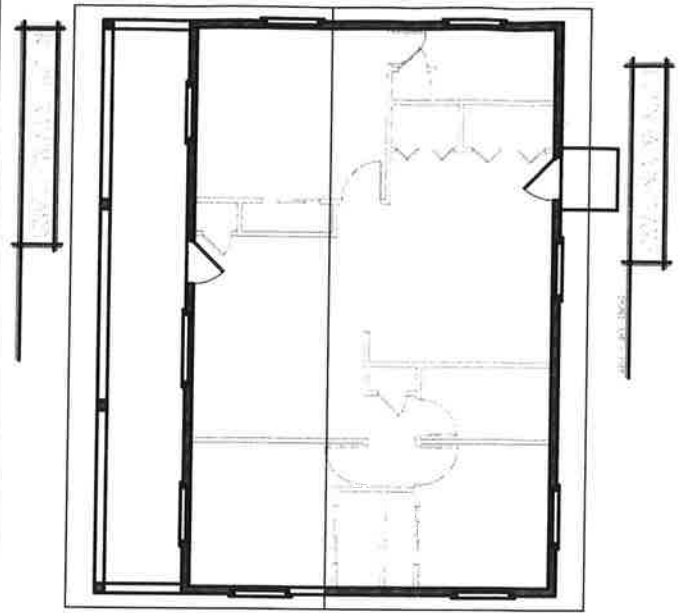
SECTION 3 @ CRAWL WALL / GARAGE



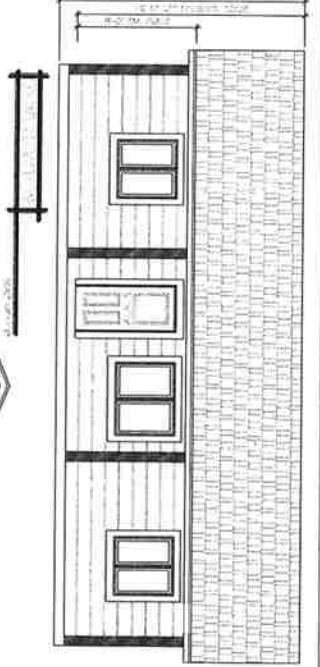
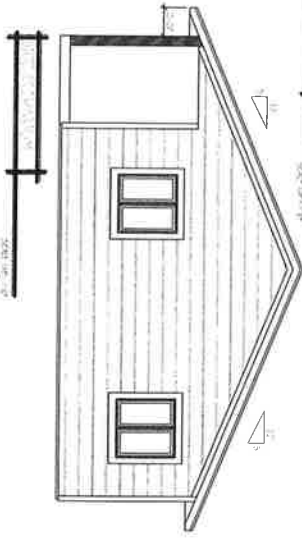
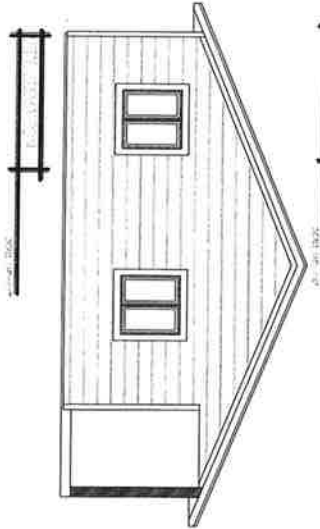
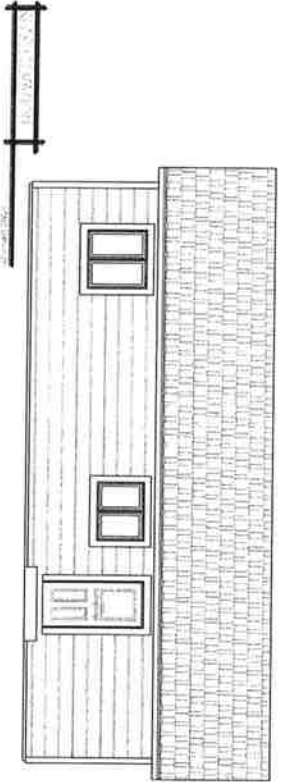
SECTION 4 @ CRAWL SPACE



- 1. 4\"/>



NOTES:
 1. ALL FINISHES TO BE AS SHOWN.
 2. ALL WALLS TO BE 8\"/>



<p>REVISIONS</p>	<p>PROJECT: MOUNTAIN HOME, LLC 415 SPANISH WALK 75201-0011</p>	<p>A SINGLE FAMILY RESIDENCE for THE 1960 MODERN HOME 4211 S.W. 15TH AVENUE, SUITE 100 MIAMI, FL 33155</p>	<p>DATE: 01/27/11 DRAWN BY: [NAME] CHECKED BY: [NAME]</p>	<p>SCALE: 1/8\"/> </p>
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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 DeVency
Mailing Address: 25367 Gale Road City: Pueblo
State: Colorado ZIP: 81006 Telephone: 719.248.2553

CONTRACTOR			
Contractor:	<u>ATP Construction LLC</u>		
Mailing Address:	<u>25367 Gale Road</u>	City:	<u>Pueblo</u>
State:	<u>Colorado</u>	ZIP:	<u>81006</u> Telephone: <u>719.248.2553</u>

Requested approval for: Commercial building Home Shed Fence Other: _____
CC R-1 R-2 /

Lot: 1042 Unit: 1 Legal address, (please verify with CC Metro District): 4924 Isabella

Type construction: Frame Mobile homes: New Used - Year built: _____
Floor area square footage: 1500 sqft Square footage required by covenants: 1200

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: John DeVency Date: 12/30/2020

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

CONDITIONS APPLYING TO THIS APPLICATION

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

CCACC Fee Schedule

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

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

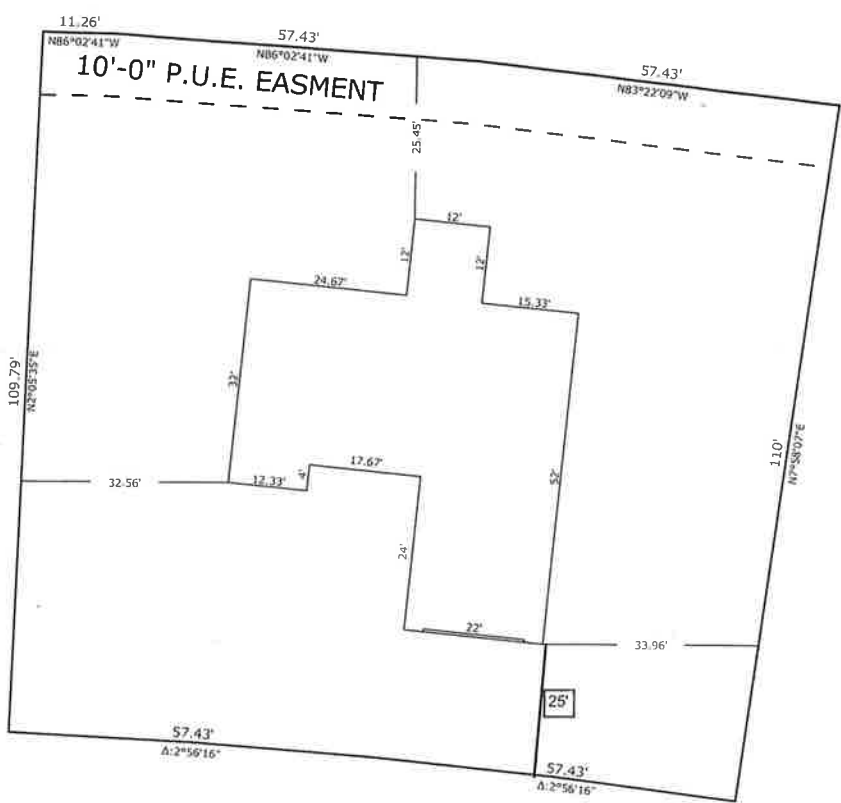
NOTE: A Late Fee amounting to double the original filing fee will be charged if filing application AFTER construction has begun. For instance, if filing after construction of a shed, that amount would be \$80 (\$40 application fee + \$40 late fee) and must accompany application.

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

Property Owner Signature:

John DeVenenty

Date: 12/30/2020



4924 ISABELLA DR. (COLORADO CITY) CO 81019

ASSESSOR PARCEL NUMBER	4724201040 / 4724201039
SQUARE FOOTAGE OF PROPOSED STRUCTURE (Single Family Home)	1504 SF
PROPOSED STRUCTURE HEIGHT	17' 8" OFF FINISHED GRADE
LEGAL DESCRIPTION	LOT 1042 UNIT NO 1 COLORADO CITY AMENDED / LOT 1043 UNIT NO 1 COLORADO CITY AMENDED
ADDRESS OF PROPERTY	4924 ISABELLA DR. (COLORADO CITY) CO 81019
SCALE	1"=30'

PLOT PLAN

SUBMITTED BY:

ATP CONSTRUCTION LLC
 25367 GALE RD
 PUEBLO, CO 81006

SECTION 1
 1.01 GENERAL NOTES
 1.02 MATERIALS
 1.03 CONSTRUCTION METHODS
 1.04 FINISHES
 1.05 PROTECTION OF EXISTING WORK
 1.06 UTILITIES
 1.07 EROSION CONTROL
 1.08 TRAFFIC CONTROL
 1.09 SAFETY
 1.10 ENVIRONMENTAL PROTECTION
 1.11 RECORD DRAWINGS
 1.12 MAINTENANCE OF ACCESS
 1.13 CLEANUP
 1.14 TESTING AND INSPECTION
 1.15 WARRANTY

SECTION 2
 2.01 EXISTING UTILITIES
 2.02 NEW UTILITIES
 2.03 EROSION CONTROL
 2.04 TRAFFIC CONTROL
 2.05 SAFETY
 2.06 ENVIRONMENTAL PROTECTION
 2.07 RECORD DRAWINGS
 2.08 MAINTENANCE OF ACCESS
 2.09 CLEANUP
 2.10 TESTING AND INSPECTION
 2.11 WARRANTY

SECTION 3
 3.01 EXISTING PAVEMENT
 3.02 NEW PAVEMENT
 3.03 CURBS AND GUTTERS
 3.04 SIDEWALKS
 3.05 BIKEWAYS
 3.06 TRAFFIC SIGNALS
 3.07 STREET LIGHTS
 3.08 SIGNAGE
 3.09 FURNITURE
 3.10 LANDSCAPE ARCHITECTURE
 3.11 RECORD DRAWINGS
 3.12 MAINTENANCE OF ACCESS
 3.13 CLEANUP
 3.14 TESTING AND INSPECTION
 3.15 WARRANTY

SECTION 4
 4.01 EXISTING STRUCTURES
 4.02 NEW STRUCTURES
 4.03 ROADS
 4.04 BRIDGES
 4.05 TUNNELS
 4.06 RECORD DRAWINGS
 4.07 MAINTENANCE OF ACCESS
 4.08 CLEANUP
 4.09 TESTING AND INSPECTION
 4.10 WARRANTY

SECTION 5
 5.01 EXISTING UTILITIES
 5.02 NEW UTILITIES
 5.03 EROSION CONTROL
 5.04 TRAFFIC CONTROL
 5.05 SAFETY
 5.06 ENVIRONMENTAL PROTECTION
 5.07 RECORD DRAWINGS
 5.08 MAINTENANCE OF ACCESS
 5.09 CLEANUP
 5.10 TESTING AND INSPECTION
 5.11 WARRANTY

SECTION 1		SECTION 2		SECTION 3		SECTION 4		SECTION 5	
ITEM NO.	DESCRIPTION	ITEM NO.	DESCRIPTION	ITEM NO.	DESCRIPTION	ITEM NO.	DESCRIPTION	ITEM NO.	DESCRIPTION
1.01	GENERAL NOTES	2.01	EXISTING UTILITIES	3.01	EXISTING PAVEMENT	4.01	EXISTING STRUCTURES	5.01	EXISTING UTILITIES
1.02	MATERIALS	2.02	NEW UTILITIES	3.02	NEW PAVEMENT	4.02	NEW STRUCTURES	5.02	NEW UTILITIES
1.03	CONSTRUCTION METHODS	2.03	EROSION CONTROL	3.03	CURBS AND GUTTERS	4.03	ROADS	5.03	EROSION CONTROL
1.04	FINISHES	2.04	TRAFFIC CONTROL	3.04	SIDEWALKS	4.04	BRIDGES	5.04	TRAFFIC CONTROL
1.05	PROTECTION OF EXISTING WORK	2.05	SAFETY	3.05	BIKEWAYS	4.05	TUNNELS	5.05	SAFETY
1.06	UTILITIES	2.06	ENVIRONMENTAL PROTECTION	3.06	TRAFFIC SIGNALS	4.06	RECORD DRAWINGS	5.06	ENVIRONMENTAL PROTECTION
1.07	EROSION CONTROL	2.07	RECORD DRAWINGS	3.07	STREET LIGHTS	4.07	MAINTENANCE OF ACCESS	5.07	RECORD DRAWINGS
1.08	TRAFFIC CONTROL	2.08	MAINTENANCE OF ACCESS	3.08	SIGNAGE	4.08	CLEANUP	5.08	MAINTENANCE OF ACCESS
1.09	SAFETY	2.09	CLEANUP	3.09	FURNITURE	4.09	TESTING AND INSPECTION	5.09	CLEANUP
1.10	ENVIRONMENTAL PROTECTION	2.10	TESTING AND INSPECTION	3.10	LANDSCAPE ARCHITECTURE	4.10	WARRANTY	5.10	TESTING AND INSPECTION
1.11	RECORD DRAWINGS	2.11	WARRANTY	3.11	RECORD DRAWINGS	4.11		5.11	WARRANTY
1.12	MAINTENANCE OF ACCESS			3.12	MAINTENANCE OF ACCESS				
1.13	CLEANUP			3.13	CLEANUP				
1.14	TESTING AND INSPECTION			3.14	TESTING AND INSPECTION				
1.15	WARRANTY			3.15	WARRANTY				

ADVANCED
 ENGINEERING
 CONSULTANTS

1000 14th Street, Suite 100
 Colorado Springs, CO 80902
 Phone: (719) 594-1111
 Fax: (719) 594-1112
 Email: info@advanced-engineering.com

Model 150
 4924 Isabe
 Colo City,
 81019

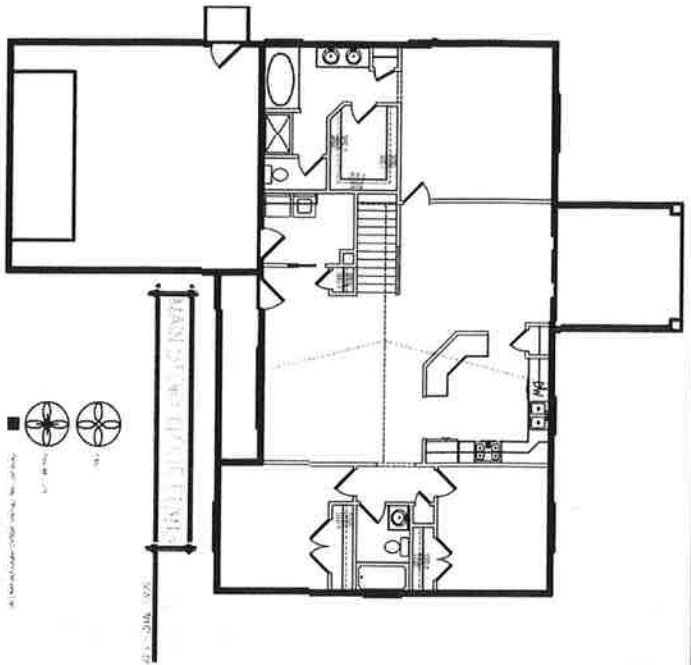


TABLE 1: ROOM SCHEDULE

NO.	ROOM	AREA (SQ. FT.)	FINISHES
1	REAR PORCH	100	CONCRETE
2	REAR PATIO	100	CONCRETE
3	REAR PORCH	100	CONCRETE
4	REAR PATIO	100	CONCRETE
5	REAR PORCH	100	CONCRETE
6	REAR PATIO	100	CONCRETE
7	REAR PORCH	100	CONCRETE
8	REAR PATIO	100	CONCRETE
9	REAR PORCH	100	CONCRETE
10	REAR PATIO	100	CONCRETE
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13	REAR PORCH	100	CONCRETE
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43	REAR PORCH	100	CONCRETE
44	REAR PATIO	100	CONCRETE
45	REAR PORCH	100	CONCRETE
46	REAR PATIO	100	CONCRETE
47	REAR PORCH	100	CONCRETE
48	REAR PATIO	100	CONCRETE
49	REAR PORCH	100	CONCRETE
50	REAR PATIO	100	CONCRETE

1. ALL FINISHES TO BE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.

2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND ALL APPLICABLE LOCAL ORDINANCES.

3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC) AND ALL APPLICABLE LOCAL ORDINANCES.

4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELECTRICAL CODE (IEC) AND ALL APPLICABLE LOCAL ORDINANCES.

5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC) AND ALL APPLICABLE LOCAL ORDINANCES.

6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND ALL APPLICABLE LOCAL ORDINANCES.

7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING DEPARTMENT (IBD) AND ALL APPLICABLE LOCAL ORDINANCES.

8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL APPLICABLE LOCAL ORDINANCES.

9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ALL APPLICABLE LOCAL ORDINANCES.

10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SMOKE AND ALARM CODE (ISAC) AND ALL APPLICABLE LOCAL ORDINANCES.

11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT (AMA) AND ALL APPLICABLE LOCAL ORDINANCES.

12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENVIRONMENTAL AND CLIMATE CHANGE CODE (IECCC) AND ALL APPLICABLE LOCAL ORDINANCES.

13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL HEALTH AND SAFETY CODE (IHSC) AND ALL APPLICABLE LOCAL ORDINANCES.

14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL OCCUPATIONAL SAFETY AND HEALTH CODE (IOSH) AND ALL APPLICABLE LOCAL ORDINANCES.

15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL LABOR AND EMPLOYMENT CODE (ILEC) AND ALL APPLICABLE LOCAL ORDINANCES.

16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL TRADE AND COMMERCE CODE (ITCC) AND ALL APPLICABLE LOCAL ORDINANCES.

17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FINANCIAL AND BANKING CODE (IFBC) AND ALL APPLICABLE LOCAL ORDINANCES.

18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL TAX AND REVENUE CODE (ITRC) AND ALL APPLICABLE LOCAL ORDINANCES.

19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL INSURANCE AND RISK MANAGEMENT CODE (IIRMC) AND ALL APPLICABLE LOCAL ORDINANCES.

20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CORPORATE GOVERNANCE CODE (ICGC) AND ALL APPLICABLE LOCAL ORDINANCES.

1. ALL FINISHES TO BE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.

2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND ALL APPLICABLE LOCAL ORDINANCES.

3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC) AND ALL APPLICABLE LOCAL ORDINANCES.

4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELECTRICAL CODE (IEC) AND ALL APPLICABLE LOCAL ORDINANCES.

5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC) AND ALL APPLICABLE LOCAL ORDINANCES.

6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND ALL APPLICABLE LOCAL ORDINANCES.

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8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL APPLICABLE LOCAL ORDINANCES.

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11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT (AMA) AND ALL APPLICABLE LOCAL ORDINANCES.

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15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL LABOR AND EMPLOYMENT CODE (ILEC) AND ALL APPLICABLE LOCAL ORDINANCES.

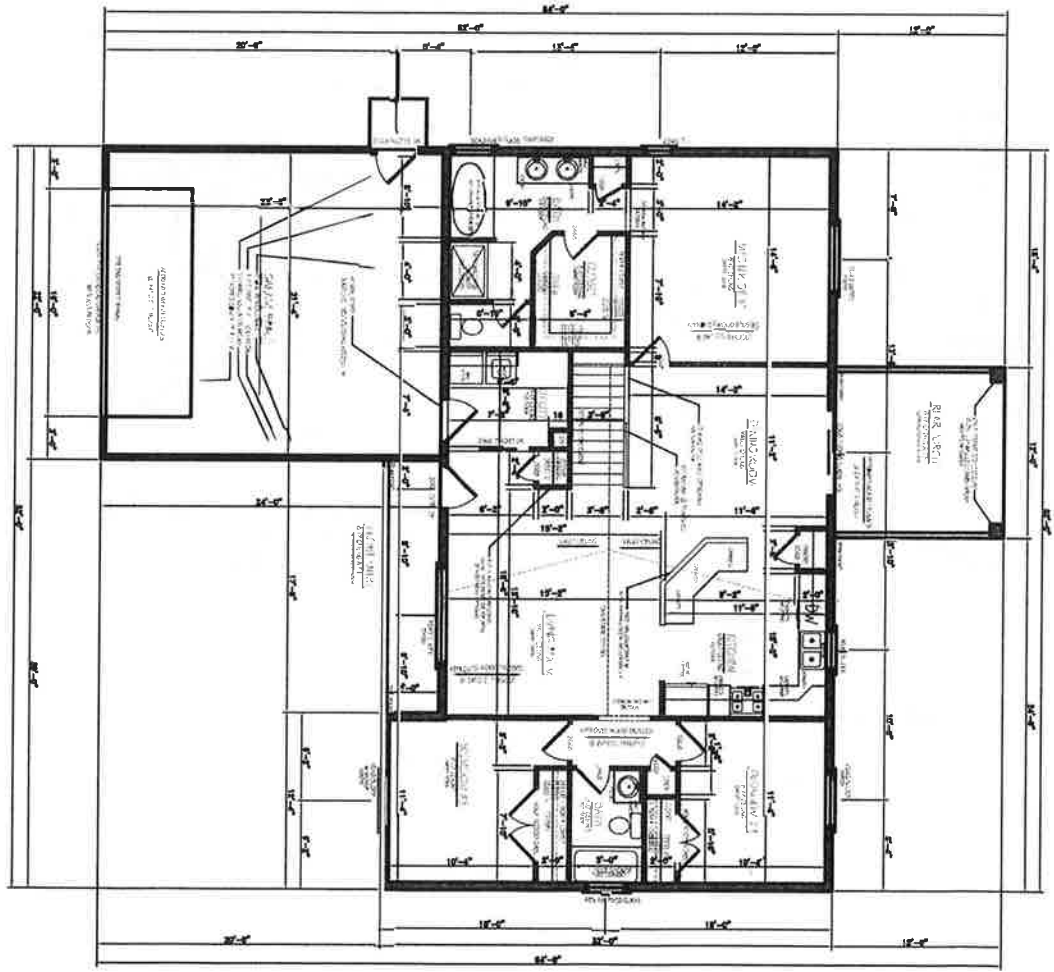
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MAIN FLOOR PLAN

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DATE: 10/15/2024 11:30 AM

OWNER	ATP CONSTRUCTION
ARCHITECT	ATP CONSTRUCTION
ENGINEER	ATP CONSTRUCTION
INSPECTOR	ATP CONSTRUCTION
PERMITTING	ATP CONSTRUCTION
CONTRACT NO.	ATP CONSTRUCTION
PROJECT NO.	ATP CONSTRUCTION
REVISIONS	ATP CONSTRUCTION
SCALE	ATP CONSTRUCTION
DATE	ATP CONSTRUCTION
DRAWN BY	ATP CONSTRUCTION
CHECKED BY	ATP CONSTRUCTION
APPROVED BY	ATP CONSTRUCTION
DATE	ATP CONSTRUCTION



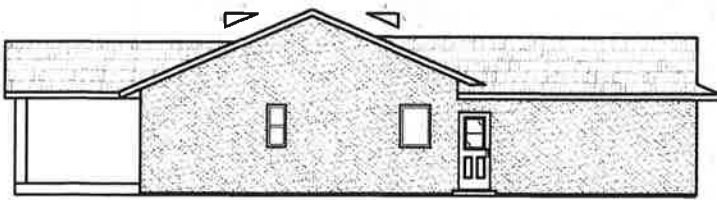
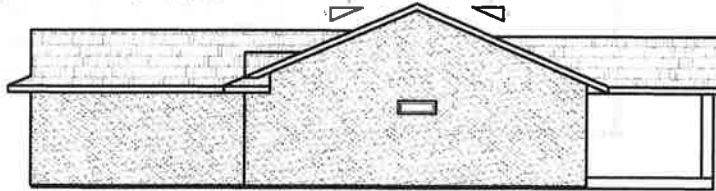
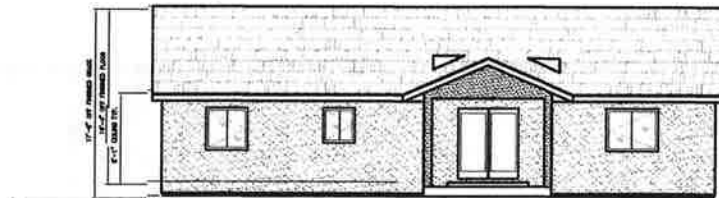
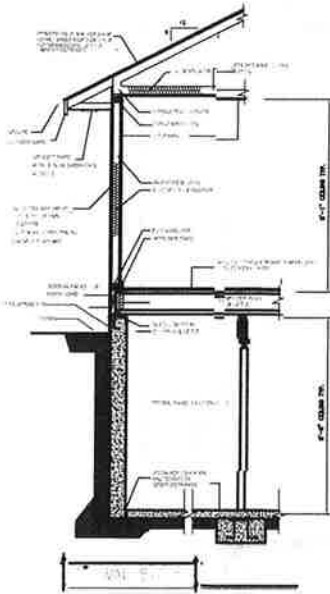
ATP CONSTRUCTION
 ATTENTION JOHN DEVENANT
 (781) 244-1553 (cell, text)
 johndeconstruction@gmail.com

1 1/2" = 1'-0"

ADVANCED
 A CONSTRUCTION GROUP
 201 COLONY RD
 SOUTH COLONY, NY 13450
 (315) 452-1000
 www.advancedconstruction.com

1 1/2" = 1'-0"

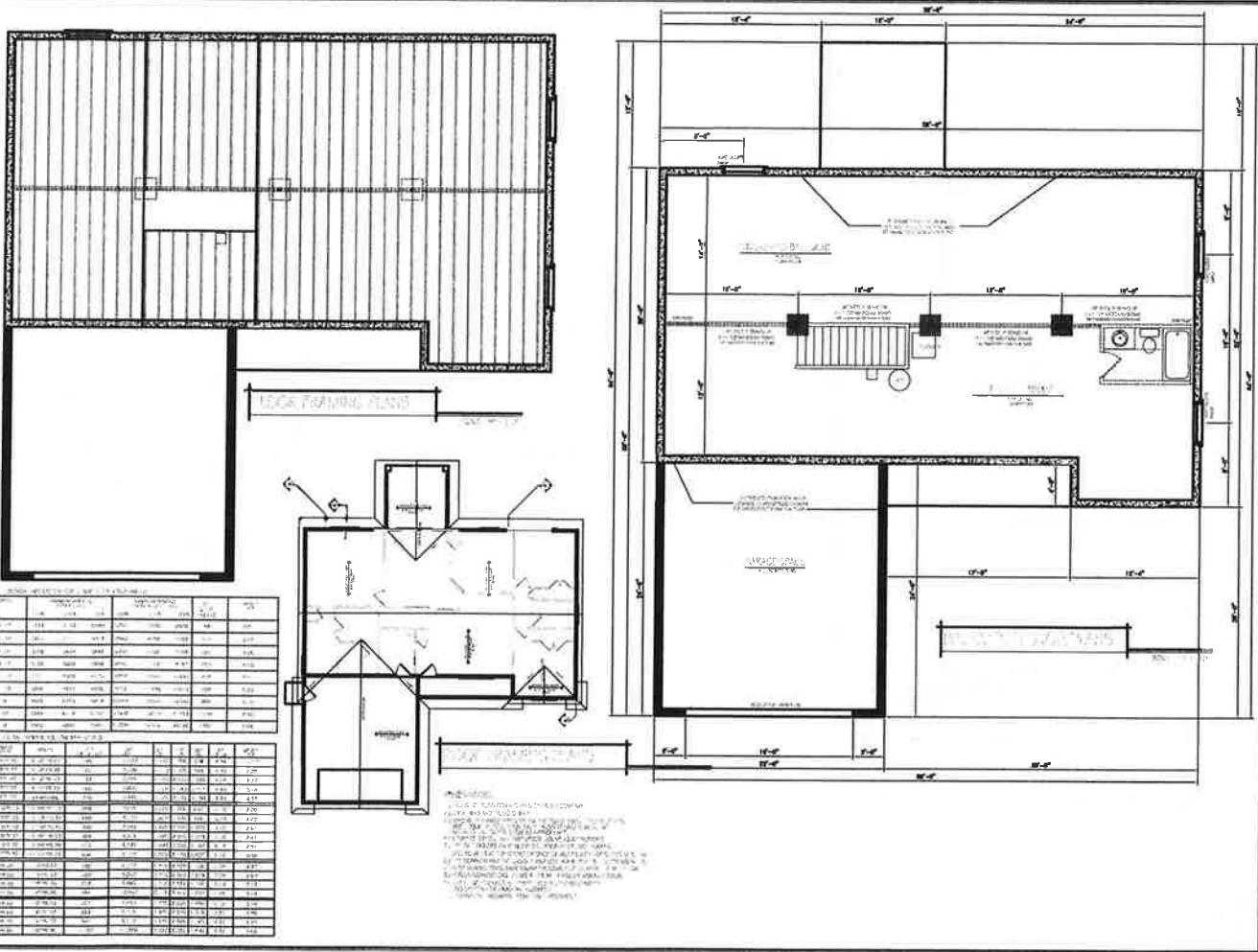
Model 1504
 4924 Isabell
 Cold City, CT
 81019



NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED
 FINISHES ARE TO BE INDICATED BY SHADING
 AND PATTERNS AS SHOWN ON THE DRAWING
 ALL MATERIALS TO BE APPROVED BY THE ARCHITECT
 BEFORE ORDERING OR INSTALLATION
 ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE NATIONAL ELECTRICAL CODE

ADVANCED
 ARCHITECTURE & INTERIOR DESIGN
 1000 S. W. 10th St.
 Suite 100
 Ft. Lauderdale, FL 33304
 Phone: (561) 533-1111
 Fax: (561) 533-1112
 Website: www.advancedarch.com

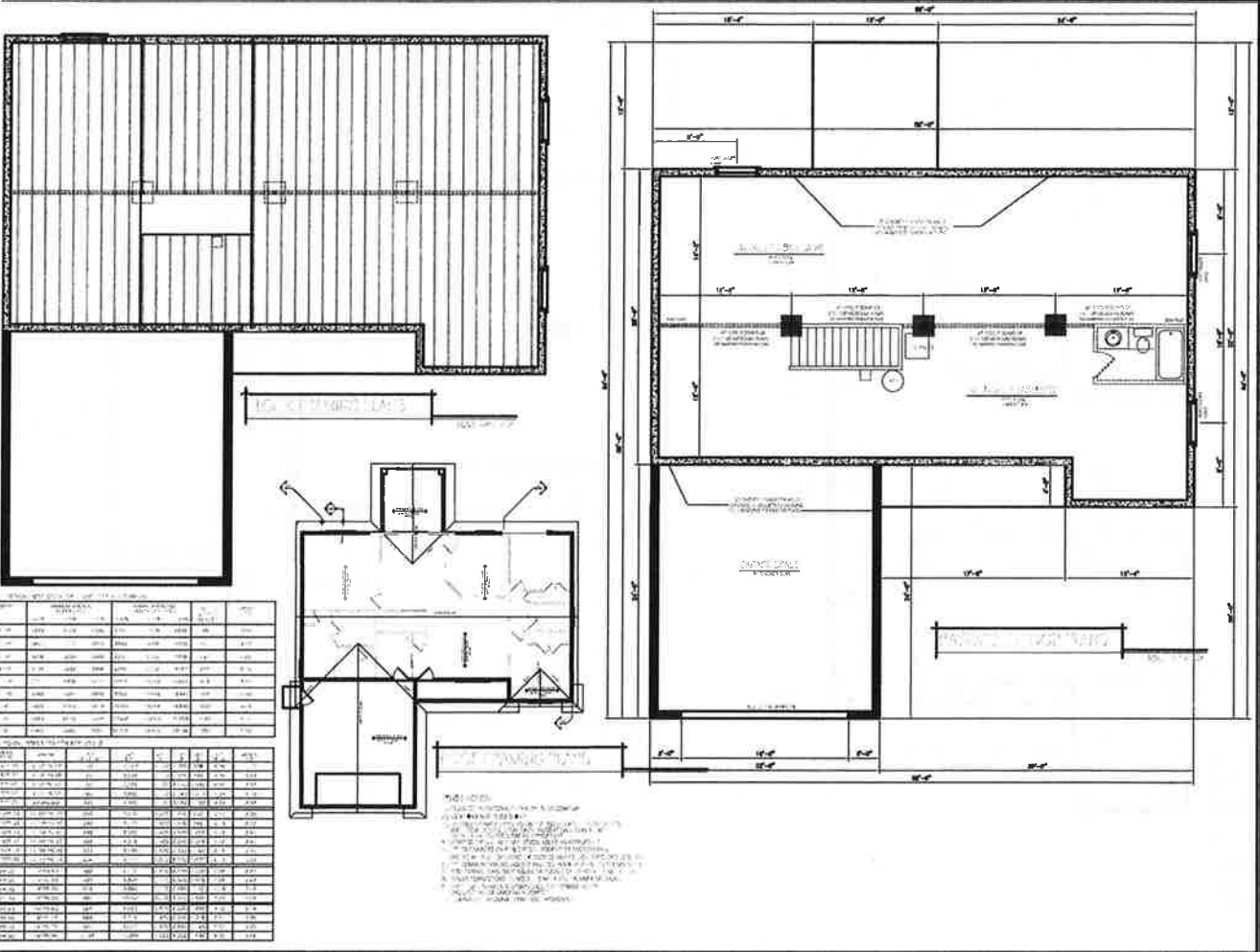
Model 1504
 4924 Isabella
 Colo City, CC
 81019



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CEILING	100	SQ. FT.	1.00	100.00
2	FLOOR	100	SQ. FT.	1.00	100.00
3	WALLS	100	SQ. FT.	1.00	100.00
4	DOORS	1	EA.	100.00	100.00
5	WINDOWS	1	EA.	100.00	100.00
6	STAIRS	1	EA.	100.00	100.00
7	BATH	1	EA.	100.00	100.00
8	KITCHEN	1	EA.	100.00	100.00
9	BEDROOM	1	EA.	100.00	100.00
10	LIVING	1	EA.	100.00	100.00
11	HALL	1	EA.	100.00	100.00
12	CLOSET	1	EA.	100.00	100.00
13	ENTRY	1	EA.	100.00	100.00
14	STAIRS	1	EA.	100.00	100.00
15	BATH	1	EA.	100.00	100.00
16	KITCHEN	1	EA.	100.00	100.00
17	BEDROOM	1	EA.	100.00	100.00
18	LIVING	1	EA.	100.00	100.00
19	HALL	1	EA.	100.00	100.00
20	CLOSET	1	EA.	100.00	100.00
21	ENTRY	1	EA.	100.00	100.00
22	STAIRS	1	EA.	100.00	100.00
23	BATH	1	EA.	100.00	100.00
24	KITCHEN	1	EA.	100.00	100.00
25	BEDROOM	1	EA.	100.00	100.00
26	LIVING	1	EA.	100.00	100.00
27	HALL	1	EA.	100.00	100.00
28	CLOSET	1	EA.	100.00	100.00
29	ENTRY	1	EA.	100.00	100.00
30	STAIRS	1	EA.	100.00	100.00
31	BATH	1	EA.	100.00	100.00
32	KITCHEN	1	EA.	100.00	100.00
33	BEDROOM	1	EA.	100.00	100.00
34	LIVING	1	EA.	100.00	100.00
35	HALL	1	EA.	100.00	100.00
36	CLOSET	1	EA.	100.00	100.00
37	ENTRY	1	EA.	100.00	100.00
38	STAIRS	1	EA.	100.00	100.00
39	BATH	1	EA.	100.00	100.00
40	KITCHEN	1	EA.	100.00	100.00
41	BEDROOM	1	EA.	100.00	100.00
42	LIVING	1	EA.	100.00	100.00
43	HALL	1	EA.	100.00	100.00
44	CLOSET	1	EA.	100.00	100.00
45	ENTRY	1	EA.	100.00	100.00
46	STAIRS	1	EA.	100.00	100.00
47	BATH	1	EA.	100.00	100.00
48	KITCHEN	1	EA.	100.00	100.00
49	BEDROOM	1	EA.	100.00	100.00
50	LIVING	1	EA.	100.00	100.00

ADVANCED
 CONSTRUCTION
 1000 S. 10th St.
 Suite 100
 Colorado Springs, CO 80905
 Phone: (719) 594-1111
 Fax: (719) 594-1112
 Website: www.advancedconstruction.com

Model 1504
 4924 Isabel
 Colo City, C
 81019



ADVANCED

Model 1504
4924 Isabell
Colorado City, C
81019

1/2" = 1'-0"

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1
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100

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE AS SHOWN ON THE PLAN.
3. SEE SPECIFICATIONS FOR MATERIALS AND METHODS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.



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: Theo & Susan Kalman
 Mailing Address: Po Box 19705 City: Colorado City
 State: Co. ZIP: 81019 Telephone: 1-719-676-4493

CONTRACTOR

Contractor: Hanging T Const. / CLIFF Taylor
 Mailing Address: Po Box 19001 City: Colorado City
 State: Co. ZIP: 81019 Telephone: 719-696-1529

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

Lot: 698 Unit: 1 Legal address, (please verify with CC Metro District): 4893 Vigil Drive

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

Floor area square footage: _____ 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: Theo Kalman Date: 12-24-20

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

CONDITIONS APPLYING TO THIS APPLICATION

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

CCAAC Fee Schedule

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

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

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

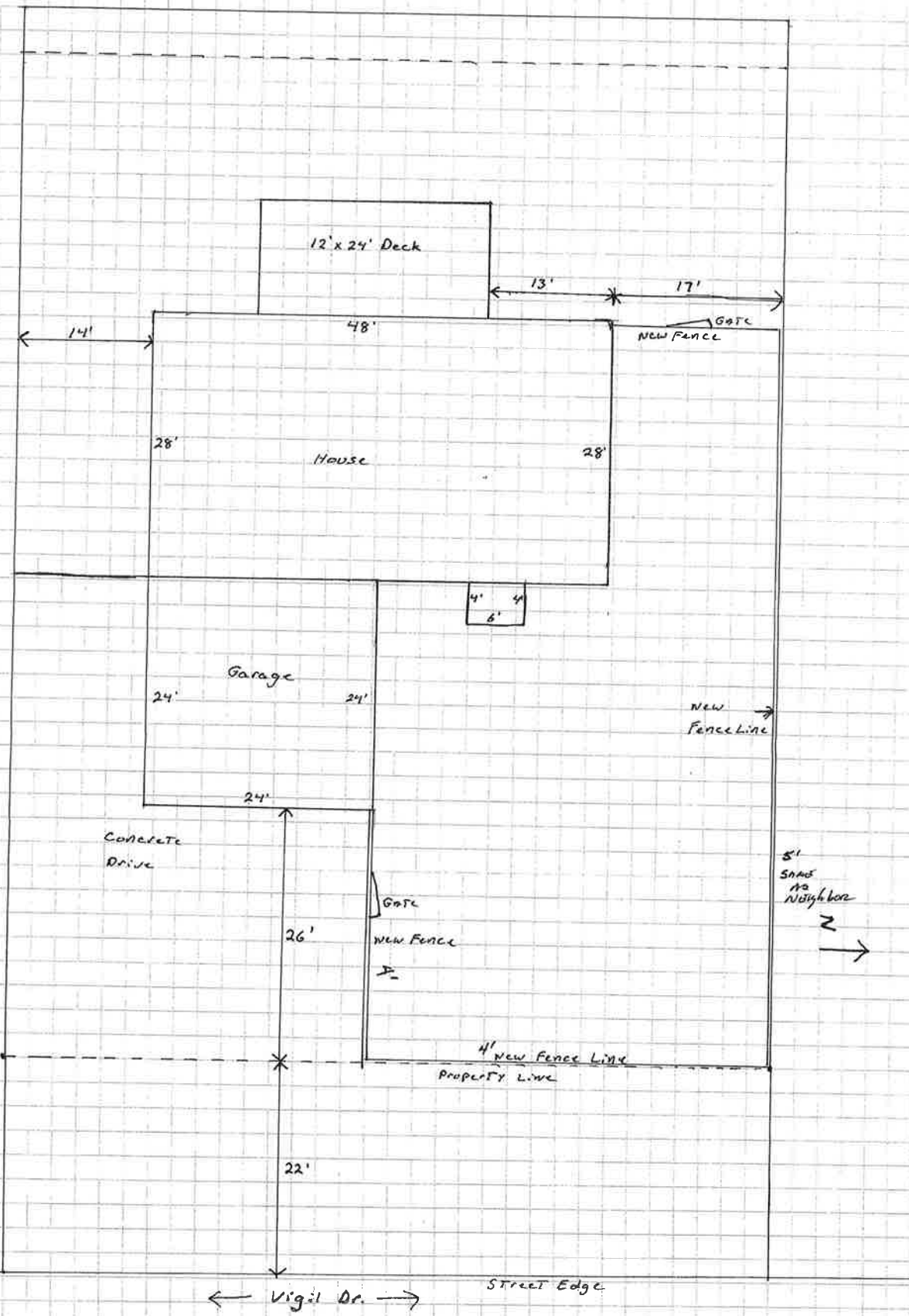
I have read and understand the provisions of this application and understand that incomplete applications will be returned to me for the required information before being considered by CCAAC.

Property Owner Signature:

J. Andrew Kalman

Date:

12-14-20



Parcel # 4723401297
 Lot 698 unit 1 Colorado City
 4893 Vigil Dr.
 Owner
 Theodore Kaiman / Susan Kaiman
 4893 Vigil Dr.
 Colorado City, Co. 81019

SCALE 1" = 10' FOOT
 NEW-ORNAMENTAL METAL FENCE
 CONTRACTOR / DRAWING
 Hanging T. Const / Cliff Taylor
 719-696-1529
 C1:ARTaylor72@gmail.com



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: Gregory B. Collins
 Mailing Address: PO BOX 19011 City: Colorado City
 State: CO ZIP: 81019 Telephone: 719 242 6802

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

Requested approval for: Commercial building Home Shed Fence Other: Detached Garage
Parcel A
Lot Line Vacation No. 2019-017

Lot: _____ Unit: _____ Legal address, (please verify with CC Metro District): 4504 Chaffee dr.
 Type construction: Steel Mobile homes: New Used - Year built: N/A
 Floor area square footage: 1500 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
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- Distances between buildings
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- 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: Greg B. Collins Date: 01/04/2021
 This application will not be accepted until you read and sign on reverse.

CONDITIONS APPLYING TO THIS APPLICATION

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- Preliminary plans should be brought before CCAAC for approval. One (1) complete set of plans and specifications for construction, including all required items listed on the opposite side of this page, must be submitted for approval. Drawings must be professionally prepared and acceptable for the Pueblo Regional Planning Department.
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<u>New Single Family Residential</u>	<u>\$200.00</u>
<u>Sheds/Fences/Garages/Carports/Decks</u>	<u>\$ 40.00</u>
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I have read and understand the provisions of this application and understand that incomplete applications will be returned to me for the required information before being considered by CCAAC.

Property Owner Signature: _____

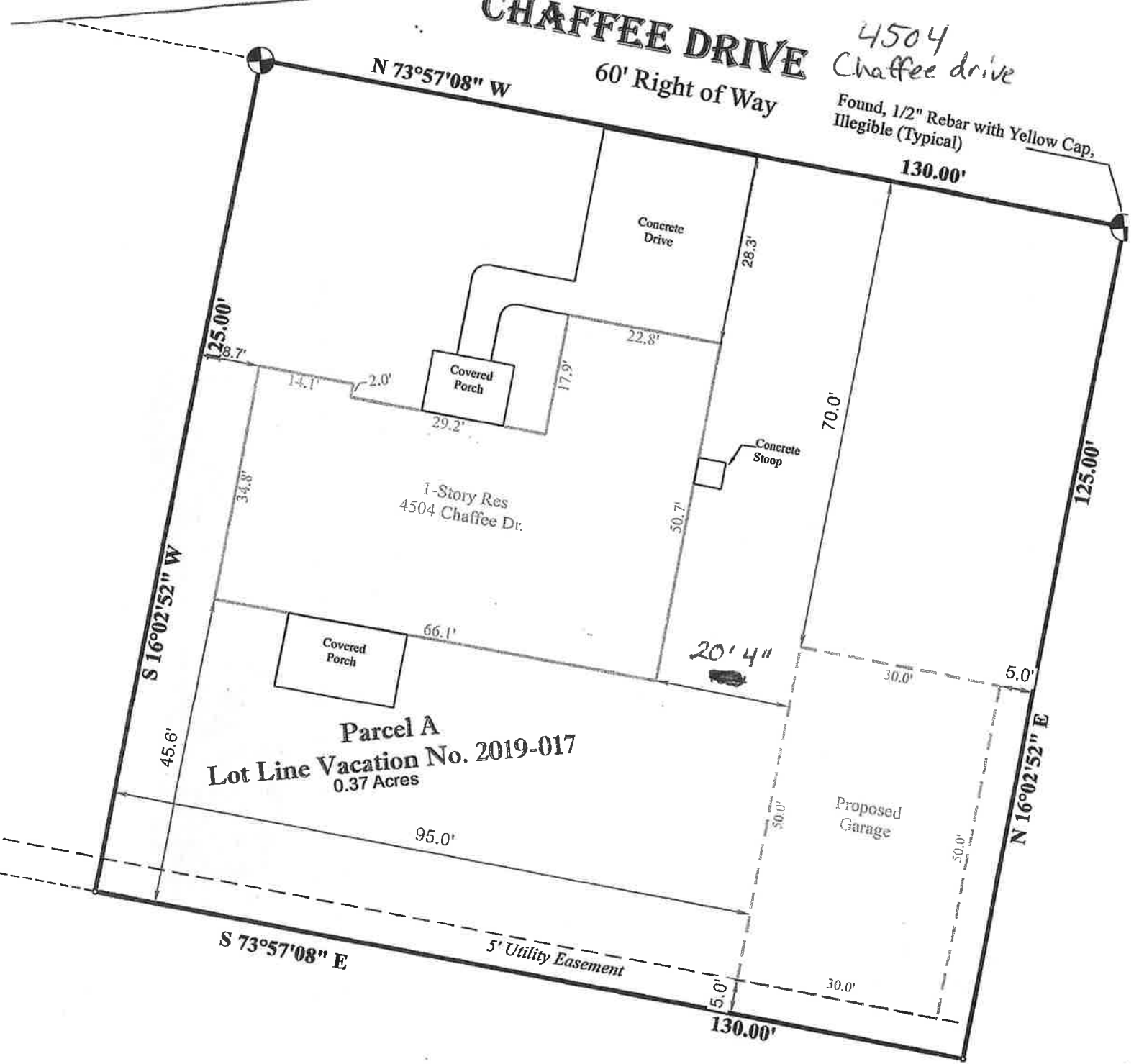
Date: _____

CHAFFEE DRIVE

4504 Chaffee drive

Found, 1/2" Rebar with Yellow Cap, Illegible (Typical)

60' Right of Way



Parcel A
Lot Line Vacation No. 2019-017
0.37 Acres

Parcel A

SCALE = 1" = 20'





GREGORY AND MICHELLE COLLINS

4504 CHAFFEE DR.
 COLORADO CITY, CO 81019
 30' X 50' X 12'

Light Grey Walls
 Dark Grey Roof
 White Trim + doors

DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2018, ASCE7-16, OSHA, AISC 360, AISI 100, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS, NO FIELD WELDING IS REQUIRED.
5. ALL FIELD CONNECTIONS SHALL BE #12 (1/4"x1") (ESR-2196) OR APPROVED EQUAL.
6. STEEL SHEATHING SHALL BE 29GA, CORRUGATED GALV. OR PAINTED STEEL - MAIN RB3 HT, 3/4" (FY=80KSI) OR EQ.
7. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 GALV. STEEL (FY = 50 KSI, FU = 65 KSI) PER RELEVANT ASTM.
8. STRUCTURAL TUBE 152 1/2"x2 1/2" - 14GA. IS EQUIVALENT TO 152 1/4"x2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
9. 12GA IS DEFINED AS 0.109" THICKNESS. 14GA IS DEFINED AS 0.083" THICKNESS. 26GA IS DEFINED AS 0.019" THICKNESS. 29GA IS DEFINED AS 0.015" THICKNESS.
10. Gypsum BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE. U.N.O.
11. INSERTED POST: INSERT FULL LENGTH 4 FIELD BOLT W/ #12X1/4 FASTENERS (ESR-2196) @ 12" C/C STAGGERED OPPOSITE FACE.

DESIGN CRITERIA

- PREVAILING CODE: IBC 2018
 USE GROUP: U (CARPORTS, BARN)
 CONSTRUCTION TYPE: II - B
 RISK CATEGORY: I
 BUILDING FOOTAGE: 1500 SQ. FT.
1. DEAD LOAD (D) D = 2.0 PSF
 2. ROOF LIVE LOAD (Lr) Lr = 20 PSF
 3. SNOW LOAD (S) P_s = 27 PSF
 IMPORTANCE FACTOR I_s = 0.80
 THERMAL FACTOR C_t = 1.2
 EXPOSURE FACTOR C_e = 1.0
 ROOF SLOPE FACTOR C_s = 1.0
 FLAT ROOF SNOW LOAD P_f = 1.8 PSF
 SLOPED ROOF SNOW LOAD P_s = 1.8 PSF
 4. WIND LOAD (W) V_{ult} = 11.5 MPH
 DESIGN WIND SPEED EXPOSURE C
 5. SEISMIC LOAD (E) 0.20/0.066
 50s / 50i 0.22/0.105
 DESIGN CATEGORY D (DEFAULT)
 SITE CLASS I_s = 1.00
- LOAD COMBINATIONS:
 1. D + (Lr OR S)
 2. D + (0.6W OR ±0.7E)
 3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
 4. 0.6D + (0.6W OR ±0.7E)

SCOPE OF WORK

NO MECHANICAL / ELECTRICAL / PLUMBING / ARCHITECTURAL WORK IS INTENDED OR IS PART OF THE SCOPE OF THE DRAWINGS PRESENTED.

DRAWING INDEX

- 1 COVER SHEET
- 2 ELEVATIONS
- 3A FOUNDATION PLAN
- 3B FOUNDATION DETAILS
- 4 FLOOR PLAN & DETAILS
- 5 FRAME SECTION & DETAILS
- 6A SIDE WALL FRAMING
- 6B SIDE WALL DETAILS
- 7A END WALL FRAMING
- 7B END WALL DETAILS

SPECIAL INSPECTIONS

NO SPECIAL INSPECTIONS ARE REQUIRED FOR THIS STRUCTURE, AS IT MEETS THE EXCEPTIONS OF SECTION 1704 PER IBC 2018, UNLESS EXPLICITLY REQUIRED BY THE BUILDING OFFICIAL.

REVISIONS

MARK	COMMENTS	DATE
*	ISSUED FOR PERMIT	NOV 27 2020

DATE SIGNED: NOV 27 2020

EXPIRES: 10/31/2021



PREPARED FOR:

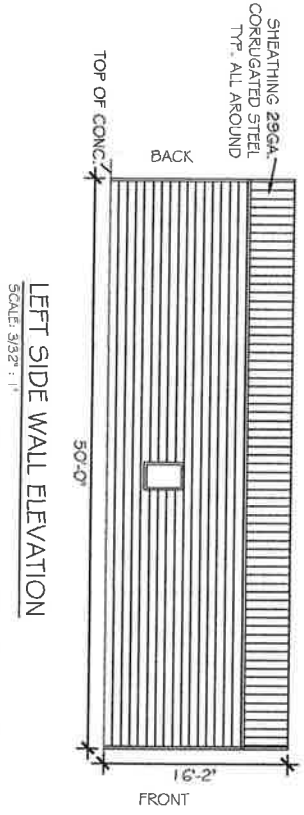
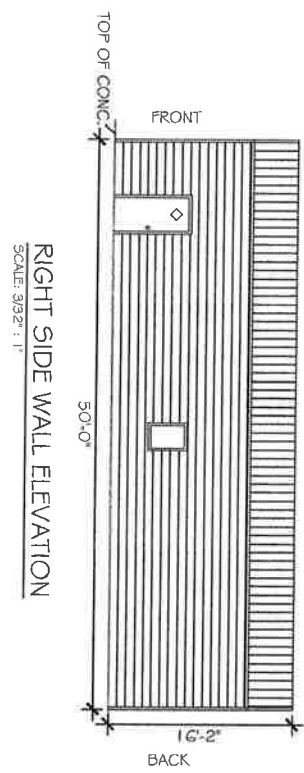
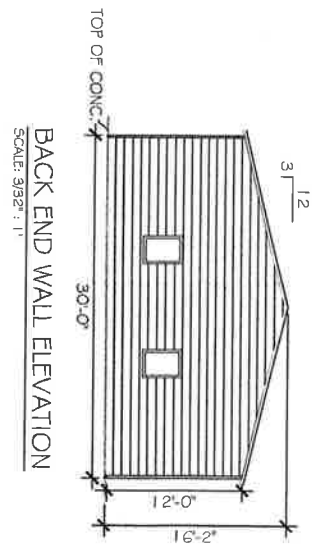
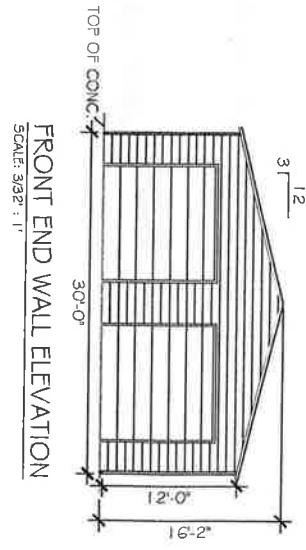
 Quality Carpents, Inc.
 441 E 1750 N, Suite A
 Vineyard, UT 84042
 Tel: 1-801-406-9508
 Fax: 1-877-271-1167

THESE DRAWINGS HAVE BEEN PRODUCED USING A R/A SOFTWARE DEVELOPMENT'S MB DESIGN SOFTWARE. THE DESIGNS SHOWN IN THESE DRAWINGS NEED TO BE VERIFIED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER TO BE VALID. A R/A SOFTWARE DEVELOPMENT AND ITS AFFILIATES ASSUMES NO LIABILITY FOR DRAWINGS NOT SEALED BY THEIR ENGINEERS. FOR INFORMATION REGARDING THE SOFTWARE OR FOR IF YOU REQUIRE A PROFESSIONAL ENGINEER'S SEAL, PLEASE CONTACT A R/A SOFTWARE DEVELOPMENT AT 8008 RENAISSANCE PLACE, TOLEDO, OH 43022 OR AT 1-419-252-1093

OWNER: GREGORY AND MICHELLE COLLINS
 LOCATION: 4504 CHAFFEE DR. COLORADO CITY, CO 81019

SHEET TITLE: COVER SHEET	
DRAWING NO.: MBD65430F62	PROJECT NO.: 228-20-3060
DRAWN BY: J.M	CHECKED BY:
DATE: 11/27/2020	SHEET NO.: 1 OF 7

28,316.00



SEAL:

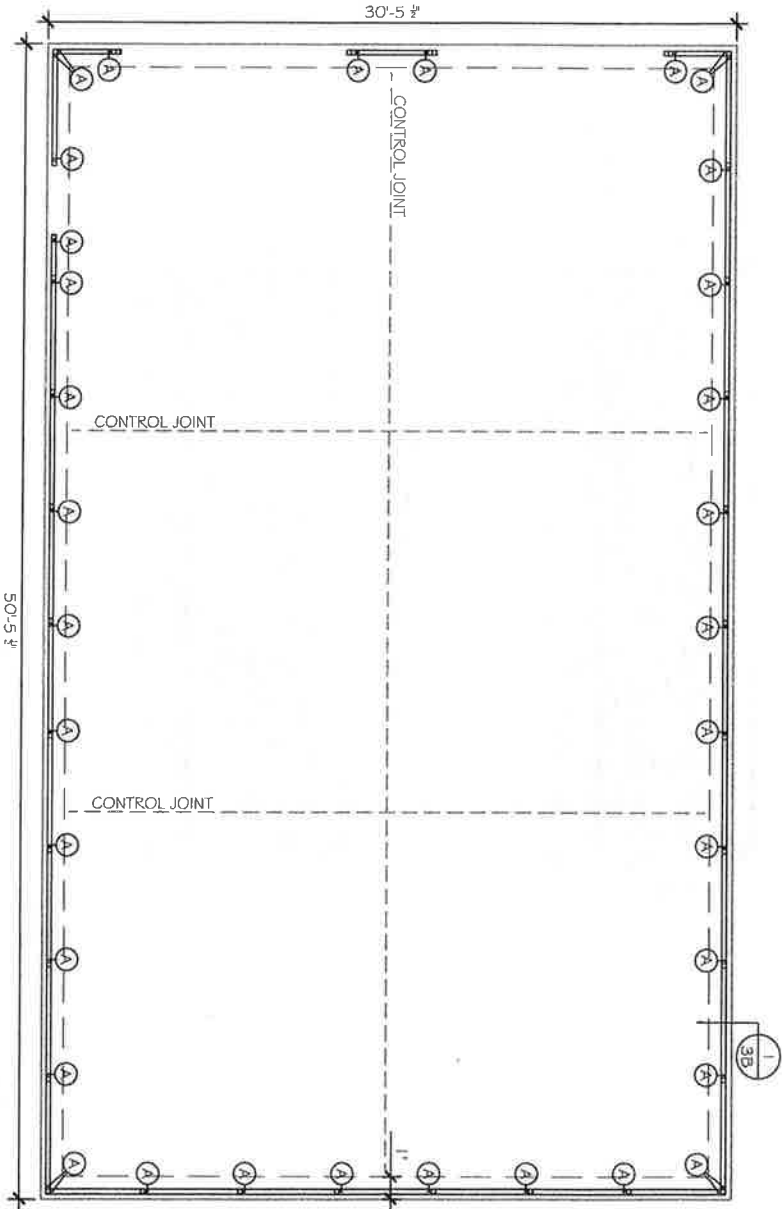
DATE SIGNED: NOV 27 2020

EXPIRES: 10/31/2021

PREPARED FOR:

Quality Carports, Inc.
441 E 1750 N, Suite A
Vineyard, UT 84042
Tel: 1-801-406-9508
Fax: 1-877-271-1167

OWNER: GREGORY AND MICHELLE COLLINS	LOCATION: 4504 CHAFEE DR. COLORADO CITY, CO 81019
SHEET TITLE: ELEVATIONS	
DRAWING NO.: MBD65430F62	PROJECT NO.: 228-20-3060
DRAWN BY: J.M	CHECKED BY:
DATE: 11/27/2020	SHEET NO.: 2 OF 7



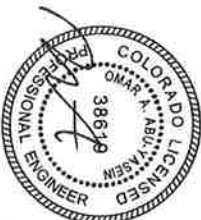
FOUNDATION PLAN

SCALE: 3/16" = 1'

MEMBER PROPERTIES	
BASE RAIL	2 1/2" SQ. X 14GA TUBE
SIDE COLUMN POST	2 1/2" SQ. X 14GA TUBE W/ 1/4" SQ. X 1/2GA TUBE INSERT
END COLUMN POST	2 1/2" SQ. X 14GA TUBE
ANCHOR 'A'	1/20" x 7" LG. STRONG-BOLT 2 EXPANSION ANCHOR (PER ESR 3037)

FOUNDATION NOTES:

1. MIN. SLAB SIZE SHALL BE 30'-5 1/2" X 50'-5 1/2" TO ALLOW A MIN. OF 4" ANCHOR-TO-CONCRETE EDGE DISTANCE.
2. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
3. CONCRETE ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN WITH A MINIMUM OF (1) ANCHOR PER POST.
4. DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
5. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
6. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.



EXPIRES: 10/31/2021
DATE SIGNED: NOV 27 2020

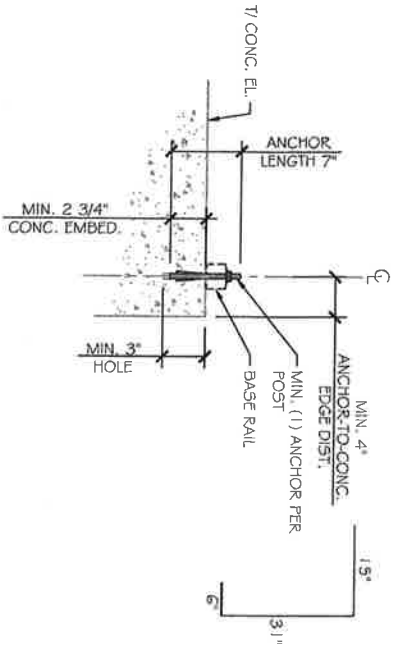
PREPARED FOR:
Q
Quality Carports, Inc.
441 E 1750 N, Suite A
Vineyard, UT 84042
Tel: 1-801-406-9508
Fax: 1-877-271-1167

OWNER: GREGORY AND MICHELLE COLLINS	LOCATION: 4504 CHAFFEE DR. COLORADO CITY, CO 81019
SHEET TITLE: FOUNDATION PLAN: CONCRETE SLAB	
DRAWING NO.: MBD65430F62	PROJECT NO.: 228-20-3060
DRAWN BY: J.M	CHECKED BY:
DATE: 11/27/2020	SHEET NO.: 3A OF 7

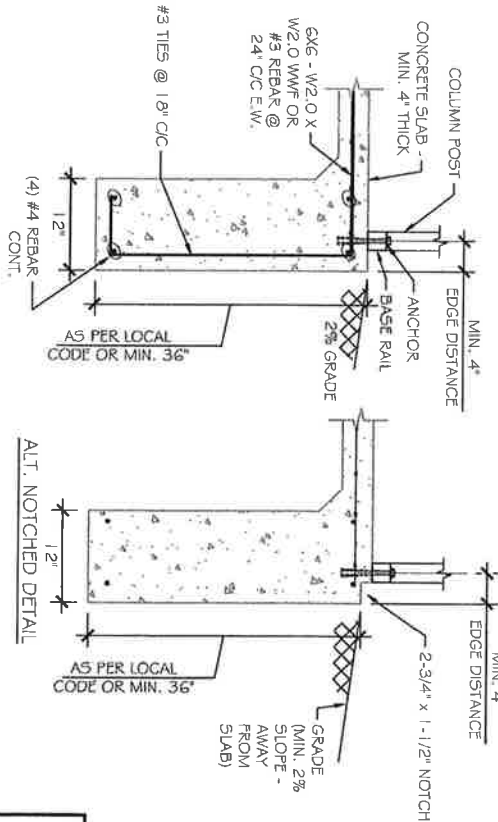
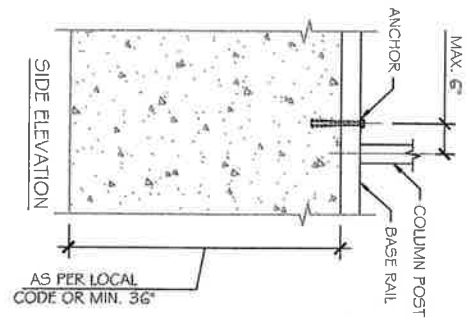
MEMBER PROPERTIES	
BASE RAIL	2 1/2" SQ. X 14GA TUBE
SIDE COLUMN POST	2 1/2" SQ. X 14GA TUBE W/ 1/4" SQ. X 1/2GA TUBE INSERT
END COLUMN POST	2 1/2" SQ. X 14GA TUBE
ANCHOR 'A'	1/20" x 7" LG. STRONG-BOLT 2 EXPANSION ANCHOR (PER ESR 3037)

ANCHORAGE NOTES:


- ANCHOR INSTALLATION REQUIREMENTS:
 - MIN. ANCHOR EDGE DISTANCE: 4.00"
 - MIN. ANCHOR HOLE DEPTH: 3.00"
 - MIN. CONCRETE EMBEDMENT DEPTH: 2.75"
 - MIN. EFFECTIVE EMBEDMENT: 2.25"
 - MIN. SPACING BETWEEN (2) ANCHORS: 2.75"
- ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
- ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ.
- CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.




ANCHORAGE DETAIL
SCALE: 1" = 1"



FOUNDATION DETAIL 1
SCALE: 3/4" = 1"

SEAL: 

PREPARED FOR: 

QUALITY CARPETS, INC.
441 E 1750 N, Suite A
Vineyard, UT 84042
Tel: 1-801-406-9508
Fax: 1-877-271-1167

OWNER: GREGORY AND MICHELLE COLLINS

LOCATION: 4504 CHAFFEE DR. COLORADO CITY, CO 81019

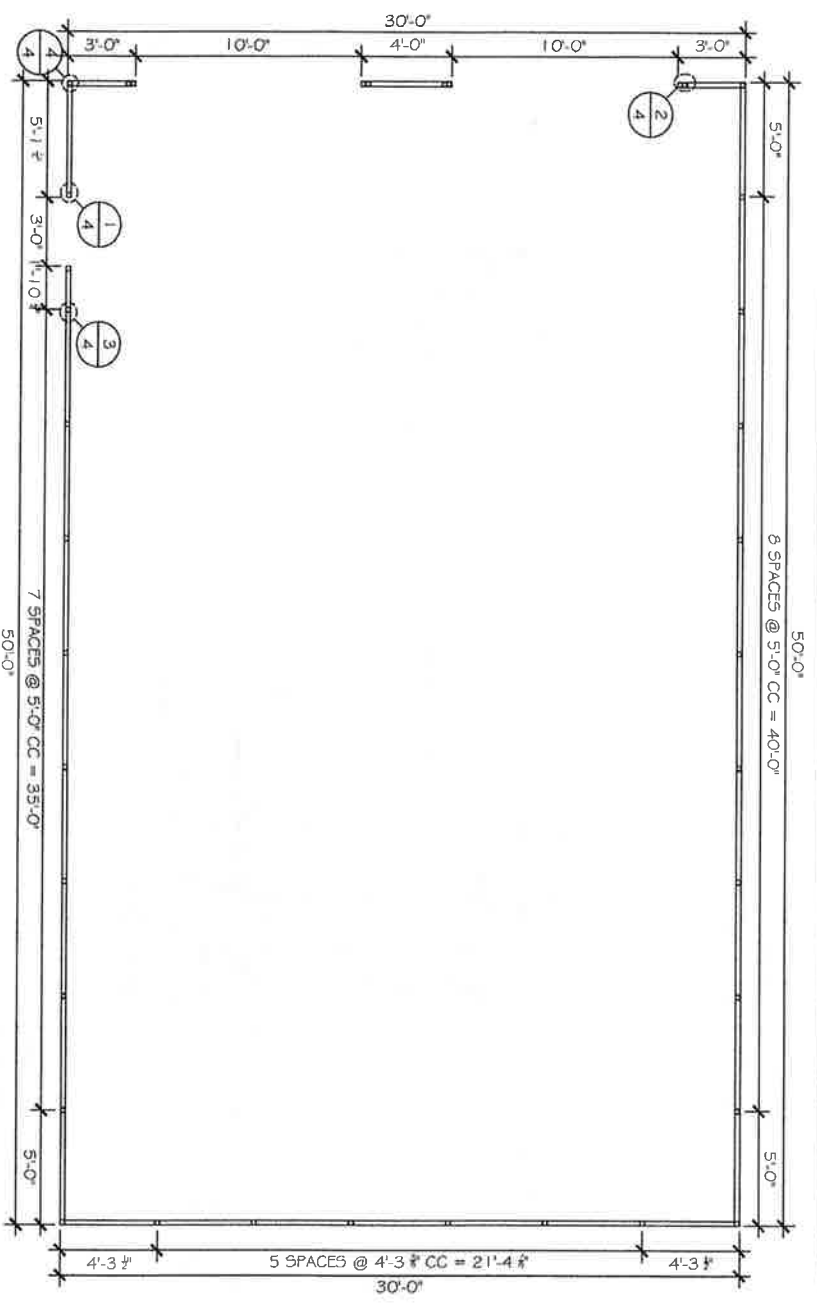
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DRAWING NO.: MBD65430F62 PROJECT NO.: 228-20-3060

DRAWN BY: J.M. CHECKED BY:

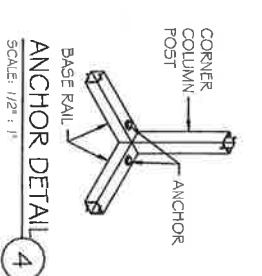
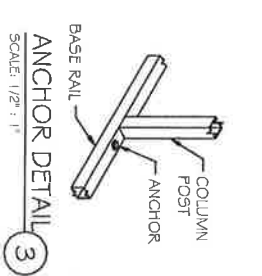
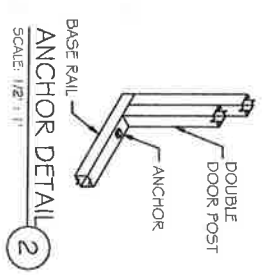
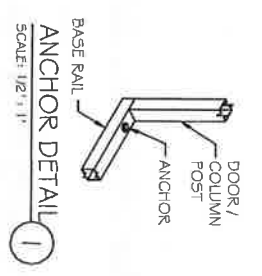
DATE: 11/27/2020 SHEET NO.: 3B OF 7

DATE SIGNED: NOV 27 2020 EXPIRES: 10/31/2021



FLOOR PLAN
SCALE: 3/16" = 1'

NOTE: SEE SHEET 3 FOR ANCHOR TYPE & MEMBER PROPERTIES



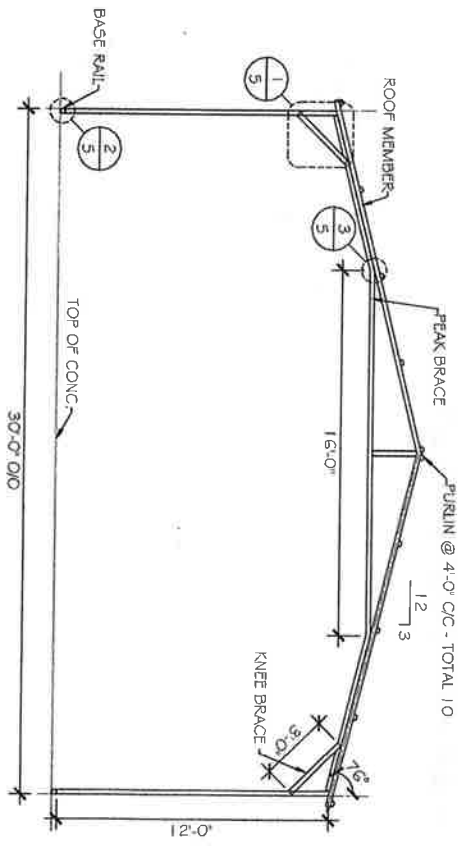
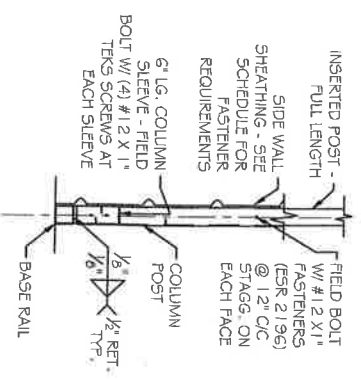
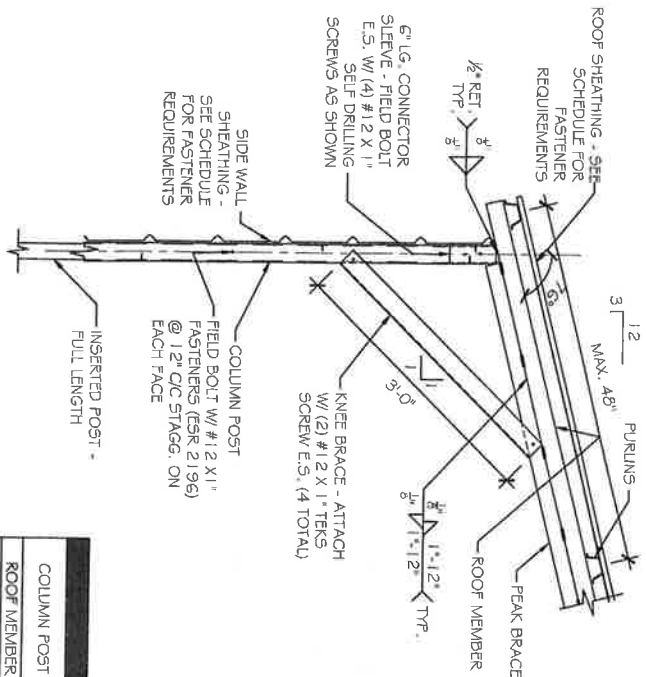
SEAL

EXPIRES: 10/31/2021
DATE SIGNED: NOV 27 2020

PREPARED FOR:

Quality Carports, Inc.
441 E 1750 N, Suite A
Vineyard, UT 84042
Tel: 1-801-406-9508
Fax: 1-877-271-1167

OWNER: GREGORY AND MICHELLE COLLINS	LOCATION: 4504 CHAFEE DR. COLORADO CITY, CO 81019
SHEET TITLE: FLOOR PLAN & ANCHORS	
DRAWING NO.: MBD65430F62	PROJECT NO.: 228-20-3060
DRAWN BY: J.M	CHECKED BY:
DATE: 11/27/2020	SHEET NO.: 4 OF 7



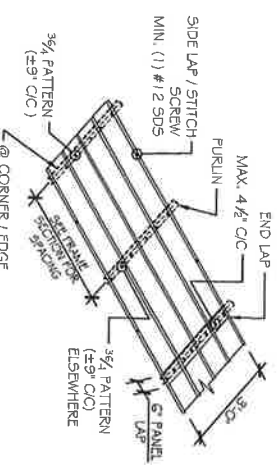
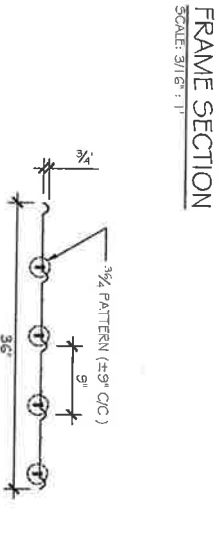
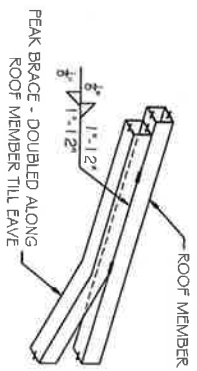
NON-SHEATHING FASTENERS SCHEDULE

COLUMN POST	2 1/2" SQ. X 14GA TUBE W/
ROOF MEMBER	2 1/4" SQ. X 12GA TUBE INSERT
BASE RAIL	2 1/2" SQ. X 14GA TUBE
PEAK BRACE	2 1/2" SQ. X 14GA TUBE
KNEE BRACE	2 1/2" X 14GA CHANNEL
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
PURLINS	4" X 14GA HAT CHANNEL

SHEATHING FASTENERS SCHEDULE

LOCATION	CORNER PANEL	SIDE LAP	EDGE LAP	ELSEWHERE
SPACING	9" CC	MIN. 1"	4" CC	9" CC

FASTENER TYPE: # 12 X 1" SELF-DRILL SCREWS (ESR-2196) W/ NEOPEN/STELL WASHER



BASE DETAIL 2
SCALE: 3/4" = 1"

PEAK BRACE DETAIL 3
SCALE: 3/4" = 1"

FRAME SECTION
SCALE: 3/16" = 1"

SHEATHING FASTENER PATTERN
SCALE: 3/16" = 1"

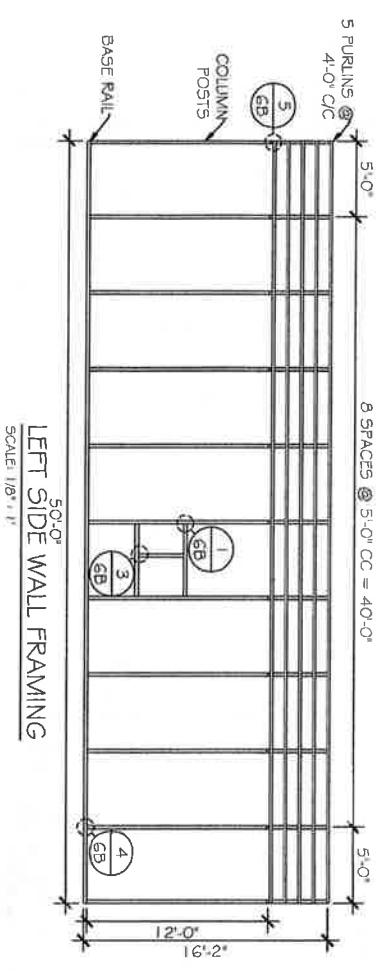
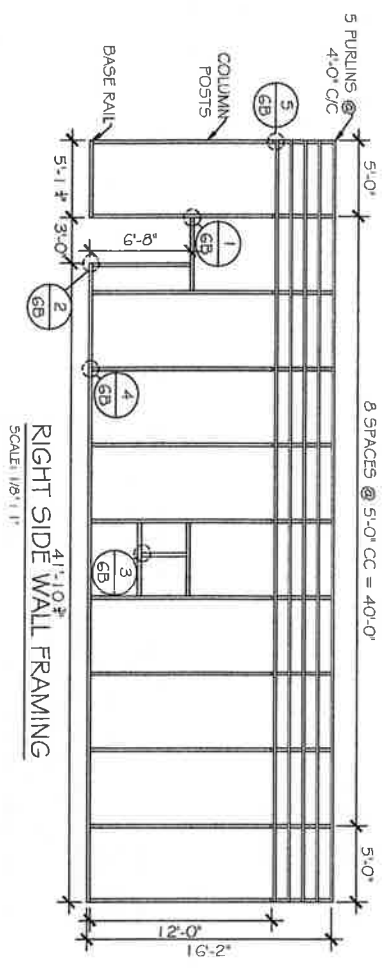
OWNER: GREGORY AND MICHELLE COLLINS	LOCATION: 4504 CHAFFEE DR. COLORADO CITY, CO 81019
SHEET TITLE: FRAME SECTION & DETAILS	
DRAWING NO.: MBD65430F62	PROJECT NO.: 228-20-3060
DRAWN BY: J.M	CHECKED BY:
DATE: 11/27/2020	SHEET NO.: 5 OF 7

PREPARED FOR

Quality Carports, Inc.
441 E 1750 N, Suite A
Vinyard, UT 84042
Tel: 1-801-406-9508
Fax: 1-877-271-1167

DATE SIGNED: NOV 27 2020

EXPIRES: 10/31/2021



MEMBER'S PROPERTY	
CORNER POST	2 1/2" SQ. X 14GA TUBE
SIDE WALL POST	2 1/2" SQ. X 14GA TUBE W/ 2 1/4" SQ. X 12GA TUBE INSERT
BASE RAIL	2 1/2" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
PURLINS	4" X 14GA HAT CHANNEL

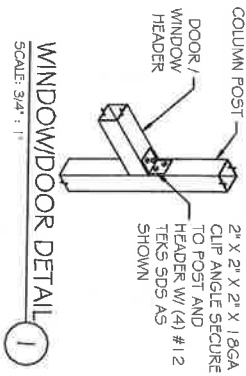
SEAL:

EXPIRES: 10/31/2021
 DATE SIGNED: NOV 27 2020

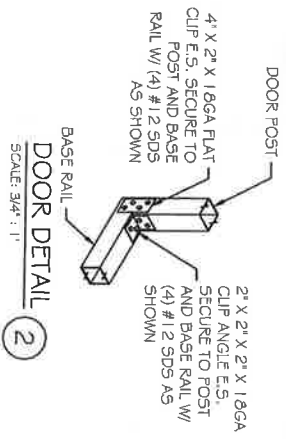
PREPARED FOR:

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 441 E 1750 N, Suite A
 Vineyard, UT 84042
 Tel: 1-801-406-9508
 Fax: 1-877-271-1167

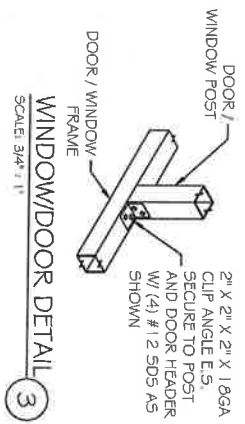
OWNER: GREGORY AND MICHELLE COLLINS	LOCATION: 4504 CHAFFEE DR. COLORADO CITY, CO 81019
SHEET TITLE: SIDE WALL FRAMING	
DRAWING NO.: MBD65430F62	PROJECT NO.: 228-20-3060
DRAWN BY: J.M	CHECKED BY:
DATE: 11/27/2020	SHEET NO.: 6A OF 7



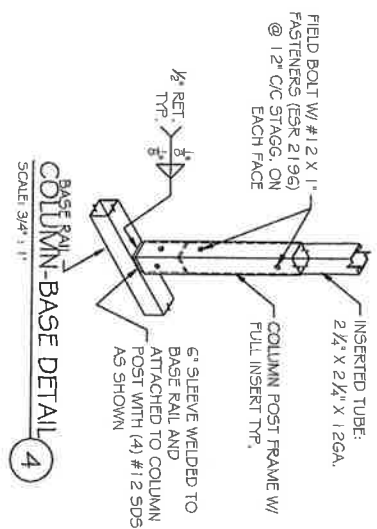
WINDOW/DOOR DETAIL 1
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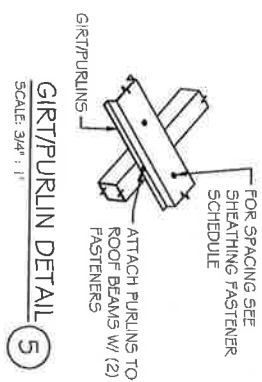
DOOR DETAIL 2
SCALE: 3/4" = 1"



WINDOW/DOOR DETAIL 3
SCALE: 3/4" = 1"



BASE RAIL-BASE DETAIL 4
SCALE: 3/4" = 1"



GIRT/PURLIN DETAIL 5
SCALE: 3/4" = 1"

SEAL:

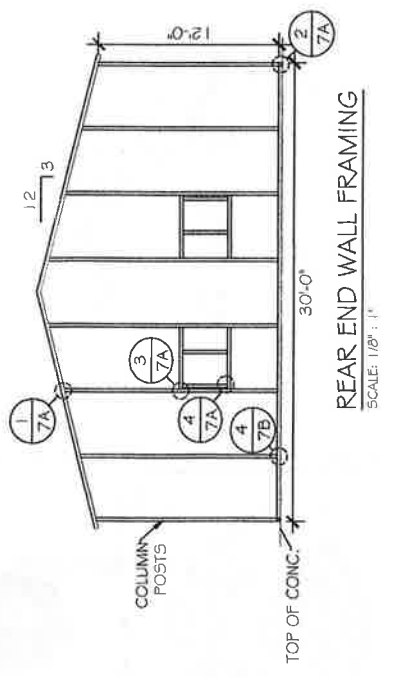
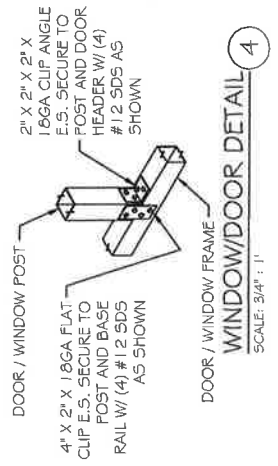
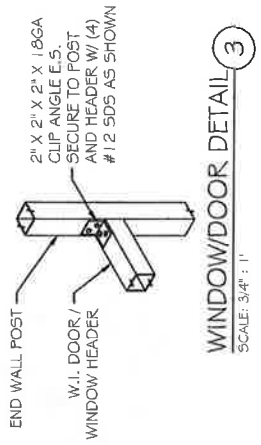
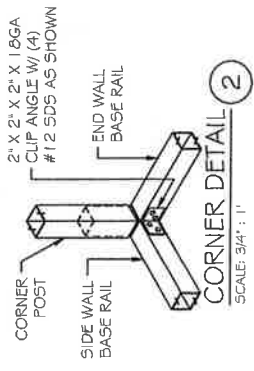
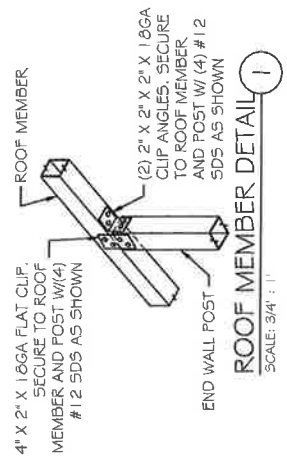
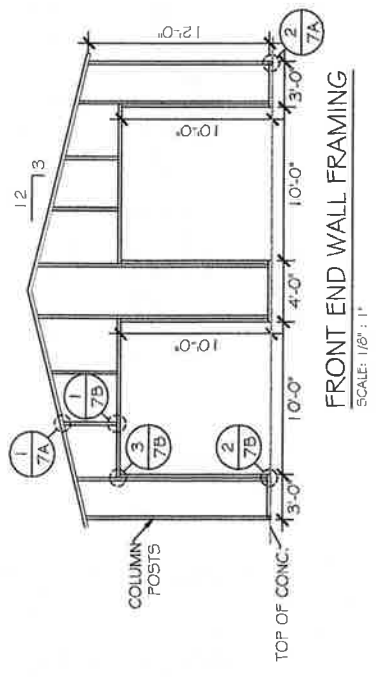
EXPIRES: 10/31/2021
DATE SIGNED: NOV 27 2020

PREPARED FOR

Quality Carpports, Inc.
441 E 1750 N, Suite A
Vineyard, UT 84042
Tel: 1-801-406-9508
Fax: 1-877-271-1167

OWNER: GREGORY AND MICHELLE COLLINS	LOCATION: 4504 CHAFEE DR. COLORADO CITY, CO 81019
SHEET TITLE: SIDE WALL FRAMING DETAILS	
DRAWING NO.: MBD65430F62	PROJECT NO.: 228-20-3060
DRAWN BY: J.M	CHECKED BY:
DATE: 11/27/2020	SHEET NO.: 6B OF 7

MEMBER PROPERTIES	
CORNER POST	2 1/2" SQ. X 14GA TUBE
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
HEADER	2 1/2" SQ. X 14GA TUBE
DOOR POST	2 1/2" SQ. X 14GA TUBE
WINDOW POST	2 1/2" SQ. X 14GA TUBE
END WALL POSTS	2 1/2" SQ. X 14GA TUBE



OWNER: GREGORY AND MICHELLE COLLINS
LOCATION: 4504 CHAFFEE DR. COLORADO CITY, CO 81019

SHEET TITLE: END WALL FRAMING & DETAILS

DRAWING NO.: MBDE5430F62
PROJECT NO.: 228-20-3060

DRAWN BY: J.M.
CHECKED BY:

DATE: 11/27/2020
SHEET NO.: 7A OF 7

PREPARED FOR: Quality Carpets, Inc.
441 E 1750 N, Suite A Vineyard, UT 84042
Tel: 1-801-406-9508 Fax: 1-877-271-1167


SEAL:

EXPIRES: 10/31/2021
DATE SIGNED: NOV 27 2020

OWNER: GREGORY AND MICHELLE COLLINS	LOCATION: 4504 CHAFFE DR. COLORADO CITY, CO 81019
SHEET TITLE: END WALL FRAMING DETAILS	
DRAWING NO.: MBD65430F62	PROJECT NO.: 228-20-3060
DRAWN BY: J.M.	CHECKED BY:
DATE: 1/12/2020	SHEET NO.: 7B OF 7

PREPARED FOR:

Quality Carpets, Inc.
441 E 1750 N, Suite A
Vineyard, UT 84042
Tel: 1-801-406-9508
Fax: 1-877-271-1167

SEAL:


EXPIRES: 10/31/2021
DATE SIGNED: NOV 27 2020

