



**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, September 22, 2020 beginning at 6:00 p.m.

1. Presentation for Bus Transportation Plan
2. Audit Review
3. Trails Grant Resolution 15-2020
4. Property Buy sell contract Unit 29 Lot 542
5. Trade of Lots Unit 3 lot 63 for Unit 29 Lot 359

**BOARD OF DIRECTORS REGULAR MEETING**

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday, September 22, 2020 beginning at 6:15 p.m.

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

Study Session	September 8, 2020
Regular Meeting	September 8, 2020

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

- |                                |                   |
|--------------------------------|-------------------|
| 13. AGENDA ITEMS:              |                   |
| Audit                          | Discussion/Action |
| Trail Grant Resolution 15-2020 | Discussion/Action |
| Property Contract              | Discussion/Action |
| Trade of lots                  | Discussion/Action |

14. OLD BUSINESS.     lawyer search /Real estate Attorney /

15. NEW BUSINESS:

16. CCACC
- A. Reviews form CCAAC
    - 1. 4031 Cuerno Verde Blvd House
    - 2. 4504 Chaffee Drive Fence
  - B. Actions
    - SDA Meeting on Covenants Thursday at 2:30 on Zoom
  - C. Spread sheets
    - New Construction
    - Complaints Still work in progress

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 September 18, 2020**

James Eccher is inviting you to a scheduled Zoom meeting.

**Topic: Colorado City Metropolitan District Study/Meeting Spetember 22, 2020**

**Time: Sep 22, 2020 06:00 PM Mountain Time (US and Canada)**

Join Zoom Meeting

<https://us02web.zoom.us/j/81369170401?pwd=OC9KZmQrcE9PWWQyREZjcnlXbk5wZz09>

**Meeting ID: 813 6917 0401**

**Passcode: 378898**

**One tap mobile**

**+16699009128,,81369170401#,,,,,0#,,378898# US (San Jose)**

**+12532158782,,81369170401#,,,,,0#,,378898# 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 (Germantown)**

**+1 312 626 6799 US (Chicago)**

**Meeting ID: 813 6917 0401**

**Passcode: 378898**

**Find your local number: <https://us02web.zoom.us/j/81369170401?pwd=OC9KZmQrcE9PWWQyREZjcnlXbk5wZz09>**

**RESOLUTION NO. 15-2020**

**COLORADO CITY METROPOLITAN DISTRICT**

**A RESOLUTION TO APPROVE APPLICATION TO COLORADO PARKS AND WILDLIFE FOR A TRAILS PLANNING GRANT**

WHEREAS, Colorado City Metropolitan District (CCMD) holds ownership to the land known as the old West Golf Course,

AND WHEREAS, CCMD has the authority to direct all activity on said land,

AND WHEREAS, CCMD has a Master Plan (Greenhorn Valley Trails Master Plan) for the development of trails in Colorado City,

AND WHEREAS, specific use of some tracts of park land is not designated,

AND WHEREAS, a pedestrian trail on the far northwest portion of said land would provide additional recreational space for hikers and other pedestrian users while also protecting the land from undirected use resulting in potential damage to vegetation and wildlife habitat,

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

THAT CCMD will apply for a Planning Grant from the Colorado Parks and Wildlife to pay for costs to be incurred in planning and designing a pedestrian trail and possible associated amenities.

PASSED AND APPROVED THIS 22 DAY OF SEPTEMBER, 2020

COLORADO CITY METROPOLITAN DISTRICT

By: \_\_\_\_\_  
Terry Kraus, President  
Board of Directors

ATTEST:

\_\_\_\_\_  
Greg Collins, Secretary



The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.  
(CBS4-6-15) (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: 9/11/2020

**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.** Buyer, Velda K. Spicer  
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 Pueblo, Colorado:

Unit 29  
Lot # 542 or 4733129218 in Colorado City

known as No. TBD Terlesa Drive Colorado City 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**:  
N/A

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 N/A. 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):

N/A

54  2.7. **Water Rights, Well Rights, Water and Sewer Taps.**  
 55  2.7.1. **Deeded Water Rights.** The following legally described water rights:  
 56 *None*  
 57  
 58 Any deeded water rights will be conveyed by a good and sufficient \_\_\_\_\_ deed at Closing.  
 59  2.7.2. **Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1, 2.7.3,  
 60 2.7.4 and 2.7.5, will be transferred to Buyer at Closing:  
 61 *None*  
 62  
 63  2.7.3. **Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that  
 64 if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well," used for ordinary household  
 65 purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been  
 66 registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must  
 67 complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing  
 68 service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well  
 69 Permit # is N/A.  
 70  2.7.4. **Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows:  
 71 *None*  
 72  
 73 2.7.5. **Water and Sewer Taps.** The parties agree that water and sewer taps listed below for the Property are being  
 74 conveyed as part of the Purchase Price as follows: *None*  
 75  
 76  
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 80 **If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of**  
 81 **the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.**  
 82 2.7.6. **Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water),  
 83 § 2.7.3 (Well Rights), or § 2.7.4 (Water Stock Certificates), Seller agrees to convey such rights to Buyer by executing the  
 84 applicable legal instrument at Closing.  
 85 2.8. **Growing Crops.** With respect to growing crops, Seller and Buyer agree as follows:  
 86 *None*  
 87

88 **3. DATES AND DEADLINES.**

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	\$3,000 <sup>00</sup> upon Acceptance
		<b>Title</b>	
2	§ 8.1	Record Title Deadline	9/24/2020
3	§ 8.2	Record Title Objection Deadline	9/25/2020
4	§ 8.3	Off-Record Title Deadline	N/A
5	§ 8.3	Off-Record Title Objection Deadline	N/A
6	§ 8.4	Title Resolution Deadline	9/26/2020
7	§ 8.6	Right of First Refusal Deadline	N/A
		<b>Owners' Association</b>	
8	§ 7.3	Association Documents Deadline	N/A
9	§ 7.4	Association Documents Objection Deadline	N/A
		<b>Seller's Property Disclosure</b>	
10	§ 10.1	Seller's Property Disclosure Deadline	N/A
		<b>Loan and Credit</b>	
11	§ 5.1	Loan Application Deadline	N/A
12	§ 5.2	Loan Objection Deadline	N/A
13	§ 5.3	Buyer's Credit Information Deadline	N/A
14	§ 5.3	Disapproval of Buyer's Credit Information Deadline	N/A
15	§ 5.4	Existing Loan Documents Deadline	N/A
16	§ 5.4	Existing Loan Documents Objection Deadline	N/A

17	§ 5.4	Loan Transfer Approval Deadline	N/A
18	§ 4.7	Seller or Private Financing Deadline	N/A
<b>Appraisal</b>			
19	§ 6.2	Appraisal Deadline	N/A
20	§ 6.2	Appraisal Objection Deadline	N/A
21	§ 6.2	Appraisal Resolution Deadline	N/A
<b>Survey</b>			
22	§ 9.1	New ILC or New Survey Deadline	N/A
23	§ 9.3	New ILC or New Survey Objection Deadline	N/A
24	§ 9.4	New ILC or New Survey Resolution Deadline	N/A
<b>Inspection and Due Diligence</b>			
25	§ 10.3	Inspection Objection Deadline	N/A
26	§ 10.3	Inspection Resolution Deadline	N/A
27	§ 10.5	Property Insurance Objection Deadline	N/A
28	§ 10.6	Due Diligence Documents Delivery Deadline	N/A
29	§ 10.6	Due Diligence Documents Objection Deadline	N/A
30	§ 10.6	Due Diligence Documents Resolution Deadline	N/A
31	§ 10.6	Environmental Inspection Objection Deadline	N/A
32	§ 10.6	ADA Evaluation Objection Deadline	N/A
33	§ 10.7	Conditional Sale Deadline	N/A
34	§ 11.1	Tenant Estoppel Statements Deadline	N/A
35	§ 11.2	Tenant Estoppel Statements Objection Deadline	N/A
<b>Closing and Possession</b>			
36	§ 12.3	Closing Date	9/28/2020
37	§ 17	Possession Date	Upon Closing
38	§ 17	Possession Time	Upon Closing
39	§ 28	Acceptance Deadline Date	On or Before 9/17/2020
40	§ 28	Acceptance Deadline Time	12:00 Noon MDT

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	\$ 3,000.00	
2	§ 4.3	Earnest Money		\$ 3,000.00
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		\$ 0
10		<b>TOTAL</b>	\$ 3,000.00	\$ 3,000.00

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.

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**31. ATTACHMENTS.**

**31.1.** The following attachments are a part of this Contract:

*None*

**31.2.** The following disclosure forms are attached but are not a part of this Contract:

*None*

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790

**SIGNATURES**

Buyer's Name: Velda K. Spicer

Buyer's Name: \_\_\_\_\_

*Velda K. Spicer*      11 Sept 2020  
Buyer's Signature      Date

Buyer's Signature      Date

Address: \_\_\_\_\_  
Phone No.: \_\_\_\_\_  
Fax No.: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Address: \_\_\_\_\_  
Phone No.: \_\_\_\_\_  
Fax No.: \_\_\_\_\_  
Email Address: \_\_\_\_\_

791 **[NOTE: If this offer is being countered or rejected, do not sign this document. Refer to § 32]**

Seller's Name: \_\_\_\_\_

Seller's Name: \_\_\_\_\_

Seller's Signature      Date

Seller's Signature      Date

Address: \_\_\_\_\_  
Phone No.: \_\_\_\_\_  
Fax No.: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Address: \_\_\_\_\_  
Phone No.: \_\_\_\_\_  
Fax No.: \_\_\_\_\_  
Email Address: \_\_\_\_\_

792

793 **32. COUNTER; REJECTION.** This offer is  Countered  Rejected.

794 **Initials only of party (Buyer or Seller) who countered or rejected offer** \_\_\_\_\_

795

**END OF CONTRACT TO BUY AND SELL REAL ESTATE**

**33. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.**

(To be completed by Broker working with Buyer)

Broker  Does  Does Not acknowledge receipt of Earnest Money deposit and, while not a party to the Contract, agrees to cooperate upon request with any mediation concluded under § 23. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 24, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the

*No Commissions Will be Paid.*



MLS #: S186624S (Sold) List Price: \$4,000

4230 Chaffee Colorado City, CO 81019

**Selling Price:** \$3,700    **Selling Date:** 7/10/2020    **Selling Office Name:** Southern Colo RE Brokers (#:500)    **Selling Agent Name:** Stephanie Bratcher (#:2167)  
**Financing:** Cash    **Seller Points Paid:** No    **Seller Points Paid Amount:** 0    **Seller Contribution Paid:** 0  
**Owner Carry:** No    **Down Payment Assistance:** 0    **Sale Type:** Arms Length Sale  
**Addl Sold Comments:** 0



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

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

**Legal Description:** LOT 160 UNIT 9 COLORADO CITY AMENDED**Parcel Number:** 4713409224**Parcel #-2:****Lot:** 160**Block:** n/a**Tract/Filing/Unit:** 9**Deed Provided:** Special**Water Rights:** No**Description:****Frontage:****Lot Faces:****Zoning:** R-2**Irregular Lot Size:** Yes**Lot Dimensions:****Lot SqFt:** 8052**POA Fees:****HOA Dues:****HOA Inclusions:** None**Property Disclosure Avail:** No**Provide Property Disc:** No**Disclosure:** None**Documents on File:** No Documents**Variable Commission:** Yes**Comm BA % or \$:** 3**Comm TB % or \$:** 3**Possession:****Earnest Money Required:** 500**Earnest Money To:** Fidelity Title**Terms:** Cash**Showing Instructions:** None**Ownership:** Seller**Exclusions:** None**Topography/Lot Description:** View, Irregular**Crops:** None**Access:** Unpaved**Irrigation:** None**Water Company:** CoCityMetr**Extras:** None**Water:** None**Curbs/Gutters:****Sewer:** None**Curbs & Gutters:** No Curbs, No Gutters**Electric Co:****Structures:****Electric:****Marquee:****Gas Company:** Other**Mineral Rights:****Gas:****Grazing Rights:**

**Public Remarks:** Great building site in Colorado City. Mountain views, Green belt in back for additional open space. Water and sewer in the street. Close to swimming pool and Valley Market, only 20 min. from Pueblo.

**Directions:** Take Exit 74 off I-25, turn right onto Hwy 165. Turn right onto Crow Cut-off. Turn left onto Cuerno Verde, right onto Jefferson and a right onto Chaffee Dr. Lot is on the Right.

**MLS/Agent Only Remarks:** Agent Using CTMe Contracts. Buyer to Verify Utilities.

**List Date:** 6/16/2020**Days On Market:** 25**Contract Date:** 6/21/2020**Appointment Contact #:****Orig LP:** \$4,000**Internet:** Yes**DsplyAddr:** Yes**AllowAVM:** No**AllowCmnts:** No**Photo:** Provided**Listing Office:** Southern Colo RE Brokers (#:500)**Listing Agent:** Jacque Wachob (#:1589)**Main:** (719) 676-4477**Agent Email:** jacque@jawachob.com**Fax:** (719) 676-2004**Contact #:** (719) 676-4477**Showing #:** (719) 676-4477

Information Herein Deemed Reliable but Not Guaranteed

MLS #: S186624S

MLS #: S186503S (Sold) List Price: \$1,900

4517 Brush Creek Dr Colorado City, CO 81019

**Selling Price:** \$1,900      **Selling Date:** 6/19/2020      **Selling Office Name:** RE/MAX Associates (#:934)      **Selling Agent Name:** Lacey McCarthy (#:2213)  
**Financing:** Cash      **Seller Points Paid:** No      **Seller Points Paid Amount:** 0      **Seller Contribution Paid:** 0  
**Owner Carry:** No      **Down Payment Assistance:** 0      **Sale Type:** Arms Length Sale  
**Addl Sold Comments:** None



**Total Acres:** 0.221  
**Acreege Range:**  
**Acreege Source:** Court House  
**Possible Use:** Single Family

**Sub Area:** Colorado City  
**Area:** Southwest County  
**School District:** 70  
**County:** Pueblo  
**Taxes:** 39.36  
**Prior Tax Year:** 2019

**Legal Description:** LOT 1307 UNIT 14 COLORADO CITY AMENDED**Parcel Number:** 4618414296**Parcel #-2:****Lot:** 1307      **Block:** N/A      **Tract/Filing/Unit:** 14      **Deed Provided:** Special**Water Rights:** No**Description:****Frontage:****Lot Faces:****Zoning:** R-4**Irregular Lot Size:** Yes**Lot Dimensions:****Lot SqFt:** 9630**POA Fees:****HOA Dues:****HOA Inclusions:** None**Property Disclosure Avail:** Yes**Provide Property Disc:** Yes**Disclosure:** None**Documents on File:** No Documents**Variable Commission:** Yes**Comm BA % or \$:** 3**Comm TB % or \$:** 3**Possession:****Earnest Money Required:** 250**Earnest Money To:** Capstone Title**Terms:** Cash**Showing Instructions:** None**Ownership:** Seller**Exclusions:****Topography/Lot Description:** Flat, View, Mountain View**Crops:** None**Access:** Easement, Unpaved**Irrigation:** None**Water Company:** CoCityMetr**Extras:** None**Water:** Public**Curbs/Gutters:****Sewer:** None**Curbs & Gutters:** No Curbs, No Gutters**Electric Co:****Structures:****Electric:****Marquee:****Gas Company:** None**Mineral Rights:****Gas:****Grazing Rights:****Public Remarks:****Directions:** FROM I-25 HEADED SOUTH TAKE EXIT 74 THEN TURN RIGHT ON E. JEFFERSON BLVD., LEFT ON SANDY CREEK DR., AND RIGHT ONTO BRUSH CREEK DR.**MLS/Agent Only Remarks:** SOLD BEFORE LISTED. NO COMMISSION ON SELLER CONCESSIONS.**List Date:** 5/26/2020**Days On Market:** 25**Contract Date:** 6/2/2020**Appointment Contact #:****Orig LP:** \$1,900**Internet:** Yes**DsplyAddr:** Yes**AllowAVM:** No**AllowCmmts:** No**Photo:** N/A-Land**Listing Office:** RE/MAX Associates (#:934)**Listing Agent:** Lacey McCarthy (#:2213)**Main:** (719) 583-8383**Agent Email:** [lmccarthy@remax.net](mailto:lmccarthy@remax.net)**Fax:** (719) 583-1999**Contact #:** (719) 252-4050**Showing #:** (719) 583-8383

Information Herein Deemed Reliable but Not Guaranteed

MLS #: S186503S

MLS #: S186498S (Sold) List Price: \$1,500

4561 Boone Ave Colorado City, CO 81019

**Selling Price:** \$1,400  
**Selling Date:** 6/22/2020  
**Financing:** Cash  
**Owner Carry:** No  
**Add Sold Comments:** 0

**Selling Office Name:** Southern Colo RE Brokers (#:500)  
**Seller Points Paid:** No  
**Down Payment Assistance:** 0

**Selling Agent Name:** Stephanie Bratcher (#:2167)  
**Seller Points Paid Amount:** 0  
**Seller Contribution Paid:** 0  
**Sale Type:** Arms Length Sale



**Total Acres:** 0.155  
**Acreage Range:**  
**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 162 UNIT 1 COLORADO CITY AMENDED**Parcel Number:** 4724301304**Parcel #-2:****Lot:** 162 **Block:** n/a **Tract/Filing/Unit:** 1 **Deed Provided:** Special**Water Rights:** No **Description:****Frontage:** **Lot Faces:** **Zoning:** R-2**Irregular Lot Size:** Yes **Lot Dimensions:** **Lot SqFt:** 6752**POA Fees:** **HOA Dues:** **HOA Inclusions:** None**Property Disclosure Avail:** No **Provide Property Disc:** No**Disclosure:** None**Documents on File:** No Documents**Variable Commission:** Yes **Comm BA % or \$:** 3 **Comm TB % or \$:** 3 **Possession:****Earnest Money Required:** 250 **Earnest Money To:** Fidelity Title**Terms:** Cash **Showing Instructions:** None**Ownership:** Seller**Exclusions:** None**Topography/Lot Description:** View, Irregular**Crops:** None**Access:** Easement**Irrigation:** None**Water Company:** CoCityMetr**Extras:** None**Water:** None**Curbs/Gutters:****Sewer:** None**Curbs & Gutters:** No Curbs, No Gutters**Electric Co:****Structures:****Electric:****Marquee:****Gas Company:** Other**Mineral Rights:****Gas:****Grazing Rights:****Public Remarks:** Beautiful Lot, Close to Valley Market and Hwy 165. 20 minutes from Pueblo**Directions:** Take Exit 74 off I 25, Turn right onto Hwy 165. Turn right onto Bent Brothers Blvd, Left onto Val Verde Cir. Left onto Beckwith Dr, Right on Walsen Dr. Turn Right onto Boone Dr, lot is on the right.**MLS/Agent Only Remarks:** Agent using CTMe Contracts. Buyer to verify all utilities**List Date:** 6/8/2020 **Days On Market:** 15 **Contract Date:** 6/9/2020 **Appointment Contact #:****Orig LP:** \$1,500 **Internet:** Yes **DsplyAddr:** Yes **AllowAVM:** No **AllowCmnts:** No **Photo:** Provided**Listing Office:** Southern Colo RE Brokers (#:500)**Listing Agent:** Jacque Wachob (#:1589)**Main:** (719) 676-4477**Agent Email:** jacque@jawachob.com**Fax:** (719) 676-2004**Contact #:** (719) 676-4477**Showing #:** (719) 676-4477

Information Herein Deemed Reliable but Not Guaranteed

MLS #: S186498S

**MLS #: S181544S (Sold) List Price: \$2,000****4520 Barela Colorado City, CO 81019**

**Selling Price:** \$1,500      **Selling Date:** 6/26/2020      **Selling Office Name:** Southern Colo RE Brokers (#:500)      **Selling Agent Name:** Stephanie Bratcher (#:2167)  
**Financing:** Cash      **Seller Points Paid:** No      **Seller Points Paid Amount:** 0      **Seller Contribution Paid:** 0  
**Owner Carry:** No      **Down Payment Assistance:** 0      **Sale Type:** Arms Length Sale  
**Add Sold Comments:** 0



**Total Acres:** 0.314  
**Acres Range:**  
**Acres Source:** Court House  
**Possible Use:** Single Family, Multi-Family

**Sub Area:** Colorado City  
**Area:** Southwest County  
**School District:** 70  
**County:** Pueblo  
**Taxes:** 65.02  
**Prior Tax Year:** 2018

**Legal Description:** LOT 49 UNIT 10 COLO CITY**Parcel Number:** 4724110049**Parcel #-2:****Lot:** 49      **Block:** n/a      **Tract/Filing/Unit:** 10**Deed Provided:** Special**Water Rights:** No**Description:****Frontage:****Lot Faces:****Zoning:** R-5**Irregular Lot Size:** Yes**Lot Dimensions:****Lot SqFt:** 13680**POA Fees:****HOA Dues:****HOA Inclusions:** None**Property Disclosure Avail:** No**Provide Property Disc:** No**Disclosure:** None**Documents on File:** No Documents**Variable Commission:** Yes**Comm BA % or \$:** 3**Comm TB % or \$:** 3**Possession:****Earnest Money Required:** 500**Earnest Money To:** Fidelity Title**Terms:** Cash**Showing Instructions:** None**Ownership:** Seller**Exclusions:** none**Topography/Lot Description:** Slight Slope, Cul-de-Sac, View, Mountain View, Irregular**Crops:** None**Access:** Easement**Irrigation:** None**Water Company:** CoCityMetr**Extras:** None**Water:** None**Curbs/Gutters:****Sewer:** None**Curbs & Gutters:** No Curbs, No Gutters**Electric Co:****Structures:****Electric:****Marquee:****Gas Company:** Other**Mineral Rights:****Gas:****Grazing Rights:**

**Public Remarks:** This lot is for investors that want to hold on to it until the area is developed. Its over 1/3 acre and zoned for multi-family. No water, sewer or finished roads are available but the price makes it worth waiting until the area is developed. Beautiful Views from this lot! Close to Hwy 165, 20 minutes to Pueblo.

**Directions:** Take Exit 74 off I-25. Turn right onto Hwy 165. Turn right onto Crow Cutoff. Turn Left onto Barela Dr, Turn Right onto Barela Ct. Lot is on the right.

**MLS/Agent Only Remarks:** Agent using CTMe Contacts. Buyer to Verify utilities

**List Date:** 8/7/2019**Days On Market:** 325**Contract Date:** 6/10/2020**Appointment Contact #:****Orig LP:** \$2,000**Internet:** Yes**DsplyAddr:** Yes**AllowAVM:** No**AllowCmnts:** No**Photo:** Provided**Listing Office:** Southern Colo RE Brokers (#:500)**Listing Agent:** Stephanie Bratcher (#:2167)**Main:** (719) 676-4477**Agent Email:** [stephanie@socoreb.com](mailto:stephanie@socoreb.com)**Fax:** (719) 676-2004**Contact #:** (719) 424-9237**Showing #:** (719) 676-4477

Information Herein Deemed Reliable but Not Guaranteed

MLS #: S181544S

MLS #: S186731S (Sold) List Price: \$1,500

4776 Anza Dr Colorado City, CO 81019

**Selling Price:** \$1,433  
**Selling Date:** 7/17/2020  
**Selling Office Name:** Southern Colo RE Brokers (#:500)  
**Selling Agent Name:** Stephanie Bratcher (#:2167)  
**Financing:** Cash  
**Seller Points Paid:** No  
**Seller Points Paid Amount:** 0  
**Seller Contribution Paid:** 0  
**Owner Carry:** No  
**Down Payment Assistance:** 0  
**Sale Type:** Arms Length Sale  
**Addl Sold Comments:** 0



**Total Acres:** 0.145  
**Acreage Range:**  
**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 1286 UNIT NO 1 COLORADO CITY AMENDED**Parcel Number:** 4724201260**Parcel #-2:****Lot:** 1286 **Block:** n/a **Tract/Filing/Unit:** 1 **Deed Provided:** Special**Water Rights:** No **Description:****Frontage:** **Lot Faces:** **Zoning:** R-2**Irregular Lot Size:** Yes **Lot Dimensions:** **Lot SqFt:** 6304**POA Fees:** **HOA Dues:** **HOA Inclusions:** None**Property Disclosure Avail:** No **Provide Property Disc:** No**Disclosure:** None**Documents on File:** No Documents**Variable Commission:** Yes **Comm BA % or \$:** 3 **Comm TB % or \$:** 3 **Possession:****Earnest Money Required:** 250 **Earnest Money To:** Fidelity Title**Terms:** Cash **Showing Instructions:** None**Ownership:** Seller**Exclusions:** none**Topography/Lot Description:** View, Irregular**Access:** Easement**Water Company:** CoCityMetr**Water:** None**Sewer:** None**Electric Co:****Electric:****Gas Company:** Other**Gas:****Crops:** None**Irrigation:** None**Extras:** None**Curbs/Gutters:****Curbs & Gutters:** No Curbs, No Gutters**Structures:****Marquee:****Mineral Rights:****Grazing Rights:****Public Remarks:** Beautiful lot close to Valley Market and Hwy 165. Only minuets from Lake Beckwith and 20 minuets from Pueblo.**Directions:** Take Exit 74 off I-25. Turn right onto Hwy 165. Turn right onto Bent Brothers Blvd, Left onto Valverde Cir. Left onto Fremont, and left on Anza Dr. Lot is on the right.**MLS/Agent Only Remarks:** Agent Using CTMe Contracts. No water or sewer in road. Buyer to verify utilities.**List Date:** 6/22/2020 **Days On Market:** 26 **Contract Date:** 6/25/2020 **Appointment Contact #:****Orig LP:** \$1,500 **Internet:** Yes **DsplyAddr:** Yes **AllowAVM:** No **AllowCmnts:** No **Photo:** Provided**Listing Office:** Southern Colo RE Brokers (#:500)**Main:** (719) 676-4477**Fax:** (719) 676-2004**Showing #:** (719) 676-4477**Listing Agent:** Jacque Wachob (#:1589)**Agent Email:** [jacque@jawachob.com](mailto:jacque@jawachob.com)**Contact #:** (719) 676-4477

Information Herein Deemed Reliable but Not Guaranteed

MLS #: S186731S

**MLS #: S186493S (Sold) List Price: \$1,500****4747 Anza Dr Colorado City, CO 81019**

<b>Selling Price:</b> \$1,400	<b>Selling Date:</b> 6/22/2020	<b>Selling Office Name:</b> Southern Colo RE Brokers (#:500)	<b>Selling Agent Name:</b> Stephanie Bratcher (#:2167)
<b>Financing:</b> Cash	<b>Seller Points Paid:</b> No	<b>Seller Points Paid Amount:</b> 0	<b>Seller Contribution Paid:</b> 0
<b>Owner Carry:</b> No	<b>Down Payment Assistance:</b> 0	<b>Sale Type:</b> Arms Length Sale	
<b>Add Sold Comments:</b> 0			



**Total Acres:** 0.164  
**Acresage Range:**  
**Acresage 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 1275 UNIT 1 COLORADO CITY AMENDED**Parcel Number:** 4724201169**Parcel #-2:**

<b>Lot:</b> 1275	<b>Block:</b> n/a	<b>Tract/Filing/Unit:</b> 1	<b>Deed Provided:</b> Special
<b>Water Rights:</b> No	<b>Description:</b>		
<b>Frontage:</b>	<b>Lot Faces:</b>	<b>Zoning:</b> R-2	
<b>Irregular Lot Size:</b> Yes	<b>Lot Dimensions:</b>		<b>Lot SqFt:</b> 7136
<b>POA Fees:</b>	<b>HOA Dues:</b>	<b>HOA Inclusions:</b> None	
<b>Property Disclosure Avail:</b> No	<b>Provide Property Disc:</b> No		
<b>Disclosure:</b> None			
<b>Documents on File:</b> No Documents			
<b>Variable Commission:</b> Yes	<b>Comm BA % or \$:</b> 3	<b>Comm TB % or \$:</b> 3	<b>Possession:</b>
<b>Earnest Money Required:</b> 250	<b>Earnest Money To:</b> Fidelity Title		
<b>Terms:</b> Cash	<b>Showing Instructions:</b> None		
<b>Ownership:</b> Seller			
<b>Exclusions:</b> None			

**Topography/Lot Description:** View, Irregular  
**Access:** Easement  
**Water Company:** CoCityMetr  
**Water:** None  
**Sewer:** None  
**Electric Co:**  
**Electric:**  
**Gas Company:** None  
**Gas:**

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

**Public Remarks:** Beautiful Lot, Close to Valley Market and Hwy 165. 20 minutes from Pueblo**Directions:** Take Exit 74 off I 25, Turn right onto Hwy 165. Turn right onto Bent Brothers Blvd, Left onto Val Verde Cir. Left onto Fremont Dr, right onto Anza. Lot is on the left.**MLS/Agent Only Remarks:** Agent using CTMe Contracts. Buyer to verify all utilities.

<b>List Date:</b> 6/8/2020	<b>Days On Market:</b> 15	<b>Contract Date:</b> 6/9/2020	<b>Appointment Contact #:</b>
<b>Orig LP:</b> \$1,500	<b>Internet:</b> Yes	<b>DsplyAddr:</b> Yes	<b>AllowAVM:</b> No
			<b>AllowCmnts:</b> No
			<b>Photo:</b> Provided

**Listing Office:** Southern Colo RE Brokers (#:500)  
**Main:** (719) 676-4477  
**Fax:** (719) 676-2004  
**Showing #:** (719) 676-4477

**Listing Agent:** Jacque Wachob (#:1589)  
**Agent Email:** [jacque@jawachob.com](mailto:jacque@jawachob.com)  
**Contact #:** (719) 676-4477

Information Herein Deemed Reliable but Not Guaranteed  
 MLS #: S186493S

MLS #: S183845S (Sold) List Price: \$2,000

5041 Anza Dr Colorado City, CO 81019

Selling Price: \$1,400

Selling Date: 6/22/2020



Total Acres: 0.156  
 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 793 UNIT 1 COLORADO CITY AMENDED

Parcel Number: 4723101324

Lot: 793

Block: N/A

Tract/Filing/Unit: 1

Deed Provided: Special

Water Rights: No

Zoning: R-2

Irregular Lot Size: Yes

Lot SqFt: 6795

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: Paved

Irrigation: None

Water Company: CoCityMetr

Extras: None

Water: None

Curbs &amp; Gutters: No Curbs, No Gutters

Sewer: None

Gas Company: Other

**Public Remarks:** Nice location for building lot. Water in road, no sewer. Close to Valley market and only 20 Minuets away from Pueblo.

**Directions:** Take Exit 74 off I-25. Turn right onto Hwy 165. Turn right onto Bent Brothers Blvd, Left onto Valverde Cir. Left onto Fremont, and left on Anza Dr. Lot is on the right.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: S183845S





September 7, 2020

Dear Colorado City Metro Board Members:

I am inquiring as to whether the Board would be interested in making a trade between two parcels? My husband and I currently own Lot 63 in Unit 3, which borders another CCMD lot and is close to utilities, and would like to trade it for Lot 359 in Unit 29, which is near other properties we own.

Thank you for your consideration of this matter!

Sincerely,

A handwritten signature in black ink, appearing to read "Kathy Lesser", with a stylized flourish extending to the right.

Kathy Lesser

719-248-9042  
PO Box 874  
Rye, CO 81069



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, September 8, 2020, at 6:00 p.m.

1. QUORUM CHECK.

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

Also in attendance:

Jim Eccher, District Manager  
Yvonne Barron, Finance Director  
Donny Scheid, Public Works  
Gary Golladay, Water and Sewer  
Josh Briggs, Parks & Rec

2. AGENDA ITEMS:

a. Request to Move Second Meeting to September 22nd

Mr. Eccher told the board he would be gone during the last week of September when the regularly scheduled meeting would normally take place. He requested that the meeting be moved to the 4<sup>th</sup> Tuesday of September. Mr. Cook said the date should be left as the 29<sup>th</sup>. He said an assistant could get the meeting packet ready.

b. Audit Update

Mr. Eccher said the audit should be done and can be presented at the 22<sup>nd</sup> meeting. It has to be to the state by September 30<sup>th</sup>. A meeting on the 22<sup>nd</sup> would give the board a chance to make any changes if necessary. Mr. Eccher and Ms. Barron are meeting with the auditor September 10<sup>th</sup> and would have the audit books by September 15<sup>th</sup>.

c. Friends of Hollydot

Mr. Eccher said the Friends of Hollydot will be having their golf tournament soon. They are hoping the board will forgo the green fees as they did last year.

Mr. Eccher said Gale from Pueblo County Zoning said there is a new county inspector. He will be coming out soon.

Mr. Elliot said he is frustrated with the CCMD board in general. He feels they are managing by exception and micromanaging. He feels the manager should be allowed to do his job and the board do theirs.

Mr. Collins said he has not done enough with PACOG, but will try to do more. There is money available through them for infrastructure improvements.

3. ADJOURNMENT. There being no further business before the Board, Mr. Kraus adjourned the meeting, at 6:35 pm.

COLORADO CITY METROPOLITAN DISTRICT

\_\_\_\_\_  
Terry Kraus, Chairperson

ATTEST:

\_\_\_\_\_  
Harry Hochstetler, Treasurer

Approved this 22th day of September, 2020.

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

COLORADO CITY METROPOLITAN DISTRICT  
RECORD OF PROCEEDINGS  
BOARD OF DIRECTORS MEETING

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

1. CALL TO ORDER. Chairperson Kraus called the meeting to order at 6:35 p.m.
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF SILENT REFLECTION
4. QUORUM CHECK.

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

Also in attendance:

Jim Eccher, District Manager  
Yvonne Barron, Finance Director  
Donny Scheid, Public Works  
Gary Gollady, Water and Sewer  
Josh Briggs, Parks & Rec

5. APPROVAL OF AGENDA: Mr. Collins made a motion to approve the agenda with the addition of Friends of Hollydot in the action section. Mr. Elliot seconded the motion. All voted in favor and the motion passed.
6. APPROVAL OF MINUTES: Study Session and Regular Meeting August 25, 2020: Mr. Hochstetler made a motion to approve the minutes. Mr. Collins seconded the motion. All voted in favor and the motion passed.
7. BILLS PAYABLE:  
Mr. Hochstetler a motion to approve the bills. Mr. Elliot seconded the motion. All voted in favor and the bills were paid.
8. FINANCIAL REPORT:  
Mr. Eccher told the board the financials showed more money in accounts than in 2019.
9. OPERATIONAL REPORT:  
Mr. Eccher read the managers reports.  
Hollydot August revenue was up almost \$15,000 from 2019. The leagues are ending their play.  
Water usage is down more than 50%. Greens, tees and fairways are watered, rough and perimeter areas are shut off. Only .7" of rainfall recorded in August.  
21,093,500 gallons of water was produced at the Beckwith plant in August. Cold Springs plant can only produce 20,000 gallons per day. On August 16<sup>th</sup>, a sewer plug caused a shock load on the plant, causing extreme odors and nearly killing basin two. With help from Evoqua, a chemical injected into the biosolids before pressing is helping to reduce the odor and help with e.coli. Dupont is ready to start on Porfi-Net and neutralization skid.  
The DOVE project is progressing, there was a delay due to the weather.  
Mr. Briggs said the campground has made over \$54K this year. His summer help is done for the year.
10. READING BY THE CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR:  
Read by Chairperson Kraus.
11. CITIZENS INPUT: None

12. ATTORNEYS REPORT.

Ms. Stefyl sent a memo on covenants. Mr. Cook strongly opposed her findings, stating she didn't know what she was talking about. Mr. Hochstetler said he thought the board should wait until after the SDA conference, there is a class on covenants. Mr. Collins talked about the lack of enforcement and the possibility of enforcing them now could lead to a lawsuit. Mr. Kraus said he would rather do something than nothing. Mr. Cook and Mr. Elliot said they would meet and give the board recommendations after the SDA conference.

13. AGENDA ITEMS:

Request to Move Second September Meeting to the 22nd

Mr. Collins made a motion to approve the change of date. Mr. Hochstetler seconded the motion. Mr. Hochstetler said the audit needs to be to the state by September 30<sup>th</sup>. It would be best to present it on the 22<sup>nd</sup>. Mr. Cook wanted a special meeting on the 22<sup>nd</sup> for the audit and keep the regular meeting on the 29<sup>th</sup>. A division of the house was called. Mr. Cook voted against, all others voted in favor and the motion passed.

Friends of Hollydot

Mr. Hochstetler made a motion to waive the green fees for the Friends of Hollydot golf tournament. Mr. Elliot seconded the motion. Mr. Collins asked that a stipulation be added that the funds collected be used on the golf course. Mr. Elliot seconded the motion. Mr. Cook called the question. All voted in favor and the motion passed.

14. OLD BUSINESS:

Mr. Cook asked if the money for the reclamation of the gravel pit was still being held. Mr. Eccher said he would look into it.

15. NEW BUSINESS: None

16. CCAAC

A. Reviews by CCAAC

a. 4206 Showalter House

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

b. 3493 Conejos Garage

c. 4165 Mustang Fence

d. 1926 Beverly House

e. 1544 Bruce Road House

f. 4928 N Grand Ct House

g. 4400 W Jefferson House

h. 5082 Gilpin Fence revised

Mr. Cook made a motion to scratch 4928 N Grand due to no plot plan. Mr. Collins seconded the motion. All voted in favor and the motion passed. Mr. Elliot made a motion to approve b-h excluding f. Mr. Hochstetler seconded the motion. Mr. Cook said the fence revision needs to be dealt with differently. Mr. Elliot said okay. All voted in favor of approving b, c,d,e, and g. Mr. Collins made a motion to deny the fence on 5082 Gilpin. Mr. Elliot seconded the motion. After discussion, all voted to deny.

B. Actions

a. Illegal Dumping on Lot 1 Unit 20

Mr. Cook recommended sending a courtesy letter to the property owner who is dumping. Mr. Collins seconded the motion. All voted in favor and the motion passed.

Mr. Berg said he had spreadsheets for all new builds presented to the board. He is still working on the spreadsheet for the complaints. Mr. Cook said it just needs the dates, actions and due dates.

17. CORRESPONDENCE: Letter from Mr. Gennetta

Mr. Lesser would like to trade a lot he owns in Unit 3 for a lot CCMD owns in Unit 29. Both have no utilities. Mr. Collins said he needs to draw up a contract.

18. EXECUTIVE SESSION: None

19. ADJOURNMENT. There being no further business before the Board, Mr. Elliot made a motion to adjourn the meeting, and Mr. Hochstetler seconded the motion. Mr. Kraus adjourned the meeting at 8:00 pm.

COLORADO CITY METROPOLITAN DISTRICT

\_\_\_\_\_  
Terry Kraus, Chairperson

ATTEST:

\_\_\_\_\_  
Harry Hochstetler, Treasurer

Approved this 22th day of September, 2020.

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







CCMD

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: Walter Sembertson  
Mailing Address: P.O. Box 19849 City: Colorado City  
State: CO ZIP: 81019 Telephone: 303-478-7610

CONTRACTOR

Contractor: SIAMC  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ ZIP: \_\_\_\_\_ Telephone: \_\_\_\_\_

Requested approval for:  Commercial building  Home  Shed  Fence  Other: \_\_\_\_\_

R-1  
Lot: 40 Unit: 4 Legal address, (please verify with CC Metro District): 41031 CUERVO Verde Ave

Type construction: stick Built Home Mobile homes:  New  Used - Year built: \_\_\_\_\_

Floor area square footage: 1320<sup>+</sup> 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: Walter Sembertson Date: 9-9-20

**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](http://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

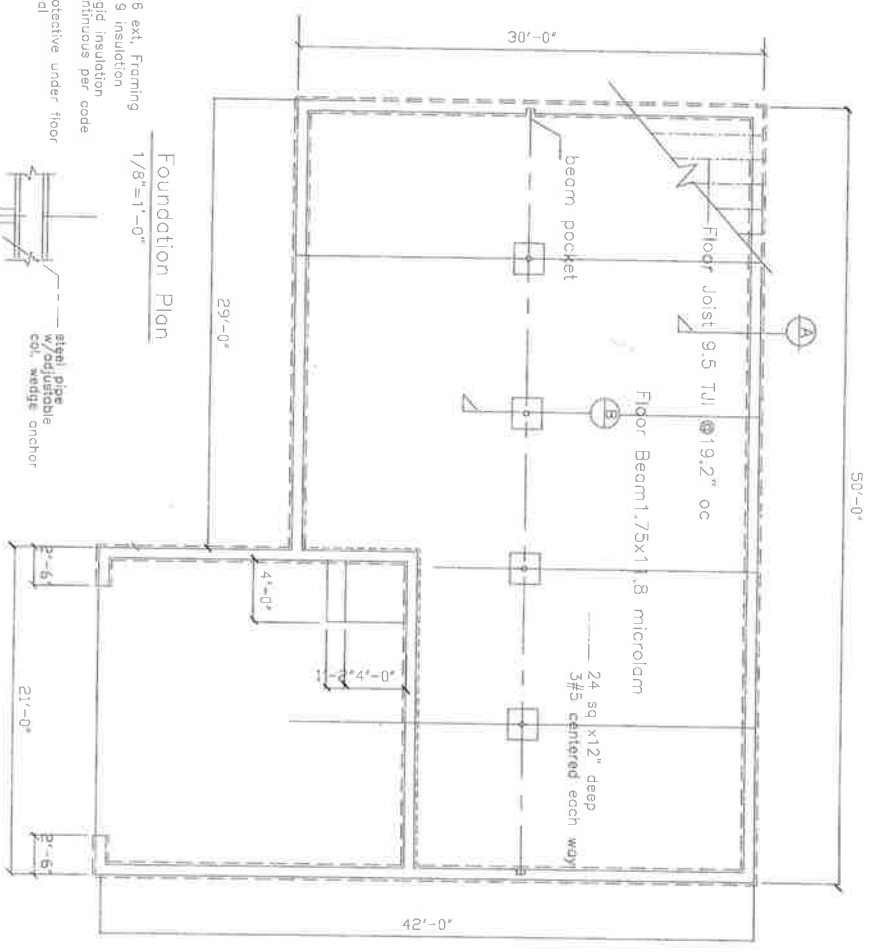
Please note that a check or money order for the appropriate amount must be included with your application

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: Walter Embert Date: 9-9-20



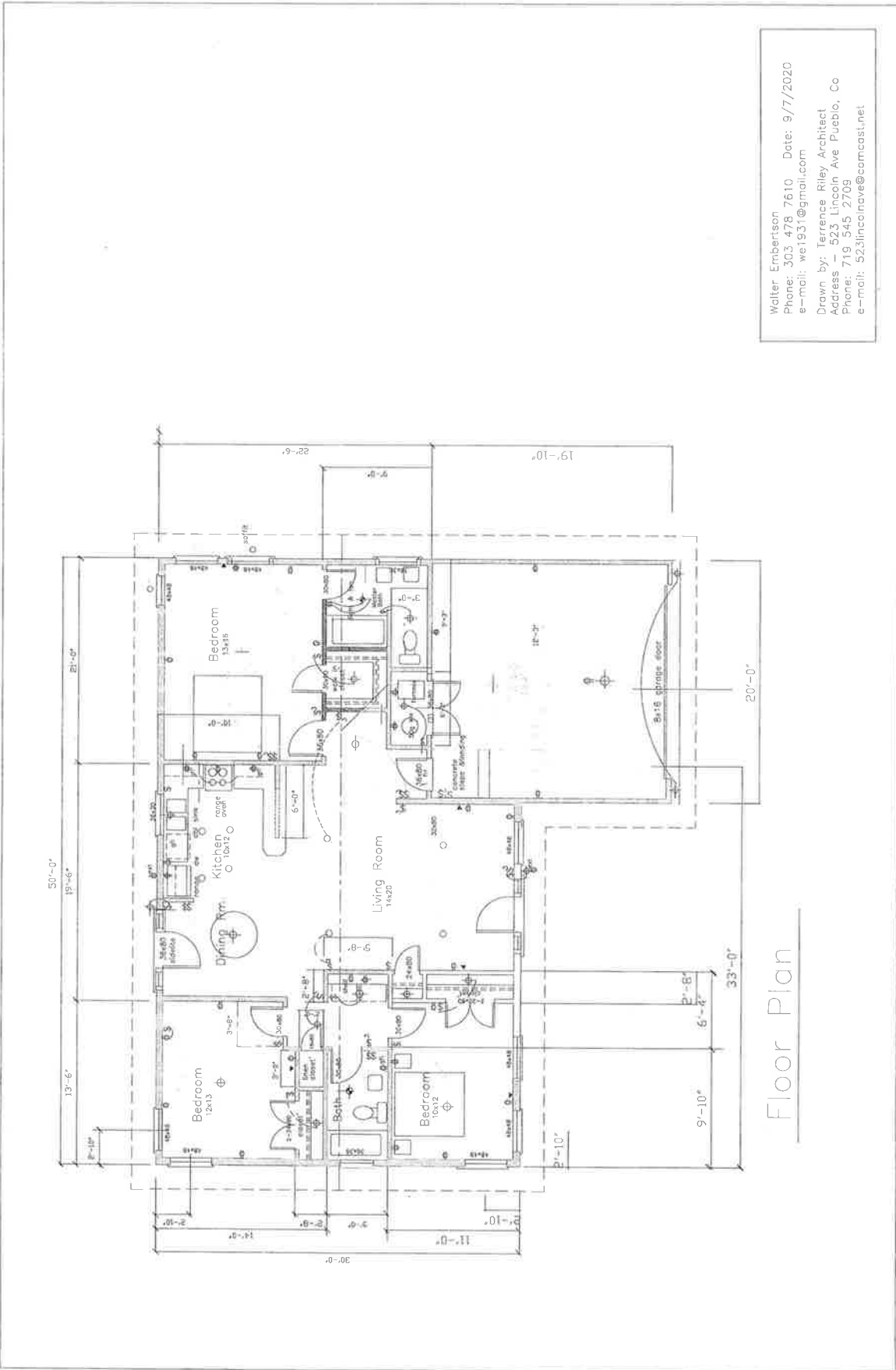
Foundation Plan  
1/8"=1'-0"

Section A  
1'-4"

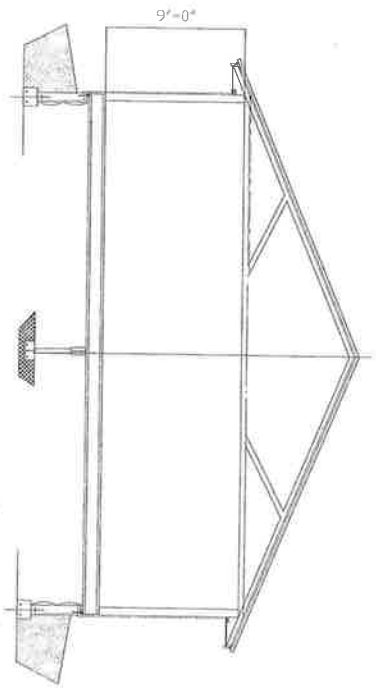
Section B  
1'-4"

Walter Embertson  
Phone: 303 478 7610 Date: 9/7/2020  
e-mail: wa1931@gmail.com  
Drawn by: Terrence Riley Architect  
Address -- 523 Lincoln Ave Pueblo, Co  
Phone: 719 545 2709  
e-mail: 523lincolnave@comcast.net

Walter Embertson  
 Phone: 303.478.7610 Date: 9/7/2020  
 e-mail: we1931@gmail.com  
 Drawn by: Terrence Riley Architect  
 Address - 523 Lincoln Ave Pueblo, Co  
 Phone: 719.545.2709  
 e-mail: 523lincolnave@comcast.net



Floor Plan

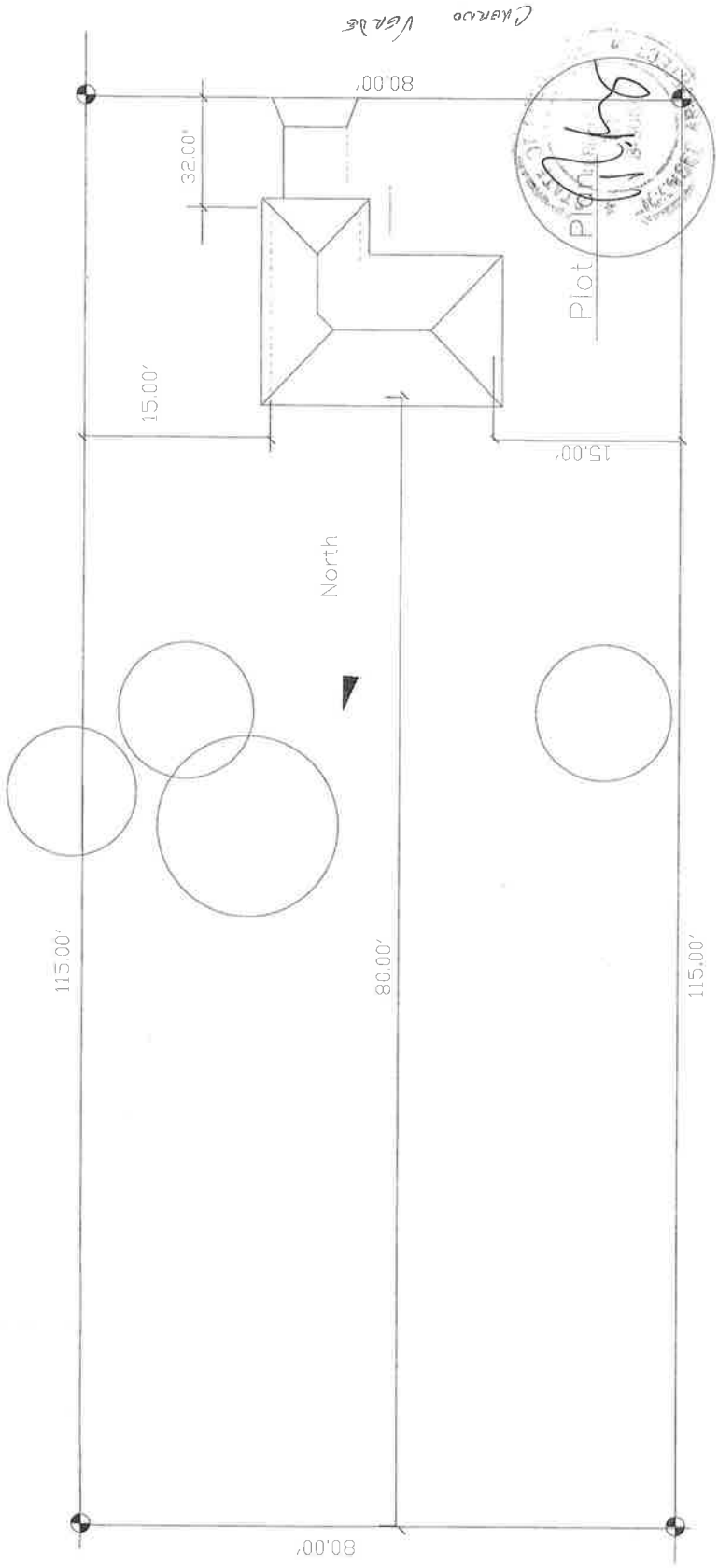


Building Section  
1/8" = 1'-0"

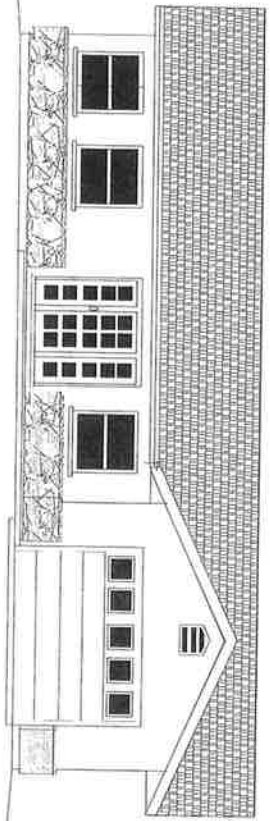
### CONSTRUCTION NOTES

- A. GENERAL:**
1. All construction shall be in accordance with the Uniform Building Codes, 2015 IBC Edition, and with any other codes of applicable regulatory agencies.
    - Roof Live Load - 30 PSF - Ground Snow Load 20 PSF
    - Wind Load - 80 MPH - Exposure C
    - Seismic - Zone No. 1
    - Medium Soil Load - 3,000 PSF
    - Minimum Soil Load - 1,200 PSF
  2. The contractor shall verify all dimensions and conditions in the field prior to commencing work. Any discrepancies shall be reported to the Engineer and resolved before construction begins.
- B. CONCRETE:**
1. If cement shall be used in all concrete that contacts the soils. Calcium chloride shall not be added to concrete.
  2. All concrete for slabs shall attain 3,000 PSI minimum compressive strength of 28 days unless otherwise noted on the drawings. Grout for column shall be 5,000 PSI minimum.
  3. Compressive strength non-airflow, non-synthetic, concrete shall be used in accordance with ACI 318, latest Edition.
  4. Concrete shall have a slump of not less than 4 inches.
  5. Air entrainment of 4 to 6% shall be provided in all concrete mixes.
  6. Saw or Forming Control Joints in slabs shall be made as soon as possible after slab placement without damage to the surface, but no longer than 48 hours after placement.
- C. REINFORCEMENT:**
1. All rebar shall conform to ASTM A615 Grade 60 except wall dowels and ties which may be ASTM A615 Grade 40.
  2. Where wire fabric shall conform to ASTM standard A185.
  3. Mobile all outside bars continuous around corners by providing corner bars of equal size and spacing.
  4. Provide 3" clearance on reinforcing in bottom of walls and grade beams and 2" clearance on sides and 3/4" in top of slabs.
- D. WOOD:**
1. All fabricated joists to be as manufactured by Truss Joist or Equal.
  2. All structural members to be as manufactured by Pueblo Truss Co. or Equal.
  3. Fasten with common nails according to the Uniform Building Code Schedule unless shown otherwise.
- E. SITE WORK AND DRAINAGE:**
1. All foundation shall rest on undisturbed soil or on fill which has been compacted to at least 90% based on Proctor Density. Any voids or loose spots are found they shall be removed and replaced with fill compacted at specified depths.
  2. Surface shall be graded to slope away from buildings to prevent surface water from entering.
  3. Downspouts to be placed at least 5 feet away from Foundations.
  4. Preventer drain into Foundation level is recommended as a cost effective method of minimizing potential damage to foundations when exposed to expanding or collapsing soils.

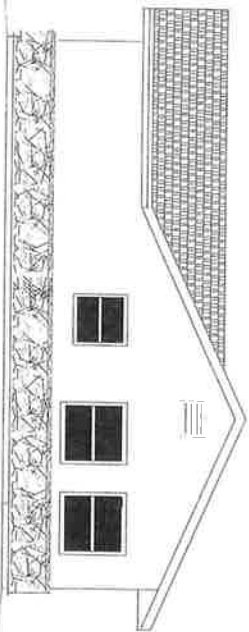
Walter Embertson  
 Phone: 303 478 7610 Date: 9/7/2020  
 e-mail: we1931@gmail.com  
 Drawn by: Terrance Riley Architect  
 Address - 523 Lincoln Ave Pueblo, Co  
 Phone: 719 545 2709  
 e-mail: 523lincolnave@comcast.net



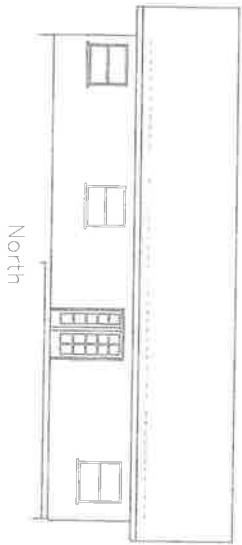
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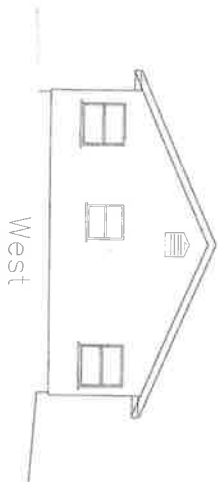
South



North



North



West

# Elevations

Walter Embertson  
 Phone: 303 478 7610 Date: 9/7/2020  
 e-mail: we1931@gmail.com  
 Drawn by: Terrence Riley Architect  
 Address - 523 Lincoln Ave Pueblo, Co  
 Phone: 719 545 2709  
 e-mail: 523lincolnave@comcast.net







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 and Michelle Collins  
 Mailing Address: PO BOX 19011 City: Colorado City  
 State: CO ZIP: 81019 Telephone: 719 242 6802

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

Requested approval for:  Commercial building  Home  Shed  Fence  Other: \_\_\_\_\_

Parcel A <sup>Lot Live Vacation</sup> # 2019-017  
 Lot: \_\_\_\_\_ Unit: \_\_\_\_\_ Legal address, (please verify with CC Metro District): 4504 Chaffee dr

Type construction: WOOD Mobile homes:  New  Used - Year built: \_\_\_\_\_  
 Floor area square footage: N/A Square footage required by covenants: N/A

**REQUIRED ITEMS for submittal of application:**

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

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

Property owner's signature: Gregory Collins Date: 09/10/2020

**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](http://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

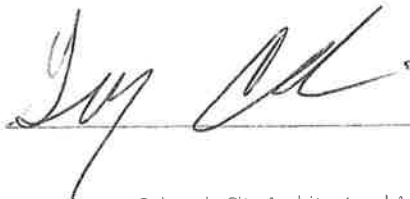
Please note that a check or money order for the appropriate amount must be included with your application

<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.**

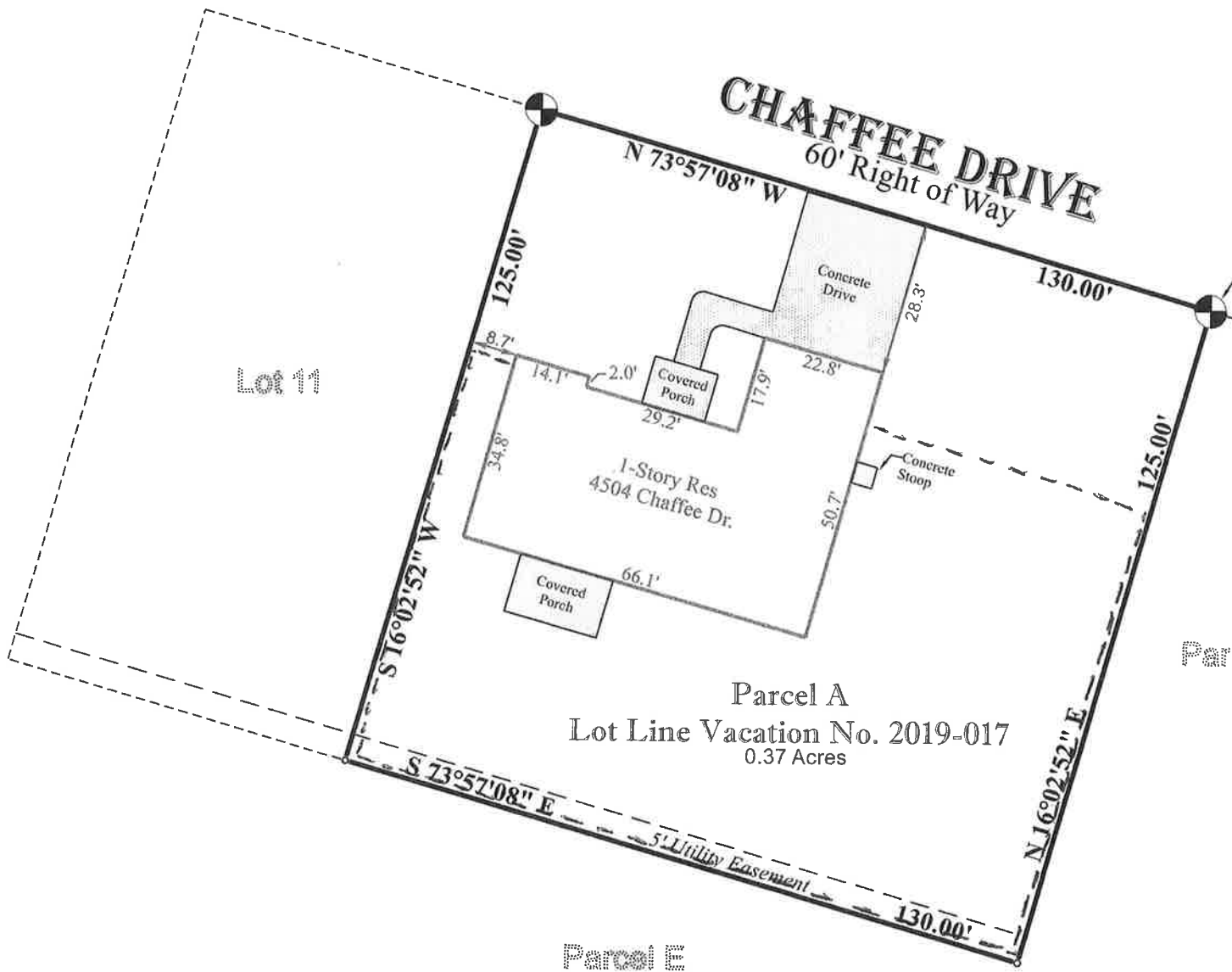
Property Owner Signature:



Date:

09/14/20

# Improvement Location Certificate



Lot 11

Par

Parcel E

6ft Wood Fence ~~is~~



0 30' 60'

