

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

A study session for the Board of Directors of the Colorado City Metropolitan District will be held Tuesday, April 27, 2021 beginning at 6:00 p.m.

1. VFDS for Sewer plant
2. Duell well up-date
3. Gravel Pit Lease
4. Grant Writer

**BOARD OF DIRECTORS REGULAR MEETING**

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday, April 27, 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.

Study Session      April 13, 2021  
Regular Meeting      April 13, 2021

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:

VFDs for sewer Plant  
Gravel Lease

Discussion/Action  
Discussion/Action

14. OLD BUSINESS.      Covenants Lawyer / Security cameras proposal /Completed Router for office

15. NEW BUSINESS:

16. CCACC

A. Reviews form CCAAC

- |                        |        |
|------------------------|--------|
| 1. 4721 St Vrain       | House  |
| 2. 4731 St Vrain       | House  |
| 3. 4736 St Vrain       | House  |
| 4. 4757 St. Viran      | House  |
| 5. 4758 St Vrain       | House  |
| 6. 5202 Cuerno Verde   | garage |
| 7. 2628 Julianna Road  | House  |
| 8. 4719 Manitou Drive  | Fence  |
| 9. 5080 Cuerno Verde   | Garage |
| 10. 4942 Fort Crockett | Garage |

B. Actions

spread sheet and motion to send out letters from spread sheets

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 April 23, 2021**

**James Eccher is inviting you to a scheduled Zoom meeting.**

**Topic: Colorado City Metropolitan District Study/Meeting April 27, 2021**

**Time: Apr 27, 2021 06:00 PM Mountain Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/84933900136?pwd=YTROYIVkOEFMcFlaaVh2T3gyQWVZdz09>**

**Meeting ID: 849 3390 0136**

**Passcode: 514300**

**One tap mobile**

**+16699009128,,84933900136#,,,,\*514300# US (San Jose)**

**+12532158782,,84933900136#,,,,\*514300# 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 DC)**

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

**Meeting ID: 849 3390 0136**

**Passcode: 514300**

**Find your local number: <https://us02web.zoom.us/j/kmw5ikGwg>**



## A Squared Instruments and Controls

4420 Rocksbury Lane  
 Johnstown, CO 80534  
 303-710-1569  
 asquaredcontrols@gmail.com

### Estimate

ADDRESS  
 Colorado City  
 4497 Bent Brothers Blvd  
 PO Box 20229  
 Colorado City, CO 81019

ESTIMATE 00149  
 DATE 01/05/2021  
 EXPIRATION DATE 02/05/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
02/01/2021	Parts	40.0 HP Eaton DG1 Series NEMA 1 Enclosed Variable Frequency Drive   400 – 480 VAC 3 Phase Input   480 VAC 3 Phase Output   61.0 Amps	3	6,795.74	20,387.22
02/01/2021	Parts	24x20x12 Enclosure	3	321.30	963.90
02/01/2021	Parts	3x4 inch rigid conduit 10' lengths	30	27.59	827.70
02/01/2021	Parts	Conduit fitting, elbows, seal tight, etc	1	500.00	500.00
02/01/2021	Parts	Misc part to build VFD enclosure. Panduit, terminal blocks, fuses, enclosure vents ECT	1	850.00	850.00
02/01/2021	Parts	10 AWG Wire for between enclosure to MCC per foot	1,500	1.00	1,500.00
02/01/2021	Parts	Eaton pilot light. Red, Green, Amber, 3 position selector (HOA) switch	12	240.15	2,881.80
02/01/2021	Parts	Eaton DG1 VFD remote keypad holder	3	85.66	256.98
02/01/2021	Labor Hours	Hours to build the vfd cabinets, test, install and startup on site. Run conduits from VFD enclosures to MCC	90	100.00	9,000.00
02/01/2021	Labor Hours	Helper on site to hang cabinets and run conduits	45	50.00	2,250.00

TOTAL

**\$39,417.60**



## LICENSE AGREEMENT

THIS LICENSE AGREEMENT is made and entered into with an effective date of April 5, 2021, by and between the Colorado City Metropolitan District ("District") and Pueblo County, Colorado ("County"), collectively referred to as "parties."

### WITNESSETH:

WHEREAS, District is the owner of the Colorado City Mountain Shadows Pit M-1979-158 in Colorado City, Colorado (hereinafter referred to as the "Pit"); and

WHEREAS, County requires construction material of satisfactory quality and quantity for use in the construction, improvements, and maintenance of its roads and highways; and

WHEREAS, the Parties desire to enter into this License Agreement (the "Agreement"), whereby County may use the Pit for the reasons set forth herein during the term of the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the Parties hereto agree as follows:

## AGREEMENT

### 1. PROPERTY WARRANTY

(a) District warrants that it owns the above-described Pit and the mineral rights associated therewith, located on the property described in **Exhibit A** attached hereto and incorporated herein (the "Property") subject to any recorded encumbrances of title. Upon the request of County, District agrees to furnish County proof that it is the record titleholder to, or has sufficient authority over, said Pit to allow extraction of such minerals.

(b) To the extent permitted by law, District agrees to indemnify and hold harmless County, its representatives, successors, and assigns from claims and royalty rights asserted by any other person claiming an interest in this Property. The provisions of this Section 1(b) shall survive termination or expiration of this Agreement.

(c) If requested by County, the continuance of mining operations under this Agreement is conditioned upon the receipt by County of adequate proof of title to surface rights and mineral rights to the leased Property. If County believes at any time that there is a defect in District's title, rendering it unmerchantable, and said defect cannot be corrected by District, said condition shall be deemed unsatisfied, and County shall have the right to immediately cancel this Agreement, and the parties shall have no further obligations of any nature hereunder, except for the rights and obligations that expressly continue after termination as set forth in Sections 1(b), 2(d), 3(b), and 6(a).

### 2. OBLIGATIONS OF DISTRICT

(a) As consideration for the performance of County hereunder, District agrees to allow County use of the aforementioned Pit during the term of this Agreement by granting

County a license to commence mining, crushing, and stockpiling operations for mining gravel, rock and sand on the Property comprising the Pit, pursuant to the usage restrictions of the District's Pit mining permit and all applicable laws and regulations at the time of said use.

(b) The license shall be exclusive to County, except for the rights reserved to District in Section 3(c) of this Agreement.

(c) The Parties agree that County and/or its agents shall have the right of ingress and egress to and from the Pit Property and any adjacent property owned by District, where necessary for County to exercise the license granted herein. County shall have the right to do all things necessary or incidental to its operation in the Pit, including, but not limited to, the right to install, construct, operate, maintain, dismantle, and remove all its machinery, equipment, improvements, stockpile areas, and other facilities, and the right to strip and remove overburden on and from the Property and otherwise to use and occupy the Property as reasonably required in order to extract, process, store and remove the construction material from the Pit. If material is available at subject Pit, County agrees to use material only from the Pit, which is the subject of this Agreement, for any application in an area lying within the boundaries of Colorado City. County's operations on the Property and any adjacent District property shall be conducted in a workman-like manner as mutually determined by the parties. The parties understand and agree that all payments due hereunder shall fully compensate District for all rights and privileges granted County pursuant to this Agreement.

(d) County shall have one year after the termination of this Agreement within which to remove all crushed material, machinery and equipment stored under this Agreement, which right shall survive termination or expiration of this Agreement.

### 3. OBLIGATIONS OF COUNTY

(a) Prior to commencing crushing operations in the Pit, County shall strip and stockpile all topsoil and overburden at an agreed upon on-site location.

(b) Upon concluding operations at the Pit, County shall leave the Pit with a side slope of not greater than a 3:1 ratio and shall perform dust abatement measures associated with its sand and gravel extraction operations hereunder as necessary or required by state or local government to control dust emissions. County shall perform all other abatement or reclamation duties required by governmental permits, licenses or regulations, at County's expense. To the extent permitted by law, County agrees to indemnify and hold harmless District, its representatives, successors, and assigns from any and all costs associated with abatement and/or reclamation of the Property and the Pit. The duties set forth in this Section (3)(b) shall survive termination or expiration of this Agreement.

(c) District hereby grants to County the right and privilege to explore, extract, wash, crush, mine, stockpile, store, remove, and purchase sand, gravel and rock material found by County under such land, for the term of this Agreement.

(d) As consideration for the obligations of District hereunder, County shall pay District at the rate of \$1.00 per ton, which rate will increase by 3% on April 5 of each year that the Agreement is in effect, for all material removed from the Pit, on a monthly basis. County shall be allowed 30 days to process each monthly payment. Material removed from District's premises shall be measured by the following method:

County shall record each lot of loads removed at 15 tons per tandem axle truck and 9 tons per bobtail truck. Unit weight for other trucks will be agreed upon after a field test has been completed to determine the weight of the material that can be loaded on the different sizes of units that will be used for the hauling of the material.

(e) District may purchase from County crushed gravel, sand or rock extracted from the Pit for use by District. The purchase price shall be calculated as follows: (the County's actual cost of extracting and crushing the gravel, sand or rock) \* (the percentage of gravel, sand or rock purchased by the District).

District shall provide written notice to County of the amount and type of gravel, sand or rock needed, at least 30 days in advance when reasonably possible. County shall then calculate the purchase price and provide District with an estimated delivery date. The purchase price for gravel, sand or rock purchased by District will be subtracted from the next payment of royalties due from County to District, pursuant to Section (3)(d).

(f) If District determines, in its reasonable discretion, that it needs gravel, sand or rock from the Pit to perform maintenance of District facilities more quickly than County is able to provide the gravel, sand or rock per Section (3)(e), District can extract the gravel, sand or rock from the Pit itself or through a contractor, at the District's own cost and risk.

(g) County shall not sublet or assign this Agreement to any person or entity without the written consent of District.

(h) Hours of operation of any kind in the Pit, on adjacent District property and on access roads shall not begin earlier than dawn or continue past dusk. No operations will occur on Sunday.

(i) To offset the cost of purchasing the reclamation bond required by Permit No. M1979-158, County shall reimburse the District in the amount of \$1,500 per year, in addition to any other payments due under this Agreement.

(j) To offset the cost to the District of the required Division of Reclamation, Mining, and Safety's annual permit fee and report the County agrees to reimburse the District for those associated costs which will be billed by the District to the County annually.

#### 4. TERMINATION AND EXPIRATION

(a) The term of this Agreement shall be three years commencing April 4, 2021 and ending on April 5, 2024.

(b) Either party may terminate this Agreement by giving 180 days' prior written notice to the other party. If this Agreement is terminated, County shall have one year from the expiration of the 180-day period in which to complete its obligations hereunder and to remove any crushed material, machinery and equipment from the Pit Property and all other District property and to complete payment to District.

#### 5. SURFACE SUPPORT

County shall not be liable for subsidence of the surface of the land, and District hereby discharges and releases County and waives all claims against County for all damages caused by surface subsidence.

6. INDEMNIFICATION

Subject to the provisions of Section 3(f), County will indemnify and hold harmless District from all claims, liabilities, actions, damages, or expenses that are asserted against District due to County's mining activities under this Agreement. County agrees to provide liability insurance in a sufficient amount to protect County from risks associated with its activities on the Property that shall name District as an additional insured, and County shall be responsible for all of its operations related to mining of the Property. County agrees to provide workers compensation to all County employees working at the Pit. The provisions of this Section 6(a) shall survive termination or expiration of this Agreement.

7. MISCELLANEOUS

(a) This Agreement embodies the entire agreement of the parties and no understanding or agreements, verbal or otherwise, exist between the parties except as herein set forth. No change or modification of this Agreement shall be valid unless in writing and signed by County and District.

(b) Either party may, in its discretion, request that this Agreement or a memorandum of this agreement be recorded with the Pueblo County Clerk and Recorder. The other party hereby agrees to such recordation and to execute a memorandum of this Agreement for recordation purposes.

(c) In this Agreement the use of the singular form of expression shall include the plural and the use of the masculine gender shall include the feminine gender. The clause headings appearing in the Agreement have been inserted for the purpose of convenience and ready reference. They do not purport to, and shall not be deemed to define, limit or extend the scope or intent of the clauses to which they appertain.

(d) Nothing herein shall be deemed a waiver of governmental immunity or other protections afforded the parties under the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S.

(e) Nothing herein is intended to give any rights or remedies whatsoever to any person other than the parties and their respective successors and permitted assigns.

(f) In the event of breach, each party shall have all remedies available in law or equity. No failure to enforce a remedy shall be deemed a waiver, and all waivers shall be expressly set forth in writing. No waivers shall be deemed a waiver of any other breach.

8. SPECIAL CONDITIONS

(a) District will obtain all required permits for the operation of the Pit, upon the request of the County. County will reimburse District for all expenses incurred for obtaining the permits. County shall comply with and fulfill all provisions and requirements of the Mined Land



Reclamation Division ("MLRD") Pit permit and any other permits issued for the Property and with all regulations, ordinances and law relevant to the operations of County on the Property.

(b) County will obtain a state exploration permit from DMG-MLRB and will comply with all requirements of said permit.

(c) County shall have the right to sub-lease the Property for operational purposes, upon the written consent of District, which shall not be unreasonably withheld. Any gravel, sand, rock or other materials extracted from the subject pit shall be used only by Pueblo County within Pueblo County.

(d) Any aggregate already rejected by County or that may be rejected by County in the future is not subject to the terms of this Agreement and shall be available to District for use, sale, or other disposition as District in its discretion sees fit.

(e) All gravel, sand or rock presently stored at the Pit and owned by District is not subject to the terms of this Agreement.

[The remainder of this page is intentionally blank.]

IN WITNESS WHEREOF, the parties have executed this Agreement in Pueblo, Colorado, as of the day and year first written above.

COLORADO CITY METROPOLITAN DISTRICT:

By: \_\_\_\_\_  
Its: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF PUEBLO            )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2020 by \_\_\_\_\_ as \_\_\_\_\_ and \_\_\_\_\_ as \_\_\_\_\_ of the Colorado City Metropolitan District.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

[Seal]

PUEBLO COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS:

By: \_\_\_\_\_  
Its: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Its: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
County Attorney

\_\_\_\_\_  
Director of Engineering and Public Works

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF PUEBLO            )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_ as \_\_\_\_\_ and \_\_\_\_\_ as \_\_\_\_\_ of the Pueblo County.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

[Seal]

EXHIBIT A  
Land Description

Colorado City Metropolitan District, along with other holdings, owns 40 acres in Pueblo County with the following legal description:

SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , Sec. 33, T24S, R67W, 6<sup>th</sup> P.M., also known as Lot 15 of Mountain Shadow Estates

The affected pit area (the "Property") lies roughly in the W  $\frac{1}{2}$ , SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , Sec. 33, T24S, R67W, 6<sup>th</sup> P.M.



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: Kenneth Rogue  
Mailing Address: 5202 Cuerno Verde Blvd. City: Colorado City, CO.  
State: CO ZIP: 81019 Telephone: 719-568-7792

CONTRACTOR

Contractor: Eagle Carpets Johan Vasquez  
Mailing Address: Pueblo West City: \_\_\_\_\_  
State: CO. ZIP: 81007 Telephone: \_\_\_\_\_

Requested approval for:  Commercial building  Home  Shed  Fence  Other: Storage bldg.

Lot: 2 Unit: 114 Legal address, (please verify with CC Metro District): 5202 CUERNO VERDE GARAGE

Type construction: metal frame metal skin Mobile homes:  New  Used - Year built: \_\_\_\_\_  
Floor area square footage: 1,200 square ft. Square footage required by covenants: \_\_\_\_\_

**REQUIRED ITEMS for submittal of application:**

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

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

Property owner's signature: Kenneth Rogue Date: 4-16-2021

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: \_\_\_\_\_

Date: \_\_\_\_\_

Utility Easement

power pole utility

60.5' approx

string and easement

Storage Building

40'

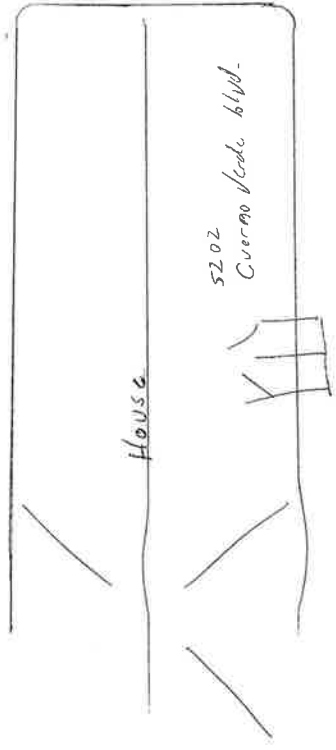
30'

120.5' approx

gravel Drive

Unit 114

Lot 2



House

5202 Cuernoverde Blvd.

5202 Cuernoverde Blvd Unit 115







Stanley - S. to Terwise + 10

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: Christopher + Kathryn Lesser

Mailing Address: Po Box 874 City: Rye

State: CO ZIP: 81069 Telephone: 719-250-1515  
(Chris)

CONTRACTOR

Contractor: Owner

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ ZIP: \_\_\_\_\_ Telephone: \_\_\_\_\_

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

Lot: 3854 Unit: 29 Parcel A, LHV # 2021-002  
Legal address, (please verify with CC Metro District): 2628 Julianna Rd

Type construction: ICF Mobile homes:  New  Used - Year built: \_\_\_\_\_

Floor area square footage: 2043 Square footage required by covenants: 750

REQUIRED ITEMS for submittal of application:

- Legal description of property with legal address defined as street name & number
- Plot plans to scale (indicate scale)
- Property line staked out corners
- Foundation plan and Building staked out before Excavation
- One (1) copy of blue print and One (1) electronic copy sent to manager
- Location of improvements on property - NOTE: front of house must face legal address
- Exterior dimensions - both primary and secondary buildings
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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: [Signatures] Date: 4/14/21

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

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- **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.


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

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Re-Roofing	\$ 25.00

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

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

Property Owner Signature:  \_\_\_\_\_ Date: 4/14/21

Application Form Colorado City Architectural Advisory Committee Revised July 29, 2020



**CML Limited**  
 P.O. Box 874,  
 Fort Collins, CO 80521  
 (970) 226-1069  
 (970) 226-1315

2828 Julianna Road  
 Colorado City, CO

Christopher and Kathryn Lesser

# Lesser Residence

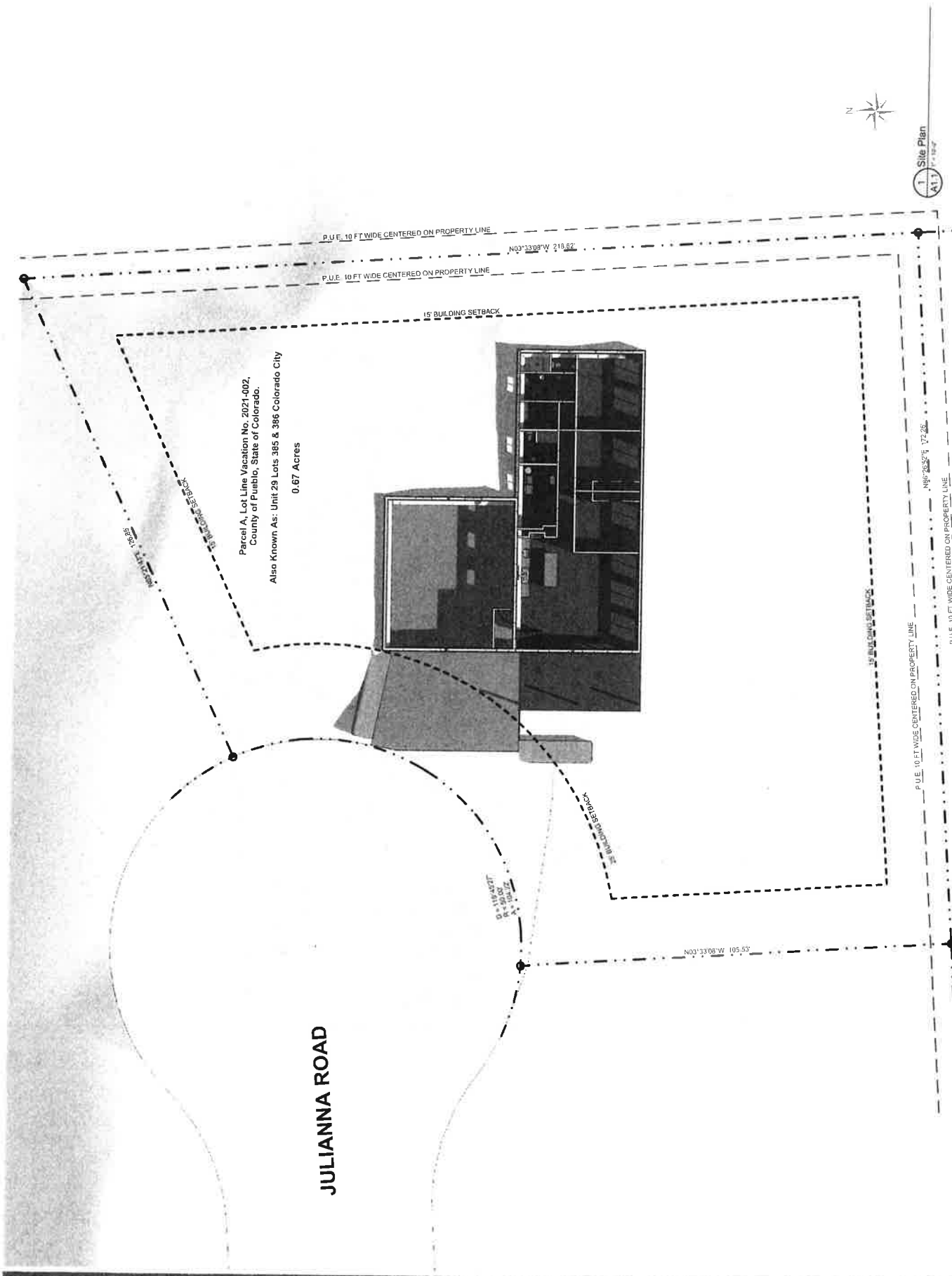
Document Date:  
 April 6, 2021  
 Document Phase:  
 Construction Documents  
 REV. DATE: 04/06/21

## Site Plan

# A1.1



1 Site Plan  
 A1.1



JULIANNA ROAD

Parcel A, Lot Line Vacation No. 2021-002,  
 County of Pueblo, State of Colorado.  
 Also Known As: Unit 29 Lots 385 & 386 Colorado City  
 0.67 Acres

N02°55'30\"/>

D = 114.9277  
 Δ = 10.00'  
 Δ = 100.00'

S5°50'10\"/>

P.U.E. 10 FT WIDE CENTERED ON PROPERTY LINE

P.U.E. 10 FT WIDE CENTERED ON PROPERTY LINE

N88°25'34\"/>

P.U.E. 10 FT WIDE CENTERED ON PROPERTY LINE

P.U.E. 10 FT WIDE CENTERED ON PROPERTY LINE

15' BUILDING SETBACK

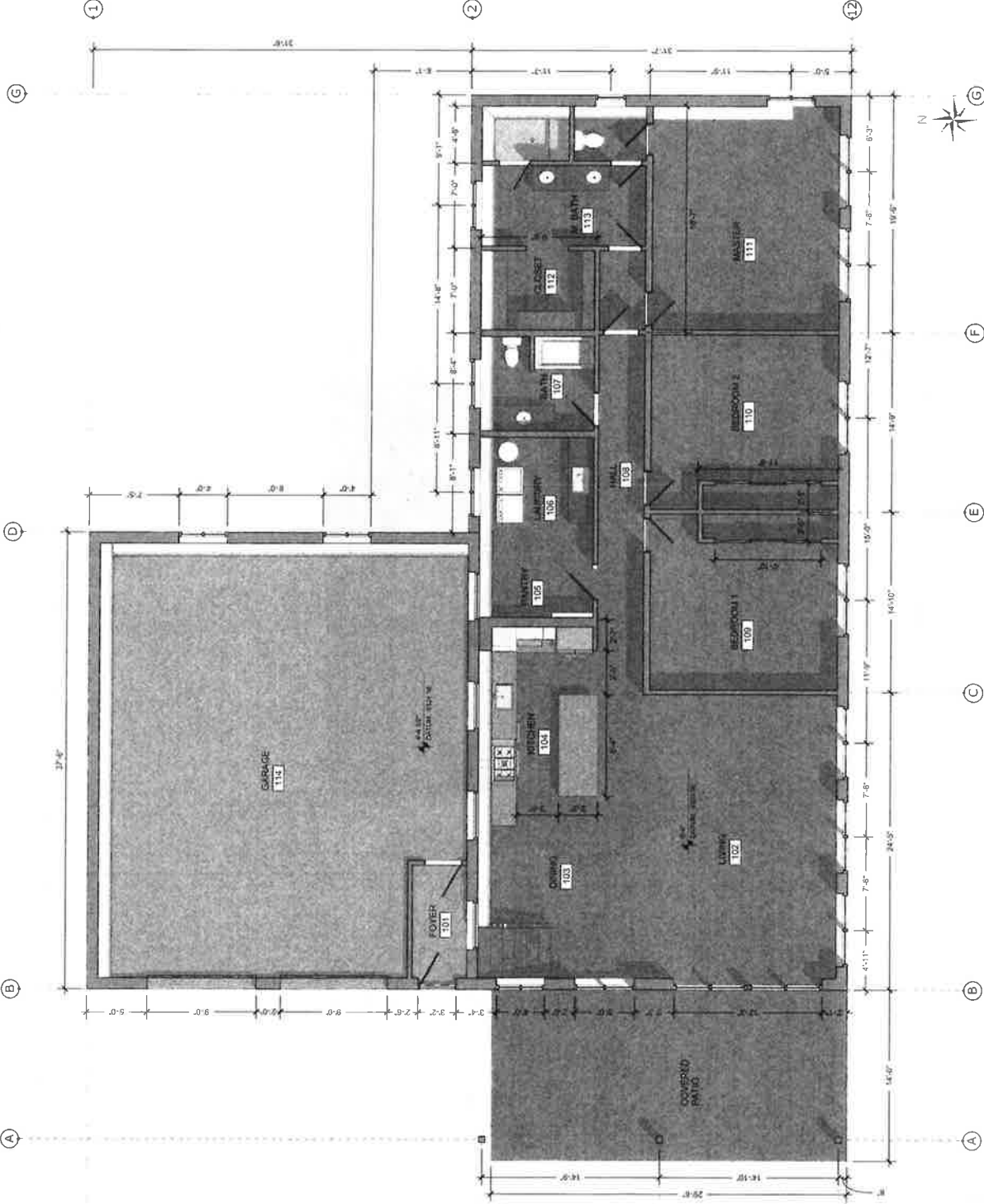
N03°33'09\"/>

15' BUILDING SETBACK

15' BUILDING SETBACK

**FLOOR PLAN GENERAL NOTES:**

1. ALL EXTERIOR OPENINGS IN EXISTING WALLS OR EXISTING ROOFS SHALL BE PROTECTED WITH APPROVED FIRE-RATED CURBS, FLASHINGS, AND GASKETS TO PREVENT THE PENETRATION OF WEATHER AND AIR INTO THE BUILDING.
2. STAIRS SHALL BE PROTECTED BY A MINIMUM 1 1/2 HOUR FIRE-RATED ENCLOSURE. STAIRS SHALL BE LOCATED NOT LESS THAN 34 OR MORE THAN 36 FEET ABOVE FINISHED FLOOR AND THE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS SHALL HAVE A SMOOTH FINISH TO THE WALLS.
3. ALL SLEEPING ROOMS SHALL HAVE AT LEAST ONE WINDOW OPENING TO THE EXTERIOR. THE WINDOW SHALL HAVE A PERIMETER DIMENSION OF MAXIMUM CROSS SECTION DIMENSION OF 2'-0". A MINIMUM CROSS SECTION DIMENSION OF 2'-0". A WINDOW WITH A PERIMETER DIMENSION OF 2'-0" MUST EXTEND OUTSIDE TO A YARD OR COURT.
4. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE WINDOW OPENING TO THE EXTERIOR. THE WINDOW SHALL HAVE A PERIMETER DIMENSION OF MAXIMUM CROSS SECTION DIMENSION OF 2'-0". A MINIMUM CROSS SECTION DIMENSION OF 2'-0". A WINDOW WITH A PERIMETER DIMENSION OF 2'-0" MUST EXTEND OUTSIDE TO A YARD OR COURT.
5. MINIMUM OPENING PROTECTION FOR DOOR BETWEEN SLEEPING ROOMS SHALL BE 1 1/2 HOUR FIRE-RATED DOOR WITH SELF-CLOSING DEVICE AND PROTECTIVE GLASS. PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
6. SEPARATION WALLS SHALL BE 1 1/2 HOUR FIRE-RATED CONSTRUCTION. SEPARATION WALLS SHALL BE PROTECTED BY THE SAME FIRE RESISTANCE.
7. THE WALLS AND SOFFITS OF THE ENCLOSED UNSHIELDED EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PENETRATION OF WEATHER AND AIR INTO THE BUILDING BY GABRIEL MORTAR, CONCRETE MASONRY OR ANOTHER APPROVED METHOD ACCEPTABLE TO THE BUILDING AGENCY.



1 Floor Plan  
A2.1 (1/4) (11/18)

Floor Plan

**A2.1**

**Lesser Residence**

Document Date:  
April 6, 2021

Document Phase:  
Construction Documents

rev. date remark

2028 Julianna Road  
Colorado City, CO

**CMI Limited**  
P.O. Box 874  
Rye, CO 81069  
(719) 254-1515





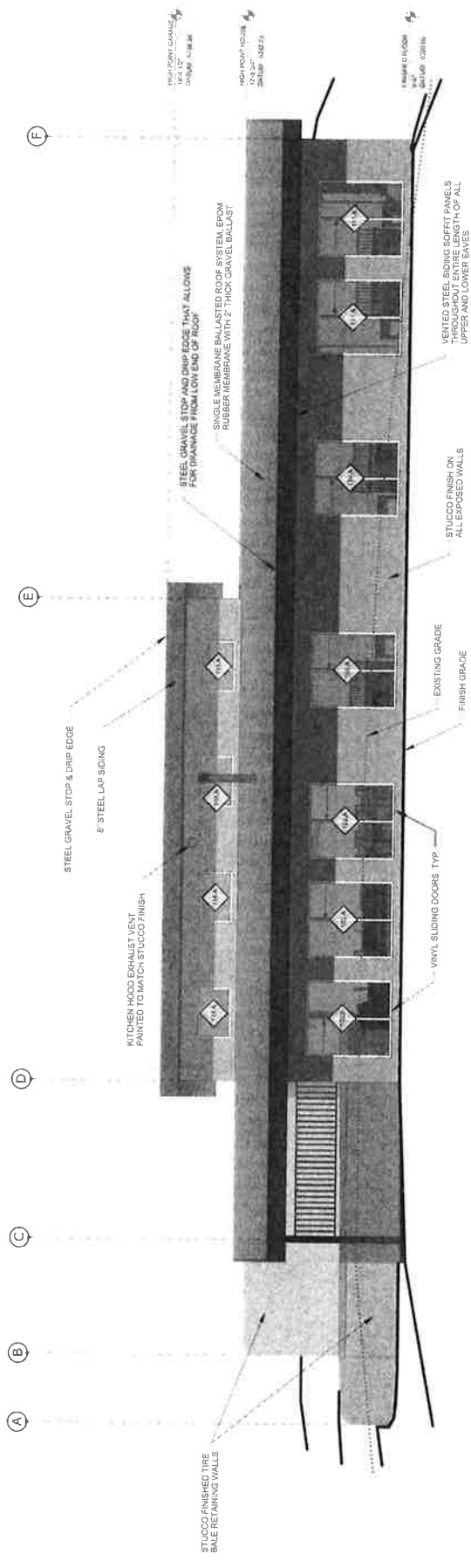
Christopher and Kathryn Leiser  
 2028 Juliana Road  
 Colorado City, CO

# Lesser Residence

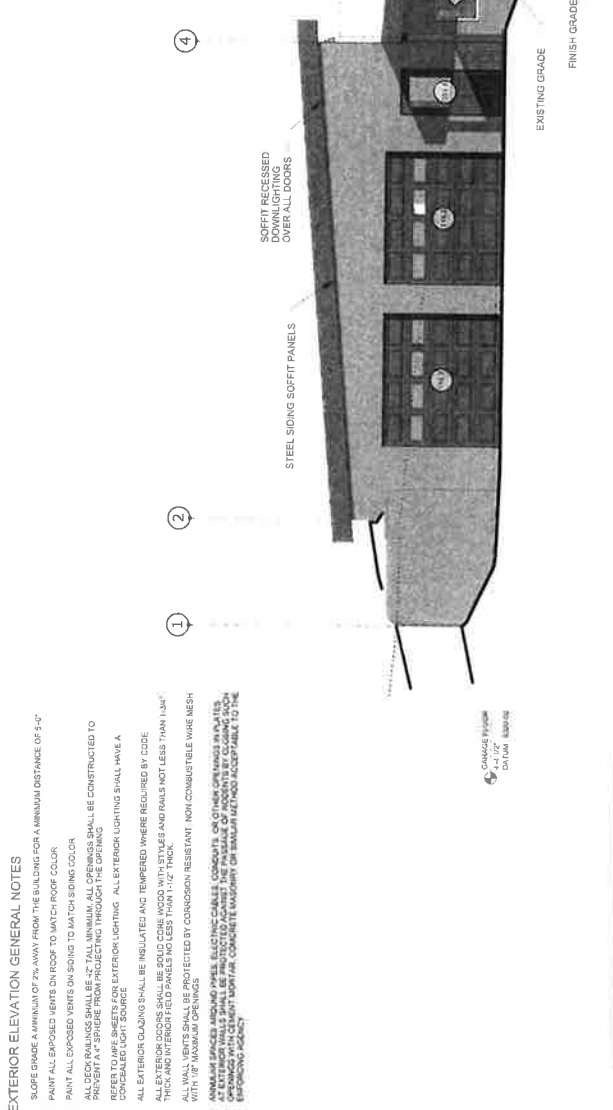
Document Date:  
 April 6, 2021  
 Document Phase:  
 Construction Documents  
 REV: 04/06/2021

## South & West Elevations

# A3.1



**1 South Elevation**  
 A3.1 1/4" = 1'-0"



**2 West Elevation**  
 A3.1 1/4" = 1'-0"

### EXTERIOR ELEVATION GENERAL NOTES

1. SLOPE GRADE A MINIMUM OF 2% AWAY FROM THE BUILDING FOR A MINIMUM DISTANCE OF 5'-0"
2. PAINT ALL EXPOSED VENTS ON ROOF TO MATCH ROOF COLOR.
3. PAINT ALL EXPOSED VENTS ON SIDING TO MATCH SIDING COLOR.
4. ALL DECK RAILS SHALL BE 42" TALL MINIMUM. ALL OPENINGS SHALL BE CONSTRUCTED TO PREVENT A 4" SPHERE FROM PROJECTING THROUGH THE OPENING.
5. REFER TO WIRE SHEETS FOR EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL HAVE A COMPENSATED LIGHT SOURCE.
6. ALL EXTERIOR CLADDING SHALL BE INSULATED AND TEMPERED WHERE REQUIRED BY CODE.
7. ALL EXTERIOR DOORS SHALL BE SOLID CORE WOOD WITH STYLES AND RAILS NOT LESS THAN 1 1/2" THICK AND NOT EXCEED 36" IN HEIGHT.
8. ALL WALL VENTS SHALL BE PROTECTED BY CONDUIT-RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH 1/2" MINIMUM OPENINGS.
9. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN WALLS, CEILING OR FLOOR SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY FLOORING SUCH AS GYPSUM BOARD OR 1/2" MINIMUM THICK CONCRETE OR BRICK. THE PROTECTION SHALL BE CAPABLE TO THE EXPOSING SURFACE.

DESCRIPTION	UNIT	QUANTITY
EXTERIOR WALL PANELS	SQ. FT.	1,200
EXTERIOR FLOORING & TRIM	SQ. FT.	1,200
EXTERIOR DOOR	EA.	1
EXTERIOR WINDOW	EA.	12
EXTERIOR VENT	EA.	12
EXTERIOR LIGHTING	EA.	12
EXTERIOR FINISH	SQ. FT.	1,200
EXTERIOR TRIM	EA.	12
EXTERIOR ROOFING	SQ. FT.	1,200
EXTERIOR SIDING	SQ. FT.	1,200
EXTERIOR SOFFIT	SQ. FT.	1,200
EXTERIOR GUTTER	EA.	12
EXTERIOR DOWNSPOUT	EA.	12
EXTERIOR GRADING	SQ. FT.	1,200
EXTERIOR DRIVEWAY	SQ. FT.	1,200
EXTERIOR PATIO	SQ. FT.	1,200
EXTERIOR PORCH	SQ. FT.	1,200
EXTERIOR DECK	SQ. FT.	1,200
EXTERIOR RAILING	EA.	12
EXTERIOR STAIRS	EA.	12
EXTERIOR BENCH	EA.	12
EXTERIOR TABLE	EA.	12
EXTERIOR CHAIR	EA.	12
EXTERIOR LAMP	EA.	12
EXTERIOR PLANT	EA.	12
EXTERIOR FURNITURE	EA.	12
EXTERIOR ACCESSORIES	EA.	12
EXTERIOR TOTAL		

### EXTERIOR ELEVATION MATERIAL SPECIFICATIONS

DESCRIPTION	UNIT	QUANTITY
EXTERIOR WALL PANELS	SQ. FT.	1,200
EXTERIOR FLOORING & TRIM	SQ. FT.	1,200
EXTERIOR DOOR	EA.	1
EXTERIOR WINDOW	EA.	12
EXTERIOR VENT	EA.	12
EXTERIOR LIGHTING	EA.	12
EXTERIOR FINISH	SQ. FT.	1,200
EXTERIOR TRIM	EA.	12
EXTERIOR ROOFING	SQ. FT.	1,200
EXTERIOR SIDING	SQ. FT.	1,200
EXTERIOR SOFFIT	SQ. FT.	1,200
EXTERIOR GUTTER	EA.	12
EXTERIOR DOWNSPOUT	EA.	12
EXTERIOR GRADING	SQ. FT.	1,200
EXTERIOR DRIVEWAY	SQ. FT.	1,200
EXTERIOR PATIO	SQ. FT.	1,200
EXTERIOR PORCH	SQ. FT.	1,200
EXTERIOR DECK	SQ. FT.	1,200
EXTERIOR RAILING	EA.	12
EXTERIOR STAIRS	EA.	12
EXTERIOR BENCH	EA.	12
EXTERIOR TABLE	EA.	12
EXTERIOR CHAIR	EA.	12
EXTERIOR LAMP	EA.	12
EXTERIOR PLANT	EA.	12
EXTERIOR FURNITURE	EA.	12
EXTERIOR ACCESSORIES	EA.	12
EXTERIOR TOTAL		





**CML Limited**  
 P.O. Box 874  
 8500 Colfax Ave  
 Denver, CO 80202  
 (303) 756-1515

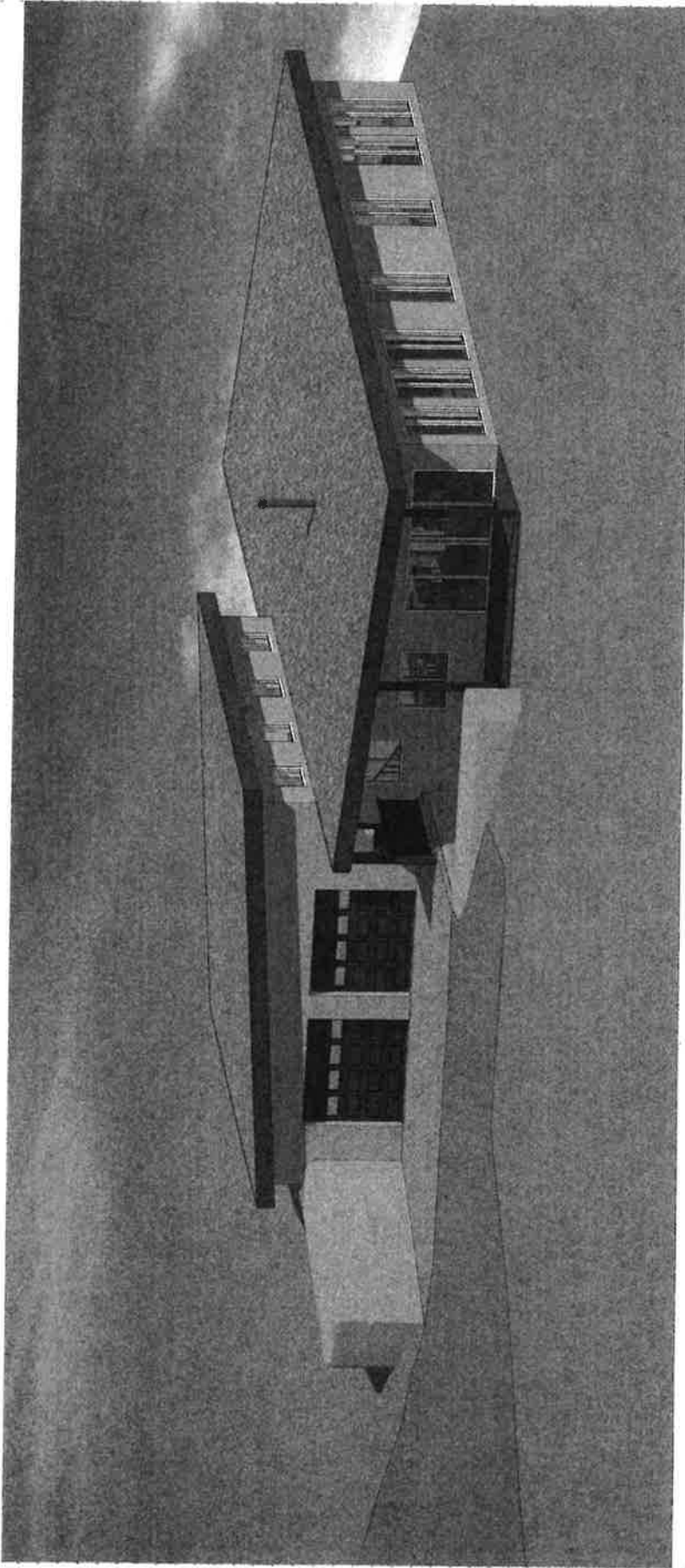
Christofid and Kathryn Lesser  
 2628 Jaramila Road  
 Colorado City, CO

Lesser Residence

Document Date:  
 April 6, 2021  
 Document Phase:  
 Construction Documents  
 RVT: BAH/ REMARK

SW  
 Perspective  
 Elevation

**A3.3**



1 SW Perspective  
 A3.3.dwg

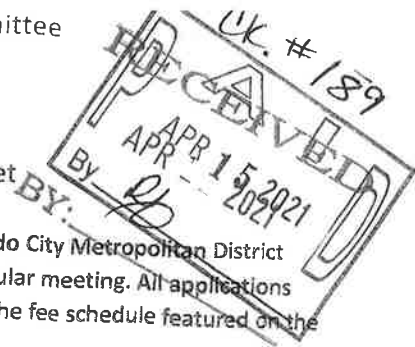






Vigil & Manitou  
Bob + R

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: Melanie Larson-Heck  
Mailing Address: P.O. Box 19556 City: Colorado City  
State: CO ZIP: 81019 Telephone: 570-460-5279

CONTRACTOR  
Contractor: Nailed It Fencing LLC  
Mailing Address: 1070 E Kirkwood Dr. City: Pueblo  
State: CO ZIP: 81007 Telephone: 719-900-5155

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

Lot: 345 Unit: 1 Legal address, (please verify with CC Metro District): 4719 Manitou Drive, Colorado City, CO  
Type construction: Cedar Fence Mobile homes:  New  Used - Year built: 81019

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 -- 6' Cedar Privacy Fence - see attachment
- 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: Melanie Larson-Heck Date: 4.15.2021

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

OK Bob

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

- Check Enclosed

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.

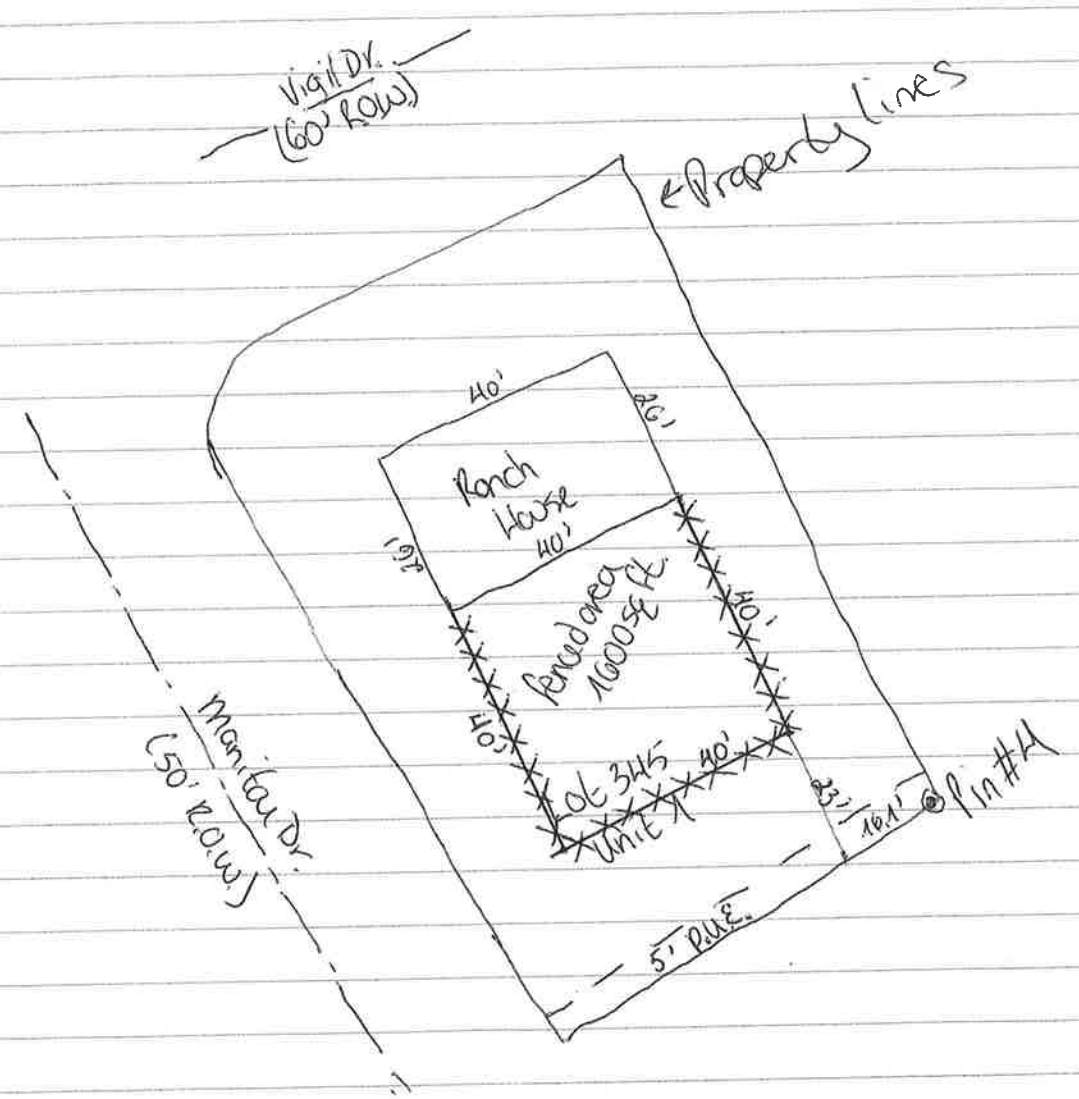
Property Owner Signature:

*Melanie Larson-Vick*

Date:

*4.15.2021*

# Fence location - 4719 Manitou Drive



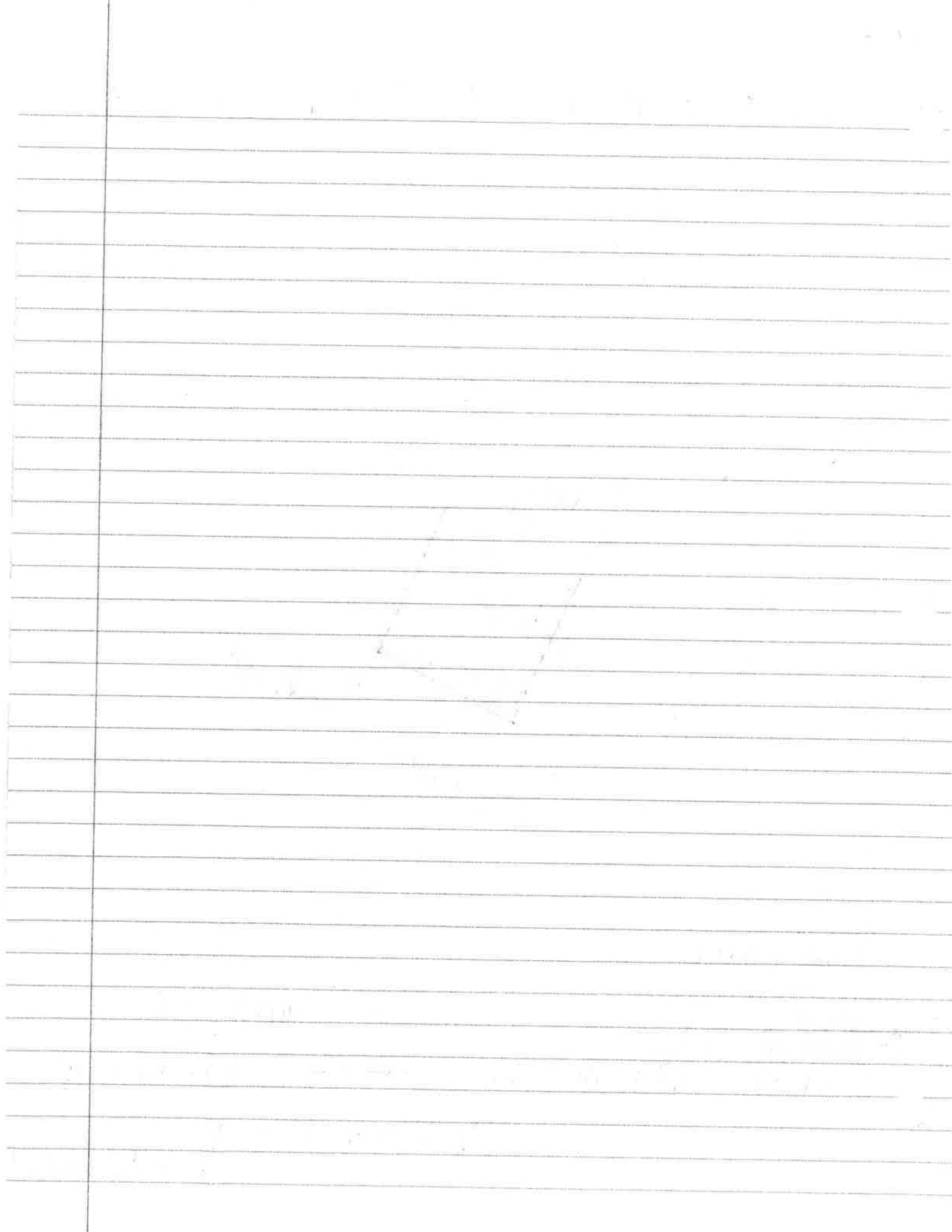
## Privacy Fence

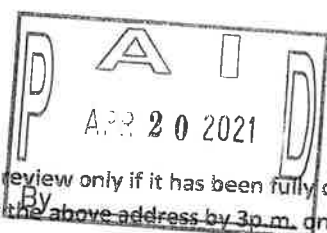
Height = 6'  
 Material = Cedar  
 Linear feet = 120 ± Mon Gate

1" = approx. 30'

XXXX = proposed fence

Drawing based on ILC  
 (completed 1.22.2021)





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Property Owner: William and Christine Tenatsch  
Mailing Address: POB 19073 City: Colorado  
State: CO. ZIP: 81019 Telephone: 719-676-2646

CONTRACTOR  
Contractor: William and Christine Tenatsch  
Mailing Address: POB 19073 City: Colorado  
State: CO. ZIP: 81019 Telephone: 719-676-2646

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

Parcel 2004-019  
Lot: A Unit: 2 Legal address, (please verify with CC Metro District): 5080 CUERNO VERDES BLVD  
Type construction: Stucco Built Mobile homes: FORMERLY - 47 232-02-001 thru 003  
Floor area square footage: 528'  New  Used - Year built: \_\_\_\_\_

Square footage required by covenants: Existing House

REQUIRED ITEMS for submittal of application:

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

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

Property owner's signature: Christine Tenatsch Date: 4/20/21

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

BB-ok

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).
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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.

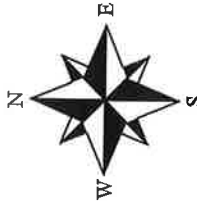
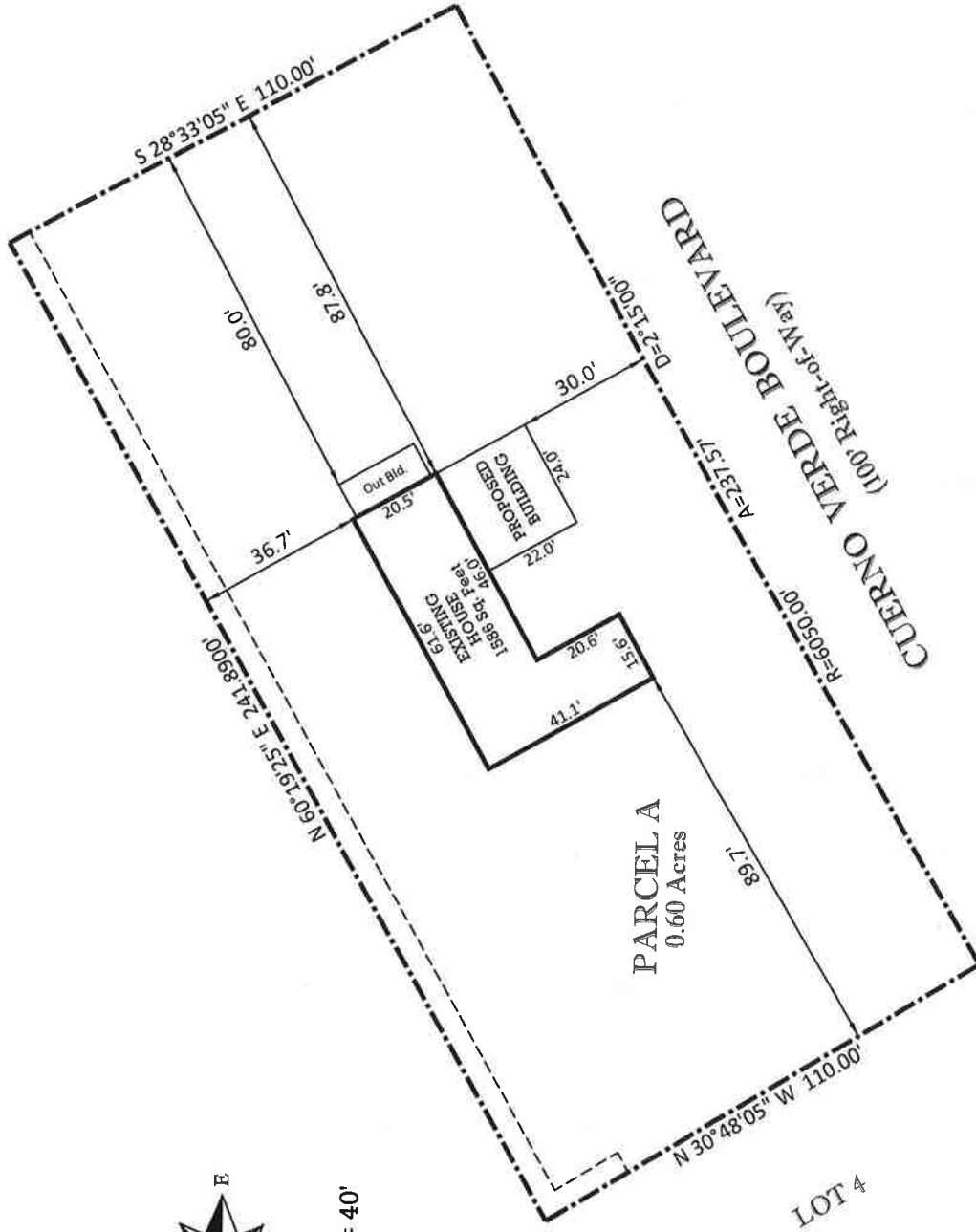
Property Owner Signature: \_\_\_\_\_

*Robert Clark*

Date: \_\_\_\_\_

4/20/21

# PLOT PLAN



SCALE 1" = 40'



2021-019

## LEGAL DESCRIPTION

Parcel A of Lot LLV 2004-019, Unit 2, Colorado City, (amended), Pueblo County, State of Colorado.

Plot Plan For: Bill and Chris Ienatsch  
Address: 5080 Cuerno Verde Blvd.  
County GIS Parcel #4723202082

Proposed Structure Height: Single Story  
Proposed Structure Square Footage: 528'

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







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

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

Property Owner: David and Mary Dorrance 4942 Ft. Crockett  
 Mailing Address: P.O. Box 19894 City: Colorado City  
 State: Colo. ZIP: 81019 Telephone: 970 381 2711

CONTRACTOR Corrigated

Contractor: COAST TO COAST CARPETS INC  
 Mailing Address: P.O. Box 100 City: KNOXVILLE  
 State: AR. ZIP: 72845 Telephone: 479 885 1258

Requested approval for:  Commercial building  Home  Shed  Fence  Other: Garage - ~~garage~~

Lot: 14-15 Unit: 11 Legal address, (please verify with CC Metro District): 4942 Foot Crockett

Type construction: Metal Mobile homes:  New  Used - Year built: \_\_\_\_\_

Floor area square footage: 540 Square footage required by covenants: 450 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
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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: David Dorrance Date: 4-12-21

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

ok

CONDITIONS APPLYING TO THIS APPLICATION

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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: \_\_\_\_\_

