

Huerfano County Land Use Department
 400 Main Street, Suite B
 Walsenburg, Colorado 81089
 Office: 719-738-1220, ext. 103
 To Request an Inspection: 719-738-1220, ext. 104



BUILDING PERMIT APPLICATION

PROPERTY OWNER'S INFORMATION:

Name: DOUGLAS H SYSOI
 Mailing Address: PARADE 857
 City, State, Zip: WALSENBURG, CO 81089
 Phone No. 1/2: 719 250 1010
 E-Mail Address: NO

CONTRACTOR'S INFORMATION:

Name: _____
 Mailing Address: _____
 City, State, Zip: _____
 Phone No. 1/2: 1
 E-Mail Address: _____

TYPE:

- New construction
- Remodel
- Addition
- Demolition
- In kind replacement
- Extension of building permit
- Temporary building & use permit

OCCUPANCY:

- Site built residential
- Manufactured residential
- Residential accessory building
- Commercial
- Agricultural
- Industrial
- Other _____

INTENDED USE:

- Single or multi family dwelling
- Residential garage
- Agricultural animal husbandry
- Commercial (give details in comments)
- Industrial (give details in comments)
- Storage (note stored materials in comments)
- Other (give details in comments)

COMMENTS (attach extra sheet, if necessary):

APPLICANT'S SIGNATURE: Douglas H Sysoi PRINT NAME: DOUGLAS H SYSOI
 SUBMITTAL DATE: 04-06-2017

BELOW THIS LINE FOR USE BY BUILDING DEPARTMENT ONLY

GENERAL INFORMATION:

Property Owner name: Douglas H. Sysoi
 Subdivision / Sec, Tw, Rg: Black Diamond Park
 Lot & filing or ¼ section: Lot 18, blk 6
 County Schedule No: 163142 Subdivision No: 00601
 County Zoning District: UR Nearest P.O.: Walsenburg
 Property Address: 65 Rocky Mtn. Dr.

OTHER REQUIRED PERMITS:

- Conditional use
- Variance
- Temporary resident
- Temporary use
- H.B. 1041 Development
- Sanitation Permit
- County road access
- H.B. 1041 Flood Plain
- Sign permit
- State electrical
- State plumbing
- Lot consolidation
- Others: _____

BUILDING VALUATION:

OCCUPANCY:	BUILDING SIZE: (SQUARE FEET)	COST OF BUILDING (PER SQUARE FEET)	VALUATION:
PAYMENT OF FEES:			TOTAL VALUATION:
COUNTY RECEIPT NO: _____	FEE MODIFIER: _____		x 0.0115
PERSONAL CHECK NO: _____	PERMIT FEE:		

BUILDING PERMIT FEES:

Permit Fee: 50.00
 Plan Review Fee: _____
 TOTAL PERMIT FEE: 50.00

APPROVAL: [Signature]
 HUERFANO COUNTY BUILDING INSPECTOR DATE: 4/6/17

COUNTY BUILDING PERMIT No:
17-039

PRIMARY OCCUPANCY CLASS:
R3/NA

TYPE OF CONSTRUCTION:
IB

ACCOUNT FILE MAINTENANCE

INQUIRY ONLY

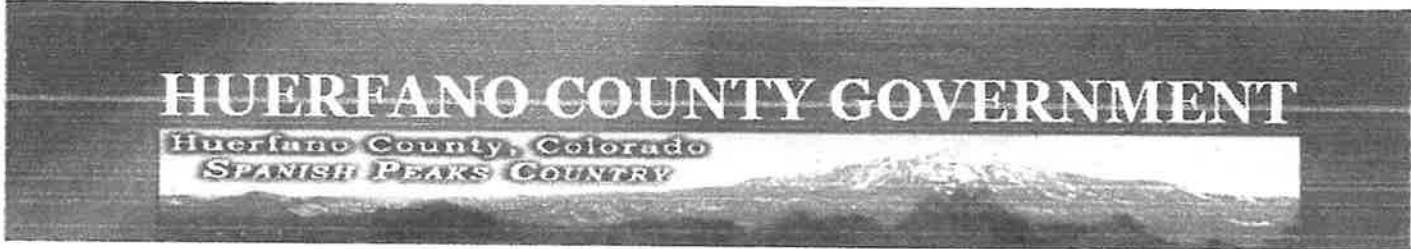
Account Name 163142 Flag R LEGAL DESCRIPTION Acres
 Name SYSOL, DOUGLAS H LOT 18 BLOCK 6 BLACK
 Address 1 P.O. BOX 857 DIAMOND PARK .76 AC
 Address 2 69 ROCKY MOUNTAIN DRIVE MAP 470 401-397-398 408-195
 Address 3 REC#348940 REC.#355697
 Address 4 WALSENBURG 360430 361932 381706
 State/Zip CO 81089 0000
 Property ROCKY MOUNTAIN DRIVE # 00065
 Map Num 28-5159-181-06-018

Prev Name1
 Prev Name2

Use	0100	City	00000	Subdv	0061	VALUES-ASSD	TAXABLE	EXEMPT
Anlys	000	Tax/Dst	100	Zone	00	LAND	1441	
Exempt		Late Filing		Advrt	Y	BNKRPT	N	TOTALS
ACRES: Master		Legal		Value		Ignore	PP \$	1441
00000000076		000		076		NOV #	NOD #	2146 Exemption N

CHANGES

Parcel On	04/01/2016	By	COHUKRHO	CMD1-Value Change	CMD2-Legal Change
Name On	04/01/2016	By	COHUKRHO	CMD3-Both Changes	CMD4-Sales Change
Values On	07/25/2008	By	NELSON		
Legal On	11/04/2008	By	JANET	CMD22-Abort Entry	HELP-More Details



Step 1: Select Payment Step 2: Review and Submit Step 3: Confirmation and Receipt

Step 3: Confirmation and Receipt

Result: Payment Authorized
Confirmation Number: 31260920

Your payment has been authorized successfully and payment will be processed.

Huerfano County Treasurer Thanks You For Your Business. Credit Card Services provided by Huerfano County Treasurer in connection with POINT & PAY.
 Signature: _____ Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

My Bills

Description	Amount Due
Treasurer Other payment of \$50.00 on Last Name Sysol	\$50.00
Subtotal:	\$50.00
Convenience Fee:	\$2.00
Total Payment:	\$52.00

Customer Information

First Name: Douglas H.
 Last Name: Sysol
 Address Line 1: P. O. Box 857
 Address Line 2:
 City: Walsenburg
 State: Colorado
 Zip Code: 81089
 Phone Number: 719-250-0110
 Email Address:

Payment Information

Payment Date: 04/06/2017
 Card Type: Visa
 Card Number: *****1543

Back

Print

ACCOUNT KAYLA
DEBRA J REYNOLDS
HUERFANO COUNTY TREASURER
401 MAIN STREET
SUITE #206
WALSENBURG, CO 81089

2017 MISCELLANEOUS RECEIPT

12062

2017 0010.1600 COUNTY GENERAL FUND

P & Z BLDG. PERMITS

50.00 (TRANSFER)

DC DOUGLAS SYSOL 4/6/2017 POSTED 4/8/2017

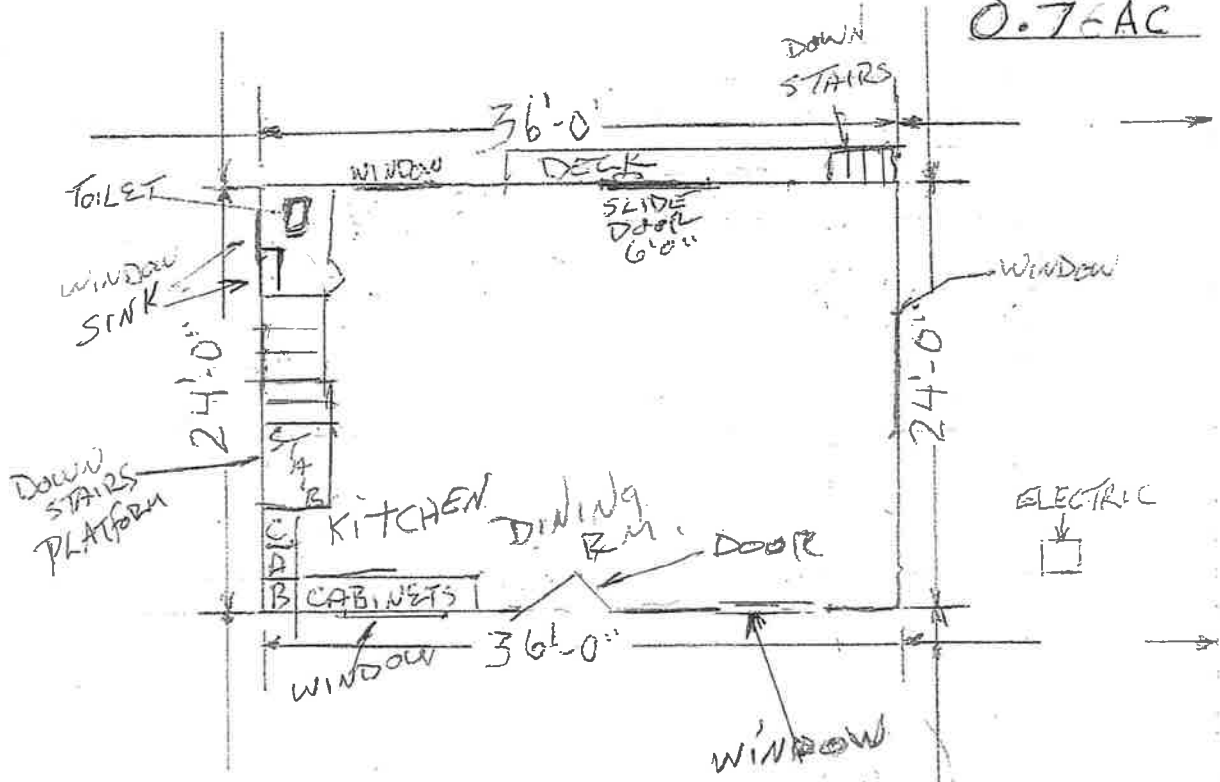
TRANSACTION DATE 04/08/2017 11:17

AMOUNT

\$50.00

DRAIN DITCHES

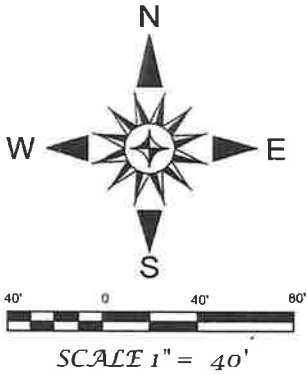
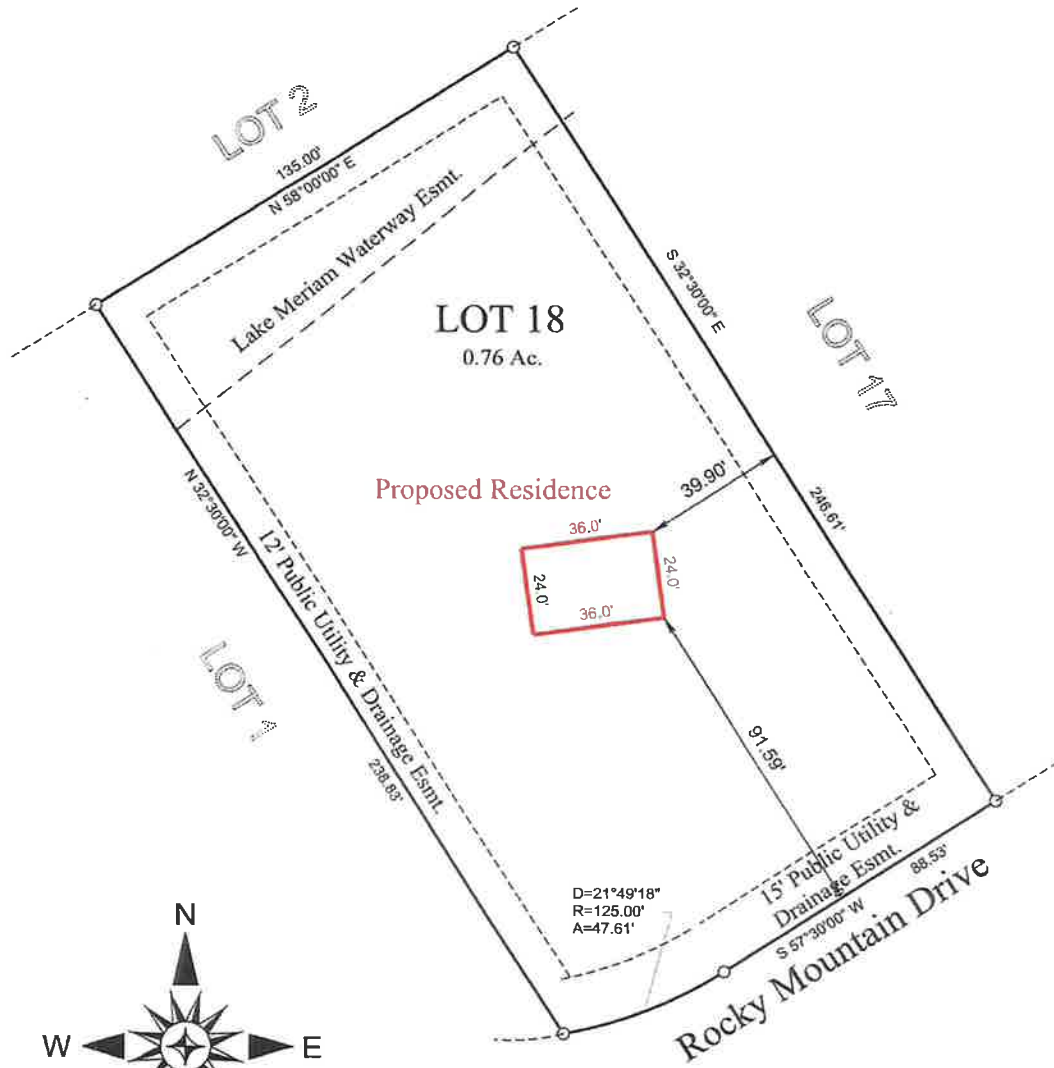
BLOCK 6
LOT 18
0.7 AC



GRAVEL ROAD

LOWER LEVEL

PLOT PLAN



PLOT PLAN

For: Doug Sysol
Lot 18, Block 6
Black Diamond Park



Huerfano County Land Use Department
 401 Main Street, Suite 103
 Walsenburg, Colorado 81089
 Office: 719-738-1220, ext. 103
 To Request an Inspection: 719-738-1220, ext. 104



BUILDING PERMIT APPLICATION

PROPERTY OWNER'S INFORMATION:

Name: Douglas H Sysol
 Mailing Address: PO Box 195
 City, State, Zip: Yucca AZ 86438
 Phone No. 1/2: 702 686 9244
 E-Mail Address: DougSysol@G.MAIL.COM

CONTRACTOR'S INFORMATION:

Name: Dalwar
 Mailing Address: _____
 City, State, Zip: _____
 Phone No. 1/2: _____
 E-Mail Address: _____

TYPE:

- New construction
- Remodel
- Addition
- Demolition
- In kind replacement
- Extension of building permit
- Temporary building & use permit

OCCUPANCY:

- Site built residential
- Manufactured residential
- Residential accessory building
- Commercial
- Agricultural
- Industrial
- Other _____

INTENDED USE:

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- Commercial (give details in comments)
- Industrial (give details in comments)
- Storage (note stored materials in comments)
- Other (give details in comments)

COMMENTS (attach extra sheet, if necessary)

APPLICANT'S SIGNATURE: Douglas H Sysol PRINT NAME: Douglas H Sysol
 SUBMITTAL DATE: _____

BELOW THIS LINE FOR USE BY BUILDING DEPARTMENT ONLY

GENERAL INFORMATION:

Property Owner name: Douglas H. Sysol
 Subdivision / Sec, Tw, Rg: BLACK DIAMOND PARK
 Lot & filing or 1/4 section: LOT 18 BLOCK 6
 County subdivision No: 0061
 County schedule No: 163142
 County zoning district: UR
 Property address: TBD
 Nearest Community: WALSENBURG

OTHER REQUIRED PERMITS:

- Conditional use
- Variance
- Temporary resident
- Temporary use
- H.B. 1041 Development
- Sanitation Permit
- County road access
- H.B. 1041 Flood Plain
- Sign permit
- State electrical
- State plumbing
- Lot consolidation
- Others: _____

BUILDING VALUATION:

OCCUPANCY:	BUILDING SIZE: (SQUARE FEET)	COST OF BUILDING (PER SQUARE FEET)	VALUATION:
R-3	864	100.95	87220.80
U	864	38.66	33402.24

PAYMENT OF FEES: TOTAL VALUATION: 120623.04
 COUNTY RECEIPT NO: _____ FEE MODIFIER: x 0.0115
 PERSONAL CHECK NO: _____ PERMIT FEE: 1387.16

BUILDING PERMIT FEES:

Permit Fee: 1387.16
 Plan Review Fee: -
 TOTAL PERMIT FEE: 1387.16

APPROVAL: Steve Chandel
 HUERFANO COUNTY BUILDING INSPECTOR DATE: 10/6/14

COUNTY BUILDING PERMIT NO:

14-115

PRIMARY OCCUPANCY CLASS:

R-3

TYPE OF CONSTRUCTION:

I-B

Ready 9-18-14

Reception No. _____
Recorded at _____ o'clock _____

381672
Page 1 of 1
Judy Benine, Clerk & Recorder
Huerfano County, CO
10-29-2008 03:21 PM Recordings Fee \$9.99

order.

WARRANTY DEED

THIS DEED, Made: June 25, 2008 between Black Diamond Park, LLC

of the said County of Huerfano and State of Colorado, grantor, and
Douglas H. Sysol
whose legal address is P.O. Box 195, Yuma, AZ 86438
of the said State of Hawaii, grantee:

381706
Page 1 of 1
Judy Benine, Clerk & Recorder
Huerfano County, CO
10-31-2008 02:26 PM Recordings Fee \$6.00

WITNESS, that the grantor, for and in consideration of the sum of Thirty nine thousand nine hundred dollars the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Huerfano and State of Colorado described as follows:

Lot ¹⁸ ~~6~~, Block ⁶ ~~18~~, Black Diamond Park, according to the records of the clerk and recorder for Huerfano County Colorado as known by street and number as:

Legal connection

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the heritaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantees, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except reservations restrictions and easements of record and 2007 and subsequent years taxes.

The grantor shall and will WARRANTY AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Black Diamond Park, LLC

By: *[Signature]*
Richard B. McEntee, President

County of Huerfano)
) ss.
State of Colorado)

The foregoing instrument was acknowledged before me this 25 day of June, 2008 by Richard B. McEntee President, Black Diamond Park, LLC

My commission expires December 30, 2008. Witness my hand and official seal.



[Signature]
Notary Public

CITY OF WALSENBURG WATER AND SEWER SERVICE APPLICATION

An application to the City of Walsenburg, Colorado to obtain permits necessary for the installation of water and or/ sewer service.

We the undersigned hereby make application for: Water service _____ Sewer service _____

Pursuant to all City ordinances the applicant agrees to be bound by all terms and conditions of said ordinances and amendments as have been and are now in effect. The applicant also agrees to be bound by all new ordinances, rules and regulations that may become effective at a later date by the City of Walsenburg. Hereafter the applicant shall be called "applicant" and the City of Walsenburg water and sewer department will be called "City".

1. Name of applicant, being the owner or purchaser under contract of said property to be served:

DOUGLAS 34501

Applicant Telephone No.: 7026869244 Applicant Mailing Address: PO Box 857

2. General location of property: In Municipal Limits _____ Outside Municipal Limits

3. Legal description of property to be served, including pictures of said property:

Block 6 Lot 18 BLACK DIAMOND PRK

4. Any outside the Municipal Limits water service shall provide as built maps and/or blueprints, pictures together with the individual plans and specifications. All water service installations made by the applicant shall be furnished to the City in a format acceptable to the City Council.

5. Street address of property to be served:

6. Proposed use of property or structure: PRIMARY USE

7. Description of type of structure to be placed on property (example: modular home, stick built home, duplex, etc.)

1 STORY CONSTRUCTION BOARD-STEEL

8. Number of taps desired: (Line sizing shall be calculated based on the fixture method from Uniform Plumbing Code). _____

STAFF USE

TAP FEES:

WATER TAP FEE DUE: \$ 4000.00

RECEIPT# 28356693 PT (200.00)

SEWER TAP FEE DUE: \$ 0

RECEIPT# N/A

REVOCABLE PERMIT:

A revocable permit is hereby granted this _____ day of _____, 20____ by the City of Walsenburg, Colorado for: water service _____, and sewer service _____ for the use at the property specified in the application, and for the uses at the property specified in the application, and for the uses listed, all in accordance with the terms and conditions of this agreement.

Dated: _____

Mayor

City Clerk

Water Department Manager

ROUTING:

INITIAL

DATE

Utility clerk:

AB

8-20-14

Inside Water:

Inside Sewer:

Outside Water:

Outside Sewer:

Building Insp.:

Committee:

Septic Permit (if applicable) _____

CITY OF WALSENBURG
Application for Utility Services

I request the following services from the City of Walsenburg: Natural Gas Water Sewer

Name of Applicant Douglas Sysol

At the following Service Address Lot 18 Block 6 PO Box 857

Billing Address (if different from the service address) _____

Previous Address _____ City WALSENBURG State CO Zip 81089

Please indicate preferred method of contact Business Phone _____

Home Phone _____ Cell Phone _____ Email _____

Place of employment _____ Phone _____

~~Spouse's~~ Name FRED Sysol BROTHER 734-7713262 Joe Sysol - BROTHER
734 323 4762

Place of Employment _____ Work Phone _____

Primary Applicant's Social Security Number 369 42 5100

CHECK IF:
 A third party will be responsible for bill payment. Name of third party: Joe Sysol - FRED Sysol

Student: Name of School: _____ Phone _____

Address _____ Phone _____

OWN RENT Landlord's Name _____

Landlord Contact Information _____

At least one acceptable form of government issued identification with photo is required:

Valid Driver's License _____

Valid Colorado Photo ID Card _____

Valid Passport _____

Valid U.S. Military or Coast Guard ID: _____

Native American Tribal Identification: _____

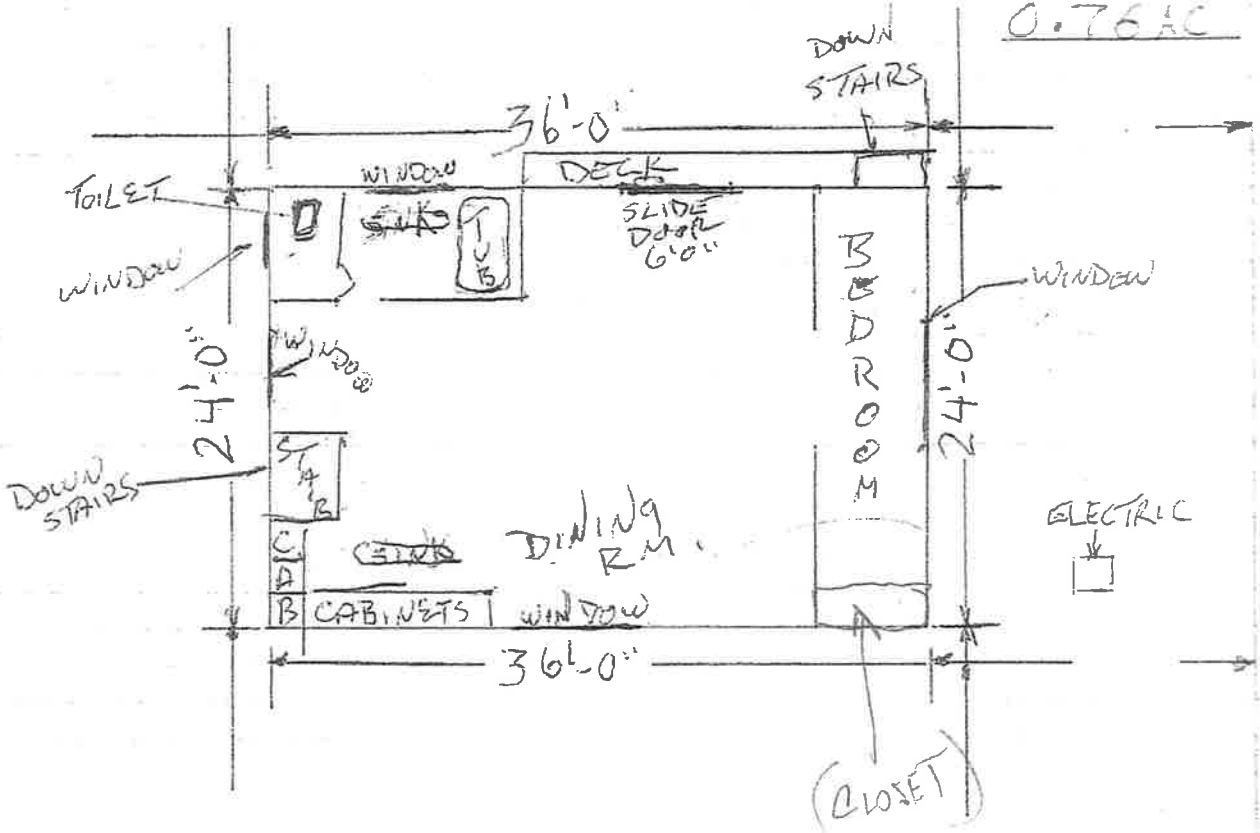
Other: _____

DRAIN DITCH 135.0 FT

BLOCK 6

LOT 3

0.76 AC



GRAVEL ROAD

[Print](#) | [Close Window](#)

Subject: RE: Congressman Tipton/Huerfano County Issue
From: john@huerfano.us
Date: Wed, Dec 03, 2014 8:53 am
To: "Fitzgerald, Doug" <Doug.Fitzgerald@mail.house.gov>, "schannel@huerfano.us" <schannel@huerfano.us>
Cc: "Art Bobian" <artbobian@hotmail.com>, "Ray Garcia" <ergarcia69@hotmail.com>, "Max Vezzani" <vezzani28co@aol.com>, "Gerald Cisneros" <gcisneros.1989@gmail.com>
Attach: image001.png
image002.png
image003.png
image004.png
image005.png

Doug -

Huerfano County has land use regulations that contain conditions that must be met before a building permit will be issued. Mr. Sysol went through the process and received a building permit. Mr. Sysol had a hard time understanding the requirements but did finally get the permit. Huerfano County does not enforce covenants for subdivisions. However, I think you will find that most covenants are enforceable and Mr. Sysol should have been aware of the restrictions set forth on the property he purchased.

If you have questions, please do not hesitate to contact me.

John Galusha
Huerfano County Administrator
719-738-3000 ext 110

----- Original Message -----

Subject: Congressman Tipton/Huerfano County Issue
From: "Fitzgerald, Doug" <Doug.Fitzgerald@mail.house.gov>
Date: Tue, December 02, 2014 11:43 am
To: "schannel@huerfano.us" <schannel@huerfano.us>
Cc: "john@huerfano.us" <john@huerfano.us>

Mr. Channel:

Mr. Doug Sysol has contacted Congressman Tipton's Pueblo office regarding issues pertaining to Huerfano County land use and regulations.

Since the issues brought forth by Mr. Sysol are beyond the jurisdiction of the Federal government and its agencies, I am forwarding his concerns to your office for a response you deem appropriate.

Any information or assistance you can provide Mr. Sysol would be greatly appreciated.

Thank you for your time and attention to this matter.

[Print](#) | [Close Window](#)

Subject: [FWD: Congressman Tipton/Huerfano County Issue]

From: schannel@huerfano.us

Date: Tue, Dec 02, 2014 1:33 pm

To: "John Galusha" <john@huerfano.us>, "Max Vezzani" <Vezzani28CO@aol.com>, "Art Bobian" <artbobian@hotmail.com>, "Ray Garcia" <ergarcia69@hotmail.com>

Attach: image001.png

image002.png

image003.png

image004.png

image005.png

DougSysol_HuerfanoCounty_12_02_14.pdf

I'm not sure how to respond to the following?

I have issued a building permit to construct a house based on a set of garage plan Mr. Sysol modified to meet the County's minimum requirements for a single family dwelling. It's my understanding the design does not meet the minimum square footage requirements of the subdivision covenants. He insisted on the permit being issued regardless of the homeowners concerns.

Steve Channel
Land use Office
Huerfano County Government
(719) 738-1220 ext. 103

----- Original Message -----

Subject: Congressman Tipton/Huerfano County Issue

From: "Fitzgerald, Doug" <Doug.Fitzgerald@mail.house.gov>

Date: Tue, December 02, 2014 11:43 am

To: "schannel@huerfano.us" <schannel@huerfano.us>

Cc: "john@huerfano.us" <john@huerfano.us>

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Any information or assistance you can provide Mr. Sysol would be greatly appreciated.

Thank you for your time and attention to this matter.



Privacy Authorization Form

(The Privacy Act of 1974 prevents agencies from releasing information about you to anyone without your written consent. Therefore, our office must have your written authorization before we can initiate an inquiry with a federal agency on your behalf)

CONSTITUENT FULL NAME: Douglas Henry Sysol

TODAY'S DATE: 12-02-2014 CONTACT- TELEPHONE: 7026869244

DATE OF BIRTH: 02-25-1942 SSN: 369 42 5100

CURRENT ADDRESS: P.O. Box 857 -

CURRENT CITY/STATE/ZIP: WALDENBURG, CO. 81089

CONTACT- EMAIL: Doug Sysol @ GMAIL.COM

AGENCY INVOLVED: _____ CASE/CLAIM NO.: _____

BRANCH/OF SERVICE: (If Applicable) U.S.A.F MILITARY RANK: (If Applicable) A3C

Douglas H. Sysol hereby request and authorize the individual and/or
(signed name)

agency listed herein to release any and all information in my name and in my records to:

Congressman Scott R. Tipton, CO-3rd CD

Attn: Constituent Services

503 N. Main Street,
Suite 658
Pueblo, CO 81003

609 Main Street,
#105 Box 11
Alamosa, CO 81101

225 North 5th Street
Suite 702
Grand Junction, CO 81501

#2 West Main St.
Cortez, Co 81321

Phone: 719.542.1073
Fax: 719.542.1127

Phone: 719.587.5105
Fax: 719.587.5137

Phone: 970.241.2499
Fax: 970.241.3053

Phone: 970.565.7383
Fax: 970.565.7631

(Please send or fax the form to the district office closest to you to ensure timely correspondence)

If you are working with another Congressional or Federal office, please indicate which:

Please also provide a brief description of your concern and how you would like Congressman Tipton to help you. Attach any other relevant documentation to help us assist you.

CONSTANT HARASMENT, THREATS TO EVICT DOUG
LOSS OF PERSONAL EQUIPMENT LOSS OF MY
PERSONAL R.V. TRAILOR AS THREATED TO GET RID
OF FROM JOE HICK; STEVE THE INSPECTOR
TOLD ME EACH PERMIT ONE AT A TIME. ALSO
CAUSED ME TO B BEHIND SCHEDULE TO FINISH

 **Black Diamond Park**

Homeowner's Association, Inc.

September 10, 2014

Black Diamond Park HOA Proposed Annual Budget

EXPENSES

Snow removal	\$1500
Landscaping/common area maintenance/utilities	\$6000
Insurance	\$800
Accounting/Legal/HOA Business	\$4000
Total Projected Expenses	\$12,300

Any budget surplus funds shall be placed into a Reserve fund

INCOME

Annual HOA dues for improved Lots	\$300 (\$1500 total)
Annual HOA dues for vacant Lots	\$75 (\$11,625 total)
Total Income	\$13,125

Huerfano County Officials,

As president of the Board of Directors for the Black Diamond Park Homeowner's Association, I would like to send notice of violations that are occurring within Black Diamond Park.

Doug Sysol, owner of Block 6, Lot 18, is violating the Declarations governing the Association in the following ways:

He has parked a camper-style trailer on his Lot for approximately two years, and has been living in the trailer for an extended time. These are both violations of the section of Declarations found on page 12, Paragraph C.

To our knowledge, he did not submit his construction plans to the Architectural Review Committee (ARC) prior to starting construction. If he received written approval from anyone claiming to be the ARC, the Board of Directors requests a copy of such written approval. Please see Page 4, Paragraph B of the Declarations.

My understanding is that he is construction a structure that is less than 700 square feet. His Lot is .76 acres, which requires a minimum residence size of 1500 square feet per the Declarations- see Page 13 Paragraph I.

Because of these violations, the Board of Directors, on behalf of the Black Diamond Park Homeowner's Association, would like Doug and his trailer to be evicted from the Property, and a stop-work order issued to halt all further construction at the site until Mr. Sysol comes into compliance with the Declarations and receives approval from the ARC. I am on the ARC so all correspondence from Sysol can be directed to me. My contact information is below.

Thanks for your assistance with these violations.

Sincerely,

Joe Hicks

President, Black Diamond Park Homeowner's Association and member of the ARC

720-560-1211

joehicksdenver@gmail.com



Black Diamond Park

To: Black Diamond Park Owners
From: Joe and Andy Hicks, doing business as Black Diamond Park LP
Date: 09/10/2014
Subject: Update on BDP and Recent purchase of Lots

Dear BDP Owners,

Hello from Joe Hicks and Andy Hicks! We are Denver residents that recently purchased 82 lots from Legacy Bank in Black Diamond Park.

Legacy Bank took ownership of these lots from Mr. McEntee's company Black Diamond Park, LLC, the original developer, in March 2013 via foreclosure, and we purchased 82 lots from Legacy in June 2014.

We would like to help the community come together to get the HOA up and running properly. To do that we have formed a board of directors that is initially comprised of Joe and Andy Hicks and Fred Ortiz. The Board will move to create an operating budget and establish HOA dues, propose ideas and concerns, and get the Park Preserve and Roads in the proper HOA entity. We have engaged an attorney to help finish the process as written in the original Declarations.

Enclosed with this letter is the notice of the Association's first annual meeting. We plan to address the items set forth in the attached agenda and discuss any other concerns/ideas owners have moving forward including:

- Park Preserve and Roads put under the Ownership of the new HOA
- Identify any deferred maintenance issues (front gate, grading)

For our land sales we have hired locals to help facilitate that; Donna Pennington (our neighbor to the east) who will assist with sales and grounds maintenance, Lori Cordova with Bachman and Associates, and Maria Lopez Harper with Werner Realty. Should you have interest in purchasing additional lots you can reach out to us personally to discuss or visit www.blackdiamondparkco.com. Andy Hicks is a licensed real estate broker and can help with sales, if any current owners would like to purchase additional lots please deal directly with Andy for the best terms.

Sincerely,

Joe and Andy Hicks

Joe: 720-560-1211

Andy: 303-808-2217

blackdiamondparkco@gmail.com

**Huerfano County
Land Use Department
401 Main Street, Suite 103
Walsenburg, Colorado 81089
719-738-1220 ext. 103**



HUERFANO COUNTY ADDRESS ASSIGNMENT
FOR INTERNAL USE ONLY

New Assignment: Change of Assignment: Verification of Address:

Address Information:

Property owner: Douglas H. Sysol

New Address: 65 Rocky Mountain Drive

Development: Black Diamond Park

Block & Lot: Block 6, Lot 18

Post Office: Walsenburg

Notification Process:

Copy sent to County Clerk's Office: Yes No Permit No:

14-115

Copy sent to County Dispatch : Yes No Voting Dist:

N/A

Copy sent to County Assessor: Yes No Schedule No:

163142

Other Notification(s) made: _____

Are changes to the Locator Range required: Yes: No:

New Range: High Number:

--

 Low Number:

--

Location:
X: Y: Latitude: N 37.61294° Longitude: W 104.81794°

Logic used for Assignment: _____

Steve Channel

December 4, 2014

Building Inspector & Land Use Enforcement Officer

Date:

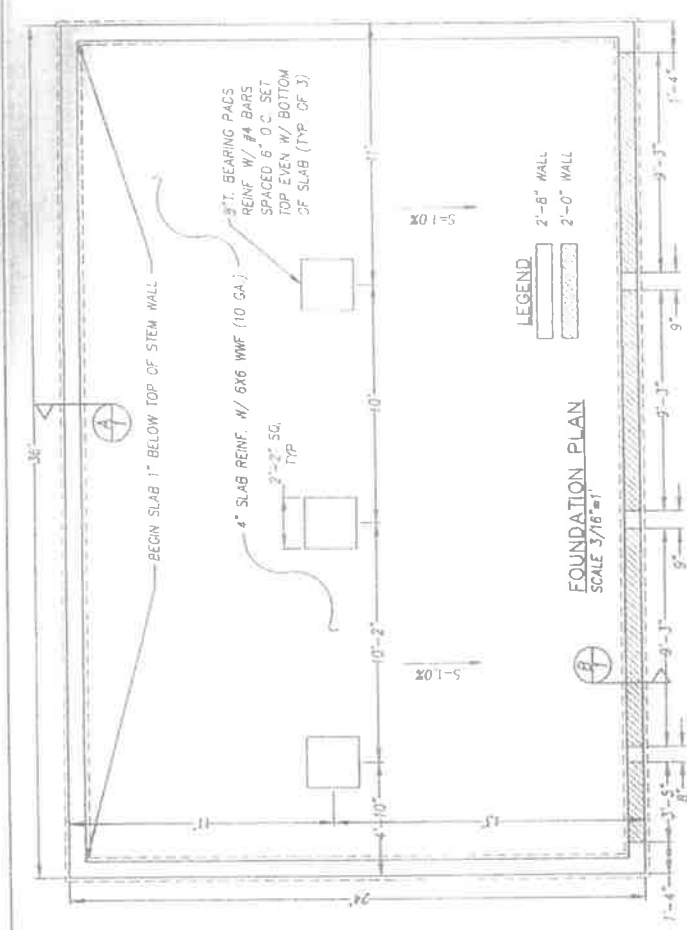
1-800-922-1987
 2007-2008 EDITION
 INTERNATIONAL BUILDING CODE

NO.	REVISIONS	DATE

PROJECT: ROBERT D. JIST, P.E.
 719-845-1566
 JIST Architectural & Engineering Inc.

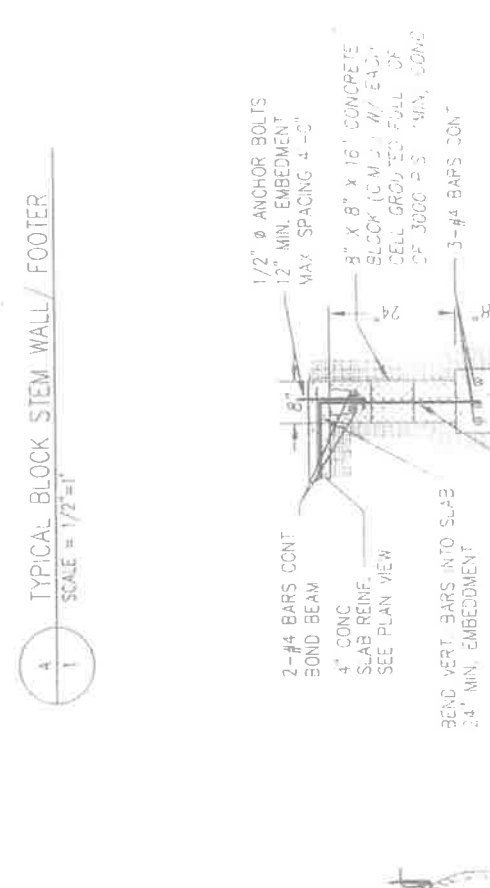
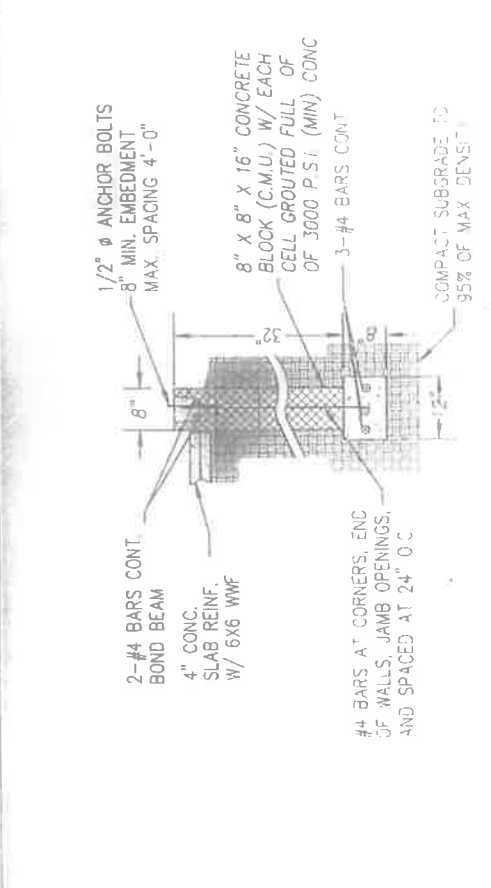
FOUNDATION PLAN
 PROBABLY GARAGE
 LOT # 140249 SUB
 BLACK DIAMOND SUB
 WALSHEBURG
 DUNC SYCOL

DATE: AUGUST 13, 2014	AS SHOWN
SCALE: AS SHOWN	FNDPLAN

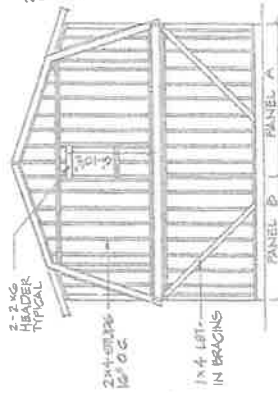


STRUCTURAL NOTES:

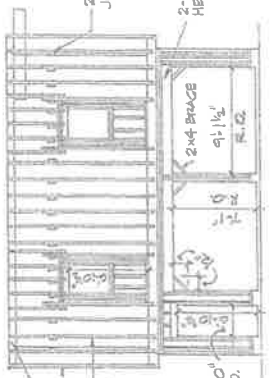
- DESIGN LOADS:
 (a) CODE: IRC, 2009 EDITION
 (b) LIVE LOADS USED IN THE DESIGN: ROOF-40 P.S.F.
- CONCRETE:
 (1) CONCRETE SHALL DEVELOP A MIN. 3,000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS
- REINFORCING STEEL:
 (a) REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS IN ACCORDANCE WITH THE LATEST A.S.T.M. SPECIFICATIONS
 (b) IF NEEDED, SPACE BARS 2'-0" MAX. AND MAKE ALL BARS CONT. AROUND CORNERS
 (c) REINFORCING PROTECTION
 (1) CONCRETE POURED AGAINST EARTH SHALL HAVE 3" MIN. MINIMUM CLEARANCE
 (2) CONCRETE POURED IN FORMS BUT EXPOSED TO EARTH SHALL HAVE 1 1/2" MIN. MINIMUM CLEARANCE
 (3) INSTALL CONCRETE ENCASED ELECTRODE (2" LONG #4 BAR) NEAR POWER CENTER
- THE PLAN VIEW DIMENSIONS SHOWN WERE OBTAINED FROM THE OWNER'S CONSTRUCTION DRAWING. THEREFORE, THE ENGINEER IS NOT LIABLE FOR THE DIMENSIONS SHOWN. THE OWNER SHOULD VERIFY BEFORE AND AFTER FIELD STAKING THE DIMENSIONS SHOWN.
- BOTTOM OF ALL FOOTINGS TO BE A MINIMUM OF 3" BELOW FINISHED GRADE.
- THE OWNER ELECTED TO NOT OBTAIN A GEOTECHNICAL INVESTIGATION AND FOUNDATION REPORT. THE ENGINEER ASSUMED AN ALLOWABLE SOIL BEARING OF 1,500 PSF FOR THIS PROJECT. THE ENGINEER IS NOT RESPONSIBLE FOR PROBLEMS ARISING FROM SWELLING, COLLAPSING OR POOR QUALITY SUBGRADE SOILS. THE ENGINEER SHOULD BE CONTACTED IF THESE CONDITIONS ARE EVIDENT DURING THE FOUNDATION CONSTRUCTION.
- ALL SUBGRADE SOILS SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY PRIOR TO ANY FOUNDATION CONSTRUCTION.
- STRUCTURAL MASONRY:
 (a) HOLLOW LOAD-BEARING CONCRETE MASONRY SHALL BE LIGHTWEIGHT UNITS CONFORMING TO ASTM C90, GRADE NI, MIN. COMPRESSIVE STRENGTH 1500 P.S.I., BASED ON AVE. NET AREA. MORTAR SHALL BE TYPE S CONFORMING TO ASTM C270-08 (1984) MASONRY CEMENT SHALL NOT BE USED. AGGREGATE USED IN THE GROUT SHALL PASS A #16 SCREEN AND ALL CELL GROUTING SHALL BE PLACED BY VIBRATING. IF LIFTS EXCEED FOUR (4) FEET IN HEIGHT, CLEAN-OUT HOLES SHALL BE PROVIDED. PROVIDE FULL SHOWN MORTAR IN ALL HEAD AND BED JOINTS.



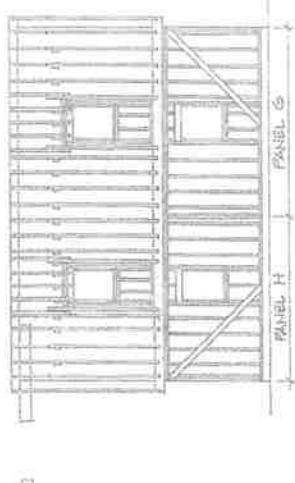
FRAMING ELEVATIONS



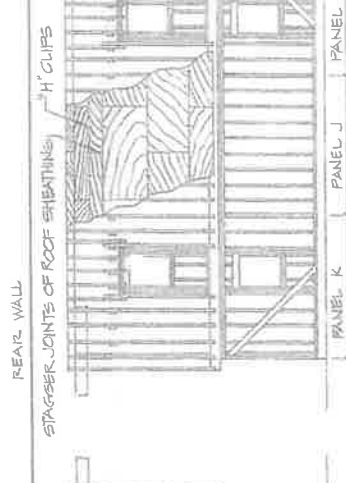
ALL MODELS' ENDWALL AT STAIR



24' x 26' MODEL FRONT WALL



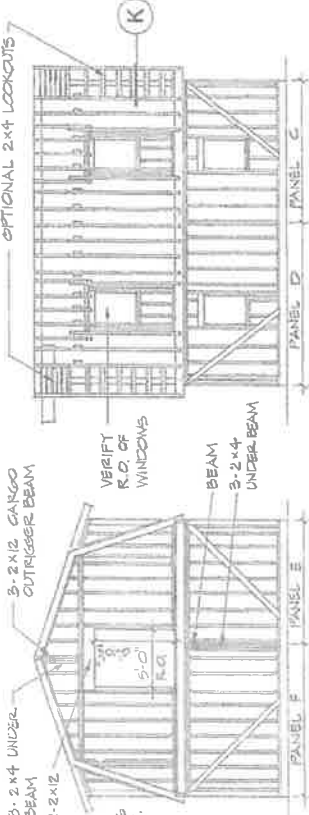
24' x 30' MODEL FRONT WALL



REAR WALL

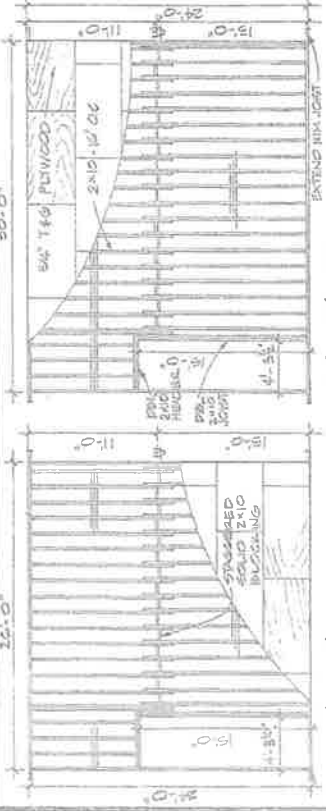
STAGGER JOINTS OF ROOF SHEATHING

H' CLIPS



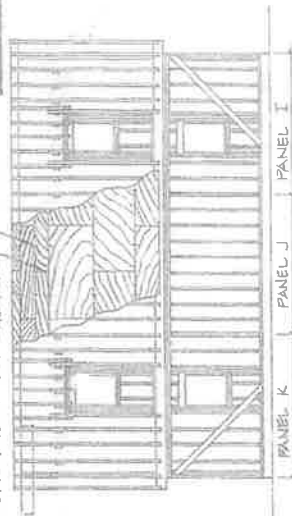
ALL MODELS' ENDWALL AT GABLE END

24' x 26' MODEL REAR WALL



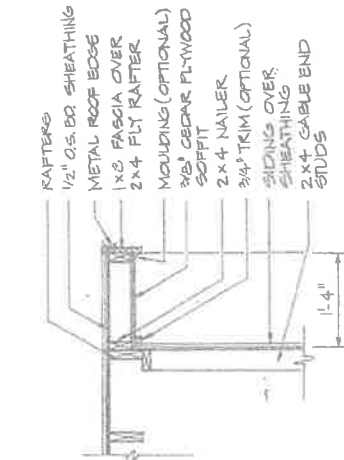
24' x 26' MODEL

24' x 30' MODEL

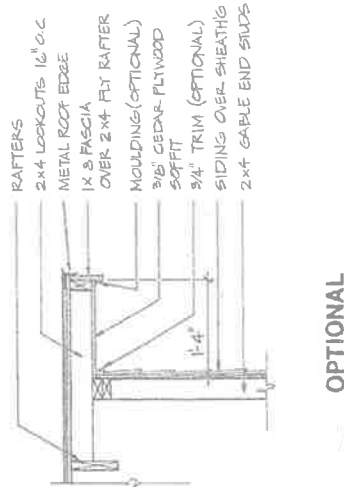


24' x 36' MODEL FRONT WALL

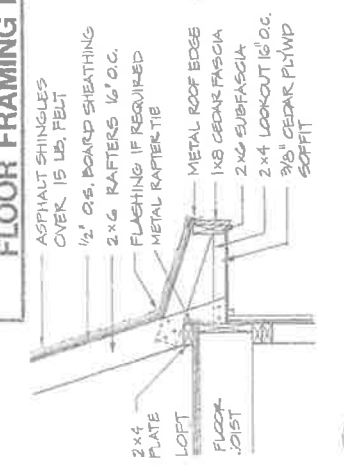
REAR WALL



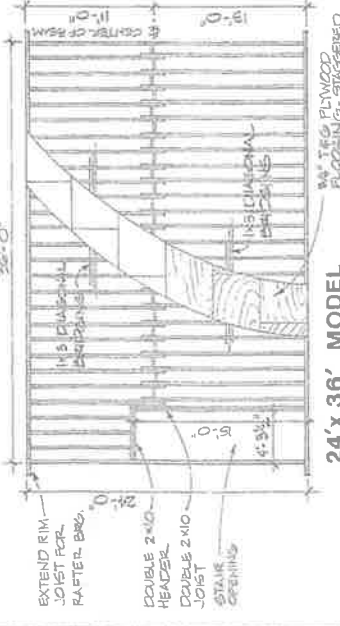
J DETAIL OF ROOF RAKE



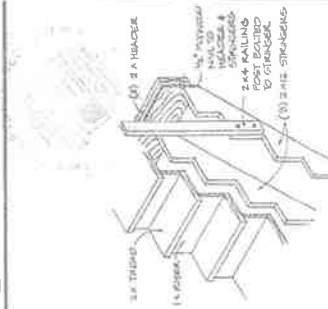
K OPTIONAL DETAIL RAKE



L DETAIL OF GAMBREL ROOF EAVE



FLOOR FRAMING PLAN

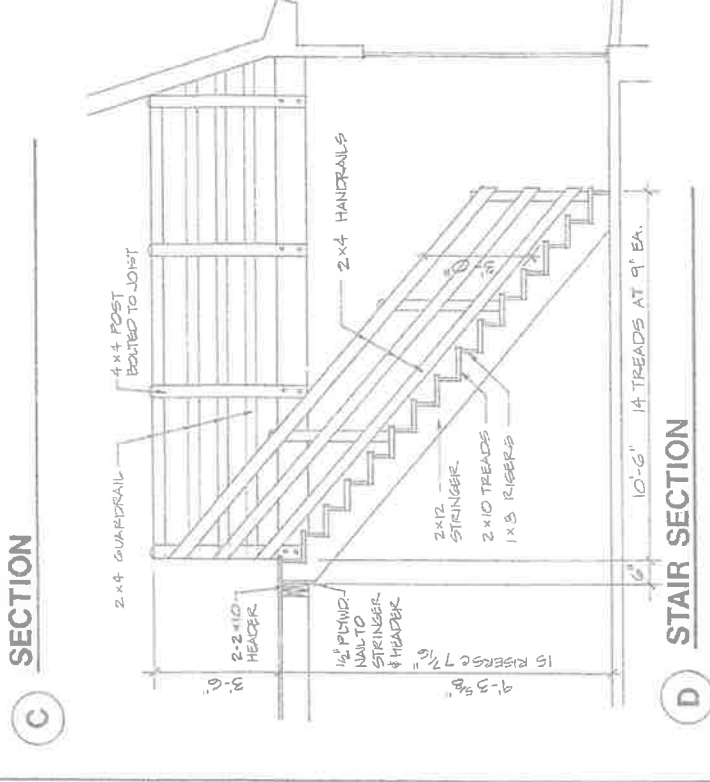
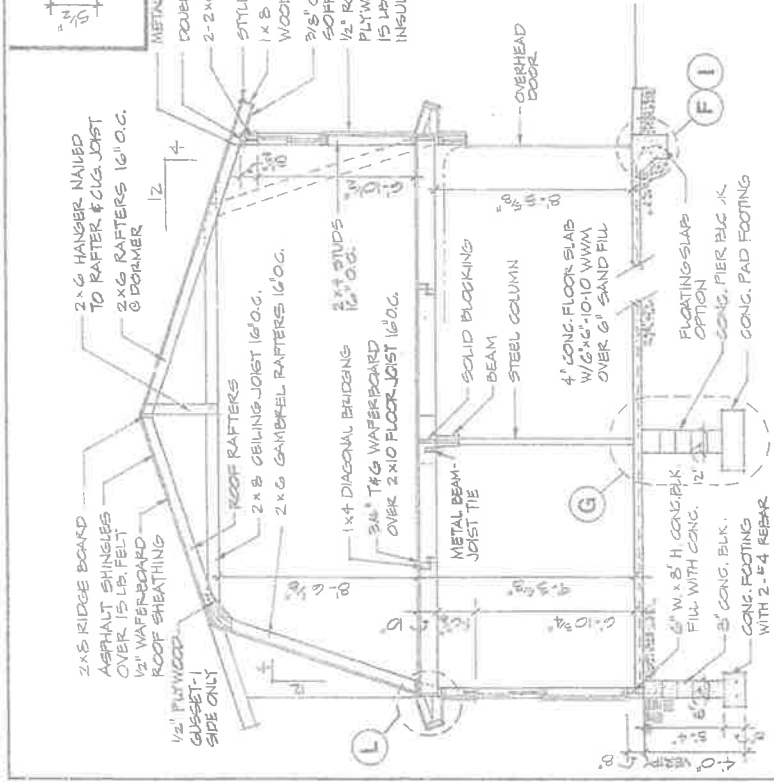
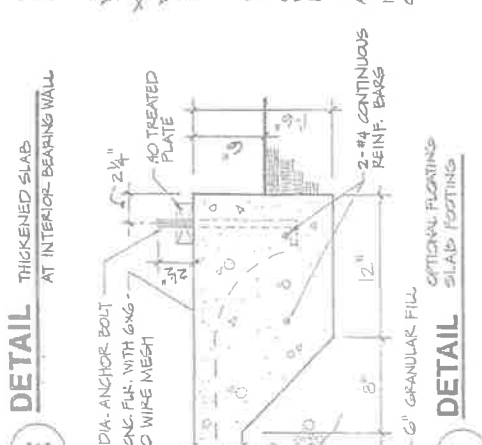
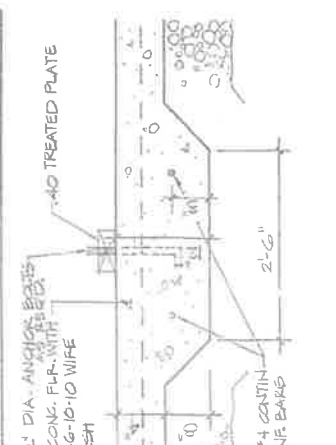
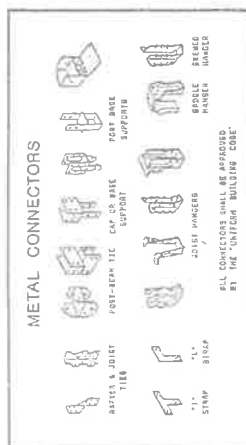
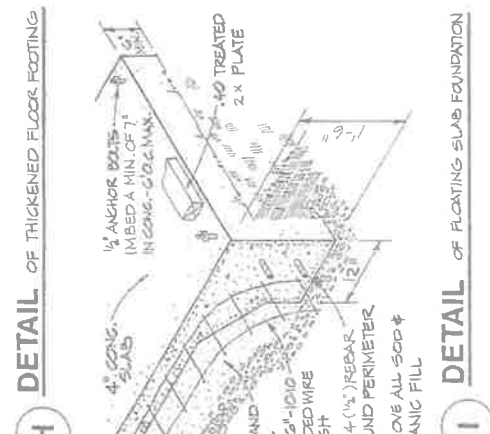
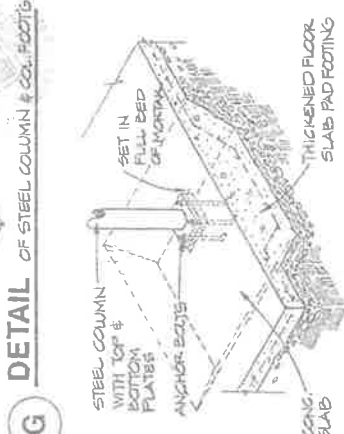
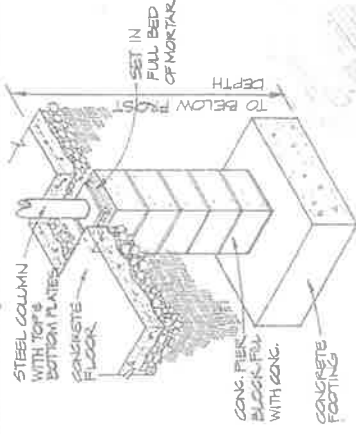
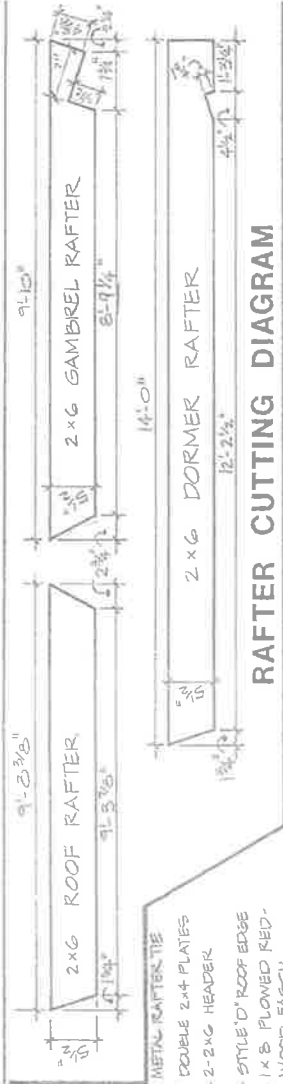


STAIR FRAMING

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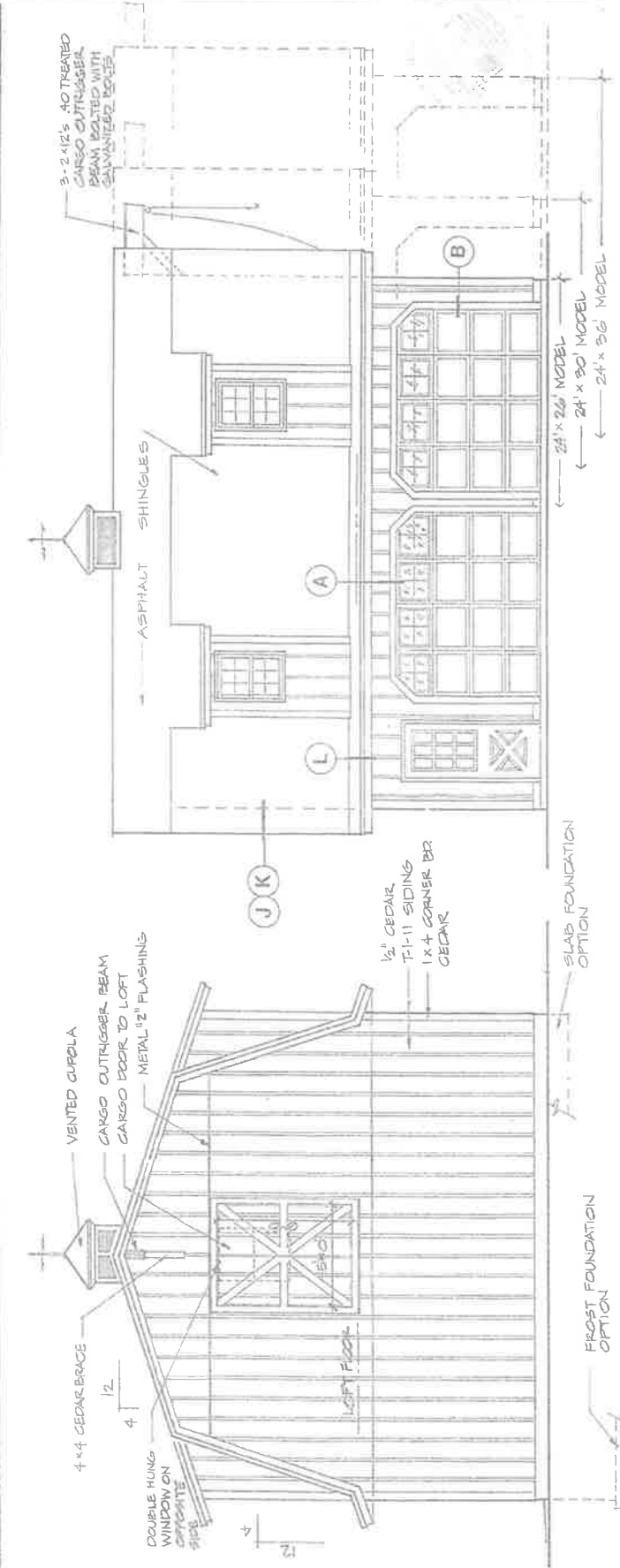
REVISIONS

B. ENR

107D-6003

SHEET

5 of 6

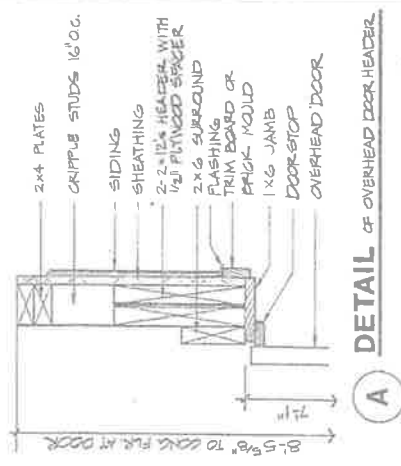


FRONT ELEVATION
ALL MODELS

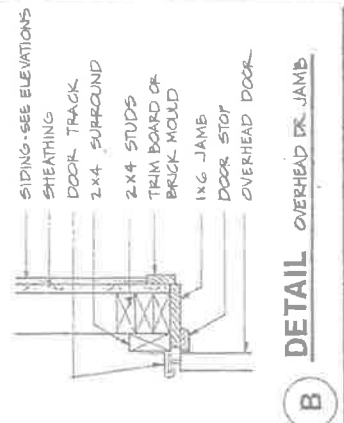
SIDE ELEVATION
ALL MODELS

REAR ELEVATION

WINDOW FRAMING
DOOR FRAMING SIMILAR



A **DETAIL OF OVERHEAD DOOR HEADER**



B **DETAIL OVERHEAD DOOR JAMB**

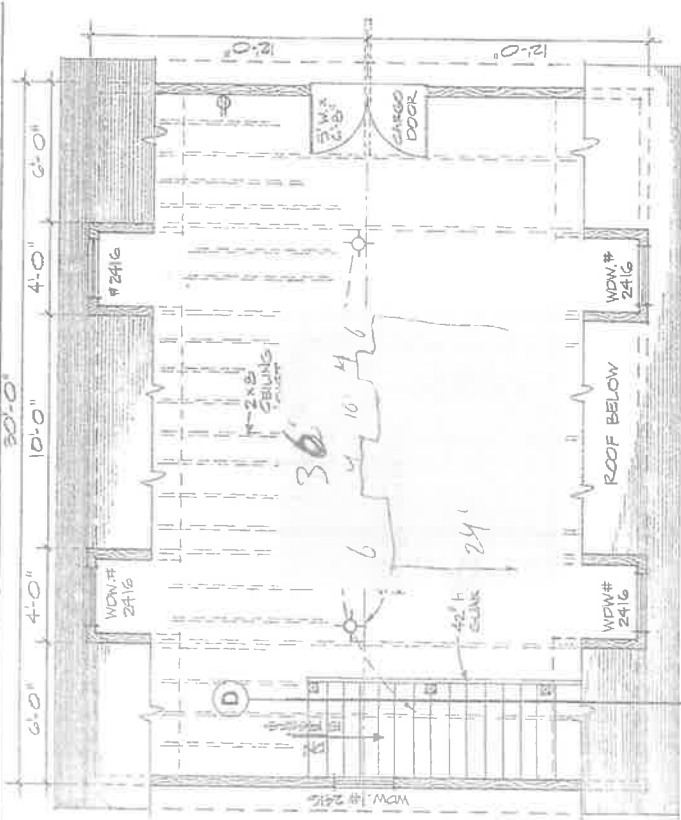
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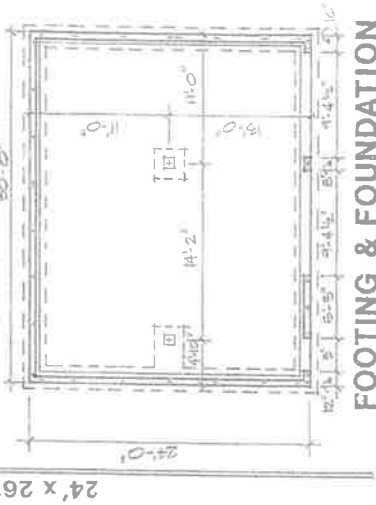
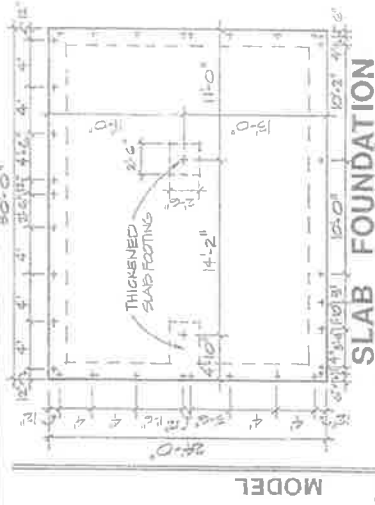
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107D-6003

SHEET
4 of 6



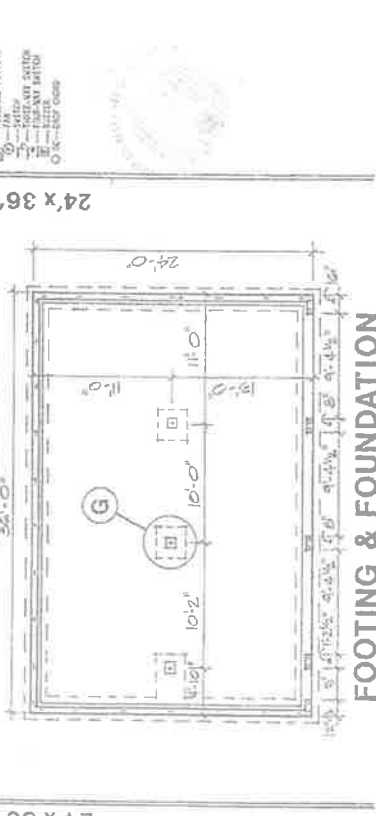
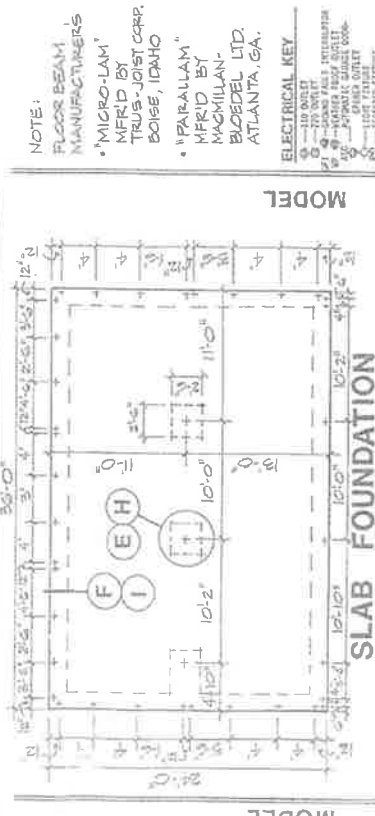
GARAGE FLOOR PLAN 24' x 30' MODEL

LOFT FLOOR PLAN 24' x 30' MODEL

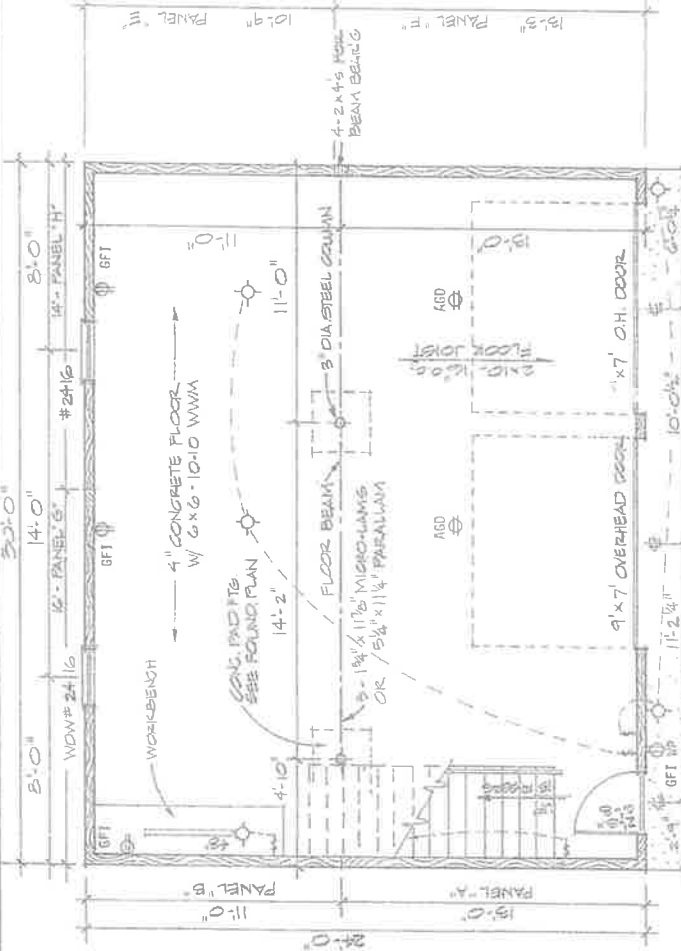


FOOTING & FOUNDATION

FOOTING & FOUNDATION



FOOTING & FOUNDATION

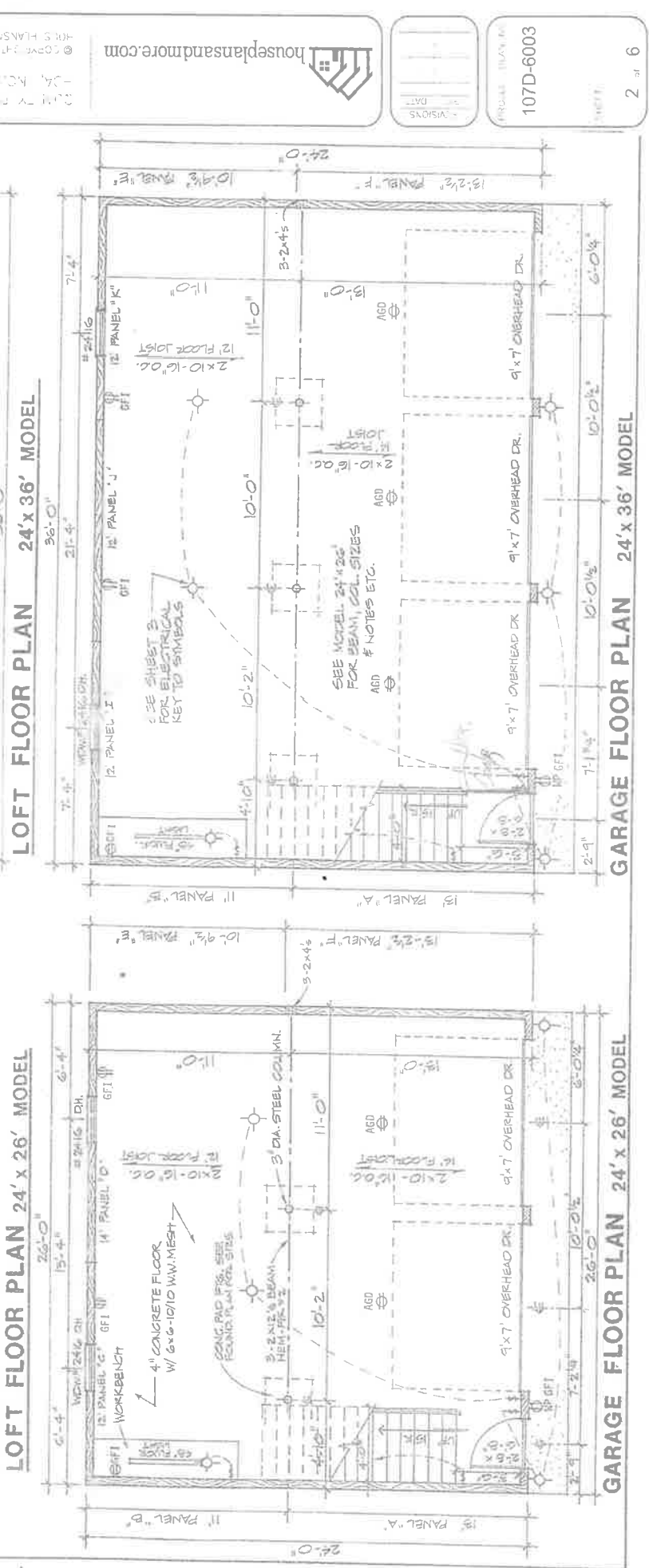
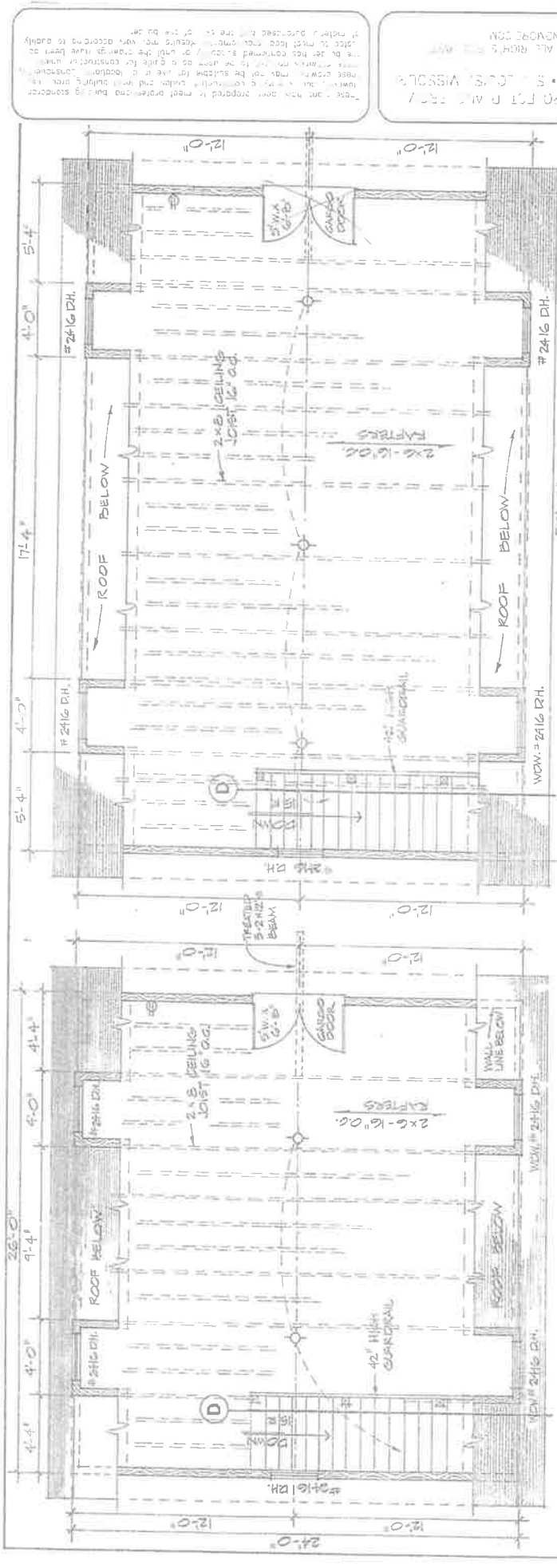


NOTE:
 FLOOR BEAM MANUFACTURERS
 • MICRO-LAM
 MFR'D BY TRUS-JOIST CORP. BOISE, IDAHO
 • PARALLAM
 MFR'D BY MACMILLAN-BLOEDEL LTD. ATLANTA, GA.

ELECTRICAL KEY
 ○ 120 VOLT
 ○ 240 VOLT
 ○ 20 AMPERE BREAKER
 ○ 15 AMPERE BREAKER
 ○ 10 AMPERE BREAKER
 ○ 5 AMPERE BREAKER
 ○ 15 AMPERE GFI
 ○ 20 AMPERE GFI
 ○ 30 AMPERE GFI
 ○ 40 AMPERE GFI
 ○ 50 AMPERE GFI
 ○ 60 AMPERE GFI
 ○ 70 AMPERE GFI
 ○ 80 AMPERE GFI
 ○ 90 AMPERE GFI
 ○ 100 AMPERE GFI

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