

**Subject:** Cuchara Mountain Park Estates  
**From:** Gary Place <gary@wstexas.com>  
**Date:** 9/26/2022, 3:39 PM  
**To:** stallman@huerfano.us

Sky -

I spoke with you last week in regards to my concerns about the plans of Jon Hoteling.

I own Lots 24 and 13.

I have attached a document with drawing to help explain the situation.

Please let me know if you have any questions or concerns.

Thanks,  
Gary Place  
214-876-7572

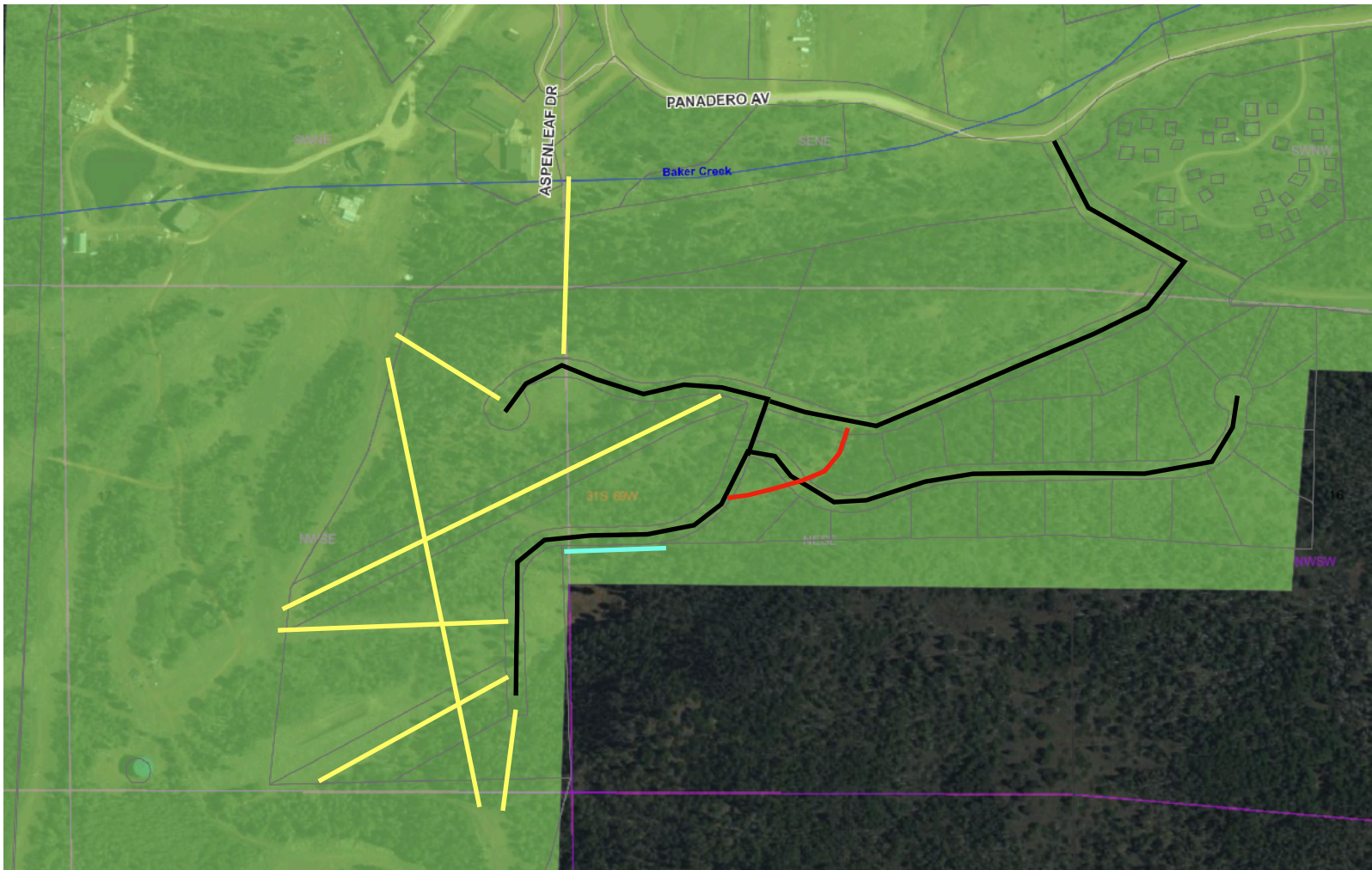
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— Attachments: —

Cuchara MTN park.pdf

5.4 MB

## Cuchara Mountain Park Estates



Black Line - Roads as originally plated.

Red Line - Existing easement through lots 24 and 25 (the existing trail) We would like removed once the road are completed as plated.

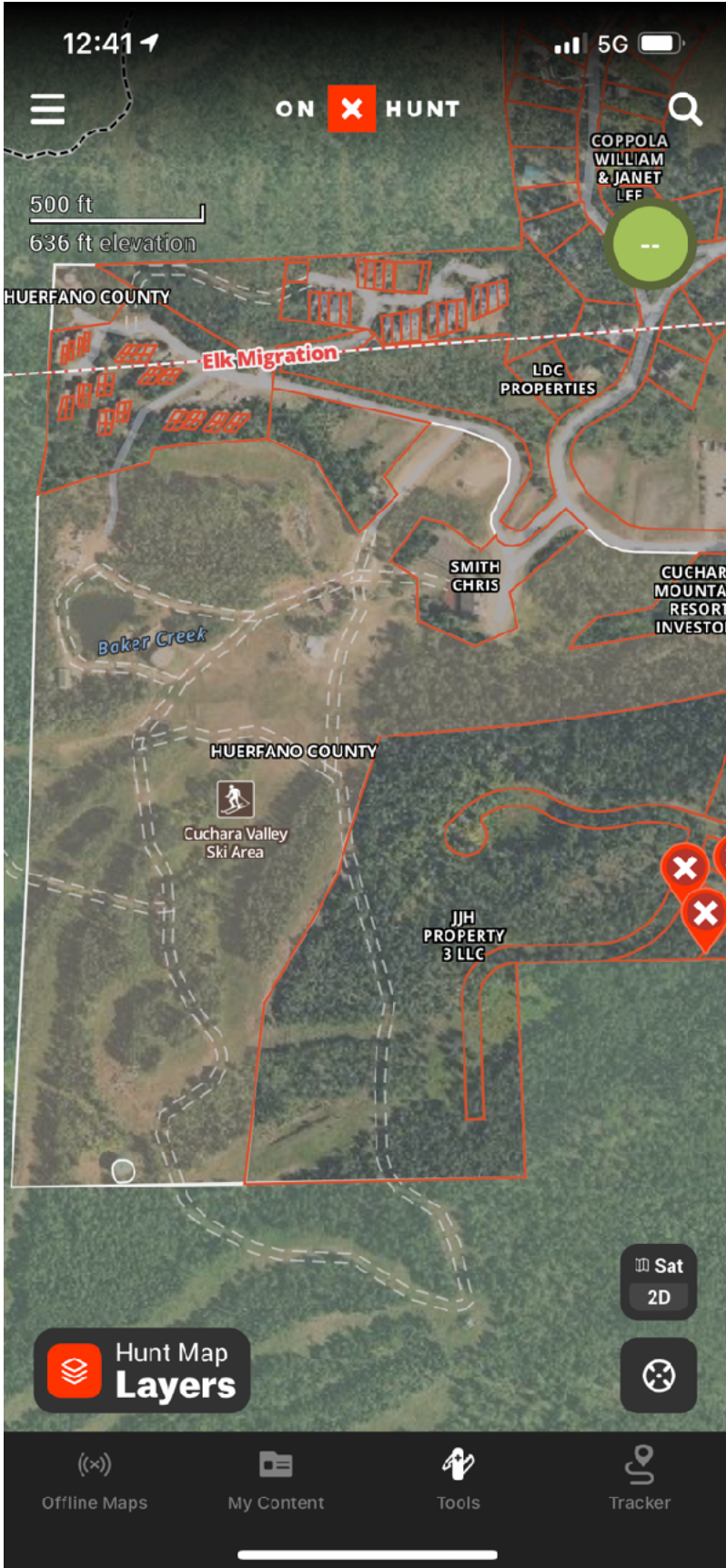
Blue Line - The original plated public access to the national forest. We would like kept in place.

Yellow Lines - Proposed easement options for access to Cuchara Mountain Park. The original plat shows 'HOA controlled open space'. We were told there is not longer an HOA. Not sure if this plated 'open space' or any existing utility easements could be used (negotiated for) for access.

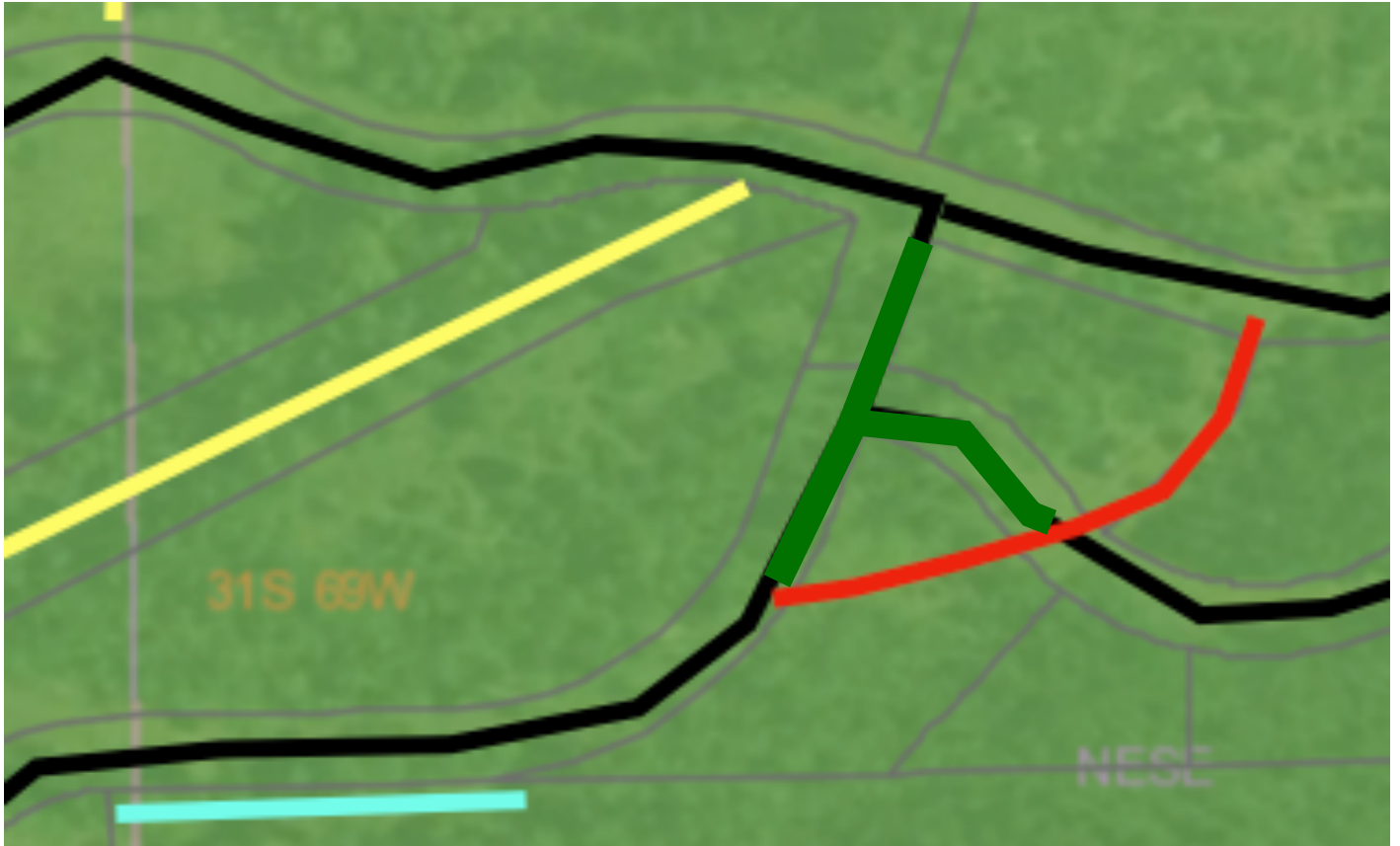
If possible, we would like to see at least one avenue of access to Cuchara Mountain Park remain.

We believe The County should negotiate access to Cuchara Mountain Park for Cuchara Mountain Park Estates, in exchange for Jon taking the existing plated county roads and/or allowing him to alter the subdivision as plated.

# Cuchara Mountain Park Estates



## Cuchara Mountain Park Estates

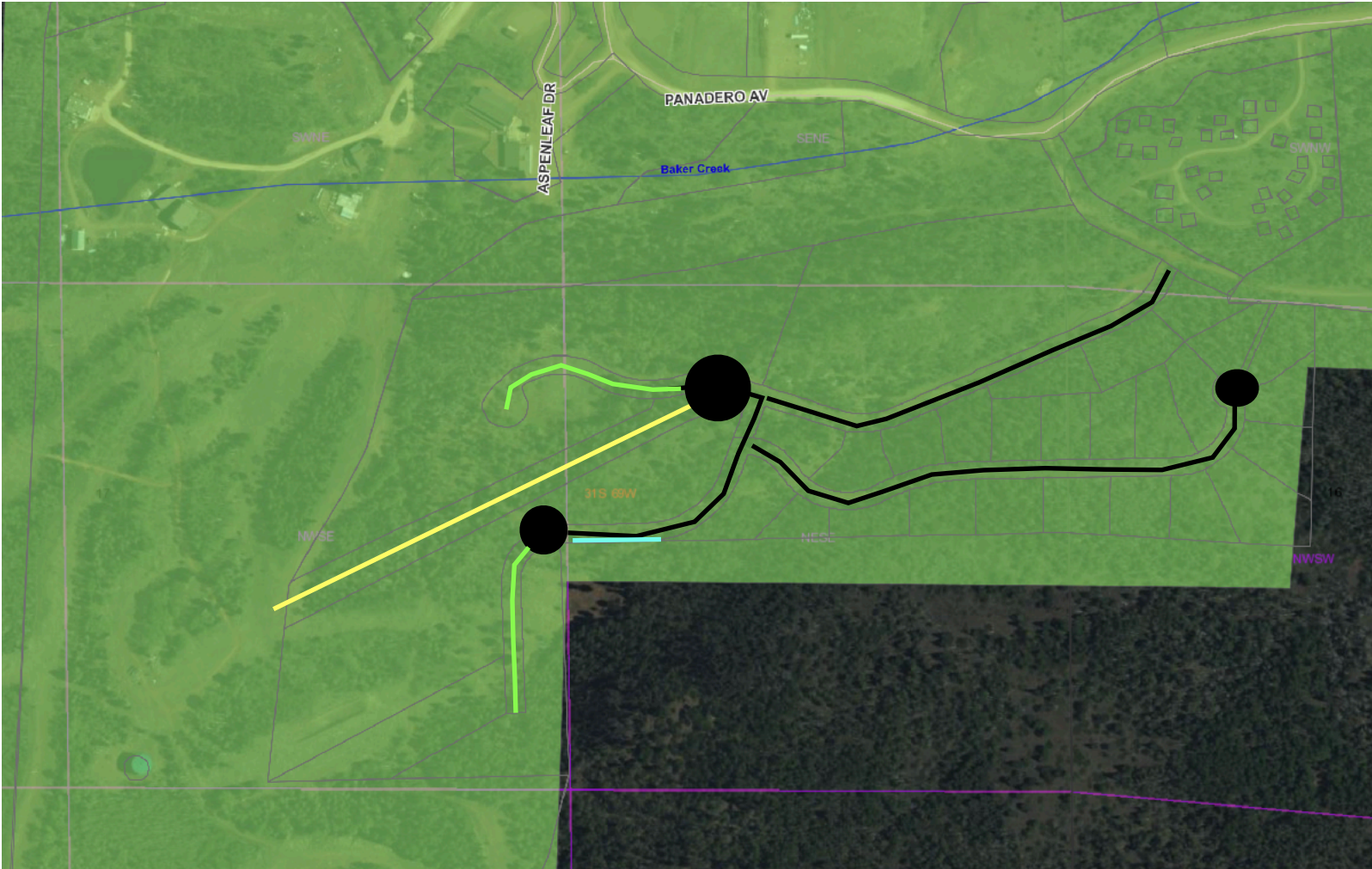


The portion of the plated road indicated in dark green is not completed. Thus the need for the access easement indicated in red.

Once the roads (dark green) are completed, we would like to have the easement through our properties removed, for it will not be necessary.

We suggest that if Jon wants to alter the original plat. At the very least, the county should negotiate for him to be responsible to complete the plated roads for his access as indicated by the dark green line.

# Cuchara Mountain Park Estates



We believe the county should negotiate access to Cuchara Mountain Park for Cuchara Mountain Park Estates, in exchange for the existing plated county roads (property) that Jon plans to take over ownership.

As indicated above: The county would give up the light green lines in exchange for the yellow line (or another agreed upon access for Cuchara Mountain Estates).

There are at least 25 other properties in this subdivision that would benefit from an easement through Jon's property to access Cuchara Mountain Park.

**Subject:** Re: Cuchara Mountain Park Estates -

**From:** Seb Delson <dasein211@yahoo.com>

**Date:** 9/30/2022, 5:51 AM

**To:** Gary Place <gary@wstexas.com>, stallman@huerfano.us

I'm in agreement with bringing roads into original plat as well.  
-Severo DeLeon IV

Sent from my iPhone

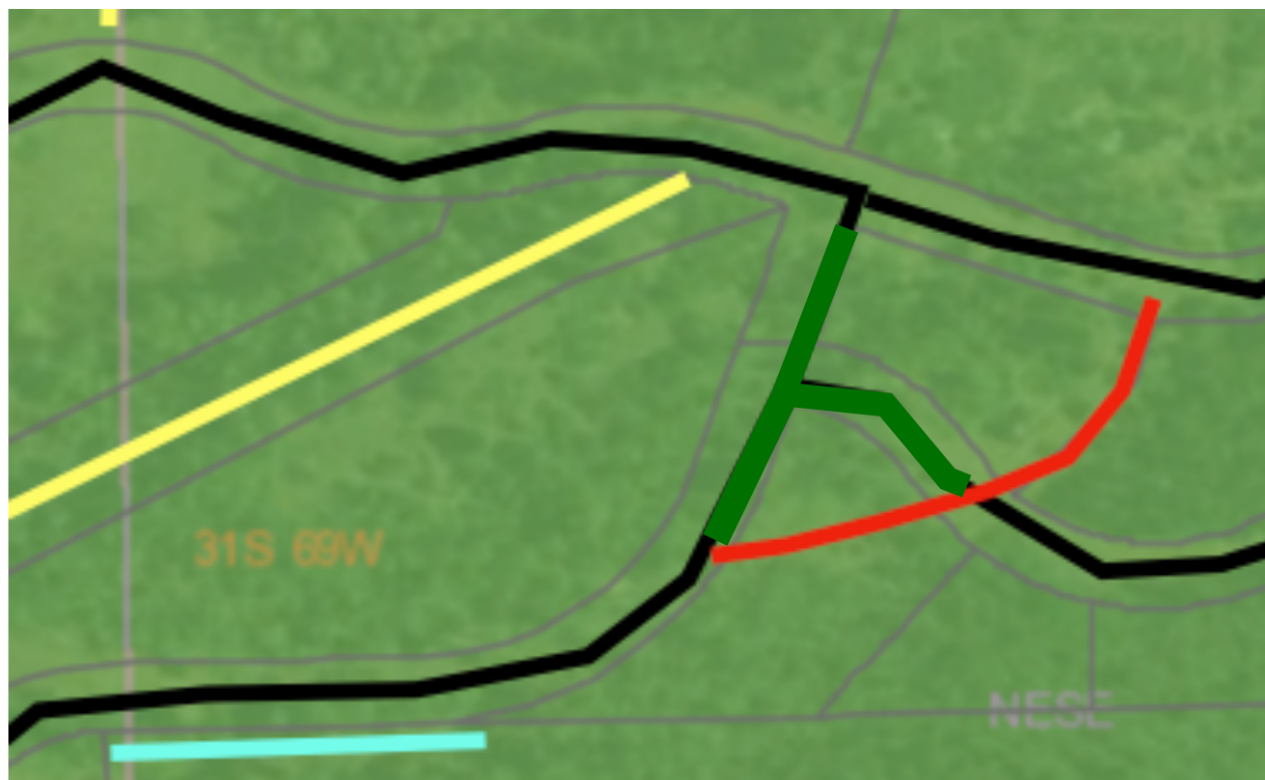
On Sep 27, 2022, at 1:56 PM, Gary Place <gary@wstexas.com> wrote:

— Screen Shot 2022-09-24 at 1.44.43 PM.png —



— Screen Shot 2022-09-27 at 2.46.24 PM.png —

Cuchara Mountain Park Estates



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Attachments:

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Screen Shot 2022-09-24 at 1.44.43 PM.png	137 KB
Screen Shot 2022-09-27 at 2.46.24 PM.png	1.2 MB

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