

MARIA LAKE GRAZING ASSOCIATION

7343 S. Alton Way, Suite 100
Centennial, CO 80112

March 28, 2024

Cheri Chamberlain (cchamberlain@huerfano.us)

Huerfano County
401 Main Street, Suite 304
Walsenburg, CO 81089

Cheri,

Thank you for the Plat Amendment Instructions and the General Land Use Application.

I'm enclosing the General Land Use Application along with an attachment which explains the requested Plat Amendment for Note 6 under General Notes.

I'm also enclosing a copy of the Maria Lake Subdivision which was approved in 2009 and a Preliminary Title Commitment for Parcel A that confirms the ownership of Maria Lake Grazing Association, LLC, which is owned 99% by Donald E. Siecke and 1% by Maria Lake Ranch Wetlands, LLC which I also own.

I'm uncertain of the required fees, but will have them paid immediately if you let me know the amount.

I've referenced my submittal as a Plat Correction. Please let me know if I need to modify my submittal or provide additional information.

Thanks for you help,

Donald Siecke



Huerfano County Land Use Department

401 Main Street, Suite 340, Attn: Land Use

Walsenburg, Colorado 81089

719-738-1220 ext. 103



GENERAL LAND USE APPLICATION

Application File No.: _____

Date Received: _____

Received by: _____

Fees due: _____ **Date Paid** _____

1. ACTION(S) REQUESTED:

- Conditional Use Permit
 - Conditional Use Permit / Marijuana
 - Conditional Use Permit/ Oil, Gas or Uranium Exploration and/or Development
 - Rezoning
 - Variance
 - Subdivision Exemption
 - Plat Amendment
 - Lot Consolidation
 - Plat Correction
 - Right-of-Way or Easement Vacation
 - Other Actions (specify): _____
- Sign Permit
 - Temporary Use Permit
 - H.B. 1041 Text Amendment
 - H.B. 1041 Development Permit
 - H.B. 1041 Flood Plain Exemption
- PUD and Subdivisions:
- Sketch Plan
 - Preliminary Plan
 - Final Plat / Subdivision Improvement Agreement
 - Appeal of Denied Application

2. APPLICANT AND OWNER INFORMATION:

Applicant Name: Donald E. Siecke and 100% Owned Entities

Applicant's Mailing Address: 7343 S. Alton Way, Suite 100, Centennial, CO 80112

Applicant's Telephone: 303-229-8300 Email: don@kelmoredevelopment.com

Name of Land Owner: Same as applicant

Land Owner's Mailing Address: _____

Land Owner's Telephone: _____ Email: _____

3. PERMIT DETAILS:

Detailed project description/Scope of Work: See Exhibit 1 Attached

Parcel Area: _____ Acres; Zoning District(s): _____

Parcel/Schedule Number(s): _____

Parcel Address (optional): _____

Current/Proposed Land use (see §1.05 of the Land Use Code): _____

GENERAL LAND USE APPLICATION

If project is in an HOA, HOA name: Maria Lake Subdivision Homeowners Association

If a Variance Request, please state the reason for the Variance(s): See Exhibit Attached

Is all or a portion of the subject land located in a 100-year flood plain area (see FEMA floodplain map), or are there areas with slopes in excess of twenty percent (20%)? YES NO NOT SURE

If YES, describe existing conditions: N/A

Value of proposed project: _____

Will the proposed project require any State or Federal permits? YES NO

If YES, please list all permits or approvals required: N/A

Additional pertinent information: _____

If a H.B. 1041 permit is required, for what matters of local concern and state interest? N/A

4. CERTIFICATION BY THE APPLICANT:

I hereby certify that this Application is made with full knowledge of the design standards, all fees, procedures, public hearing and meeting requirements contained in the Huerfano County Land Use Regulations. Furthermore, I understand that all conditional use permits are non-transferrable, unless specifically approved by the Huerfano County Board of County Commissioners. The Board of County Commissioners may impose permit transfer fees as it deems appropriate. All documents submitted may be subject to internet publishing.

Signature of Applicant:  Date: March 28, 2024

Printed name: Donald E. Siecke

5. ACTION (by the authorized permitting authority):

Final Approval

Conditional Approval

Denial

Name _____ Signature _____

Title _____ Date _____

Comments _____

MARIA LAKE SUBDIVISION
PLAT CORRECTION

March 28, 2024

Exhibit 1

The approved Maria Lake Subdivision Plat recorded July 16, 2009, included Note 6 which contains an error, under General Notes which reads:

Note 6 – Parcel A is for the purpose of Private Open Space, Drainage, Private Trails, and Public Utilities to be owned and maintained by the Maria Lake Subdivision Homeowners Association.

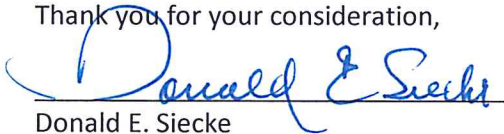
Parcel A largely consists of the approximately 250 acre Maria Lake including related water and storage rights, Road, utility and other easements are or will be separately recorded. Because Maria Lake owners are pursuing separate water initiatives to retain water in the Cucharas River Valley, ownership was always intended to and must remain in the name of Maria Lake Grazing Association, LLC, successor to Maria Lake Grazing Association, LLP

Accordingly, it is hereby requested that Note 6 be eliminated in its entirety and replaced by:

Parcel A, owned by Maria Lake Grazing Association , LLC, is for the purpose of Private Open Space, Drainage, Private Trails, and Public Utilities. Except for the Maria Lake area of Parcel A, the remainder of Parcel A will be maintained by Maria Lake Subdivision Homeowners Association.

The undersigned is currently the owner, directly through 100% owned entities, of 100% of the Maria Lake Subdivision.

Thank you for your consideration,


Donald E. Siecke