



## PLANNING COMMISSION REGULAR MEETING AGENDA

March 28, 2024 at 1:30 PM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

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### 10AM - WORKSHOP

- a. Draft Comprehensive Plan Review

### 1:30 PM - PUBLIC MEETING

Join via Google Meet: [meet.google.com/jtn-scsu-ecp](https://meet.google.com/jtn-scsu-ecp) | Meeting ID: jtn-scsu-ecp

#### 1. ROLL CALL

#### 2. PLEDGE OF ALLEGIANCE

#### 3. READING OF MINUTES

- a. Minutes from February 22, 2024 Meeting

#### 4. ACTION ITEMS

#### 5. LGD UPDATES

#### 6. OLD BUSINESS

#### 7. NEW BUSINESS

#### 8. DISCUSSIONS

- a. Dos Sueños - LU-23-040 - Plat Amendment
- b. Staff Updates

#### 9. ADJOURNMENT

#### 10. UPCOMING MEETINGS



## PLANNING COMMISSION MINUTES

February 22, 2024 at 1:30 PM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

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Join via Google Meet: | Meeting ID: jtn-scsu-ecp

### 1. ROLL CALL

PRESENT

Beaver Edmundson

Dale Lyons

Myrna Falk

Lonnie Brown

Lenna Rauber

Sandy White

### 2. PLEDGE OF ALLEGIANCE

### 3. READING OF MINUTES

a. Minutes from 01/25/2024

Motion to approve the minutes as presented.

Motion made by Brown, Seconded by Lyons.

Voting Yea: Edmundson, Lyons, Brown

Abstaining: Falk, Rauber

### 4. ACTION ITEMS

### 5. LGD UPDATES

Dale Lyons gave an update that discussion at recent Energy and Carbon Management Commission meetings has included carbon capture and carbon storage as a major topic.

### 6. OLD BUSINESS

a. Dos Sueños- LU-23-040- Plat Amendment

Commission met with BH2 Surveying. Staff confirmed that they were unable to locate a plat map with the lines drawn as they exist as present. Discussion and confirmation that the application will proceed using the plat amendment procedure with subdivision submittal requirements.

**7. NEW BUSINESS**

## a. Rodriguez- 20-027- Vacation

Staff presented application to the Commission. Discussion with the applicant on application and why this application was on hold.

Motion to schedule a public hearing for the April 11 Planning Commission Meeting made by Brown, Seconded by White.

Voting Yea: Edmundson, Lyons, Brown, White, Rauber

**8. DISCUSSIONS**

## a. Section 7 Regulations

Discussion on Section 7 Regulations to clarify certain sections for staff and BOCC. Discussion on portions of the existing regulations that are in conflict with state statute.

## b. Request for Joint Workshop with BOCC on Comprehensive Plan - March 19 at 1PM

Discussion on request from SE Group for joint workshop with PC and BOCC to present the draft comp plan. Commission had concerns that a joint workshop would blur the lines between the Planning Commissions role in adopting the Comp Plan and the BOCC's role in reviewing applications and setting regulations and policy. Commission requested staff schedule a presentation of the Comp Plan at a workshop on a Commission meeting day.

**9. ADJOURNMENT****10. UPCOMING MEETINGS**

# Huerfano County Land Use Department

401 Main Street, Suite 304  
Walsenburg, Colorado 81089  
719-738-1220, Ext. 506



Item 8a.

## Huerfano County Planning Commission Staff Report – Permit #23-040 Plat Amendment and Easement Vacation BH2 Meeting Type –Advisory, Tracts M1 and 6A Panadero Filing No. 3

Meeting Date: October 26, 2023

### Request

With this Application BH2 (the Applicant), on behalf of Dos Suenos Properties, LLC requests the following:

Plat Amendment pursuant to LUR Section §2.14 to create a total of eight parcels out of tracts M1 and Parcel 6A in Panadero Filing #3. The site is located on the north side of Panadero Ave and west of Panadero Loop. Tract M1 contains approximately 4.94 acres and Parcel A contains 6.5 acres. Applicant intends to develop or sell parcels. (Parcel Numbers 1218703 and 347050).

Vacation of utility easement along property line between M1 and 6A.

The subject property is zoned Urbanizing Residential. Minimum lot size in this zone is 1/2 acre. Zoning standards for this district are set forth in LUR Section §1.03.

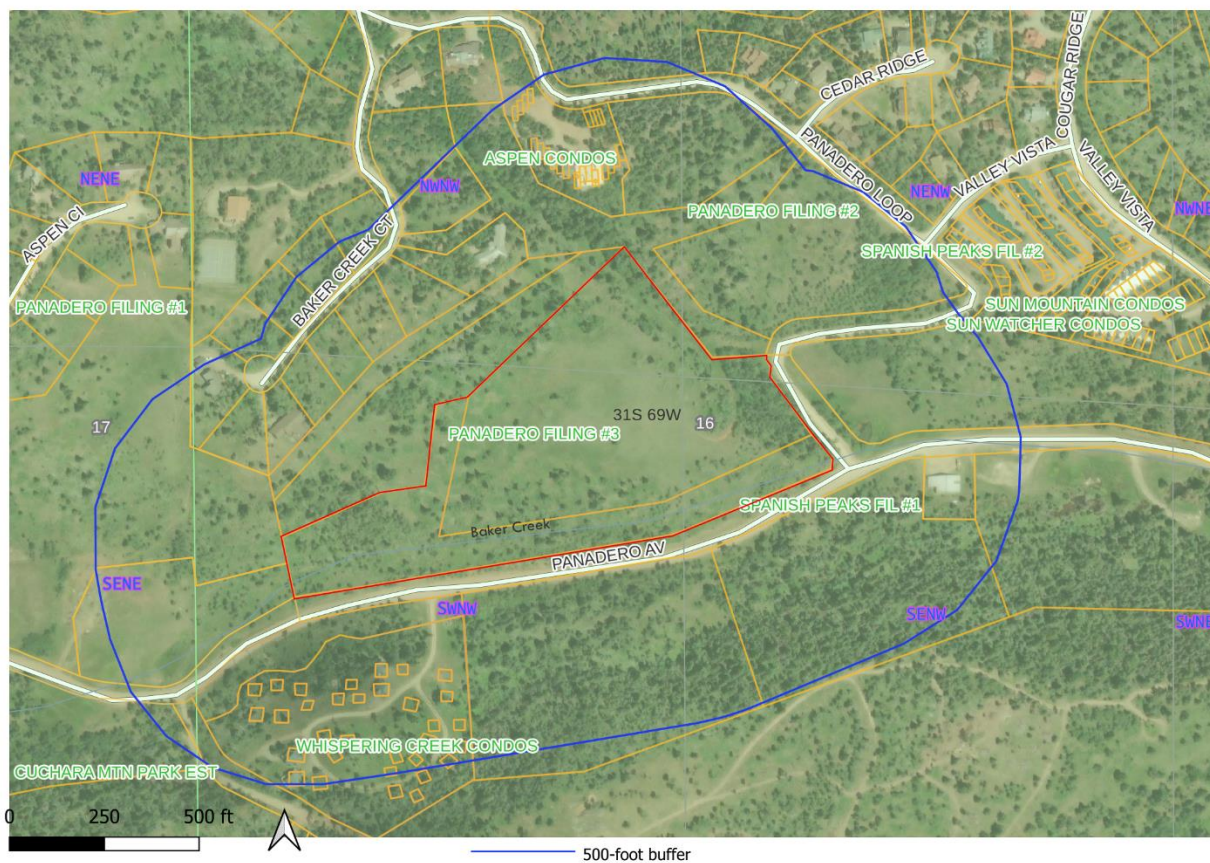
The subject property contains numerous exceptions to title in exhibit B of the deed. Outline of significance of select items:

- Map 264 [states a reception # of 298846, which is not indexed]. Depicts underground cables along Panadero Avenue adjacent to M1.
- 389209 Service Plan for the Cuchara Valley Recreational Metropolitan District. The preliminary engineer survey map in Exhibit C shows sewer and water lines along Panadero Ave and on the northeast boundary of Tract A.
- 373-318 declares an easement in Filing no 3, the plat of which was filed with the clerk and recorder on March 16, 1983 under Reception # 289993 [no such reception number in records].
  - a) all streets and easements for public utilities as shown on said plat;
  - b) strips of land in Tract A extending ten feet on either side of water distribution and sewage-collection pipelines in said tracts, as such pipelines exist on the date of this deed;
- Easement quitclaimed to Cucharas Sanitation and Water District
- 379-485 references a land patent pertaining to part of Cuchara Mountain Park Estates, and does not affect these properties.
- 336085 (also filed under 362860) Settlement Agreement
  - 2. Tract M and Tract 6 shall be restricted to single family lots as configured in exhibit A, which are not less than 1/3 acre in size and all houses constructed thereon shall contain at least 2000 square feet with a rear yard setback of at least 60 ft.

- 3. No subsequent changes will be made to the configuration of Exhibit A as it pertains to Tract M and Tract 6 without the written approval of Concannon.
- 368026 Amendment to Settlement Agreement (not same settlement agreement as 336085) Pertains to reconveyance of water storage tank and water line easement which was moved in order not to interfere with buried electrical lines. Exhibits A and B were not recorded with the agreement.
- 337888 – agreement with SIEA pertains to Tract 8
- 334227 Grants limited use to mining claims south of Panadero. Does not directly impact these properties.

## Vicinity Map

Plat Amendment and Vacation of Easement  
Vicinity Map



### Process for Plat Amendment

(2.14.01): PC meeting: recommendation → BOCC public meeting → Record amended plat with County Clerk and Recorder within 5 days at applicant's expense.

**Noticing:** BOCC may require notification of review agencies or other interested parties.

### Process for vacation of easements

PC review → Notify school districts, utility companies and municipalities and other referral agencies identified by Planning Commission (21 day review) → Joint PC/BOCC public hearing → PC recommendation → BOCC decision

### Code References

The following Code Sections are pertinent to the evaluation of this request:

#### § 2.14 – Plat Amendment

The re-subdivision of land or substantial changes to a recorded plat shall be considered a subdivision or the subdivision of land and shall be subject to the subdivision and other applicable provisions of these regulations. Minor changes to an approved and recorded plat shall not be considered a subdivision of land within the intent and definitions of these regulations, so long as the minor changes are not undertaken for the purposes of circumventing these subdivision regulations and so long as the minor changes do not include modifications which significantly alter the intended land uses, density, number of lots, circulation system, dedicated land or encompass more than twenty-five (25) percent of the land included within an overall site within an approved and recorded subdivision. Specifically included within the scope of minor changes are the following actions: the adjustment and revision of lot lines, the re-platting of lots, the reconfiguration of dedicated streets and easements and reserved sites, along with similar minor changes to an approved and recorded plat, so long as the minor changes create no nonconforming lots, nor significantly alter street and road locations, drainage easements or violate the subdivision design standards contained herein.

#### §2.03 Waivers

Following a recommendation from the Planning Commission, the Board of County Commissioners may authorize waivers or modifications of the provisions contained within these subdivision regulations in cases where an applicant clearly demonstrates in writing that on the basis of the conditions peculiar to a site, an unnecessary and undue hardship would be placed upon that applicant by the literal enforcement of one or more provisions of these subdivision regulations. Such waivers or modifications shall not be granted if, in the opinion of the board of County Commissioners, they would prove detrimental to the public health, safety or welfare, or impair or be contrary to the purpose, intent or specific provisions of these regulations. Such waivers and modifications may specifically be granted to facilitate the design characteristics of a Planned Unit Development (PUD). The conditions of any waiver or modification authorized by the Board of County Commissioners shall be stated in writing in the minutes of the Board along with the justification for the granting or the denial of such waiver or modification.

CRS 30-28-136 requires review by the following agencies for subdivision applications:

- Colorado Geological Survey required for all proposed subdivisions creating lots under 35-acres
- Conservation District Board (if all or part of subdivision is in conservation district) – re: soil suitability, floodwater problems, watershed protection.
- Counties or municipalities within a 2-mile radius
- State Engineer
- School districts
- State Forest Service (when applicable)

#### §2.15 Vacation of Easements

**Application Materials Required for a Plat Amendment and vacation:** Proof of ownership; approved and recorded final plat along with proposed amendments; narrative statement explaining why proposed changes should be approved by the Planning Commission and BOCC, and a list of land owners and their addresses within 500 ft. of the property.

#### **Application Materials:**

Applicant letter states that existing facilities include Cuchara Sanitation and Water District and San Isabel Electric. It is not clear what is meant by this.

For vacation, description of area of land to be vacated is required, but not mentioned.

#### **Background**

This application, along with all required attachments were received on October 20, 2023. Staff has determined the plat maps submitted need amendments. The parcel adjacent the water plant needs a signature block for the Planning Commission. The parcel currently owned by the City of Walsenburg is lacking signature blocks, existing and amended parcel maps, and since a non-conforming parcel cannot be created, the 8-acre parcel will have to be consolidated with the adjacent Snowy River Ranch parcel (398526).

### Property History:

The Settlement Agreement mentioned in the exceptions to title attached to the deed states that no subsequent changes will be made in the configuration of Exhibit A as it pertains to Tract M and Tract 6, without the written approval of [Patricia J.] Concannon. Exhibit A, shown below, depicts a configuration of parcels different from that proposed in this application. Concannon was not a previous owner of this parcel.

In the Cuchara Mountain Resort Panadero Subdivision Land Use Plan from 1997 Tract 6 adjacent this tract was platted for 12 home sites with another 17 platted on Tract M1 that runs along Panadero Ave (See Map 405)

These two properties are not part of the Panadero POA, which describes its membership in Exhibit A of the declaration of covenants (Book 365 Page 152) as Lots 75 through 114 inclusive of Panadero Development Filing No. 2.

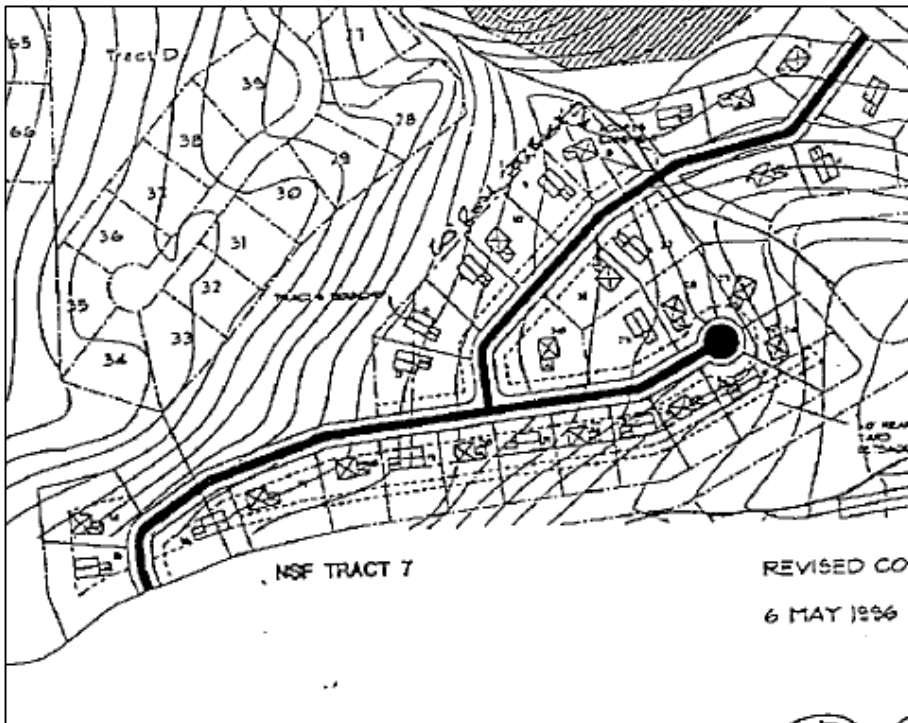


Figure 1 Exhibit A of the Settlement Agreement

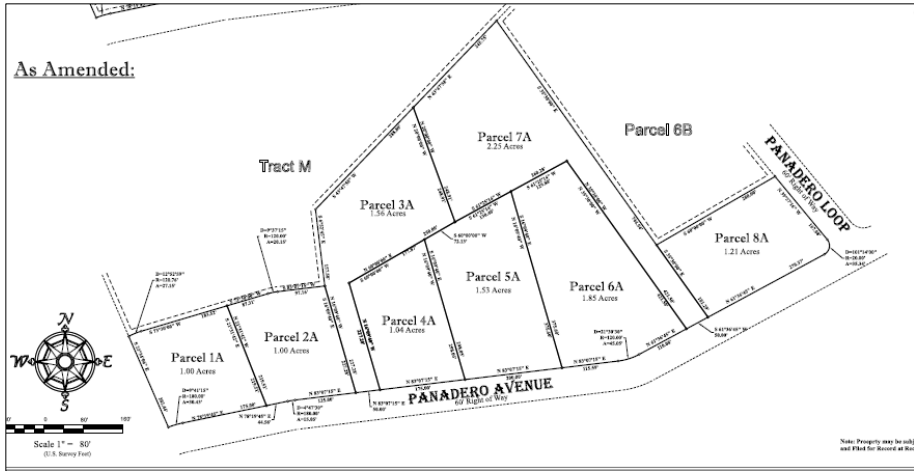


Figure 2 Proposed new configuration of lots.

The proposed easement vacation contains plans for a road and water and sewer lines depicted in Map 405.

Tract M1 first appears in a deed issued August 3, 1996 in a sale from Panadero Property Owners Association to Ski Cuchara LP. In the previous transfer of ownership, Ski Cuchara LP sold the property to Panadero Property Owners Association on July 30, 1996, and the property was described only as Tract M. These two deeds can be found at Book 416 Page 690 and 688, respectively.

**Eligibility for a Plat Amendment: (2.14)** Minor changes that do not include modifications which significantly alter the intended land uses, density, number of lots, circulation system, drainage easements, dedicated land or encompass more than 25% of land included within a recorded subdivision. Scope can include adjustment of lot lines, replatting of lots, reconfiguration of dedicated streets and easements and reserved sites.

**2.14.03 Criteria for Action on a Plat Amendment Application**

All actions by the Planning Commission in reviewing and making recommendations on an application to amend an approved and recorded plat and by the Board of County Commissioners in approving or disapproving such applications shall be based in general upon the provisions of these regulations and specifically on the following criteria:

- 1 That the proposed amendment meets the qualifications stated herein for a minor change to the approved and recorded plat.
- 2 That the proposed amendment would be consistent with all other provisions of these regulations and would not cause significant hardship or inconvenience for adjacent or neighboring land owners or tenants.
- 3 That the proposed amendment would be beneficial to the public health, safety or welfare of County residents.

**2.15.03 Criteria for Action on a Vacating Application**

All actions by the Planning Commission in reviewing and making recommendations on an application to vacate an approved and recorded plat or easement and by the Board of County Commissioners in approving or disapproving such applications, shall be based in general upon the provisions of these regulations and specifically upon the following criteria:

- 1. That the proposed vacating would not interfere with development of nor deny access via a public thoroughfare to existing structures within the recorded plat, adjoining properties, utility services or other improvements, nor deny access to structures, facilities or sites located beyond the plat or easement to be vacated.



2. That the proposed vacating would not cause undue hardship or inconvenience for any utility company, special district, neighboring landowner or tenant.
3. That the proposed vacating would not be likely to prove detrimental to the public health, safety or welfare of County residents.
4. That the proposed vacating would be consistent with all other provisions in these regulations.
5. That the proposed vacating would not cause undue financial hardship to Huerfano County nor deprive it of needed tax base.

### **Analysis**

The Planning Commission shall decide whether the proposed changes qualify for a Plat Amendment or if the Applicant should be required to apply for a Subdivision (see eligibility above).

One of the provisions of the settlement agreement was that “no subsequent changes will be made in the configuration of Exhibit A as it pertains to Tract M and Tract 6, without the written approval of [Patricia J.] Concannon. Exhibit A, shown below, depicts a configuration of parcels different from that proposed in this application.” The configuration of Exhibit A depicts a road bisecting Tracts M1 and 6A and the creation of 25 parcels (the Panadero master land use plan – Map 405 -- depicts 29 parcels on these two tracts), compared with the current proposal of eight parcels with no additional right of way. Concannon was the previous owner of these tracts – would her approval to create new lots not according to the configuration referenced be required per the settlement agreement?

Because the easement on the plat amendment application is depicted as simply a utility easement, but as an access easement on other maps, it may be worth asking BH2 to verify the nature of the easement to be vacated.

### **Referral Comments**

LIST ANY ISSUES FROM REFERRALS HERE.

### **Staff Comment**

**Note:** If the Planning Commission chooses to consider this a plat amendment, plat amendments do not require a public hearing. Planning Commission should make a recommendation to BOCC for an upcoming BOCC public meeting.

The vacation of easements, however, does require a joint public hearing.

BOCC may require notification of review agencies or other interested parties.

### **Planning Commission Action:**

**At their meeting on October 26, the Planning Commission tabled the application and requested more information, namely:**

1. History of creation of Tract M1. Was this created with approval from BOCC?
2. Deed restriction on altering layout without permission from Concannon. What was Concannon’s position relative to these parcels at the time?
3. Whether easement for water line mentioned in deed restrictions impacts these properties.
4. Argument as to why this should be considered a plat amendment rather than a subdivision.

**At their meeting on January 25, the Planning Commission tabled the application again, requesting staff to investigate whether there is an existing plat amendment.** If there is not, then the Planning Commission

will proceed with this application substantially as a plat amendment and procedurally as a subdivision. If there is a plat amendment the Planning Commission will proceed with this application as a plat amendment.

**Recommend one of the following to the BOCC:**

1. **Approval** without any special conditions.
2. **Conditional** Approval with a description of the special conditions.
3. **Denial**, indicating for the record the reason(s) for such action with reference to the criteria set forth in the Land Use Code.
4. **Continuation** until a future date to gather more information or obtain clarification or for any other relevant cause.

**Enclosures**

- Application Materials

Huerfano County Land Use Department  
401 Main Street, Suite 340  
Walsenburg, Colorado 81089  
(719) 738-3000 ext. 108



### GENERAL LAND USE APPLICATION

Application File No.: \_\_\_\_\_

#### 1. ACTION(S) REQUESTED:

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

#### 2. APPLICATION STATUS (for County use only):

Date Application Received: \_\_\_\_\_ Application Fees Required: \_\_\_\_\_

Received By: \_\_\_\_\_ Date Application Fees Paid: \_\_\_\_\_

#### 3. APPLICATION AND OWNER INFORMATION:

Name of Applicant: BH2 Land Surveying, LLC

Applicant's Mailing Address: PO Box 20399, Colorado City, CO 81019

Applicant's Telephone and/or FAX: 719-676-2072

Applicant's E-Mail Address: bh2@cnvalley.net

Name of Land Owner: Dos Sueños Properties, C/O Mark Lancaster

Land Owner's Mailing Address: 4517 Old Sherman Road, Whitesboro, TX 76273

Land Owner's Telephone and/or FAX: 940-390-1234

#### 4. SUMMARY OF APPLICATION:

Land Area included within the scope of this Application: 11.4  Square Feet or  Acres

Legal description of land on which action is proposed (please attach the legal description to this Application): \_\_\_\_\_

Existing Zoning District(s): UR

Proposed New District(s): UR

Number of Existing Lots: 2

Number of Proposed Lots: 8

Number of Proposed Dwelling Units: N/A

Huerfano County Land Use Department  
401 Main Street, Suite 340  
Walsenburg, Colorado 81089  
(719) 738-3000 ext. 108



### GENERAL LAND USE APPLICATION

Proposed Average Lot Size: 1 Acre up to 2.25 Acres

If a Variance Request, please state the reason for the Variance(s): \_\_\_\_\_

Is all or a portion of the subject land located in a potential flood plain area, or are there areas with slopes in excess of twenty percent (20%)?  YES  NO

If YES, which of these conditions exist? \_\_\_\_\_

Value of proposed new development: \_\_\_\_\_

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

If YES, please list all permits or approvals required: \_\_\_\_\_

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

Please list any additional pertinent information: Clients wish to accomplish this project as a map-amendment and to not go through a subdivision.

#### 5. 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 land 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. I also understand that issuance of a permit does not relieve me of the requirement to comply with all federal, state, and local laws as well as all relevant subdivision regulations, declarations, and covenants. All documents submitted may be subject to internet publishing.

Signature of Applicant: Kaylee Beverly Date: 10/19/23

Printed Name: Kaylee Beverly

#### 6. ACTION (by the authorized permitting authority):

- Final Approval
- Conditional Approval
- Denial

Name \_\_\_\_\_ Signature \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_



**BH<sup>2</sup> LAND SURVEYING, LLC**

P.O. Box 20399  
Colorado City, CO 81019  
Phone: 719-676-2072  
Email: bh2@ghvalley.net

**LETTER OF REQUEST**

**Map Amendment and Easement Vacation**

**Tract 6A and Tract M1, Panadero Development Filing No. 3**

October 20, 2023

**Owner/Owners:** Dos Suenos Properties, LLC

**Owners Representative:** BH2 Land Surveying, LLC.,  
P.O. Box 20399, Colorado City, CO,  
719-676-2072  
Bh2@ghvalley.net

**Current Zoning:** Urban Residential

**Proposed Zoning:** No Change.

**Request and reason for the Plat Amendment:** The owners want to split to total acreage of 11.4 of both Tract 6A and Tract M1 in eight (8) separate parcels. Which they plan to sell or develop, keeping in mind that these parcels are subject to single family homes only and over 2000 sqft per Reception No. 326860

**Legal Description:** Tract 6A and Tract M1, Panadero Development Filing No. 3, County of Huerfano, State of Colorado  
Parcel No. 347050 and 1218703

**Existing Facilities:** Cuchara Sanitation and Water District, and San Isabel Electric

**Existing Structures:** None.

Sincerely,

Kaylee Byerly  
BH2 Land Surveying, LLC

# Dos Sueños Properties, LLC

August 22<sup>nd</sup>, 2023

4517 Old Sherman Rd  
Whitesboro, TX 76273

Dear Kaylee:

Good morning to you. Per our email correspondence, and the attached conceptual plat, we would like BH2 Land Surveying to represent Dos Sueños Properties, LLC in our quest for this map amendment in Huerfano County Colorado. We prefer the map amendment over the more extensive subdivision approval and would ask you to represent our interest accordingly. If the county rejects the proposed plat for a simple map amendment, please request feedback as to why and whether there is an alternative concept they will accept. Please also keep in mind that this property is NOT governed by the Panadero Property owner's association according to the communications you obtained from their president previously, nor is it governed by any other association. Also, it should be noted that this property is restricted to single family homes at least 2,000 sq. ft. in size by a previous agreement reordered in the Huerfano County. This fact should ease neighbor concerns regarding use. Please keep Kyle and me posted regarding your progress in this matter.

Thank you very much.

Sincerely,

DocuSigned by:



J. Mark Lancaster

State Documentary Fee  
\$20.70 03-20-2023

429575  
Page 1 of 3  
Erica Vigil, Clerk & Recorder  
Huerfano County, CO  
03-20-2023 02:03 PM Recording Fee \$23.00

**WARRANTY DEED**

THIS DEED, is dated the 17<sup>th</sup> day of MARCH, 2023, and is made between **TODD D HOUSEMAN and SANDRA R HOUSEMAN** (whether one, or more than one), the "Grantor" of the State of Colorado and **DOS SUENOS PROPERTIES, LLC** (whether one, or more than one), the "Grantee," whose legal address is: 4517 OLD SHERMAN ROAD, WHITESBORO, TX 76273 of the State of Texas

State Doc Fee:  
Recording Fee:

WITNESS, that the Grantor, for and in consideration of the sum of Two Hundred Seven Thousand Dollars and No Cents (\$207,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Huerfano and State of Colorado described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: TBD PANADERO Avenue, CUCHARA, CO 81055

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, 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 hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the enrolling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey in the same 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 and subject to:

SEE EXHIBIT "B" ATTACHED HERETO

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee, and the heirs and assigns of the Grantee, against all and every person or persons lawfully claiming the whole or any part thereof.

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

[Signature]  
TODD D HOUSEMAN

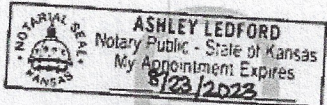
[Signature]  
SANDRA R HOUSEMAN

State of Kansas  
County of Ford

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of March, 2023 by TODD D HOUSEMAN and SANDRA R HOUSEMAN.

Witness my hand and official seal.

[Signature]  
Notary Public Ashley Ledford  
My Commission Expires: 8/23/2023



## EXHIBIT "A" LEGAL DESCRIPTION

Parcel A: Tract M 1, Panadero Filing No.3, more particularly described as follows: Township 31 South, Range 69 West of the 6<sup>th</sup> P.M.;

A parcel of land located in Sections 16 and 17; Beginning at the Southerly most Corner of Tract M; the True Point of Beginning; Thence on the arc of a curve to the right, through a central angle of 09-41-15, whose radius is 180.00 feet, a distance of 30.43 feet; Thence N 78-19-45 E a distance of 219.65 feet; Thence on the arc of a curve to the right, through a central angle of 09-37-15, whose radius is 120.00 feet, a distance of 12.05 feet; Thence N 83-07-15 E a distance of 665.59 feet; Thence on the arc of a curve to the left, through a central angle of 21-30-30, whose radius is 120.00 feet, a distance of 45.05 feet; Thence N 61-36-45 E a distance of 430.45 feet; Thence on the arc of a curve to the left, through a central angle of 101-14-00, whose radius is 20 feet, a distance of 35.34 feet; Thence N 39-37-14 W, a distance of 77.59 feet; Thence S 61-36-45 W, a distance of 438.75 feet; Thence S 83-43-33 W, a distance of 527.20 feet; Thence N 02-37-17 E, a distance of 376.52 feet; Thence S 43-47-58 W a distance of 149.98 feet; Thence S 06-52-45 E, a distance of 157.58 feet; Thence S 83-07-15 W a distance of 97.16 feet; Thence on the arc of a curve to the left, through a central angle of 09-37-15, whose radius is 120.00 feet, a distance of 20.15 feet; Thence S 73-30-00 W a distance of 270.83 feet; Thence on the arc of a curve to the left, through a central angle of 12-52-59, whose radius is 120.76 feet, a distance of 26.22 feet; to the true point of beginning. County of Huerfano, State of Colorado

Parcel B: Parcel 6A

A parcel of land located in a portion of Tract 6, Panadero Development Filing No.3, County of Huerfano, State of Colorado, being more particularly described as follows: Beginning at the Southeast corner of Tract 6, Thence S 61-36-45 W along the South line of said Tract 6, a distance of 438.75 feet; Thence S 83-43-33 W along South line of said Tract 6, for a distance of 527.20 feet; Thence N 2-37-17 E along the East line of said Tract 6, for a distance of 376.52 feet; Thence N 43-47-58 E along the Northerly line of said Tract 6, for a distance of 384.57 feet; Thence S 35-30-00 E, for a distance of 563.25 feet; Thence N 60-00-00 E, for a distance of 280.00 feet to the Westerly right of way line of Panadero Loop; Thence S 39-37-15 E along the Westerly right of way line of Panadero Loop, for a distance of 89.49 feet to the Point of Beginning. Being 6.50 Acres more or less.



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**EXHIBIT "B"  
EXCEPTIONS TO TITLE**

1. Taxes for the year 2022, a lien not yet due and payable.
2. Distribution of Utility Easements (including cable tv)
3. Those specifically described rights of third parties not shown by the public records of which Buyer has actual Knowledge and which were accepted by Buyer in accordance with § 8.3 (off record Title) and § 9 (New ILC or New Survey)
4. Inclusion of the Property within any special taxing district
5. Any special Assessment if the improvements were not installed as the date of Buyers' Signature hereon, whether assessed prior to or after closing.
6. Underground Line Map for San Isabel Electric Association, recorded at Map No. 264, February 13, 1985 at Reception No. 298846
7. Declaration of Covenants for Panadero Subdivision Filing No. 1, recorded October 3, 1973 at Book 333, Page 842, and recorded November 2, 1981 at Book 367, Page 1111, and Amended and Restated January 28, 2008 at Reception No. 379076, and Amendment recorded April 22, 2010 at Reception No. 368092, Amendment recorded January 5, 2015 at Reception No. 402111
8. Declaration for Sun Mountain Condominiums, recorded August 6, 1982 at Book 364, Page 380
9. Service Plan for Cuchara Valley Recreational Metropolitan District, recorded September 10, 2010 at Reception No. 389209
10. By-laws for Panadero Property Owners Association recorded October 9, 2013 at Reception No. 398757
11. Easements as recorded on Quit Claim Deed recorded February 14, 1985 at Book 373, Page 316 and at Book 373, Page 318
12. Right of Way for Ditches and Canals, recorded November 7, 1986 at Book 379, Page 465
13. Master Land Plan for Panadero Subdivision, recorded December 17, 1997 at Reception No. 331940
14. Settlement Agreement between Patricia Concannon and Panadero Property Owners Association, recorded October 5, 1998 at Reception No. 336085
15. Line Extension Contract between San Isabel Electric and Rio Costilla Development recorded February 16, 1999 at Reception No. 337888
16. Limited Use Agreement between Dick E. Davis and JNC Properties, recorded June 9, 1998 at Reception No. 334227
17. Amendment to Settlement Agreement recorded June 6, 2005 at Reception No. 368026

# As Platted:

Note: All Lot Lines 10 feet each side to serve as Utility and Drainage Easements, Except as noted.

# MAP AMENDMENT PLAT AND EASEMENT VACATION FOR DOS SUENOS PROPERTIES, LLC TRACTS M1 AND 6A, PANADERO FILING No.3 COUNTY OF HUERFANO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS: That Dos Suenos Properties, LLC being the sole owner of the following described property:

Tract M-1 and Parcel 6A, Panadero Filing No. 3, filed at Map No. 207, According to the Records of the Clerk and Recorder for Huerfano County, Colorado

That Dos Suenos Properties, LLC, is the sole owners of that real property situated in Huerfano County, Colorado, has caused said real property to be laid out and surveyed as Parcel 1A, 2A, 3A, 4A, 5A, 6A, 7A and 8A of Map Amendment and Easement Vacation, Huerfano County, State of Colorado, and does hereby accept the responsibility for the completion of required improvements and does hereby dedicate and set apart all of the roads and other public improvements and places as shown on the accompanying plat to the use of the public forever, and does hereby dedicate those portions of said real property which are indicated as easements on the accompanying plat as easements for the purpose shown hereon, and does hereby grant the right to install and maintain necessary structures to the entity responsible for providing the services for which the easements are established

\_\_\_\_\_  
J. Mark Lancaster  
(Owner, Dos Suenos Properties, LLC) Date: \_\_\_\_\_

\_\_\_\_\_  
Kyle Cunningham  
(Owner, Dos Suenos Properties, LLC) Date: \_\_\_\_\_

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF              )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, A.D. by J. Mark Lancaster and Kyle Cunningham

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires: \_\_\_\_\_  
Notary Public

This is to Certify that this Map Amendment Plat, is hereby approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by the Board of County Commissioners, County of Huerfano, State of Colorado.

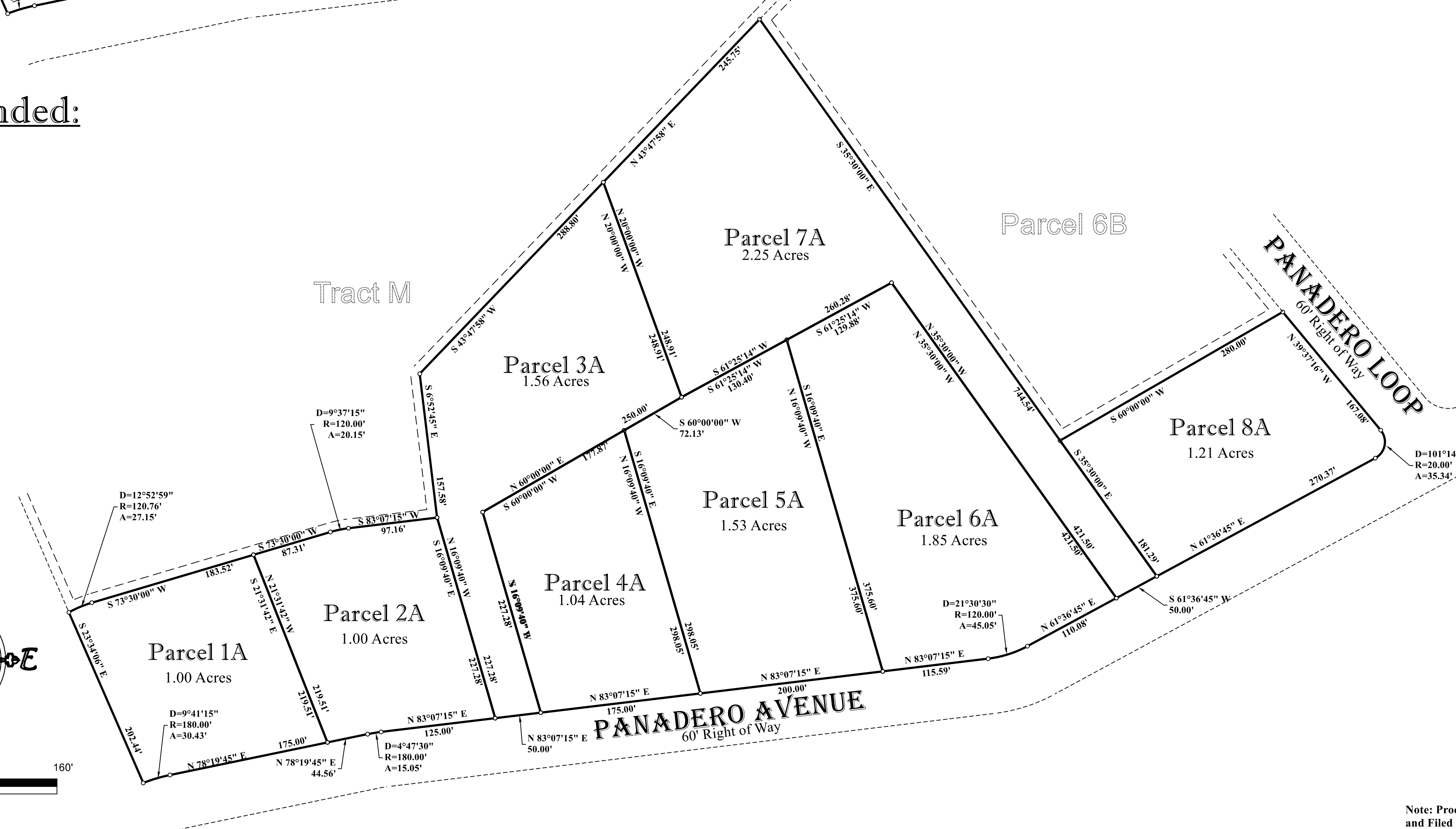
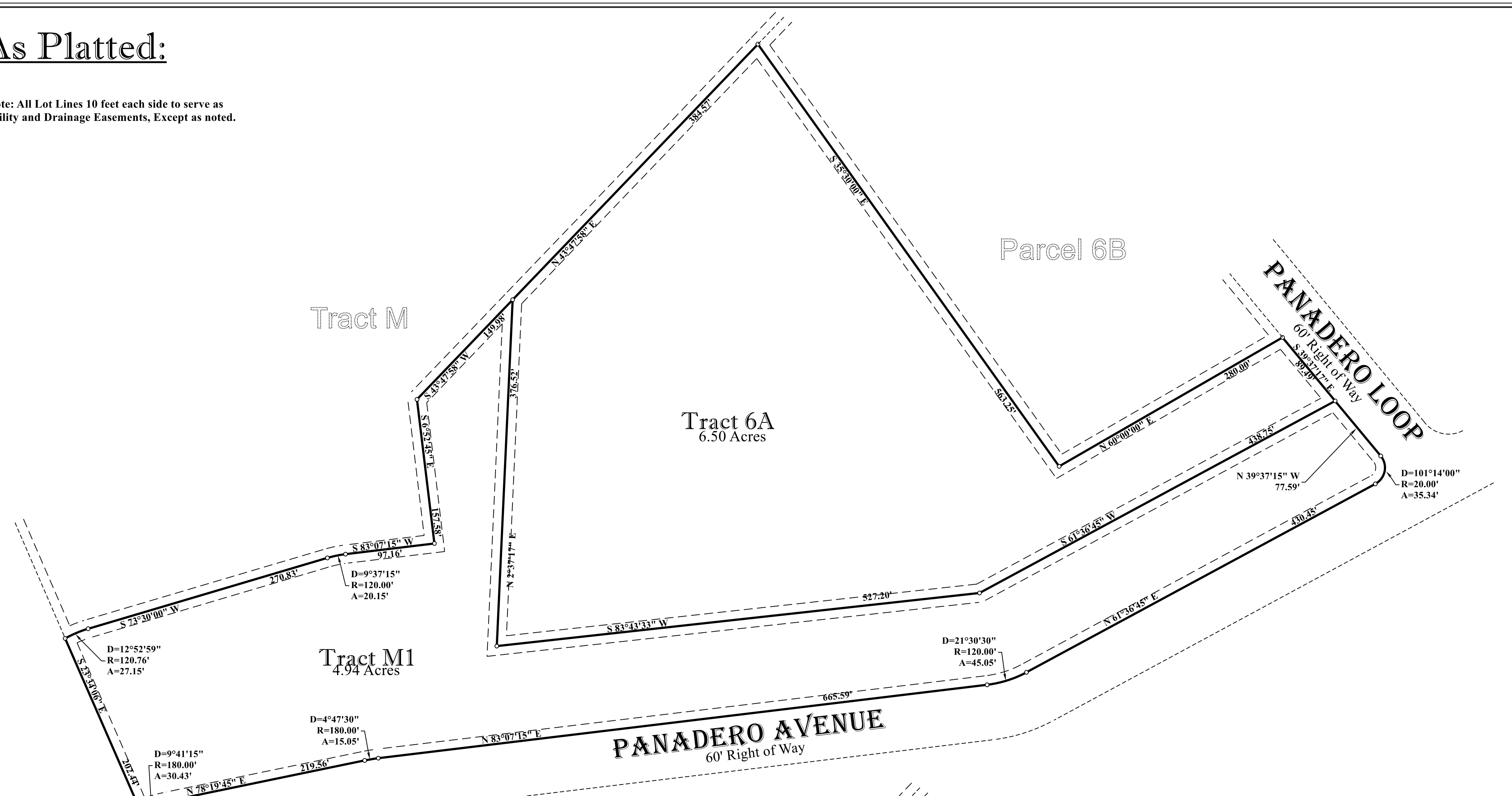
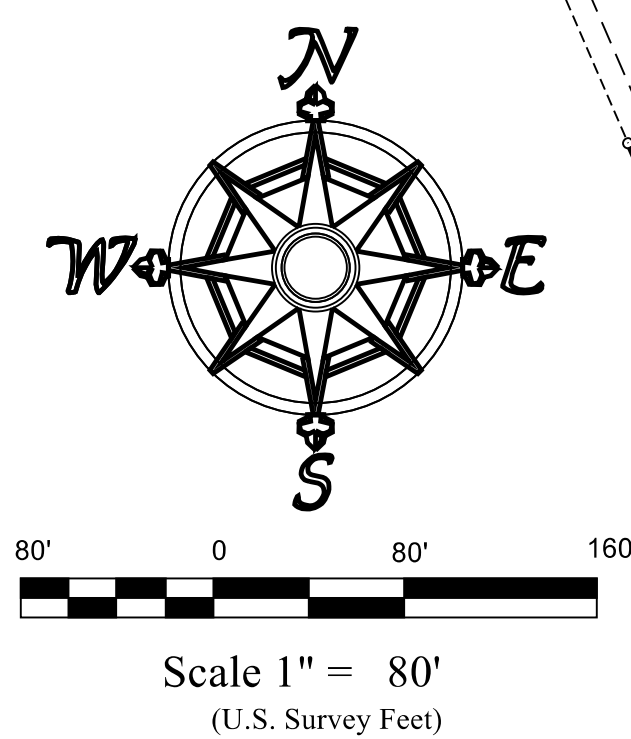
By: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairperson of the Board

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Attest: Clerk of the Board


SURVEYORS CERTIFICATION: I, William S. Bechaver, a Professional Land Surveyor registered in the State of Colorado, hereby certify to Tom Powis, that this Map Amendment is not based upon an actual field survey conducted by me or under my responsible charge, but was prepared using information shown on the Plat of Panadero Development Filing No. 3, filed for record at the Huerfano County Clerk and Recorder. The property within this Map Amendment may or may not be presently monumented and if it is monumented I have not confirmed that the property pins are accurately located.

By: \_\_\_\_\_  
William S. Bechaver, PLS. 38103  
BH<sup>2</sup> Land Surveying, LLC  
Colorado City, Colorado

# As Amended:



Note: Property may be subject to Settlement Agreement entered into on July 26, 1996 and Filed for Record at Reception No. 326860

 <b>BH<sup>2</sup> LAND SURVEYING</b> P.O. Box 20399, Colorado City, CO 81019 Phone: 719-676-2072 Email: bh2@ghvalley.net			
			Scale 1" = 80'
Sheet 1/1		Job No. 2023-181	

DISTRICT COURT, HUERFANO COUNTY, STATE OF COLORADO  
Case No. 96 CV 46

SETTLEMENT AGREEMENT

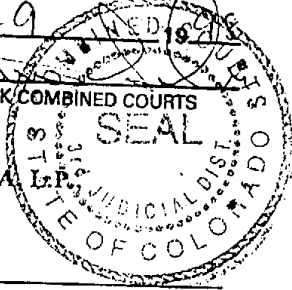
CERTIFIED TO BE A FULL,  
TRUE AND CORRECT COPY OF  
ORIGINAL IN MY CUSTODY

PATRICIA J. CONCANNON,  
Plaintiff,

DATED 7-9  
DEPUTY CLERK COMBINED COURTS

vs.

PANADERO PROPERTY OWNERS ASSOCIATION, SKI CUCHARA  
and CUCHARA, L.C.,  
Defendants.



This Settlement Agreement ("Agreement") is entered into as of 7/26, 1996, by and between Patricia J. Concannon ("Plaintiff") and Ski Cuchara, L.P. ("SCLP"), and Cuchara, L.C. ("CLC") (SCLP and CLC are collectively referred to as Defendants) to evidence the agreement reached by such parties.

WHEREAS, SCLP is the owner and developer of certain real property located in Huerfano County, Colorado, and CLC is the general partner of SCLP; and

WHEREAS, Panadero Property Owners Association ("PPOA") is an organization of property owners owning real property in Huerfano County, Colorado, which property is located in the vicinity of the Ski Cuchara ski resort owned and operated by SCLP; and

WHEREAS, Plaintiff owns certain real property in Huerfano County, Colorado, in the vicinity of such ski resort and are members of PPOA; and

WHEREAS, a dispute has arisen with respect to the obligations of SCLP and CLC concerning the conveyance of certain real property located in Huerfano County, Colorado, and the future development of certain real property located in Huerfano County, Colorado; and

WHEREAS, Plaintiff filed an action in the District Court of Huerfano County, Colorado, under cause no. 96 CV 46, which action is styled *Patricia J. Concannon vs. Panadero Property Owners Association, Ski Cuchara, L.P., and Cuchara, L.C.* (The "Action") and seeks a declaratory judgment with respect to the matters in dispute; and

WHEREAS, Plaintiff, PPOA, SCLP and CLC met at a PPOA special meeting held on May 4, 1996, and reached an agreement to compromise and resolve the matters in dispute and to bring the Action to an end; and

SETTLEMENT AGREEMENT-Page 1

336085 10/05/1998 03:00P AGR  
1 of 5 R 25.00 D 0.00 N 0.00 Huerfano Co. J Benine

In consideration of the foregoing, the mutual promises and undertakings contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Plaintiff, SCLP and CLC agree as follows:

1.

On May 4, 1996, the parties agreed to a modification of Tract 6 and Tract M, which modification is attached hereto, marked Exhibit A, initialed by all parties and by this reference made a part hereof.

2.

Concannon, by execution of this agreement, does hereby agree that she will not object to the filing nor the approval of such Exhibit A, as a part of SCLP and CLC request for modification of Panadero filing No. 3, filed of record on March 16, 1983, under recording map no. 206-207, pocket no.4, folder no.2, pursuant to which Tract M and Tract 6 shall be restricted to single family lots as configured in said Exhibit which are not less than one-third acre in size and all houses constructed thereon shall contain at least 2000 square feet with a rear yard set back of at least sixty (60) feet.

3.

No subsequent changes will be made in the configuration of Exhibit A, as it pertains to Tract M and Tract 6, without the written approval of Concannon.

4.

Upon the execution of this agreement by all parties, Concannon will cause to be filed a Journal Entry of Dismissal, without prejudice, in Case No. 96CV46, Patricia J. Concannon vs. Panadero Property Owners Association, Ski Cuchara L.P. and Cuchara L.C.

5.

The parties agree that although Exhibit A is a part of the Master Plan to be filed by SCLP and CLC, this agreement is limited to that portion thereof which modifies Tract 6 and Tract M, as designated in the original Master Plan previously approved by Huerfano County, Colorado.

6.

This agreement shall be filed in the property records of Huerfano County, Colorado and shall attach to and run with the land, upon the approval by the necessary governing body of said county.

7.

This agreement encompasses the entire agreement between the parties and shall not be changed without the consent of all parties in writing.

SETTLEMENT AGREEMENT-Page 2



336085 10/05/1998 03:00P AGR  
2 of 5 R 26.00 D 0.00 N 0.00 Huerfano Co.J Benine

8.

This agreement shall be binding upon the parties hereto their respective successors, heirs, executors, administrators and assigns.

9.

This agreement may be executed in one or more counterparts, each of which shall be deemed an original, when fully executed by all, of which together, shall constitute one and the same agreement.

Executed and Agreed:

Date: JULY, 1996

Patricia J. Concannon  
PATRICIA J. CONCANNON

Date: JULY 26, 1996

SKI CUCHARA, L.P., a Texas limited partnership

By: Cuchara, <sup>L.C.</sup>~~L.P.~~, its general partner

By: Donald B. Huffines  
Donald B. Huffines  
President

Date: JULY 26, 1996

CUCHARA, L.C.

By: Donald B. Huffines  
Donald B. Huffines  
President

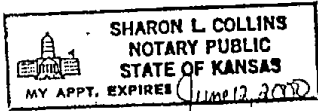
336085 10/05/1998 03:00P AGR  
3 of 5 R 26.00 D 0.00 N 0.00 Huerfano Co.J Benine

The State of KANSAS :

County of STEVENS :

August

This instrument was acknowledged before me on this 2nd day of ~~July~~ August, 1996, by Patricia J. Concannon.



Sharon L. Collins  
Notary Public, State of Kansas

Printed or Stamped Name of Notary:

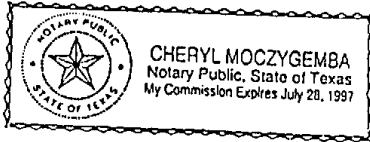
SHARON L. COLLINS

My Commission Expires: June 12, 2000

The State of Texas:

County of Dallas:

This instrument was acknowledged before me on this 26<sup>th</sup> day of July, 1996, by Donald B. Huffines, President of Cuchara, L.C., general partner of Ski Cuchara, L.P., a Texas limited partnership, on behalf of said limited partnership.



Cheryl Moczygemba  
Notary Public, State of Texas

Printed or Stamped Name of Notary:

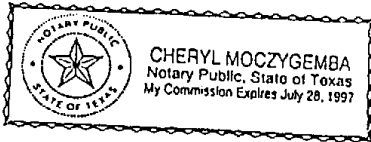
Cheryl Moczygemba

My Commission Expires: 7/28/97

The State of Texas:

County of Dallas:

This instrument was acknowledged before me on this 26<sup>th</sup> day of July, 1996, by Donald B. Huffines, President of Cuchara, L.C., a Texas limited liability company, on behalf of said limited liability company.



Cheryl Moczygemba  
Notary Public, State of Texas

Printed or Stamped Name of Notary:

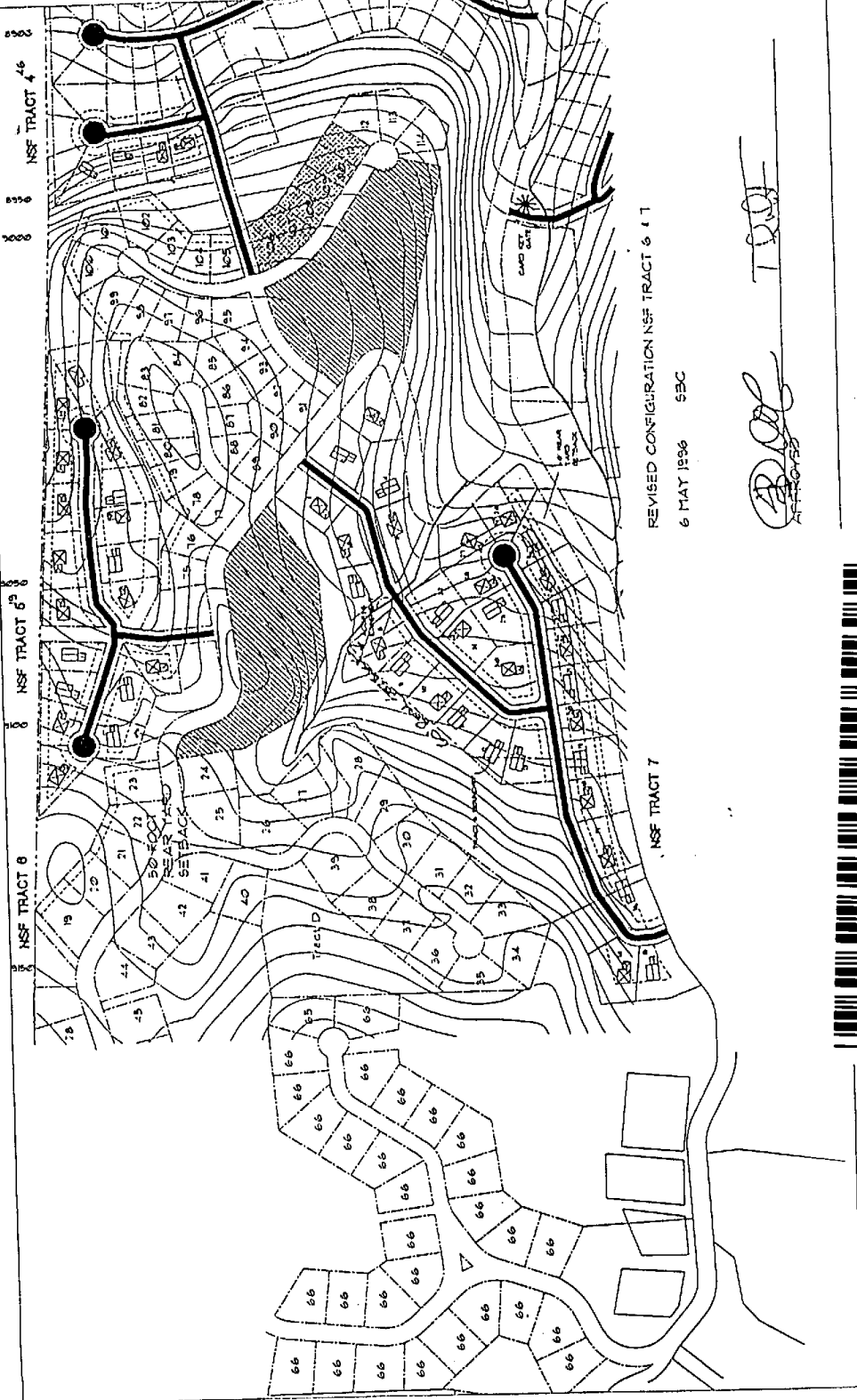
Cheryl Moczygemba

My Commission Expires: 7/28/97



336085 10/05/1998 03:00P AGR  
4 of 5 R 26.00 D 0.00 N 0.00 Huerfano Co. J Benine

EXHIBIT A



REVISED CONFIGURATION NSF TRACT 6 & 7  
6 MAY 1996 SEC

*[Signature]*  
TRD

336085 10/05/1998 03:00P AGR  
5 of 5 R 26.00 D 0.00 N 0.00 Huerfano Co., J Benline

387456  
Page 1 of 1  
Judy Benine, Clerk & Recorder  
Huerfano County, CO RP: \$0.00  
02-08-2010 12:17 PM Recording Fee \$0.00

**RESOLUTION**

**A RESOLUTION APPROVING AN AMENDMENT TO THE PANADERO  
SUBDIVISION MASTER LAND USE PLAN - PLANNED UNIT DEVELOPMENT (PUD)**

No. 97 - 35

WHEREAS, Cuchara Management Company L.L.C, 946 Panadero Avenue, Cuchara, Colorado 81055 has submitted an application to amend and modify the Panadero Subdivision Master Land Use Plan - Planned Unit Development (PUD), Application File No. 97-51.

WHEREAS, a duly noticed public hearing was held by the Huerfano County Planning Commission and the Huerfano County Board of County Commissioners on December 9, 1997.

WHEREAS, the Huerfano County Planning Commission has recommend its approval to the Huerfano County Board of County Commissioners of Application # 97-51; and,

WHEREAS, the said amendment to the Panadero Subdivision Master Land Use Plan is desirable and is in the best interest of the County of Huerfano and its inhabitants.

NOW, THEREFORE BE IT RESOLVED, by the Board of County Commissioners of Huerfano County, Colorado, that the Panadero Subdivision Master Land Use Plan - Planned Unit Development as described in Application File No. 97-51 be, and hereby is amended.

INTRODUCED, READ, APPROVED AND ADOPTED this 17<sup>th</sup> day of December, 1997.

BOARD OF COUNTY COMMISSIONERS  
OF HUERFANO COUNTY, COLORADO

BY Xavier E. Sandoval  
Xavier E. Sandoval, Chairman

Charles L. Montoya  
Charles L. Montoya, Commissioner

Donald G. Andreatta  
Donald G. Andreatta, Commissioner



Judy Benine  
County Clerk and Recorder and  
Ex-Officio Clerk to said Board



429575

## EXHIBIT "A"

### LEGAL DESCRIPTION

**Parcel A: Tract M 1, Panadero Filing No.3, more particularly described as follows: Township 31 South, Range 69 West of the 6<sup>th</sup> P.M.;**

A parcel of land located in Sections 16 and 17; Beginning at the Southerly most Corner of Tract M; the True Point of Beginning; Thence on the arc of a curve to the right, through a central angle of 09-41-15, whose radius is 180.00 feet, a distance of 30.43 feet; Thence N 78-19-45 E a distance of 219.65 feet; Thence on the arc of a curve to the right, through a central angle of 09-37-15, whose radius is 120.00 feet, a distance of 12.05 feet; Thence N 83-07-15 E a distance of 665.59 feet; Thence on the arc of a curve to the left, through a central angle of 21-30-30, whose radius is 120.00 feet, a distance of 45.05 feet; Thence N 61-36-45 E a distance of 430.45 feet; Thence on the arc of a curve to the left, through a central angle of 101-14-00, whose radius is 20 feet, a distance of 35.34 feet; Thence N 39-37-14 W, a distance of 77.59 feet; Thence S 61-36-45 W, a distance of 438.75 feet; Thence S 83-43-33 W, a distance of 527.20 feet; Thence N 02-37-17 E, a distance of 376.52 feet; Thence S 43-47-58 W a distance of 149.98 feet; Thence S 06-52-45 E, a distance of 157.58 feet; Thence S 83-07-15 W a distance of 97.16 feet; Thence on the arc of a curve to the left, through a central angle of 09-37-15, whose radius is 120.00 feet, a distance of 20.15 feet; Thence S 73-30-00 W a distance of 270.83 feet; Thence on the arc of a curve to the left, through a central angle of 12-52-59, whose radius is 120.76 feet, a distance of 26.22 feet; to the true point of beginning. County of Huerfano, State of Colorado

**Parcel B: Parcel 6A**

A parcel of land located in a portion of Tract 6, Panadero Development Filing No.3, County of Huerfano, State of Colorado, being more particularly described as follows: Beginning at the Southeast corner of Tract 6, Thence S 61-36-45 W along the South line of said Tract 6, a distance of 438.75 feet; Thence S 83-43-33 W along South line of said Tract 6, for a distance of 527.20 feet; Thence N 2-37-17 E along the East line of said Tract 6, for a distance of 376.52 feet; Thence N 43-47-58 E along the Northerly line of said Tract 6, for a distance of 384.57 feet; Thence S 35-30-00 E, for a distance of 563.25 feet; Thence N 60-00-00 E, for a distance of 280.00 feet to the Westerly right of way line of Panadero Loop; Thence S 39-37-15 E along the Westerly right of way line of Panadero Loop, for a distance of 89.49 feet to the Point of Beginning. Being 6.50 Acres more or less.

MASTER LAND USE PLAN  
FOR  
PANADERO SUBDIVISION  
HUERFANO COUNTY, COLORADO

MAP	405
Packet	9
Folder	1



PREPARED BY  
BRISTLECONE PLANNING & SAM BROWN & COMPANY  
1 OCTOBER 1997

PREPARED FOR  
**CUCHARA PARTNERS, LLC**  
2050 N. PLANO RD. SUITE 100 RICHARDSON, TX 75082 972-690-0028

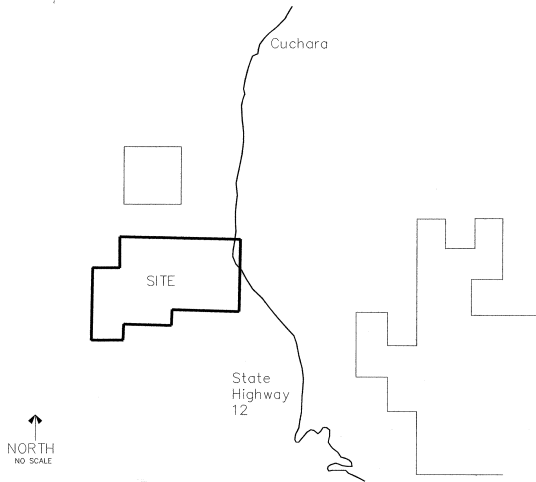
Development  
Planner  
Bristlecone Planning  
La Garita Ranch HC 33  
South Fork, CO 81154  
719-658-2200

Architect  
Planner  
Sam Brown & Company  
4536 N. 95th Street  
Lafayette, CO 80026  
303-666-6084

Surveyor  
Engineer  
Wachob & Wachob, Inc.  
P.O. Box 376  
Colorado City, CO 81019  
719-676-3665

- INDEX TO DRAWINGS
- SHEET 1 TITLE PAGE
- SHEET 2 LAND USE PLAN
- SHEET 3 CURRENT TRACTS
- SHEET 3a PROPOSED TRACTS
- SHEET 4 TOPO - SLOPE - WATERCOURSES
- SHEET 5 SOILS
- SHEET 6 WATER DIAGRAM
- SHEET 7 SEWER DIAGRAM
- SHEET 8 PHASING

- Districts
- Cuchara Sanitation & Water District
- Spanish Peaks Volunteer Fire District
- Huerfano County Water Conservation District
- RE 2 School District
- Upper Huerfano Soil Conservation District



LOCATION MAP

Legal Description  
Beginning at the Section corner common to Sections 8,9,16 and 17, Township 31 South, Range 69 West, of the 6th P.M. Huerfano County, Colorado.  
Thence S 87° 27' 30" E a distance of 2,603.54 feet,  
Thence S 87° 37' 37" E a distance of 1,304.89 feet,  
Thence S 00° 09' 12" W a distance of 2,754.29 feet,  
Thence N 85° 49' 06" W a distance of 3,226.33 feet,  
Thence S 00° 32' 26" E a distance of 660.30 feet,  
Thence N 85° 14' 19" W a distance of 644.26 feet,  
Thence N 89° 53' 31" W a distance of 1,318.82 feet,  
Thence S 00° 35' 39" E a distance of 648.36 feet,  
Thence N 89° 49' 52" W a distance of 1,319.20 feet,  
Thence N 00° 31' 14" W a distance of 1,304.08 feet,  
Thence N 00° 55' 24" W a distance of 1,320.30 feet,  
Thence N 89° 59' 50" E a distance of 1,320.86 feet,  
Thence N 00° 43' 58" W a distance of 1,320.69 feet,  
Thence N 89° 57' 26" E a distance of 1,319.48 feet  
to the Point of Beginning.

Hereon containing 423.31 acres more or less.

EXCLUSION "A"  
A 268 acre more or less, tract of land in the E 1/2 of Section 16, Township 31 South, Range 69 West of the 6th P.M. described as follows:  
Beginning at a point from which the N 1/16 corner bears  
Northwesterly 1765.20 feet Thence northerly along said 1/16 line for a distance of 23328 feet;  
Thence N 04° 58' 00" E a distance of 83.95 feet,  
Thence N 64° 46' 30" W a distance of 72.83 feet,  
Thence N 47° 47' 30" W a distance of 143.58 feet,  
Thence S 42° 44' 30" W a distance of 124.12 feet,  
Thence S 23° 15' 30" W a distance of 187.02 feet,  
Thence S 96° 48' 30" E a distance of 189.00 feet,  
Thence N 90° 00' 00" E a distance of 318.79 feet,  
more or less to the Point of Beginning.

PLANNING COMMISSION CERTIFICATION  
Reviewed and recommended to be approved  
By the Huerfano County Planning Commission  
On 10/10/97 day of October 1997  
*Donald M. West* ACTING  
By Chairman, Planning Commission

COMMISSIONERS CERTIFICATION  
Approved 10/10/97 day of October 1997  
*Donald M. West*  
By Board of County Commissioners, Huerfano County, Colorado

Master Development Plan Data (Revised 10/28/97)

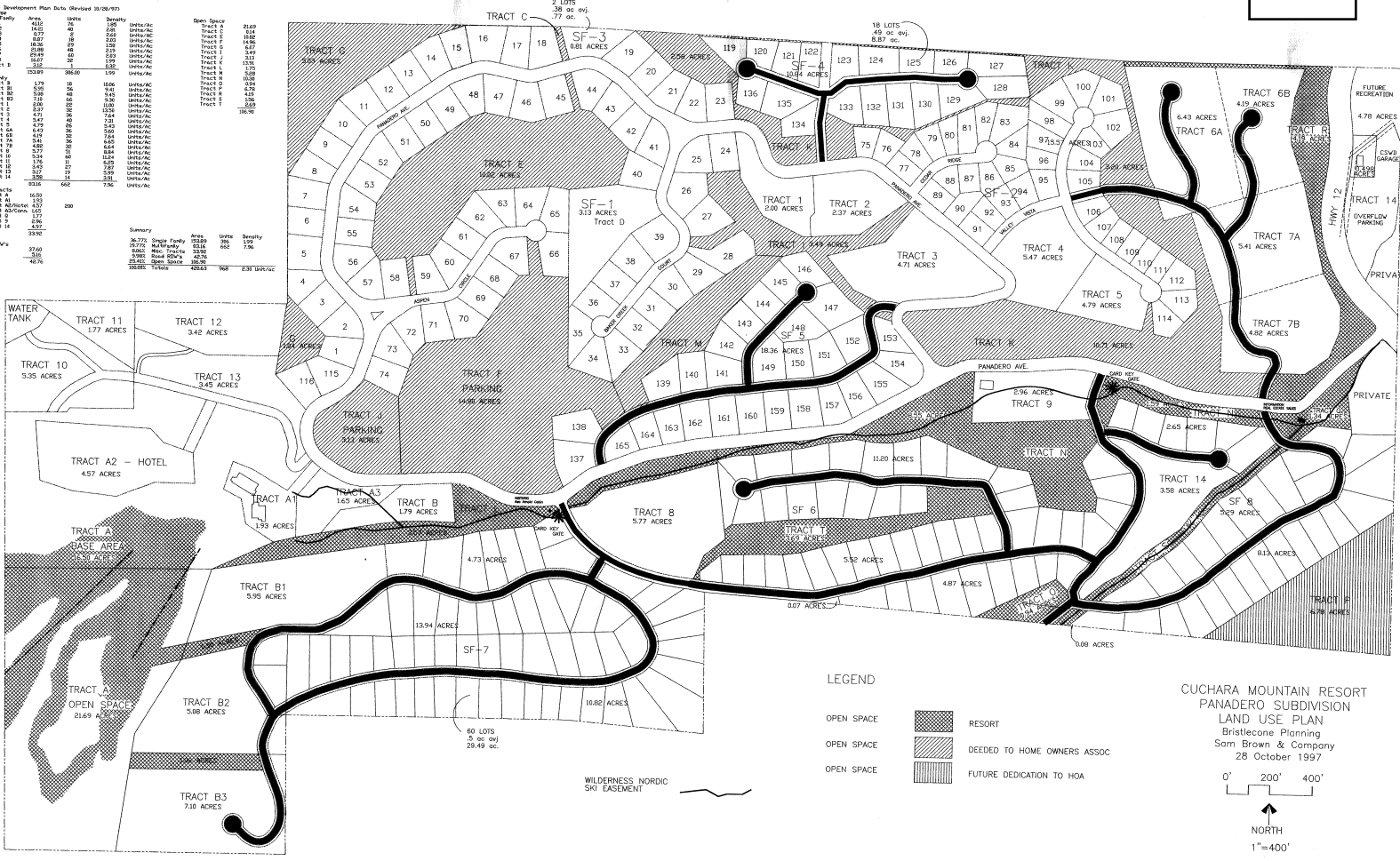
Land Use	Area (Acres)	Units	Density
Single Family	4415	1596	0.36
SP-1	1625	40	0.025
SP-2	827	8	0.01
SP-3	8636	160	0.018
SP-4	2988	88	0.03
SP-5	1037	20	0.02
SP-6	332	1	0.003
Tract D	3283	159	0.048

Tract	Area (Acres)	Units	Density
Tract A	21.69	1	0.046
Tract B	7.18	1	0.014
Tract C	118.15	1	0.008
Tract D	313.3	1	0.003
Tract E	100.2	1	0.01
Tract F	14.98	1	0.067
Tract G	119.1	1	0.008
Tract H	18.36	1	0.054
Tract I	4.79	1	0.021
Tract J	153.1	1	0.007
Tract K	107.9	1	0.009
Tract L	147.2	1	0.014
Tract M	148.36	1	0.01
Tract N	102.7	1	0.01
Tract O	11.6	1	0.086
Tract P	4.78	1	0.021
Tract Q	4.78	1	0.021
Tract R	4.78	1	0.021
Tract S	4.78	1	0.021
Tract T	4.78	1	0.021
Tract U	4.78	1	0.021
Tract V	4.78	1	0.021
Tract W	4.78	1	0.021
Tract X	4.78	1	0.021
Tract Y	4.78	1	0.021
Tract Z	4.78	1	0.021
Tract AA	4.78	1	0.021
Tract AB	4.78	1	0.021
Tract AC	4.78	1	0.021
Tract AD	4.78	1	0.021
Tract AE	4.78	1	0.021
Tract AF	4.78	1	0.021
Tract AG	4.78	1	0.021
Tract AH	4.78	1	0.021
Tract AI	4.78	1	0.021
Tract AJ	4.78	1	0.021
Tract AK	4.78	1	0.021
Tract AL	4.78	1	0.021
Tract AM	4.78	1	0.021
Tract AN	4.78	1	0.021
Tract AO	4.78	1	0.021
Tract AP	4.78	1	0.021
Tract AQ	4.78	1	0.021
Tract AR	4.78	1	0.021
Tract AS	4.78	1	0.021
Tract AT	4.78	1	0.021
Tract AU	4.78	1	0.021
Tract AV	4.78	1	0.021
Tract AW	4.78	1	0.021
Tract AX	4.78	1	0.021
Tract AY	4.78	1	0.021
Tract AZ	4.78	1	0.021
Tract BA	4.78	1	0.021
Tract BB	4.78	1	0.021
Tract BC	4.78	1	0.021
Tract BD	4.78	1	0.021
Tract BE	4.78	1	0.021
Tract BF	4.78	1	0.021
Tract BG	4.78	1	0.021
Tract BH	4.78	1	0.021
Tract BI	4.78	1	0.021
Tract BJ	4.78	1	0.021
Tract BK	4.78	1	0.021
Tract BL	4.78	1	0.021
Tract BM	4.78	1	0.021
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Tract BO	4.78	1	0.021
Tract BP	4.78	1	0.021
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Tract BS	4.78	1	0.021
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Tract BU	4.78	1	0.021
Tract BV	4.78	1	0.021
Tract BW	4.78	1	0.021
Tract BX	4.78	1	0.021
Tract BY	4.78	1	0.021
Tract BZ	4.78	1	0.021

Tract	Area (Acres)	Units	Density
Tract A	21.69	1	0.046
Tract B	7.18	1	0.014
Tract C	118.15	1	0.008
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Tract I	4.79	1	0.021
Tract J	153.1	1	0.007
Tract K	107.9	1	0.009
Tract L	147.2	1	0.014
Tract M	148.36	1	0.01
Tract N	102.7	1	0.01
Tract O	11.6	1	0.086
Tract P	4.78	1	0.021
Tract Q	4.78	1	0.021
Tract R	4.78	1	0.021
Tract S	4.78	1	0.021
Tract T	4.78	1	0.021
Tract U	4.78	1	0.021
Tract V	4.78	1	0.021
Tract W	4.78	1	0.021
Tract X	4.78	1	0.021
Tract Y	4.78	1	0.021
Tract Z	4.78	1	0.021
Tract AA	4.78	1	0.021
Tract AB	4.78	1	0.021
Tract AC	4.78	1	0.021
Tract AD	4.78	1	0.021
Tract AE	4.78	1	0.021
Tract AF	4.78	1	0.021
Tract AG	4.78	1	0.021
Tract AH	4.78	1	0.021
Tract AI	4.78	1	0.021
Tract AJ	4.78	1	0.021
Tract AK	4.78	1	0.021
Tract AL	4.78	1	0.021
Tract AM	4.78	1	0.021
Tract AN	4.78	1	0.021
Tract AO	4.78	1	0.021
Tract AP	4.78	1	0.021
Tract AQ	4.78	1	0.021
Tract AR	4.78	1	0.021
Tract AS	4.78	1	0.021
Tract AT	4.78	1	0.021
Tract AU	4.78	1	0.021
Tract AV	4.78	1	0.021
Tract AW	4.78	1	0.021
Tract AX	4.78	1	0.021
Tract AY	4.78	1	0.021
Tract AZ	4.78	1	0.021
Tract BA	4.78	1	0.021
Tract BB	4.78	1	0.021
Tract BC	4.78	1	0.021
Tract BD	4.78	1	0.021
Tract BE	4.78	1	0.021
Tract BF	4.78	1	0.021
Tract BG	4.78	1	0.021
Tract BH	4.78	1	0.021
Tract BI	4.78	1	0.021
Tract BJ	4.78	1	0.021
Tract BK	4.78	1	0.021
Tract BL	4.78	1	0.021
Tract BM	4.78	1	0.021
Tract BN	4.78	1	0.021
Tract BO	4.78	1	0.021
Tract BP	4.78	1	0.021
Tract BQ	4.78	1	0.021
Tract BR	4.78	1	0.021
Tract BS	4.78	1	0.021
Tract BT	4.78	1	0.021
Tract BU	4.78	1	0.021
Tract BV	4.78	1	0.021
Tract BW	4.78	1	0.021
Tract BX	4.78	1	0.021
Tract BY	4.78	1	0.021
Tract BZ	4.78	1	0.021

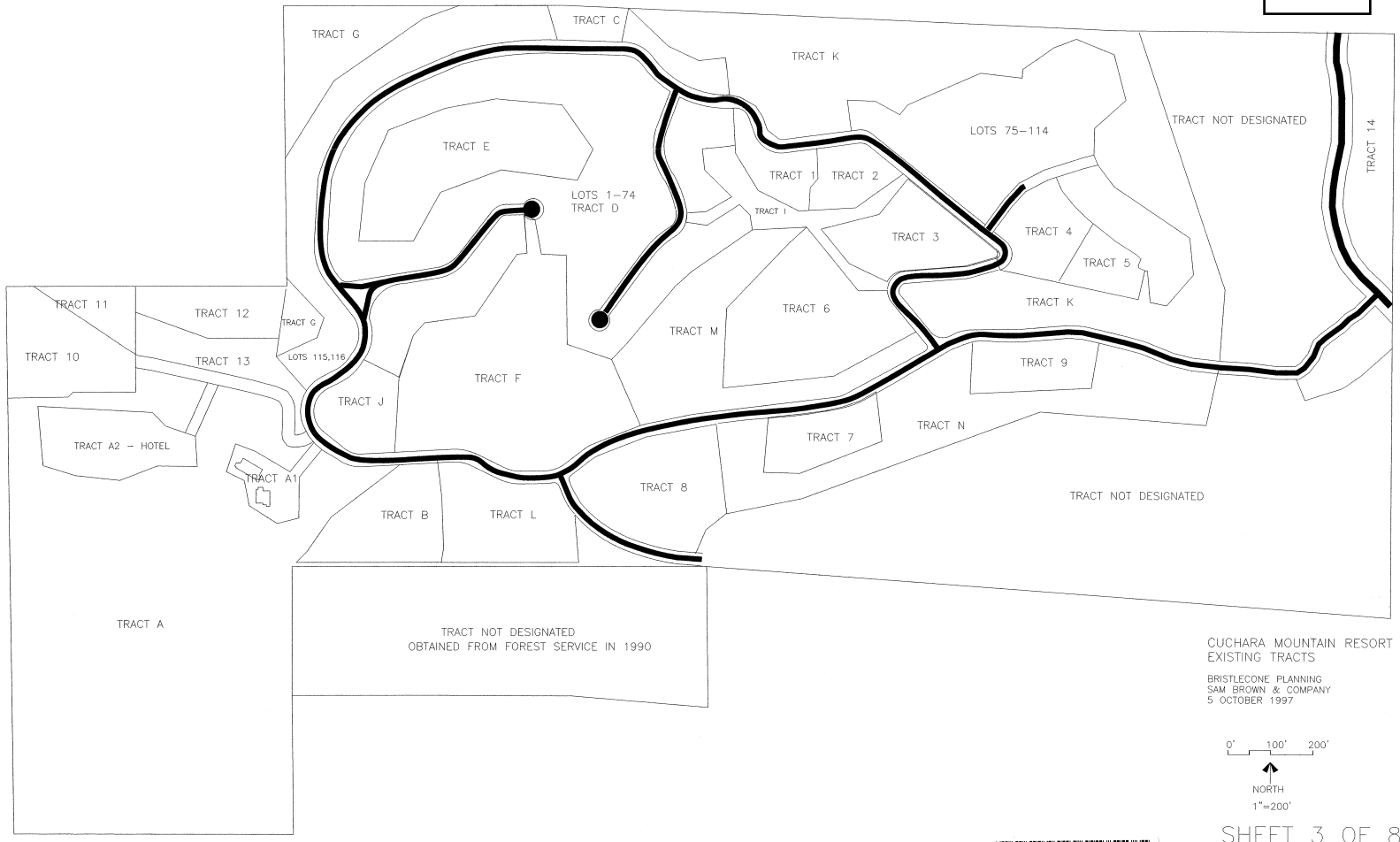


231842 12 07 08 12 07 08  
 \* 2 of 20 R 101.00 D 8.00 H 0.88 Huerfano Co. J Bond

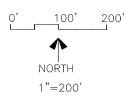
CUCHARA MOUNTAIN RESORT  
 PANADERO SUBDIVISION  
 LAND USE PLAN  
 Bristlecone Planning  
 Sam Brown & Company  
 28 October 1997

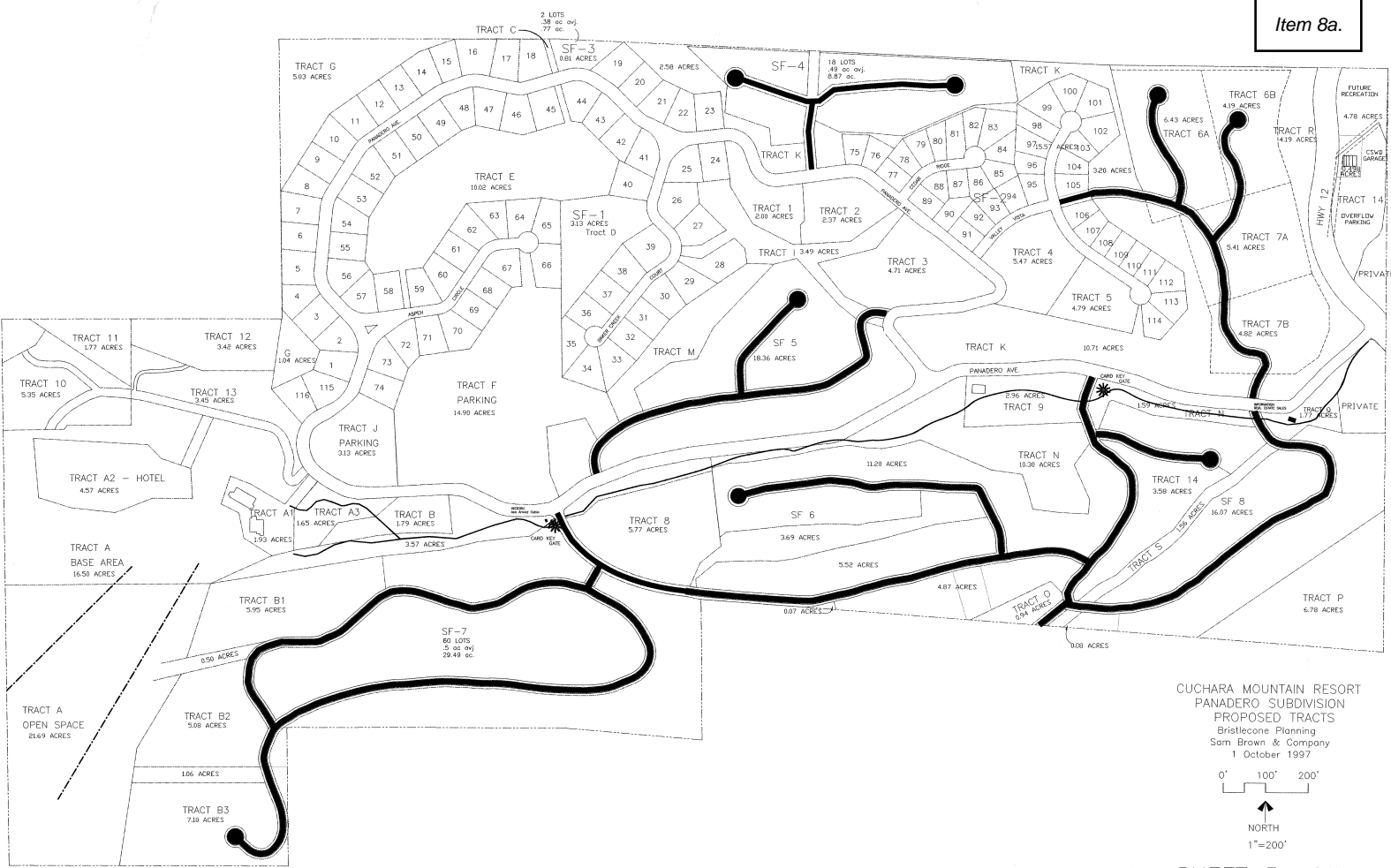
0' 200' 400'  
 NORTH  
 1"=400'

SHEET 2 OF 8

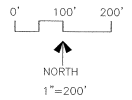


CUCHARA MOUNTAIN RESORT  
EXISTING TRACTS  
BRISTLECONE PLANNING  
SAM BROWN & COMPANY  
5 OCTOBER 1997



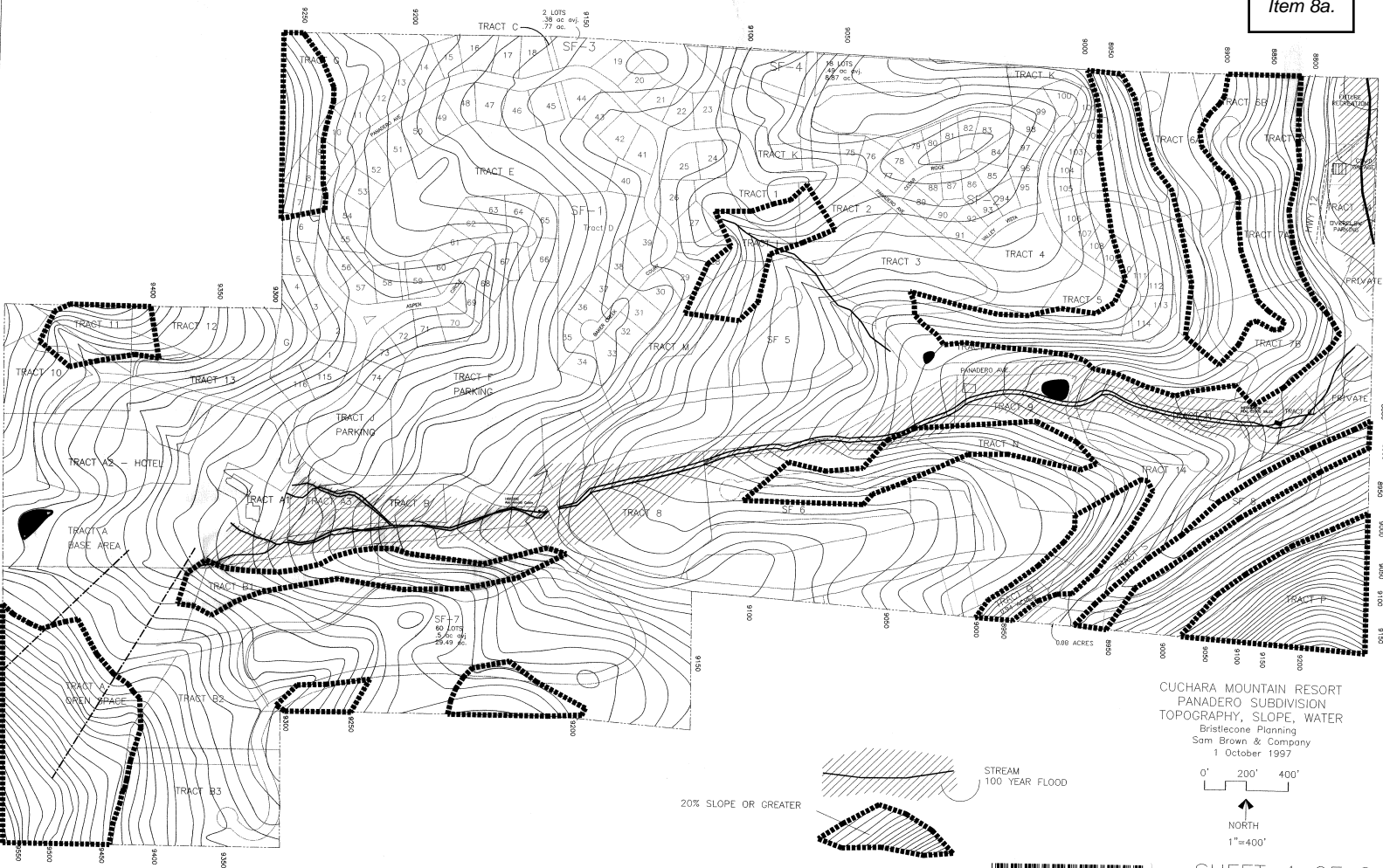


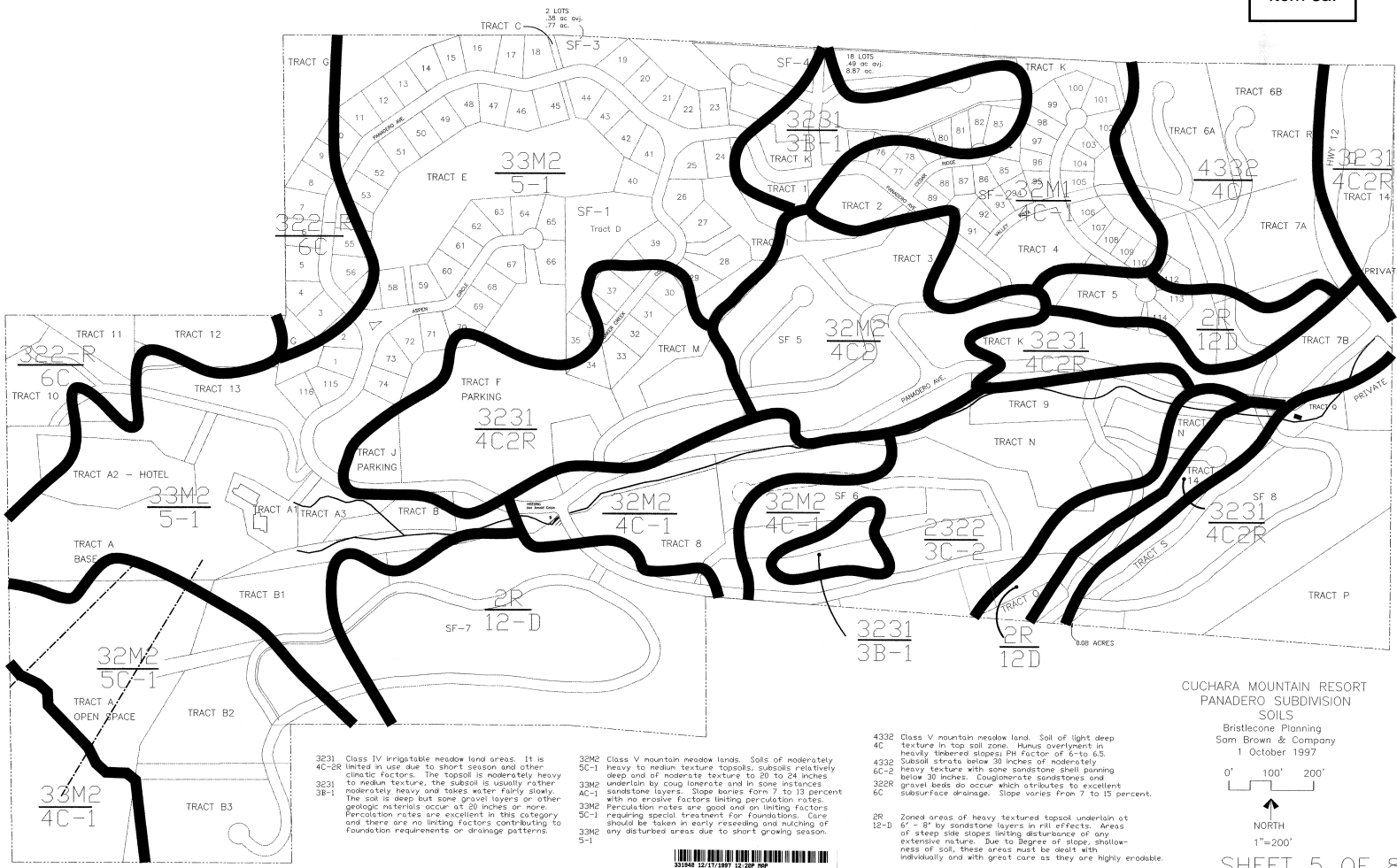
CUCHARA MOUNTAIN RESORT  
PANADERO SUBDIVISION  
PROPOSED TRACTS  
Bristlecone Planning  
Sam Brown & Company  
1 October 1997



31096 10/27/97 10:20 AM  
4 of 28 R 101 10 9 00 N 0.80 Hurfano Co. J. Benz

Item 8a.





3231 Class IV irrigatable meadow land areas. It is limited in use due to short season and other climatic factors. The topsoil is moderately heavy to medium texture, the subsoil is usually rather moderately heavy and takes water fairly slowly. The soil is deep but some gravel layers or other geologic materials occur at 20 inches or more. Percolation rates are excellent in this category and there are no limiting factors contributing to foundation requirements or drainage patterns.

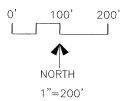
32M2 Class V mountain meadow lands. Soils of moderately heavy to medium texture topsoils, subsoils relatively deep and of moderate texture to 20 to 24 inches underlain by coal lenses and in some instances sandstone layers. Slope varies from 7 to 13 percent with no erosive factors limiting percolation rates. Percolation rates are good and on limiting factors. 32M2 4C-1 requiring special treatment for foundations. Care should be taken in early seeding and mulching of any disturbed areas due to short growing season.

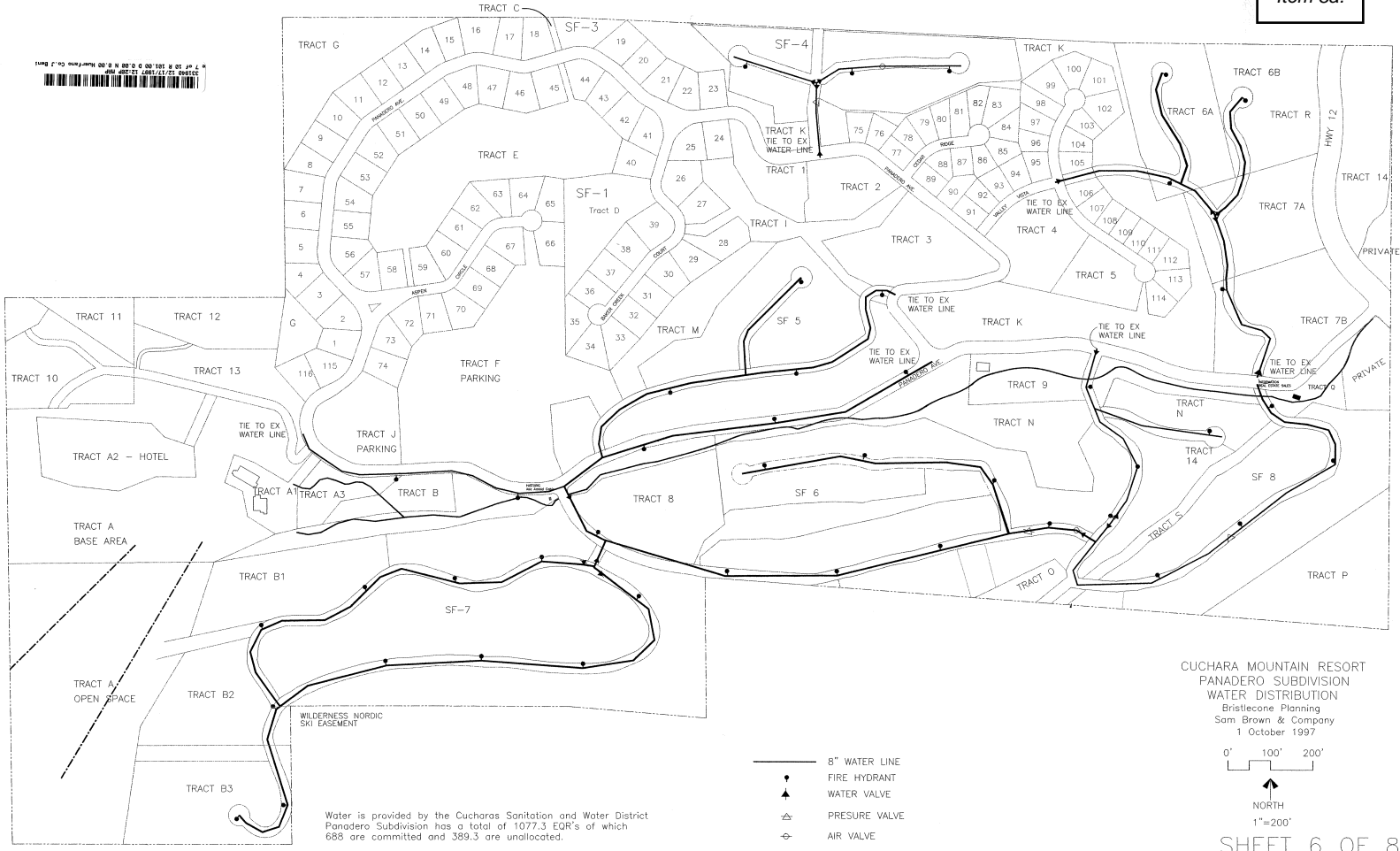
4332 Class V mountain meadow land. Soil of light deep texture in top soil zone. Humus overlying in heavily lined slopes. pH Factor of 6 to 6.5. Subsoil strata below 30 inches of moderately heavy texture with some sandstone shell panning below 30 inches. Conglomerate sandstones and gravel beds do occur which attributes to excellent subsurface drainage. Slope varies from 7 to 13 percent.

2R Zoned areas of heavy textured topsoil underlain at 6" - 9" by sandstone layers in fill effects. Areas of steep side slopes limiting disturbance of any extensive nature. Due to degree of slope, shallowness of soil, these areas must be dealt with individually and with great care as they are highly erodible.

CUCHARA MOUNTAIN RESORT PANADERO SUBDIVISION SOILS

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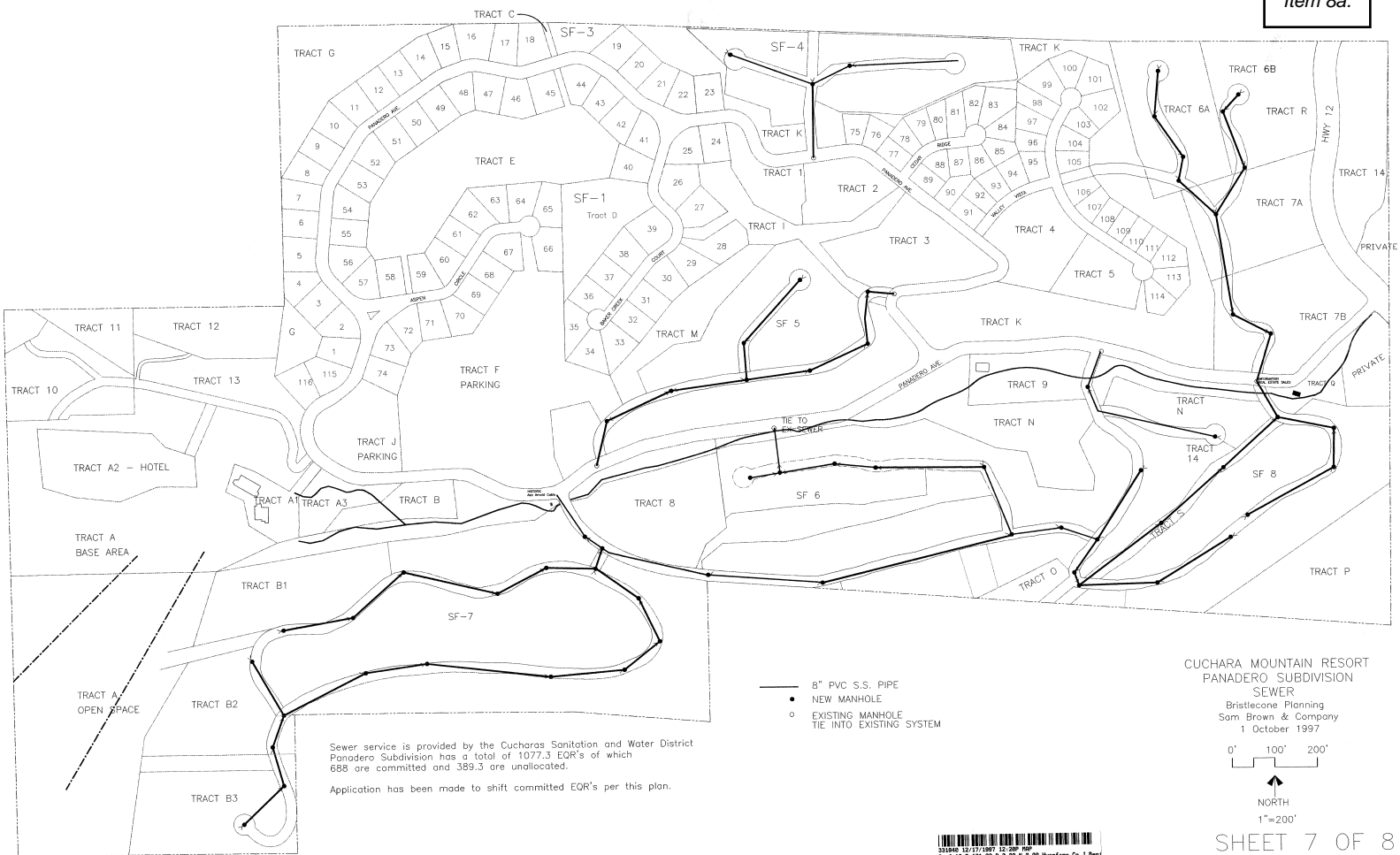
Water is provided by the Cucharas Sanitation and Water District  
 Panadero Subdivision has a total of 1077.3 EQR's of which  
 688 are committed and 389.3 are unallocated.

- 8" WATER LINE
- ♦ FIRE HYDRANT
- ▲ WATER VALVE
- △ PRESSURE VALVE
- AIR VALVE

CUCHARA MOUNTAIN RESORT  
 PANADERO SUBDIVISION  
 WATER DISTRIBUTION  
 Bristlecone Planning  
 Sam Brown & Company  
 1 October 1997

0' 100' 200'  
 NORTH  
 1"=200'

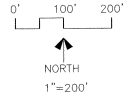




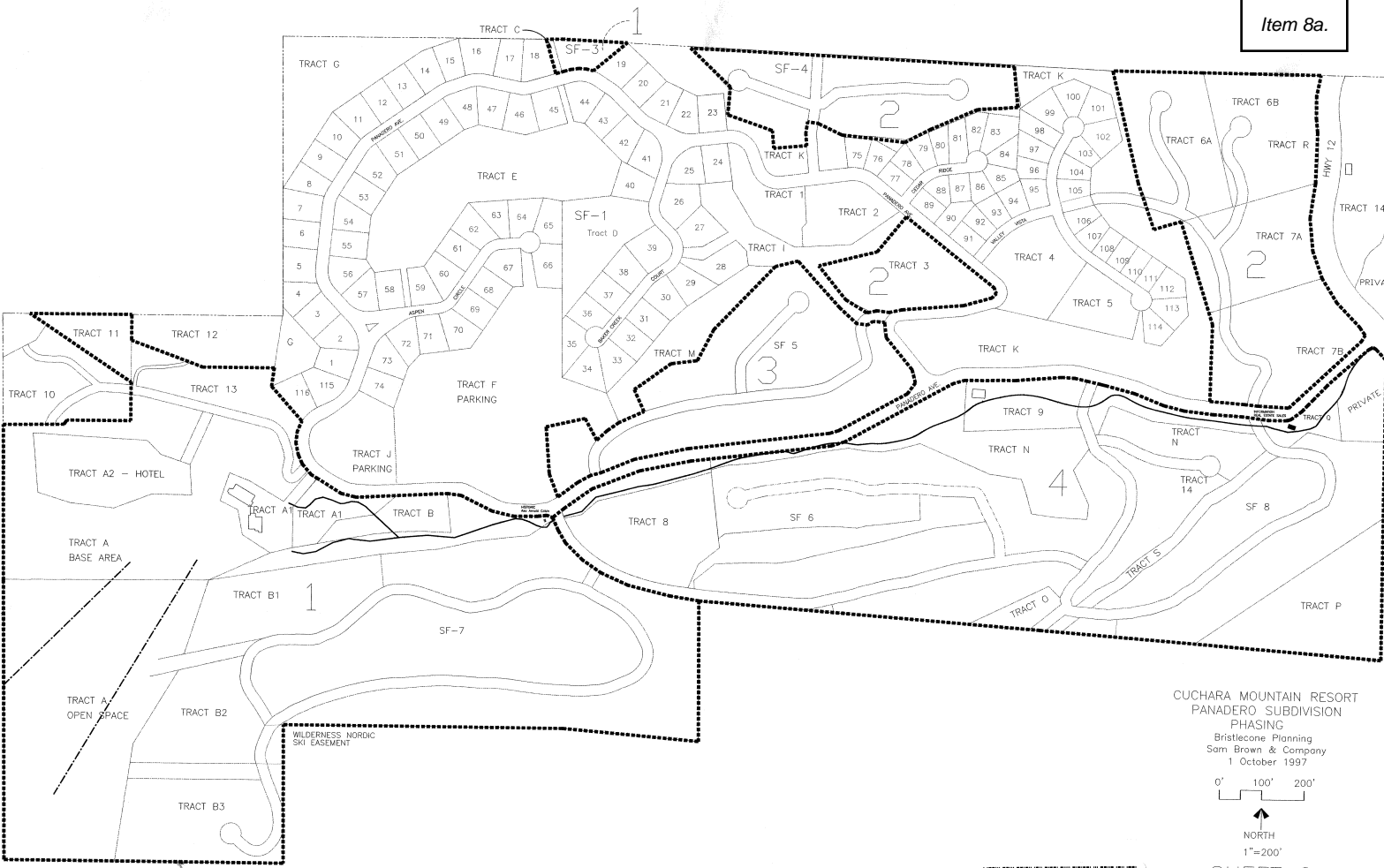
Sewer service is provided by the Cucharas Sanitation and Water District Panadero Subdivision has a total of 1077.3 EQR's of which 688 are committed and 389.3 are unallocated.  
 Application has been made to shift committed EQR's per this plan.

- 8" PVC S.S. PIPE
- NEW MANHOLE
- EXISTING MANHOLE
- TIE INTO EXISTING SYSTEM

CUCHARA MOUNTAIN RESORT  
 PANADERO SUBDIVISION  
 SEWER  
 Bristolcane Planning  
 Sam Brown & Company  
 1 October 1997



Item 8a.



CUCHARA MOUNTAIN RESORT  
 PANADERO SUBDIVISION  
 PHASING  
 Bristlecone Planning  
 Sam Brown & Company  
 1 October 1997

0' 100' 200'  
 NORTH  
 1"=200'

SHEET 8 OF 8

