



HUERFANO COUNTY BUILDING AUTHORITY BOARD AGENDA

May 16, 2024 at 3:00 PM

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

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

Join via Google Meet: meet.google.com/jtn-scsu-ecp | Meeting ID: jtn-scsu-ecp

Join via Google Meet: <https://meet.google.com/> | Meeting ID: jtn-scsu-ecp

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES REVIEW
 - a. [April 18, 2024 Minutes](#)
4. APPOINTMENTS
5. NEW BUSINESS
 - a. [Tanner- Building Permits 14-115, 17-039](#)
6. OLD BUSINESS
 - a. Timberline-
 - b. Patel-
 - c. Keith Parsons 6 Month Review- 20-069
 - d. Chris Morales 6 Month Review- 17-145
7. DISCUSSION
 - a. Maria Lake-
8. ADJOURNMENT
9. UPCOMING MEETINGS



HUERFANO COUNTY BUILDING AUTHORITY BOARD MINUTES

April 18, 2024 at 3:00 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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1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. MINUTES REVIEW

- a. March 21, 2024 Meeting Minutes

EnterTextHere

4. APPOINTMENTS

5. NEW BUSINESS

- a. Riedel- Earthship home

EnterTextHere

6. OLD BUSINESS

- a. J & O Roofing

EnterTextHere

- b. Patel

EnterTextHere

- c. Timberline-

- d. Valley Wide Construction

- e. Driscoll-

7. DISCUSSION

- a. Maria Lake Subdivision

8. ADJOURNMENT

9. UPCOMING MEETINGS

Huerfano County Land Use
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, Ext. 117



Item 5a.

Huerfano County Building Authority Board (HCBA) Staff Report

What's the Complication: Building Permit holder was Douglas Sysol Permits number 14-115, 15-145, and 17-039. Building Permit Holder has passed away and new owners William and Carolyn Tanner now are the new owners of the property. When researching this permit no inspections of any kind are on file that can be found.

Currently: The new property owners are wanting to take over this endeavor of this single family dwelling and fix any existing problems and move forward. The original owner Sysol pulled the first permit in 2014 then the second in 2015, another one in 2017, and Terry Sandoval allowed a renewal in 2021.

Huerfano County Building Regulations:

R101.3 Purpose.

The purpose of this code is to establish minimum requirements to provide a reasonable level of safety, health and general welfare through affordability, structural strength, means of egress, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

R102.1 General.

Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

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401 Main Street, Suite 304
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Item 5a.

R102.7 Existing structures.

The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the [International Property Maintenance Code](#) or the [International Fire Code](#), or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

R104.4 Inspections.

The *building official* shall make the required inspections, or the *building official* shall have the authority to accept reports of inspection by *approved agencies* or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such *approved agency* or by the responsible individual. The *building official* is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.

R104.7 Department records.

The *building official* shall keep official records of applications received, *permits* and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for the retention of public records.

R104.8 Liability.

The *building official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the *jurisdiction* in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

R104.10 Modifications.

Where there are practical difficulties involved in carrying out the provisions of this code, the *building official* shall have the authority to grant modifications for individual cases, provided the *building official* shall first find that special individual reason makes the strict letter of this

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Item 5a.

code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

R104.11.1 Tests.

Where there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *building official* shall have the authority to require tests as evidence of compliance to be made at no expense to the *jurisdiction*. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *building official* shall approve the testing procedures. Tests shall be performed by an *approved* agency. Reports of such tests shall be retained by the *building official* for the period required for retention of public records.

R105.1 Required.

Any *owner* or *owner's* authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

R105.3.2 Time limitation of application.

An application for a *permit* for any proposed work shall be deemed to have been abandoned 180 days after the date of filing unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

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401 Main Street, Suite 304
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719-738-1220, Ext. 117



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R105.4 Validity of permit.

The issuance or granting of a *permit* shall not be construed to be a *permit* for, or an *approval* of, any violation of any of the provisions of this code or of any other ordinance of the *jurisdiction*. *Permits* presuming to give authority to violate or cancel the provisions of this code or other ordinances of the *jurisdiction* shall not be valid. The issuance of a *permit* based on *construction documents* and other data shall not prevent the *building official* from requiring the correction of errors in the *construction documents* and other data. The *building official* is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this *jurisdiction*.

apps

R105.5 Expiration.

Every *permit* issued shall become invalid unless the work authorized by such *permit* is commenced within 180 days after its issuance or after commencement of work if more than 180 days pass between inspections. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

R109.1 Types of inspections.

For on-site construction, from time to time the *building official*, upon notification from the *permit* holder or his agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the *permit* holder or his or her agent wherein the same fails to comply with this code.

R109.1.1 Foundation inspection.

Inspection of the foundation shall be made after poles or piers are set or trenches or *basement* areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations.

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R109.1.4 Frame and masonry inspection.

Inspection of framing and masonry construction shall be made after the roof, masonry, framing, firestopping, draftstopping and bracing are in place and after the plumbing, mechanical and electrical rough inspections are *approved*.

R109.1.5 Other inspections.

In addition to inspections in [Sections R109.1.1](#) through [R109.1.4](#), the *building official* shall have the authority to make or require any other inspections to ascertain compliance with this code and other laws enforced by the *building official*.

R109.3 Inspection requests.

It shall be the duty of the *permit* holder or their agent to notify the *building official* that such work is ready for inspection. It shall be the duty of the *person* requesting any inspections required by this code to provide access to and means for inspection of such work.

apps

R109.4 Approval required.

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the *permit* holder or an agent of the *permit* holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *building official*.

Key Considerations:

- The previous permit holder had no inspections that the Building Department can find on record.
- The previous permit holder is no longer available for questions.
- The new permit holder will need guidance on how to proceed.

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Staff Thoughts/Comments:

- An onsite inspection to be conducted by the Huerfano County Building Inspector to determine the process of the build as well as the integrity of the structure, which may/may not have the need for a Colorado Licensed Engineer to look at the integrity of the foundation.
- The original permit would have fallen under the 2009 ICC Building Codes. We are currently under the 2021 Building Codes. After some discussion we would like to have it meet in the middle and at least come into the 2015 Building Codes.
- Would recommend that the new owners take over the existing Building Permit 17-039 and pay the \$150.00 to bring the Building Permit current. (\$50.00 a year for renewal x 3 years.)

Please see the attachments.

BUILDING AND ZONING PERMITS (FULL EDIT MODE)

Close Form

Permit No: Issue Date: Permit Expiration Date: Permit Type: Permit Status: CO Issue Date:

Scope of Work: Primary Occupancy Class: Construction Type: Estimated Valuation: Permit Fee:

Property Owner: General Contractor / Agent:

[View this Owner Record](#)

[Add New Owner](#)

[View this Contractor Record](#)

View Electronic Permit File: [\\files\landuse\\$\Land use office\Building Files\BUILDING PERM](#)

PROPERTY DESCRIPTION:

[View All Property Descriptions](#)

HINT: Click "View/Edit Record" to create or view ADDRESS ASSIGNMENTS by Schedule No.

Schedule No	Region	Zoning Dist	Property Location	Qtr Section or Lot-Block	Physical Address	Nearest Community	View/Edit Record	Add New Record
163142	500	UR	Black Diamond Park	Lot: 18, Block: 6	65 Rocky Mountain Drive	Walsenburg	163142	New
*								New

Land Area Included in this Permit:

Structure Latitude:

Structure Longitude:

COMMENTS:

See also BP #s 15-145 & 14-115. Extension 17-039 approved by S. Channel. Extension for 01/2021 approved by T. Sandoval.

Permit Details | **Inspections** | Manufactured Home Details

CONSTRUCTION TYPE:	OCCUPANCY:	PRIMARY USE:
<input type="checkbox"/> New Construction <input type="checkbox"/> Remodel <input type="checkbox"/> Addition <input type="checkbox"/> Demolition <input type="checkbox"/> In Kind Replacement <input checked="" type="checkbox"/> Permit Extension <input type="checkbox"/> Temporary Building/Use Permit	<input checked="" type="checkbox"/> Site Built Residential <input type="checkbox"/> Manufactured Residential <input type="checkbox"/> Residential Accessory Building <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Industrial <input type="checkbox"/> Other (see Comments)	<input checked="" type="checkbox"/> Single or Multi Family Dwelling <input type="checkbox"/> Residential Garage <input type="checkbox"/> Agricultural Animal Husbandry <input type="checkbox"/> Commercial (give details in Comment) <input type="checkbox"/> Industrial (give details in Comments) <input type="checkbox"/> Storage (note stored materials in Comments) <input type="checkbox"/> Other (give details in Comments)
OTHER REQUIRED PERMITS:		
<input type="checkbox"/> Conditional Use <input type="checkbox"/> Variance <input type="checkbox"/> Lot Consolidation	<input type="checkbox"/> Temporary Resident <input type="checkbox"/> Temporary Use <input type="checkbox"/> HB1041 Development	<input type="checkbox"/> Sanitation <input type="checkbox"/> County Road Access <input type="checkbox"/> HB1041 Flood Plain <input type="checkbox"/> Sign Permit <input type="checkbox"/> State Electrical Permit <input type="checkbox"/> State Plumbing Permit <input type="checkbox"/> Other (note in Comments)

SUBCONTRACTORS:		
Subcontractor Name	Scope of Work	View/Edit Record
*		(New)

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):

Extension of BP #15-145. See also BP 14-115

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 1/4 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:	<u>x 0.0115</u>
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

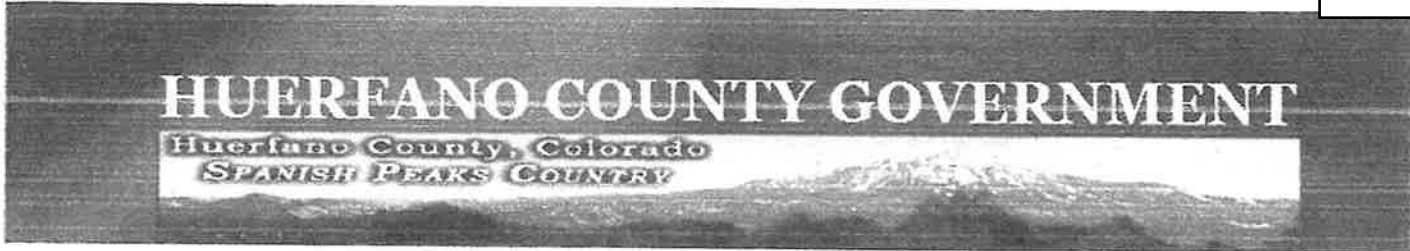
INQUIRY ONLY

Item 5a.
ACRES

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

Prev Name1
 Prev Name2
 Use 0100 City 00000 Subdv 0061
 Anlys 000 Tax/Dst 100 Zone 00
 Exempt Late Filing Advrt Y Bnkrupt N TOTALS 1441
 ACRES: Master Legal Value Ignore PP \$ 2146 Exemption N
 00000000076 000 076 NOV # NOD #

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

Print

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

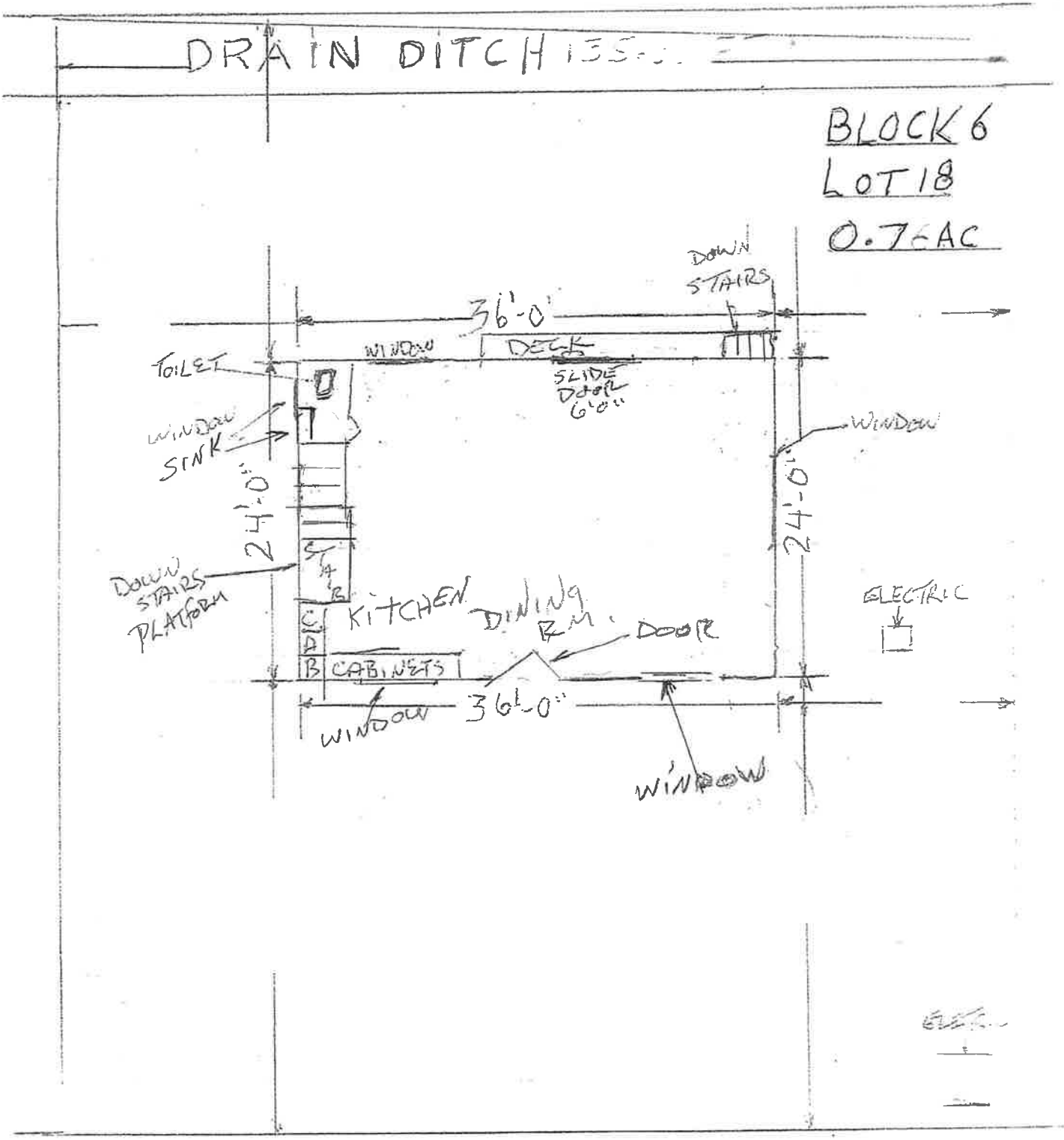
50.00 (TRANSFER)

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

TRANSACTION DATE 04/08/2017 11:17

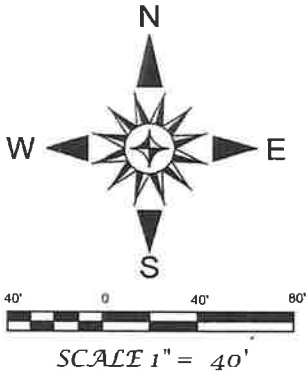
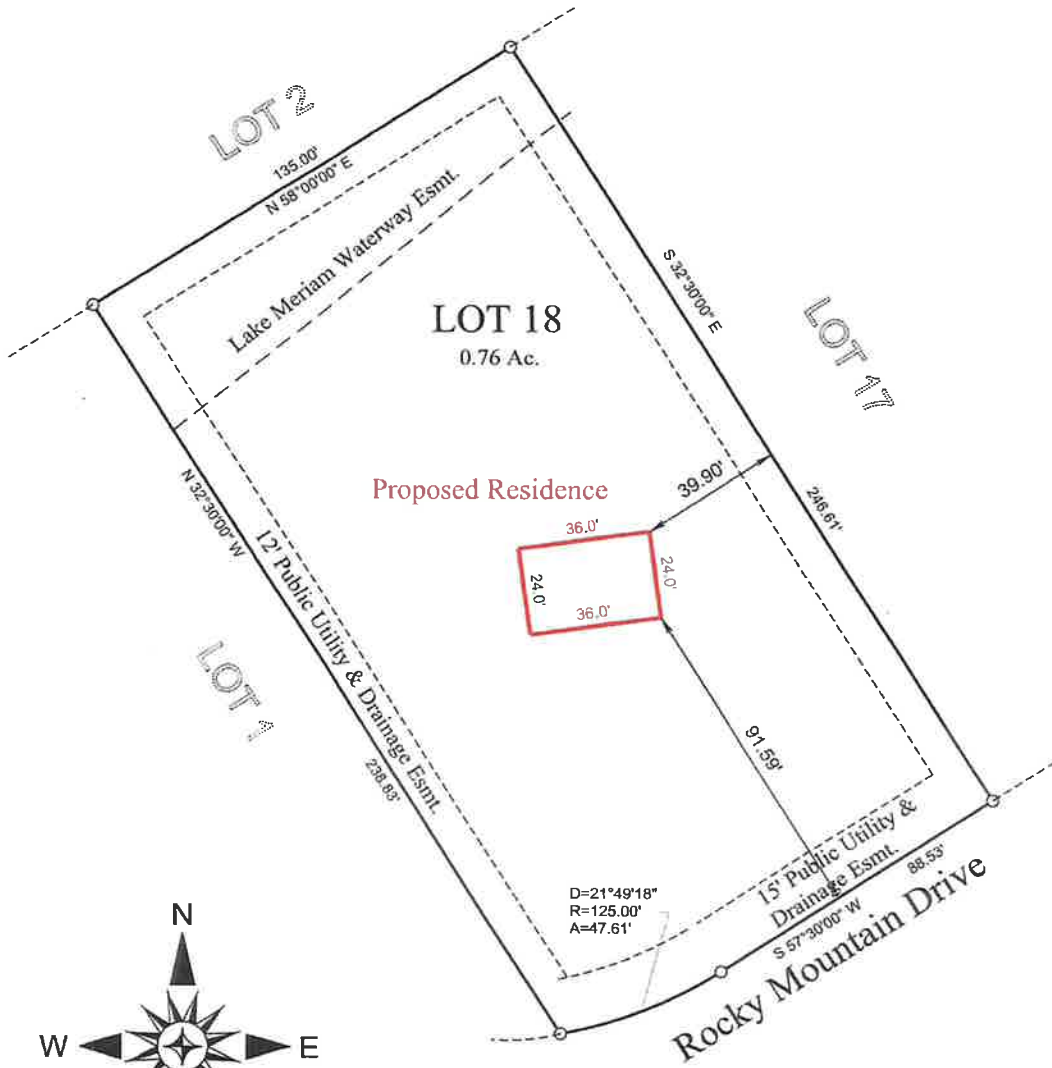
AMOUNT

\$50.00



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: DAN WEAVER
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:

- 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 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

BUILDING PERMIT FEES:

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

PAYMENT OF FEES:

COUNTY RECEIPT NO: _____
PERSONAL CHECK NO: _____

TOTAL VALUATION:

TOTAL VALUATION: 120623.04
FEE MODIFIER: x 0.0115
PERMIT FEE: 1387.¹⁶

APPROVAL:

Steve Plamuel
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

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# 28354693 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 _____

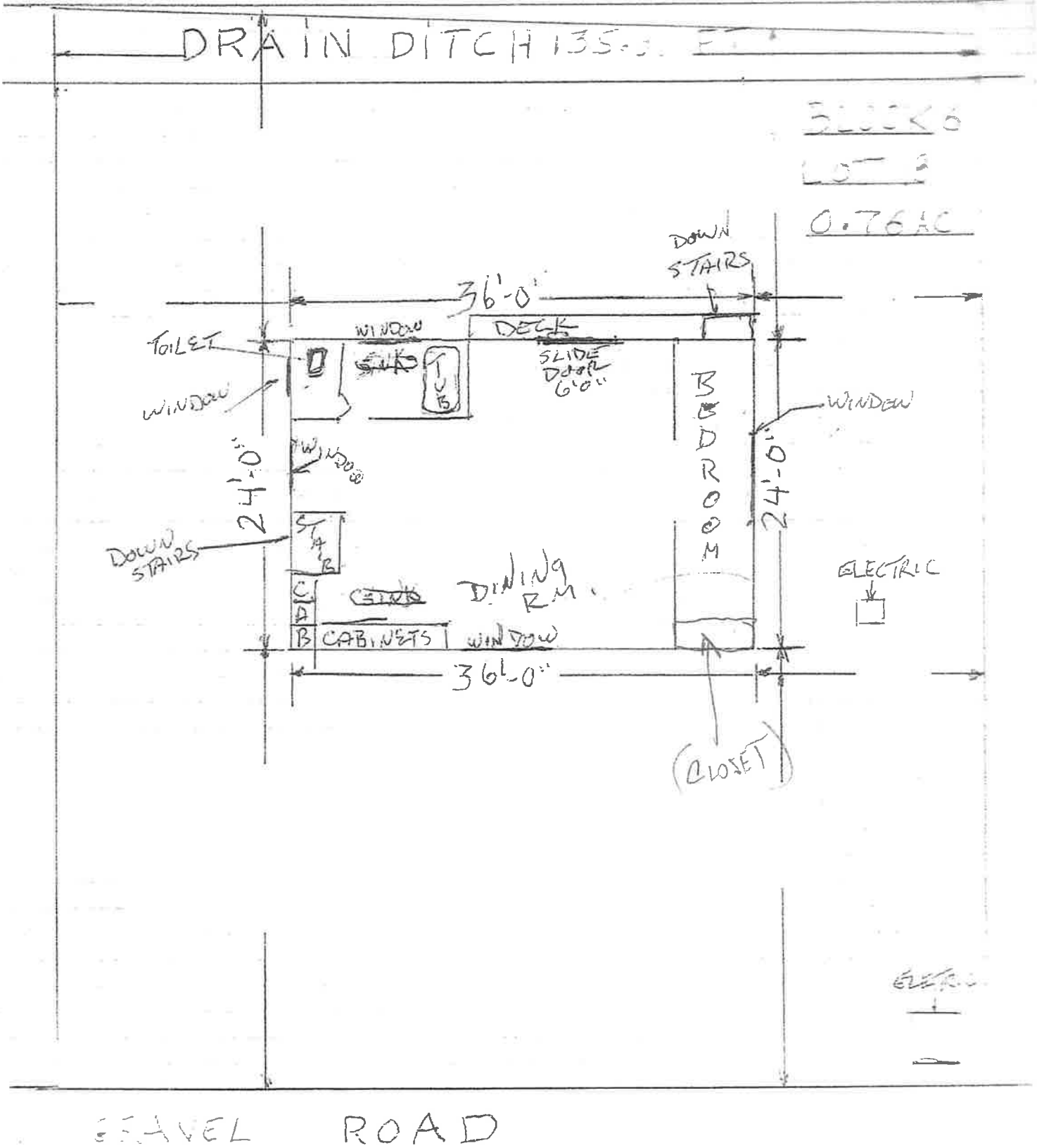
Valid Colorado Photo ID Card _____

Valid Passport _____

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

Native American Tribal Identification: _____

Other: _____



[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 -----

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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: WALSENBURG, 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 (signed name) hereby request and authorize the individual and/or

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 HARASSMENT, 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 BE 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



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.

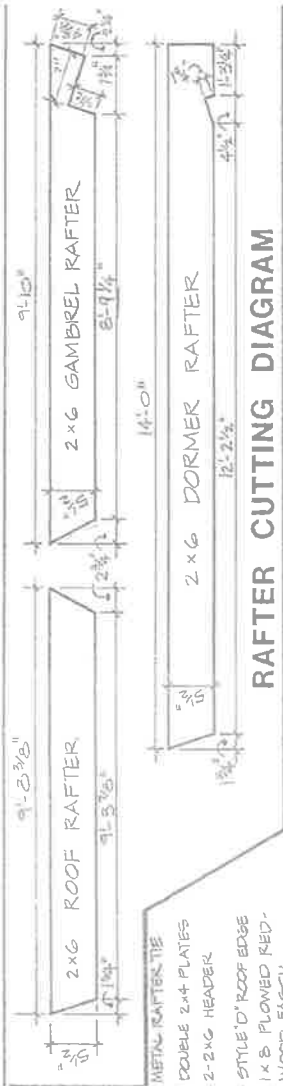
Sincerely,

Joe and Andy Hicks

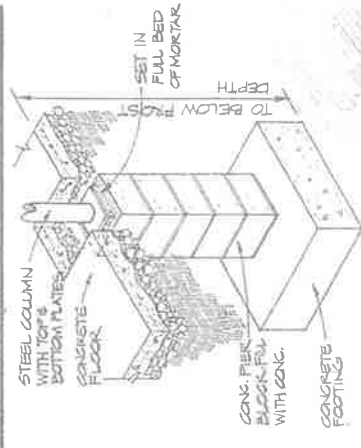
Joe: 720-560-1211

Andy: 303-808-2217

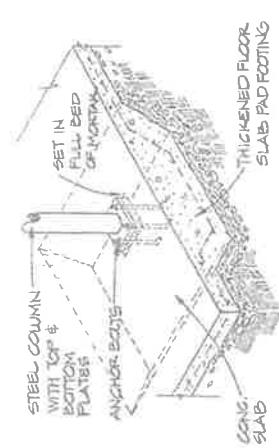
blackdiamondparkco@gmail.com



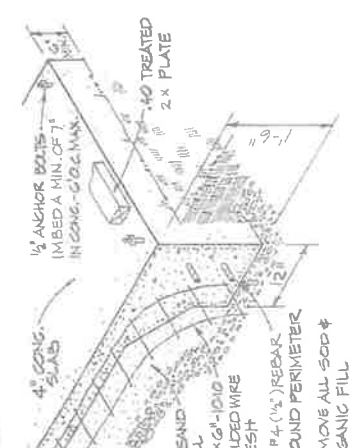
RAFTER CUTTING DIAGRAM



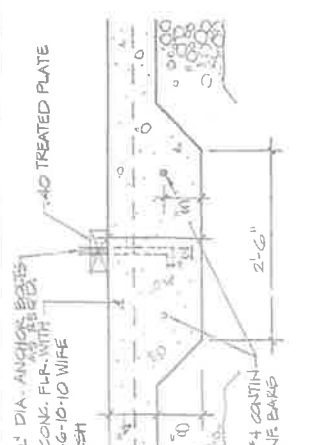
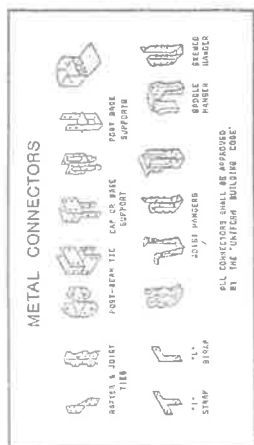
G **DETAIL OF STEEL COLUMN & CONG. FOOTING**



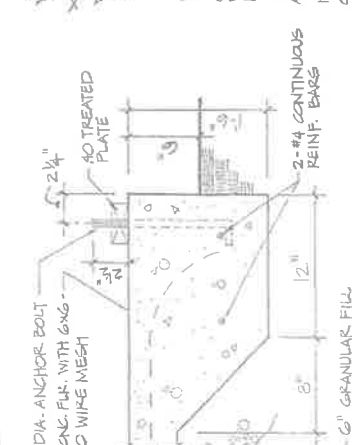
H **DETAIL OF THICKENED FLOOR FOOTING**



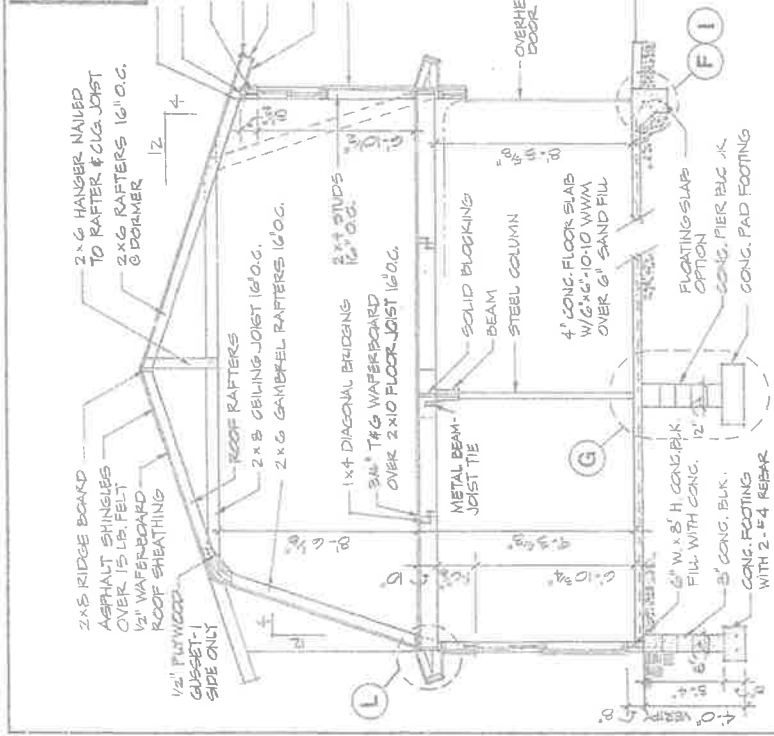
I **DETAIL OF FLOATING SLAB FOUNDATION**



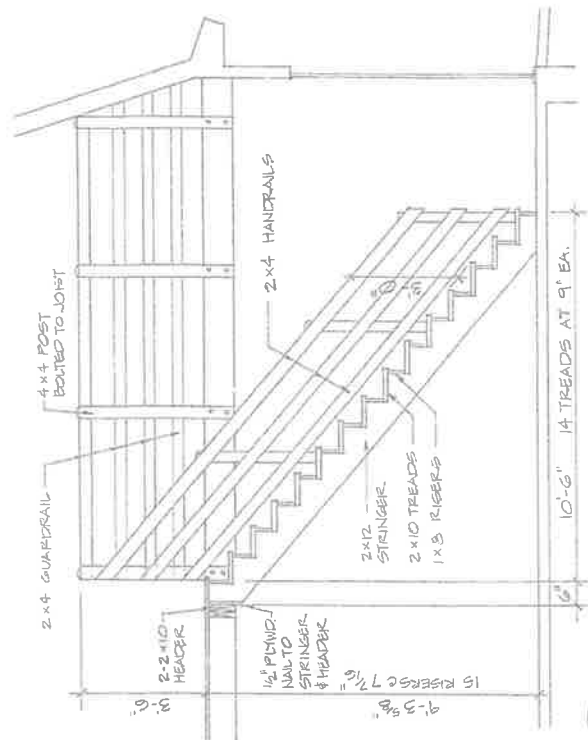
E **DETAIL THICKENED SLAB AT INTERIOR-BEARING WALL**



F **DETAIL ORIGINAL FLOATING SLAB FOOTING**



SECTION C



STAIR SECTION

These drawings were prepared to meet the requirements of the Building Code of the City of Chicago. The drawings are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in these drawings. The drawings are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in these drawings.

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TEL: (312) 467-1100
FAX: (312) 467-1101
WWW.DRA.COM

houseplansandmore.com

REVISED
BY DATE

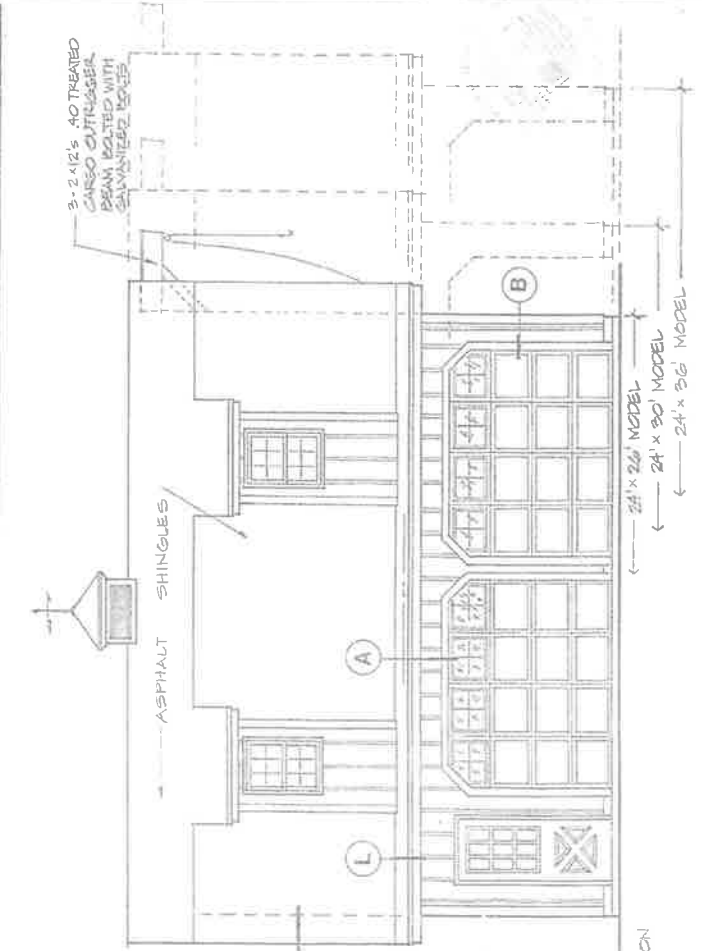
107D-6003
SHEET 5

These plans have been prepared to meet professional building standards. The architect does not assume any liability for construction or other problems that may arise from the use of these plans. The architect is not responsible for any errors or omissions in these plans. The architect is not responsible for any construction or other problems that may arise from the use of these plans. The architect is not responsible for any errors or omissions in these plans.

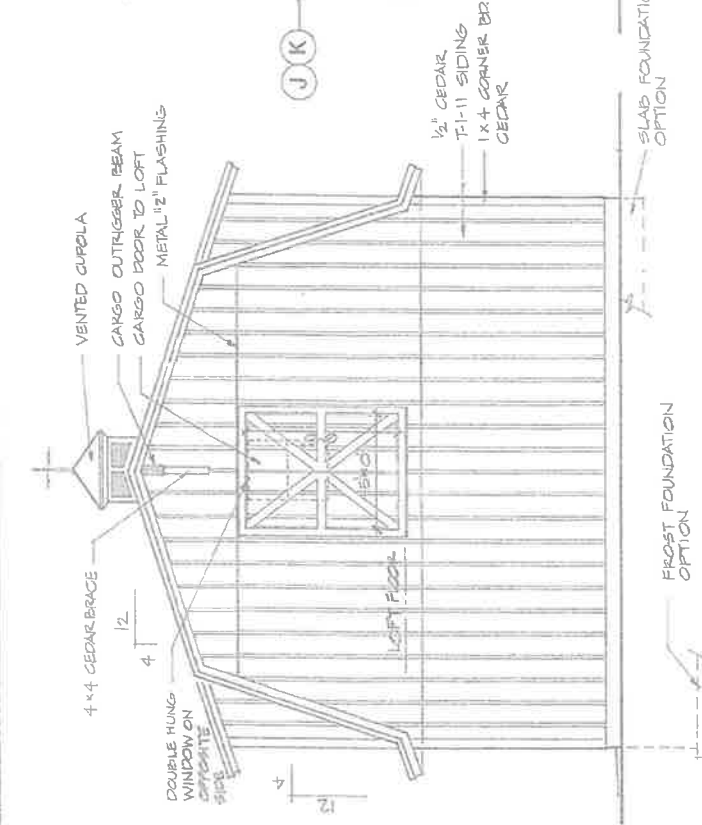
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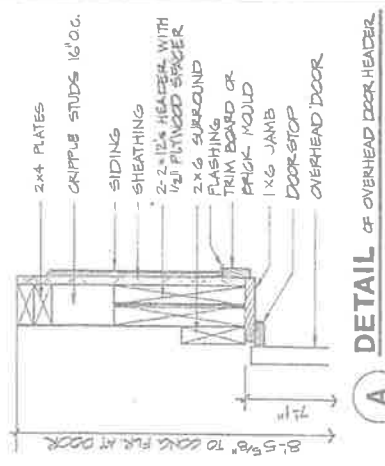
PROJECT: PLAN BY
 107D-6003
 SHEET



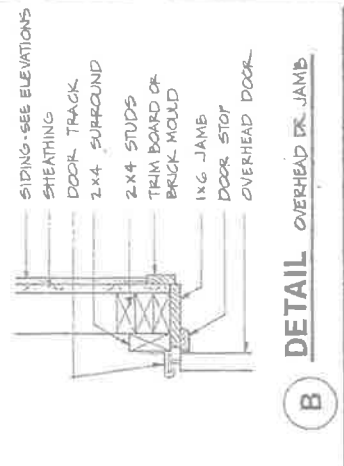
FRONT ELEVATION
 ALL MODELS



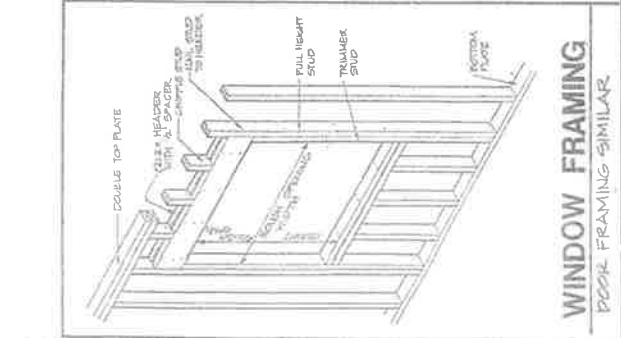
SIDE ELEVATION
 ALL MODELS



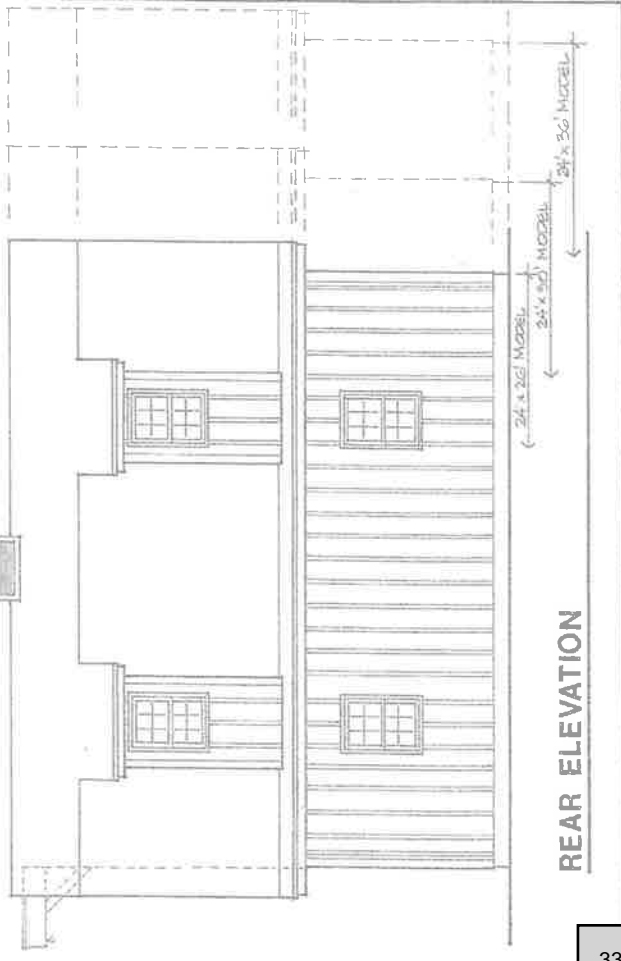
A **DETAIL OF OVERHEAD DOOR HEADER**



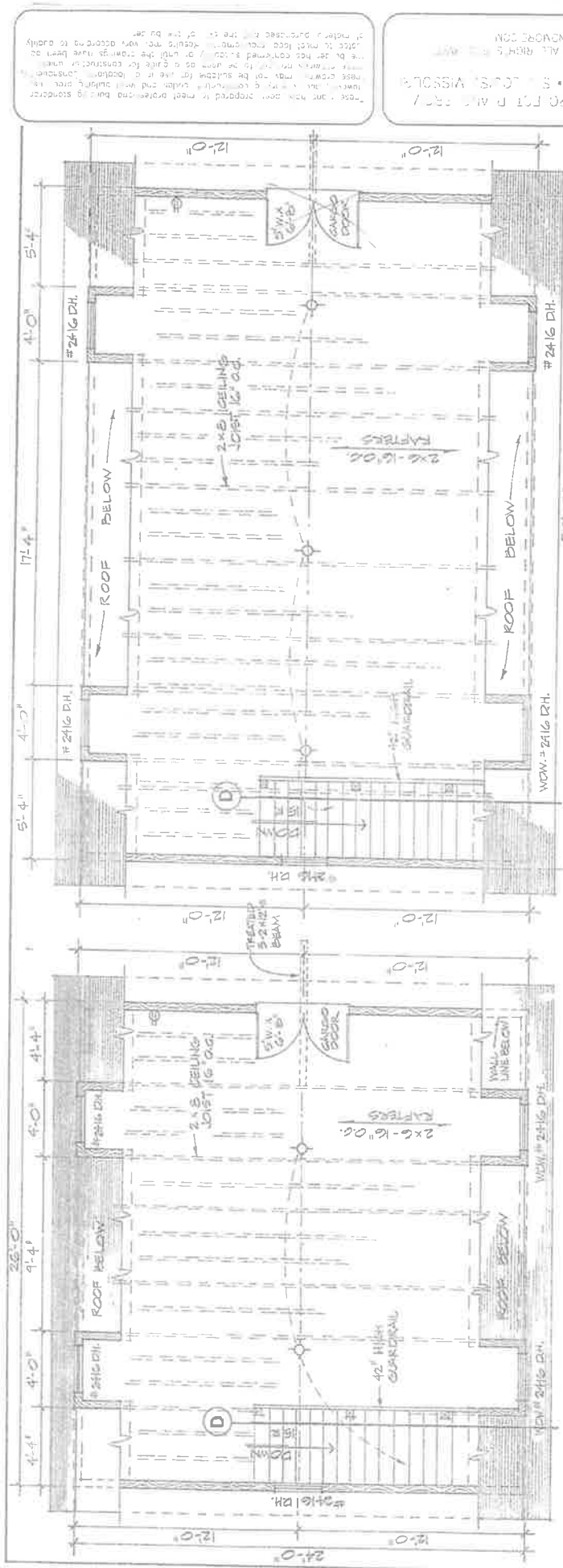
B **DETAIL OVERHEAD DOOR JAMB**



WINDOW FRAMING
 DOOR FRAMING SIMILAR

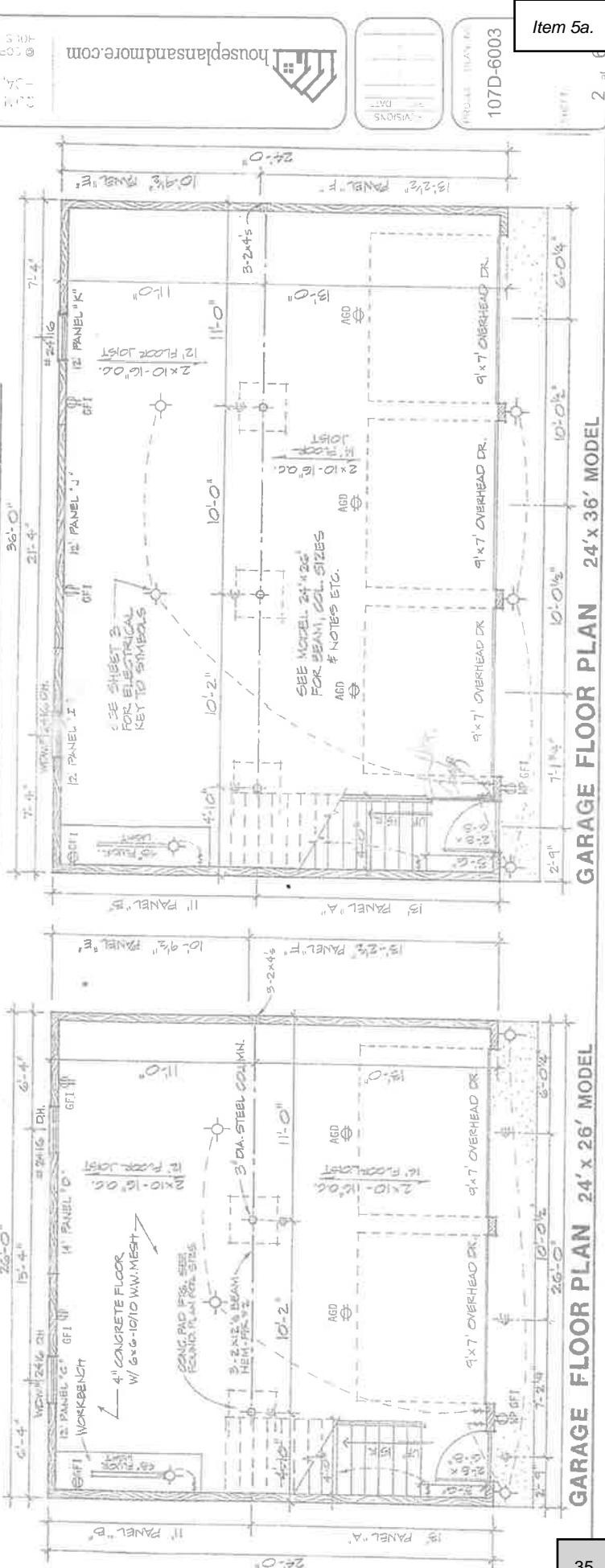


REAR ELEVATION



LOFT FLOOR PLAN 24' x 26' MODEL

LOFT FLOOR PLAN 24' x 36' MODEL



GARAGE FLOOR PLAN 24' x 26' MODEL

GARAGE FLOOR PLAN 24' x 36' MODEL

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Item 5a.

