



# HUERFANO COUNTY BUILDING AUTHORITY BOARD AGENDA

April 14, 2023 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. ZOOM LINK: <https://us02web.zoom.us/j/84893018908>
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **MINUTES REVIEW**
  - a. [Minutes from 11-18-2022](#)
5. **APPOINTMENTS**
6. **NEW BUSINESS**
  - a. Chairman Roscoe stepping down.
  - b. Nominations and Elections of a New Chairperson/Vice Chairperson
  - c. 22-179 Gillian Jones
  - d. Building Permit 20-069 (Previously 19-029)
  - e. Building Permit 17-145 Morales, Christopher
7. **OLD BUSINESS**
  - a. Elliott-General Contractor doing an illegal build
8. **DISCUSSION**
9. **ADJOURNMENT**
10. **UPCOMING MEETINGS**

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



Minutes November 18<sup>th</sup>, 2022

Meeting started 3:15pm

Pledge Of Allegiance

Roll Call Board Members Present: Chairman Bruce Roscoe via zoom and Mary Norby.

Roll Call Staff Members Present: Ryan Sablich and Cheri Chamberlain.

Reading of Minutes from Previous Meeting: Motion made by Bruce Roscoe and second by Mary Norby

New Business

1. Kitagtawa-Alternative Build. Yert type residential dwelling. Application has been completed in full and reviewed by the Building Inspector and members of the HCBA. Motion made by Building Inspector Ryan Sablich and Second by Mary Norby. Vote was taken Bruce Roscoe recused himself, Mary Norby HCBA Member, Ryan Sablich Building Inspector, and Cheri Chamberlain Building Inspector voted Yes, motion passed.

Old Business

1. Larry Elliott, Elliott Construction-Illegal Contractor acting as a General.

Meeting adjournment 3:48pm.

Huerfano County Land Use Department  
 400 Main Street, Suite B, Walsenburg, Colorado 81089  
 Office: 719-738-1220, ext. 117  
 To Request an Inspection: 719-738-1220, ext. 104



Item 6c.

## BUILDING PERMIT APPLICATION

**PROPERTY OWNER'S INFORMATION:**

Name: Cooperative Neurology, PLLC (Gillian Jones)  
 Mailing Address: PO Box 150  
 City, State, Zip: Gardner, CO 81040  
 Phone No. 1/2: 719-989-9001  
 E-Mail Address: valleycooperators@gmail.com

**CONTRACTOR'S INFORMATION:**

Name: JM 4 Construction LLC  
 Mailing Address: PO Box 271  
 City, State, Zip: Gardner, CO 81040  
 Phone No. 1/2: 719-989-7810  
 E-Mail Address: jtrujillo@jm4constructionllc.com

**TYPE:**

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

**OCCUPANCY:**

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

**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)

COMMENTS (OTHER / MISC): \_\_\_\_\_

HOA/POA has reviewed and approves of the proposed construction. HOA Representative: n/a

THIS PROPERTY IS NOT LOCATED IN AN HOA / POA. APPLICANT'S SIGNATURE: Gillian Jones

APPLICANT'S SIGNATURE: \_\_\_\_\_

SUBMITTAL DATE: \_\_\_\_\_

**BELOW THIS LINE FOR USE BY BUILDING DEPARTMENT ONLY**

**GENERAL INFORMATION:**

Property Owner name: Cooperative Neurology  
 Subdivision / Sec, Tw, Rg: TWP 27 Rng 70 Sec 3  
 Lot & filing or 1/4 section: N/A  
 County Schedule No: 19212 Subdivision No: N/A  
 County Zoning District: A9 Region: 500  
 Property Address: TBD  
 Nearest P.O.: Gardner

**OTHER REQUIRED PERMITS:**

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

OCCUPANCY:	BUILDING SIZE: (SQUARE FEET)	COST OF BUILDING (PER SQUARE FEET)	VALUATION:
<u>R3</u>	<u>2,536</u>	<u>116.15</u>	<u>294,556.40</u>
<u>J</u>	<u>808</u>	<u>45.92</u>	<u>37,103.36</u>

**BUILDING PERMIT FEES:**

Permit Fee: 3,814.09  
 Plan Review Fee: 381.44  
 TOTAL PERMIT FEE: 4,195.53

**PAYMENT OF FEES:**

COUNTY RECEIPT NO: \_\_\_\_\_  
 PERSONAL CHECK NO: \_\_\_\_\_

TOTAL VALUATION: 331,659.76  
 FEE MODIFIER: x 0.0115  
 PERMIT FEE: 3,814.09

APPROVAL: [Signature]  
 HUERFANO COUNTY BUILDING INSPECTOR DATE: 10/11/2022

COUNTY BUILDING PERMIT No:  
BP# 22-179

PRIMARY OCCUPANCY CLASS:  
R3

TYPE OF CONSTRUCTION:  
JB

ACCOUNT FILE MAINTENANCE

INQUIRY ONLY

Account 19212 Flag R LEGAL DESCRIPTION Item 6c. S  
 Name COOPERATIVE NEUROLOGY PLLC TWP 27 RNG 70 SEC 5:S2NE4  
 Address 1 510 E YAMPA ST 80 ACRES 360-323 372-633  
 Address 2 COLORADO SPRINGS 382-989 393-361-454  
 Address 3 #329163 399453 422437  
 Address 4 422438 422439 422440  
 State/Zip CO 80903 0000 422441

Property  
 Map Num 28-4993-051-00-016  
 Prev Name1 LUCKY DOG RANCH, LLC  
 Prev Name2 LUCKY DOG RANCH, LLC & DIANN  
 VALUES-ASSD TAXABLE EXEMPT  
 LAND 445

Use 4147 City 00000 Subdv 00000  
 Anlys 000 Tax/Dst 1GS Zone 00  
 Exempt Late Filing Advrt Y Bnkrpt N TOTALS 445  
 ACRES: Master Legal Value Ignore PP \$ 14500 Exemption N  
 00000008000 000 8000 NOV # NOD #

CHANGES

Parcel On 05/19/2021 By COHUPTON CMD1-Value Change CMD2-Legal Change  
 Name On 05/19/2021 By COHUPTON CMD3-Both Changes CMD4-Sales Change  
 Values On 03/11/1996 By ELISHA  
 Legal On 05/19/2021 By COHUPTON CMD22-Abort Entry HELP-More Details

ACCOUNT BLANCA  
DEBRA J REYNOLDS  
Huerfano County Treasurer  
401 MAIN STREET  
SUITE #206  
WALSENBURG, CO 81089

2022 MISCELLANEOUS RECEIPT

# 25642

Item 6c.

2022 0010.1600 COUNTY GENERAL FUND

P & Z BLDG. PERMITS

4,195.55 (CHECK)

TRANSACTION DATE 10/14/2022 10:36 AMOUNT \$4,195.55

RECEIPT VALID UPON CHECKS CLEARING YOUR BANK

PD BY COOPERATIVE NEUROLOGY CHECK#164  
BP#22-179

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



Item 6c.

## Staff Report Regarding: BP 22-179 Cooperative Neurology (Gillian Jones)

Prepared for HCBA Meeting April 14, 2023

**Summary of Request:** Cooperative Neurology , PLLC Owned by Gillian Jones are seeking a refund on their building permit fee minus the plan review fee.

### Key Considerations:

1. To approve the entire building permit fee
2. To approve a partial amount of the building permit fee
3. Not to approve the building permit fee

**Background:** On October 11, 2022 building permit #22-179 was issued to Cooperative Neurology in the amount of \$3814.09 and the plan review fee was \$381.41. The permit was paid for in its entirety.

**Currently:** Cooperative Neurology (Gillian Jones) have decided they are not wishing to build in Huerfano County anymore. There was one small building approximately 120 Square feet that was in existence at the time the property was purchased by Cooperative Neurology. An electrical loop for a meter was put in. Otherwise there has been nothing else done on the land towards the building permit 22-179

### Huerfano County Building Regulations:

1. **R108.5Refunds.** The *building official* is authorized to establish a refund policy. (2015 I.R.C.)
2. **[A]109.6Refunds.**  
The *building official* is authorized to establish a refund policy. (2015 I.B.C)

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## **Staff Report Regarding: BP 20-069 (Formerly BP 19-029) Keith Parsons**

**Prepared for HCBA Meeting April 14, 2023**

**Reason on Agenda:** Original building permit issued March 15, 2019. Still has outstanding building permit as of April 13, 2023. This permit expired March 23, 2023.

### **Key Considerations:**

1. To allow the Keith Parsons to continue to build with the same building permit 20-0169 and pay the \$50.00 annual renewal fee. Must show progress at minimum within a 180-day time frame.
2. To terminate the existing permit 20-169 and have Keith Parsons resubmit his plans for review and pay for a new building permit.

**Background:** The original building permit was issued to Keith Parsons on March 15, 2019, and at that time he did not have to pay a plan review fee (not sure why not). A second permit 20-069 on July 22, 2000 with a fee of \$359.66 (not sure where the number came from, added the building permit fee and the additional \$50.00 to continue the permit should have been \$ 282.19, even if there was a curtesy inspection it should have only added an additional \$100.00.)

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**Currently:** Keith Parsons has his trenches dug and his forms placed in, no rebar yet as of inspection conducted on April 13, 2023. He has rough in plumbing set but not inspected. Ready for footer and slab pour once the rebar is set. Septic is done and finalized.

### **Huerfano County Building Regulations:**

1. **[A]105.1.1 Annual permit.** Instead of an individual *permit* for each *alteration* to an already *approved* electrical, gas, mechanical or plumbing installation, the *building official* is authorized to issue an annual *permit* upon application therefor to any person, firm or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the *permit*. (2015 I.R.C)
2. **[A]105.3.2 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 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. (2015 I.R.C)
3. **[A]105.4 Validity of permit.**  
P  
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. (2015 I.R.C)
4. **[A]105.5 Expiration.**  
Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180



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days each. The extension shall be requested in writing and justifiable cause demonstrated. (2015 I.R.C)

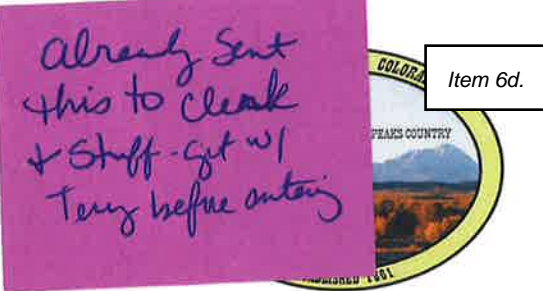
**5. [A]105.6Suspension or revocation.**

The *building official* is authorized to suspend or revoke a *permit* issued under the provisions of this code wherever the *permit* is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code. (2015 I.R.C.)

**6. [A]104.6Right of entry.**

Where it is necessary to make an inspection to enforce the provisions of this code, or where the *building official* has reasonable cause to believe that there exists in a structure or upon a premises a condition that is contrary to or in violation of this code that makes the structure or premises unsafe, dangerous or hazardous, the *building official* is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the *building official* shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the *building official* shall have recourse to the remedies provided by law to secure entry.

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: Keith Parsons  
 Mailing Address: PO Box 573  
 City, State, Zip: Walsenburg, CO, 81089  
 Phone No. 1 / 2: 205-641-2633  
 E-Mail Address: Keith.Parsons@aol.com

**CONTRACTOR'S INFORMATION:**

Name: N/A  
 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: [Signature] PRINT NAME: Keith Parsons  
 SUBMITTAL DATE: 15 March

**BELOW THIS LINE FOR USE BY BUILDING DEPARTMENT ONLY**

**GENERAL INFORMATION:**

Property Owner name: PARSONS, KEITH  
 Subdivision / Sec, Tw, Rg: TURKEY'S BACK Ranch #5  
 Lot & filing or ¼ section: LOT 200  
 County Schedule No: 19879A Subdivision No: 646  
 County Zoning District: AG Region: 100  
 Property Address: 1606 STAYMUS COURT  
 Nearest P.O.: WALSENBURG CO

**OTHER REQUIRED PERMITS:**

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

OCCUPANCY:	BUILDING SIZE: (SQUARE FEET)	COST OF BUILDING (PER SQUARE FEET)	VALUATION:
R3	2000	160.95	201,900.00

**BUILDING PERMIT FEES:**

Permit Fee: 2,321.85  
 Plan Review Fee: \_\_\_\_\_  
**TOTAL PERMIT FEE: \$ 2,321.85**

**PAYMENT OF FEES:**

COUNTY RECEIPT NO: 9961  
 3/15/19 PERSONAL CHECK NO: CC 5595306

**TOTAL VALUATION:**

FEE MODIFIER: x 0.0115  
 PERMIT FEE: 2,321.85

**APPROVAL:**

[Signature]  
 HUERFANO COUNTY BUILDING INSPECTOR DATE: 3-15-19

**COUNTY BUILDING PERMIT NO:**

19-029

**PRIMARY OCCUPANCY CLASS:**

R3

**TYPE OF CONSTRUCTION:**

VT5

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:**

**CONTRACTOR'S INFORMATION:**

Name: Keith Parsons  
Mailing Address: PO Box 573  
City, State, Zip: Walsenburg CO 81089  
Phone No. 1/2: 205-641-2633  
E-Mail Address: Keith.Parsons@aol.com

Name: OWNER  
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: [Signature]

PRINT NAME: Keith Parsons

SUBMITTAL DATE: 7/20/2020

7-22-2020

**BELOW THIS LINE FOR USE BY BUILDING DEPARTMENT ONLY**

**GENERAL INFORMATION:**

Property Owner name: Keith Parson  
Subdivision / Sec, Tw, Rg: Turkey Ridge Ranch #5  
Lot & filing or 1/4 section: Lot 200  
County Schedule No: 198794 Subdivision No: 646  
County Zoning District: AG Region: 100  
Property Address: 1606 Shaymus Ct.  
Nearest P.O.: Walsenburg

**OTHER REQUIRED PERMITS:**

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

OCCUPANCY:	BUILDING SIZE: (SQUARE FEET)	COST OF BUILDING (PER SQUARE FEET)	VALUATION:
	Renewal of 19-029		
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: 359.66  
Plan Review Fee: \_\_\_\_\_  
TOTAL PERMIT FEE: 359.66

APPROVAL: [Signature]  
HUERFANO COUNTY BUILDING INSPECTOR DATE: 7-22-2020

COUNTY BUILDING PERMIT NO:  
20-069

PRIMARY OCCUPANCY CLASS:  
R3

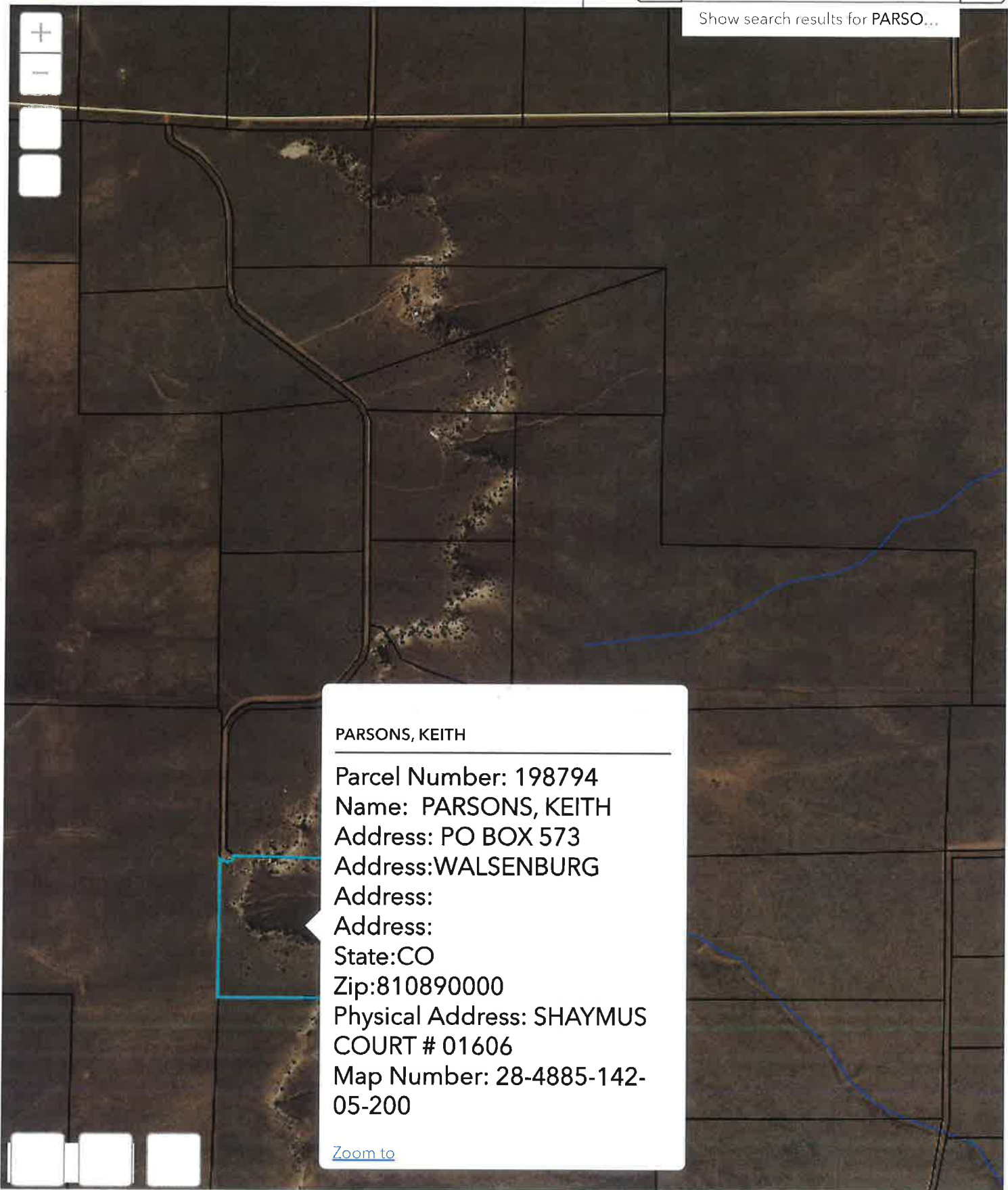
TYPE OF CONSTRUCTION:  
UP

Renewal of  
19-029



▼ PARSONS, KEITH Item 6d.

Show search results for PARSO...



**PARSONS, KEITH**

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Parcel Number: 198794  
 Name: PARSONS, KEITH  
 Address: PO BOX 573  
 Address: WALSENBURG  
 Address:  
 Address:  
 State: CO  
 Zip: 810890000  
 Physical Address: SHAYMUS  
 COURT # 01606  
 Map Number: 28-4885-142-  
 05-200

[Zoom to](#)

0.2mi

104.62219 37.79135 Degrees

ACCOUNT FILE MAINTENANCE

INQUIRY ONLY

Account 198794 Flag R LEGAL DESCRIPTION Item 6d. S  
 Name PARSONS, KEITH LOT 200 TURKEY RIDGE RANCH  
 Address 1 PO. BOX 573 FILING #5 40.01 ACRES  
 Address 2 WALSENBURG 384-867-906 389-878-879  
 Address 3 389-882-883  
 Address 4 REC#346038 REC#354001  
 State/Zip CO 81089 0000 MAP 471 363822 363823

Property SHAYMUS COURT. # 01606  
 Map Num 28-4885-142-05-200  
 Prev Name1 ATCHISON FAMILY LIVING TRUST  
 Prev Name2 LOVELY, LINDA G & KIRK J

VALUES-ASSD	TAXABLE	EXEMPT
LAND	224	

Use 4147 City 00000 Subdv 0646  
 Anlys 000 Tax/Dst 150 Zone 00  
 Exempt Late Filing Advrt Y Bnkrpt N

TOTALS	224
Ignore PP \$	2233 Exemption N
NOV #	NOD #

ACRES: Master Legal Value  
 00000004001 000 4001

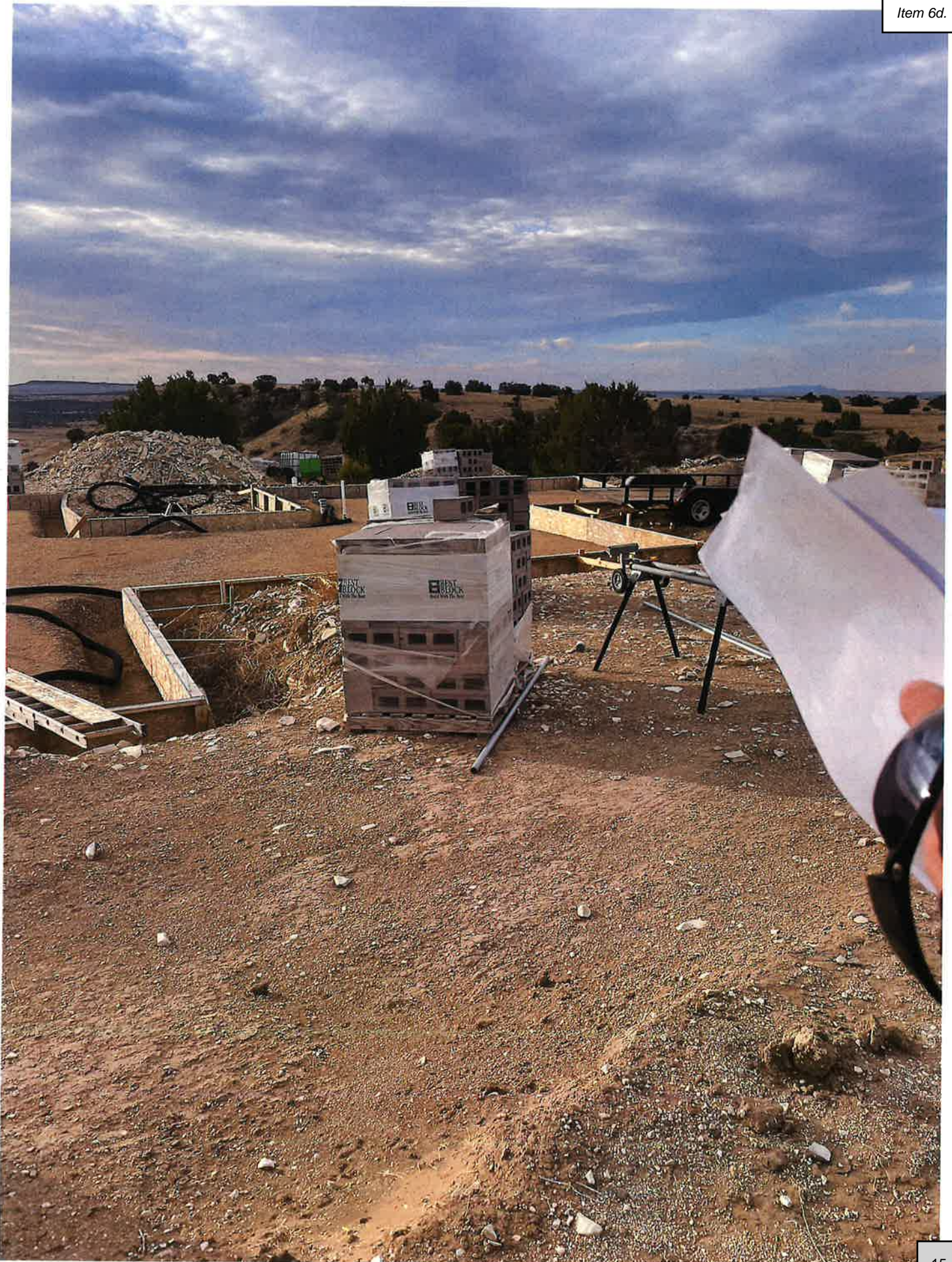
CHANGES

Parcel On 03/19/2019 By COHUPTON	CMD1-Value Change	CMD2-Legal Change
Name On 03/19/2019 By COHUPTON	CMD3-Both Changes	CMD4-Sales Change
Values On 08/06/2004 By ELISHA		
Legal On 02/22/2018 By COHUPTON	CMD22-Abort Entry	HELP-More Details

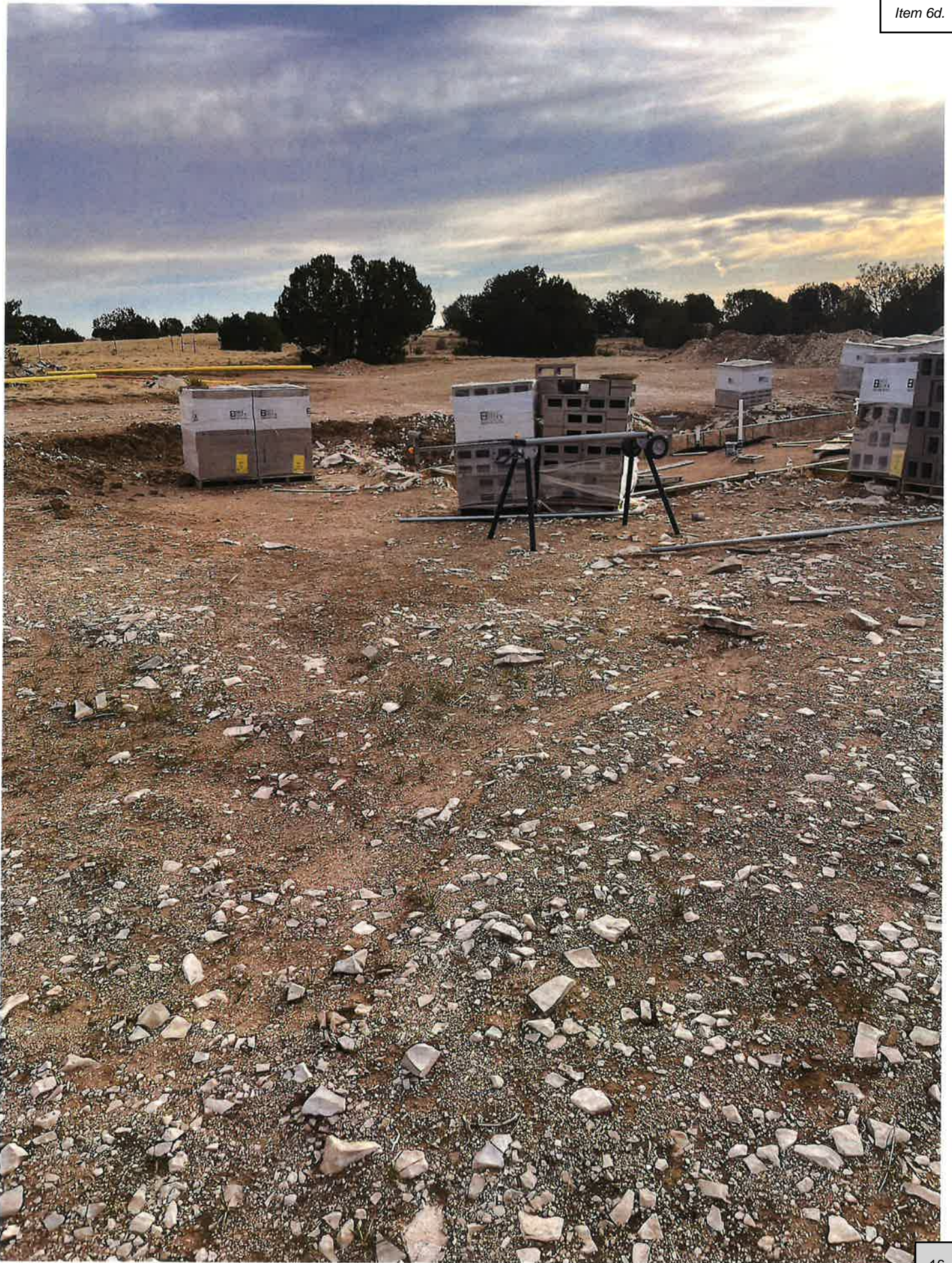
Item 6d.



Item 6d.



Item 6d.

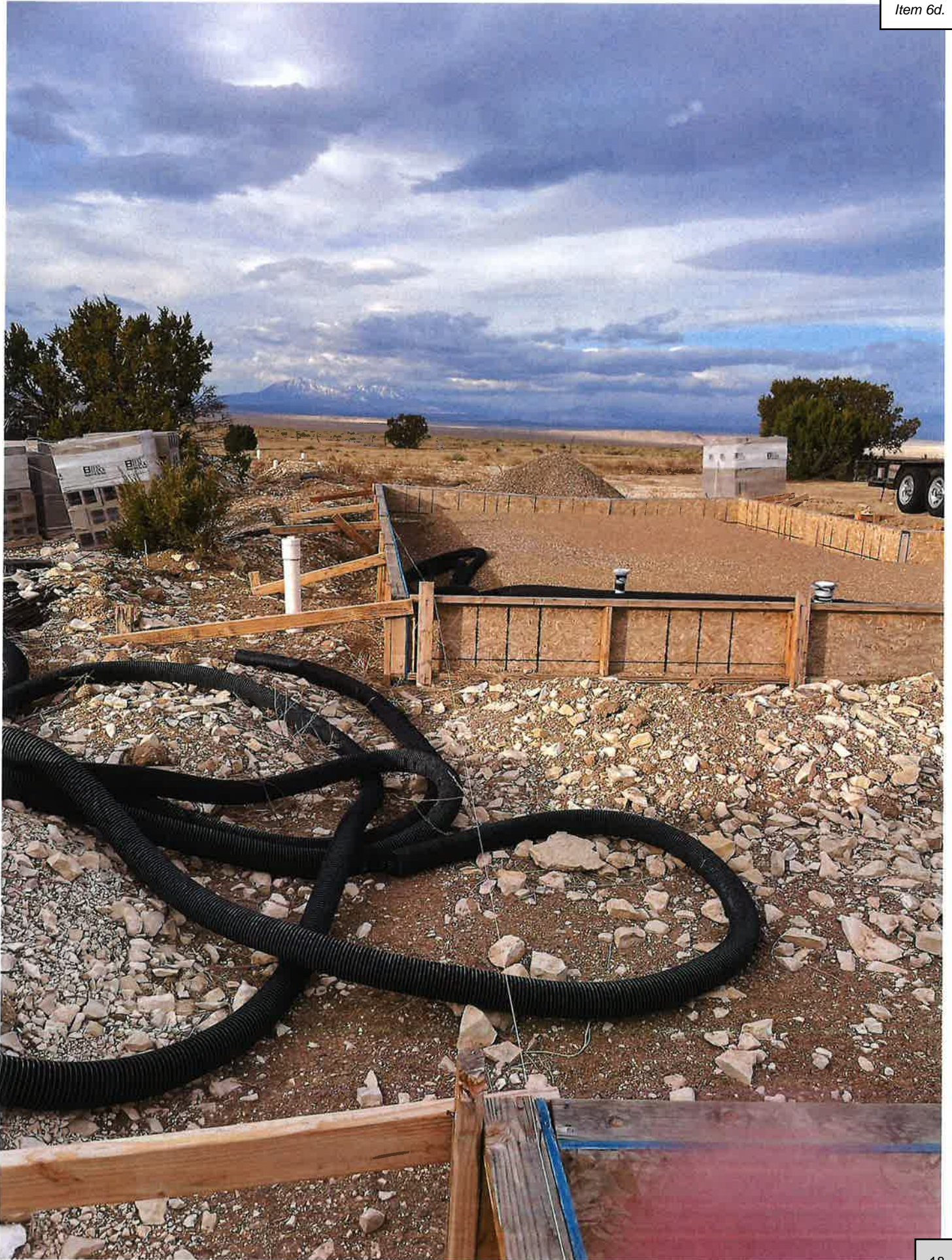




Item 6d.



Item 6d.





# LAS ANIMAS-HUERFANO COUNTIES DISTRICT HEALTH DEPARTMENT

## APPLICATION FOR AN ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) PERMIT

**Trinidad Office**  
412 Benedicta Avenue  
Trinidad, CO 81082  
Phone: 719-846-2213  
Fax: 719-846-4472

**Walsenburg Office**  
115 E. 5<sup>th</sup> Street  
Walsenburg, CO 81089  
Phone: 719-738-2650  
Fax: 719-738-2653

Permit # \_\_\_\_\_

Property Information:

Property Address: 1606 Shaymus Ct city Walsenburg Zip: 81089

Legal Description: lot 200<sup>th</sup> Turkey Riggle Ranch

Tax Schedule/Parcel #: ~~lot 200~~ 198794 Lot size: 40.01<sup>±</sup>

Is the property gated:  Yes No Please provide a gate code if necessary: \_\_\_\_\_

Proposed Use: Residential  Commercial (describe) \_\_\_\_\_

Water Supply: Well  Cistern Municipal Number of Bedrooms: 3

Owner: Keith Parsons Daytime Phone: 705 641-2633

Owners Mailing Address: PO Box 573 Walsenburg CO 81089

Email Address: KeithParsons1@aol.com Fax #: \_\_\_\_\_

General Contractor or Agent: \_\_\_\_\_ Phone/Email: \_\_\_\_\_

OWTS Installer Information:  Primary Contact

Licensed System Installer: \_\_\_\_\_ Daytime Phone \_\_\_\_\_

Email Address: \_\_\_\_\_

Owner or authorized agent signature [Signature] Date 6/18/19

CURRENT FEES AS APPROVED BY THE LAS ANIMAS-HUERFANO COUNTIES  
BOARD OF HEALTH

All payments are due at the time of application submittal; by cash, check or credit card. **PERMITS EXPIRE ONE YEAR FROM DATE OF ISSUANCE**

New Permit: \$625.00	Paid Date <u>6/18/19</u>	Receipt # <u>017863</u>
Repair Permit: \$250.00	Paid Date _____	Receipt # _____
Permit Renewal: \$250.00	Paid Date _____	Receipt # _____
Perc Test Only: \$150.00	Paid Date _____	Receipt # _____



- ❖ Provide directions to property, from a main highway, on the back side of application.
- ❖ An accurate to-scale plot/site plan must be submitted showing property boundary lines, easements, ditches, ponds, or streams. Also include proposed location of the dwelling and any proposed outbuildings. Indicate proposed water lines, wells or cisterns. Roads and driveways must also be noted on the plot plan. All information must be provided before the soils evaluation can be conducted.
- ❖ A soils evaluation must be conducted by this Department or a Registered Professional Engineer to determine the sizing of the OWTS. To conduct the soils evaluation, a profile hole must be dug with a backhoe/excavator to a depth of 6-8 ft deep or until a limiting layer such as bedrock, water table, or shale within a 50 foot radius of the proposed location of the OWTS. Once the hole is dug, contact this office @ 719-846-2213 to set up an appointment for the inspector to come view the hole, at that time the soil will be evaluated and the design will be calculated and presented to the owner or his agent/installer.
- ❖ If suitable soils cannot be found on your property, the OWTS will be required to be designed by a Registered Professional Engineer.

Soils Evaluation and Design Data  
(For Office Use Only)

Soil Description LOAM SILT LOAM

Pipe & Gravel System: \_\_\_\_\_ Infiltrator System:  LTAR (Long Term Acceptance Rate): 0.60

Calculations:  $150 \times 3 = \frac{450}{0.60} = 750 \times 0.7 = 525 \div 12 = 43.75$   
 1000 Gallons SPTIC TANK 43 INFILTRATE  
44 TOTAL

Permit Design: \_\_\_\_\_

Permit Issued By: John Munte - Aaron Chang Date 7-1-19

Final Inspection By: \_\_\_\_\_ Date \_\_\_\_\_



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



## **Staff Report Regarding: BP 17-145 (formally BP 16-151) Chris Morales**

**Prepared for HCBA Meeting April 14, 2023**

**Reason for Being on the Agenda:** Original building permit was issued on October 5, 2016. A second building permit 17-145 was issued on September 12, 2017. Building is still being constructed.

### **Key Considerations:**

1. Continue to allow Chris Morales to build with building permit 17-145 with physical onsite inspections done a minimum of 180 days to show improvements. As well as continue to make \$50.00 annual payments until the build is done. (It is suggested that perhaps a timeline should be considered by the HCBA.)
2. Don't allow Chris Morales to continue with building permit 17-145. Resubmit building plans and re-apply for a new building permit and pay for a new building permit.

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**Walsenburg, Colorado 81089**  
**719-738-1220, Ext. 117**



**Background:** The first building permit 16-151 was issued on October 5<sup>th</sup> 2016. (For whatever reason there was no plan review fee issued.) A new permit 17-145 was issued on September 12, 2017.

**Currently:** Chris Morales still has his last building permit 17-145 with no inspection requests except for the ones that were done by the request of the Huerfano County Building Inspector. Otherwise he has provided pictures and questions as he has been building. Keep in mind we have had to go back and look for emails and permits that were done prior to Ryan and Cheri being the building inspectors.

#### **Huerfano County Building Regulations:**

1. **[A]105.1.1 Annual permit.** Instead of an individual *permit* for each *alteration* to an already *approved* electrical, gas, mechanical or plumbing installation, the *building official* is authorized to issue an annual *permit* upon application therefor to any person, firm or corporation regularly employing one or more qualified tradepersons in the building, structure or on the premises owned or operated by the applicant for the *permit*. (2015 I.R.C)
2. **[A]105.3.2 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 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. (2015 I.R.C)
3. **[A]105.4 Validity of permit.**  
P  
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

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



prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction. (2015 I.R.C)

**4. [A]105.5Expiration.**

Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced. 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. (2015 I.R.C)

**5. [A]105.6Suspension or revocation.**

The *building official* is authorized to suspend or revoke a *permit* issued under the provisions of this code wherever the *permit* is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code. (2015 I.R.C.)

**6. [A]104.6Right of entry.**

Where it is necessary to make an inspection to enforce the provisions of this code, or where the *building official* has reasonable cause to believe that there exists in a structure or upon a premises a condition that is contrary to or in violation of this code that makes the structure or premises unsafe, dangerous or hazardous, the *building official* is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the *building official* shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the *building official* shall have recourse to the remedies provided by law to secure entry.

Renewed 2/17/08  
to 17-145



Item 6e.

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

4/78 CD504

### BUILDING PERMIT APPLICATION

**PROPERTY OWNER'S INFORMATION:**

**CONTRACTOR'S INFORMATION:**

Name: Chris E. Morales  
Mailing Address: P.O. Box 840  
City, State, Zip: Walsenburg Co. 81089  
Phone No. 1/2: 970-286-1639  
E-Mail Address: [redacted] c.mor2016@gmail.com

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

**TYPE:**

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

**OCCUPANCY:**

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

**INTENDED USE:**

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

COMMENTS (attach extra sheet, if necessary): \_\_\_\_\_

APPLICANT'S SIGNATURE: [Signature]

PRINT NAME: Chris E. Morales

SUBMITTAL DATE: \_\_\_\_\_

**BELOW THIS LINE FOR USE BY BUILDING DEPARTMENT ONLY**

**GENERAL INFORMATION:**

Property Owner name: MORALES CHRIS & LUCINDA  
Subdivision / Sec, Tw, Rg: RID CUCHARAS  
Lot & filing or 1/4 section: LOT 243 PHASE 2  
County Schedule No: 27125 Subdivision No: 0501  
County Zoning District: RR Nearest P.O.: WALSENBURG  
Property Address: TBD

**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	ESTIMATED	COST IN FILE	
TOTAL VALUATION:			53700
FEE MODIFIER:			x0.0115
PERMIT FEE:			617.55

PAYMENT OF FEES:  
COUNTY RECEIPT NO: \_\_\_\_\_  
PERSONAL CHECK NO: \_\_\_\_\_

**BUILDING PERMIT FEES:**

Permit Fee: 617.55  
Plan Review Fee: -  
TOTAL PERMIT FEE: 617.55

APPROVAL: [Signature]  
HUERFANO COUNTY BUILDING INSPECTOR DATE: 10.5.16

COUNTY BUILDING PERMIT NO:  
16151

PRIMARY OCCUPANCY CLASS:  
R-3

TYPE OF CONSTRUCTION:  
V-B

ADDRESS AT: 4178 CD RD 504  
1924 ADAPTING ATLAS.



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



Item 6e.

## BUILDING PERMIT APPLICATION

**PROPERTY OWNER'S INFORMATION:**

Name: Chris Morales  
 Mailing Address: 4178 Cty Rd. 504  
 City, State, Zip: Walsenburg Co. 81089  
 Phone No. 1/2: 970-286-1639  
 E-Mail Address: clmor2016@gmail.com

**CONTRACTOR'S INFORMATION:**

Name: Same  
 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: \_\_\_\_\_

PRINT NAME: Chris Morales

SUBMITTAL DATE: 9/12/17

**BELOW THIS LINE FOR USE BY BUILDING DEPARTMENT ONLY**

**GENERAL INFORMATION:**

Property Owner name: Morales, Christopher E & Lucinda  
 Subdivision / Sec, Tw, Rg: Rio Cuchaman  
 Lot & filing or 1/4 section: Lot 743, Phase 2  
 County Schedule No: 27195 Subdivision No: 0501  
 County Zoning District: RR Region: 500  
 Property Address: 4178 CR 504  
 Nearest P.O.: Walsenburg

**OTHER REQUIRED PERMITS:**

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

OCCUPANCY:	BUILDING SIZE: (SQUARE FEET)	COST OF BUILDING (PER SQUARE FEET)	VALUATION:
<u>Extension of Building Permit # 16-151</u>			<u>\$50.00</u>

**BUILDING PERMIT FEES:**

Permit Fee: \$50.00  
 Plan Review Fee: —  
**TOTAL PERMIT FEE: \$50.00**

**PAYMENT OF FEES:**

COUNTY RECEIPT NO: 22543  
 PERSONAL CHECK NO: Cash

**TOTAL VALUATION:**

FEE MODIFIER: \_\_\_\_\_

PERMIT FEE: \$50.00

APPROVAL: \_\_\_\_\_

HUERFANO COUNTY BUILDING INSPECTOR

DATE: 9/12/2017

COUNTY BUILDING PERMIT NO:

17-145

PRIMARY OCCUPANCY CLASS:

R-3

TYPE OF CONSTRUCTION:

V-B

*Scan/Ent 9/14/17-S*

**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**



Item 6e.

**BUILDING PERMIT APPLICATION**

**PROPERTY OWNER'S INFORMATION:**

Name: Chris Morales  
 Mailing Address: 4178 Cty Rd. 504  
 City, State, Zip: Walsenburg Co. 81089  
 Phone No. 1/ 2: 970-286-1639  
 E-Mail Address: clmor2016@gmail.com

**CONTRACTOR'S INFORMATION:**

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

**TYPE:**

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

**OCCUPANCY:**

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

**INTENDED USE:**

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

COMMENTS (attach extra sheet, if necessary): \_\_\_\_\_

APPLICANT'S SIGNATURE: \_\_\_\_\_

PRINT NAME: Chris Morales

SUBMITTAL DATE: 9/12/17

**BELOW THIS LINE FOR USE BY BUILDING DEPARTMENT ONLY**

**GENERAL INFORMATION:**

Property Owner name: Morales, Christopher E & Lucinda  
 Subdivision / Sec, Tw, Rg: Rio Cucharas  
 Lot & filing or ¼ section: Lot 743, Phase 2  
 County Schedule No: 27115 Subdivision No: 0501  
 County Zoning District: RR Region: 500  
 Property Address: 4178 CR 504  
 Nearest P.O.: Walsenburg

**OTHER REQUIRED PERMITS:**

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

**BUILDING PERMIT FEES:**

Permit Fee: \_\_\_\_\_

Plan Review Fee: \_\_\_\_\_

TOTAL PERMIT FEE: \_\_\_\_\_

APPROVAL: \_\_\_\_\_

HUERFANO COUNTY BUILDING INSPECTOR DATE: \_\_\_\_\_

OCCUPANCY:	BUILDING SIZE: (SQUARE FEET)	COST OF BUILDING (PER SQUARE FEET)	VALUATION:
<del>Extension of Building Permit # 16-151</del>			\$ 50.00
<del>EXTENSION PERMIT # 17-145</del>			
PAYMENT OF FEES: # 23287			TOTAL VALUATION: \$ 50.00
COUNTY RECEIPT NO: <del>22543</del>			FEE MODIFIER: x 0.0115
PERSONAL CHECK NO: <u>Cash</u>			PERMIT FEE: \$ 50.00
REC # 180218			

COUNTY BUILDING PERMIT NO:

**17-145**

PRIMARY OCCUPANCY CLASS:

**R-3**

TYPE OF CONSTRUCTION:

**N-B**

Scan/Ent 9/14/17-5

Renewed 9/17/19  
\$50.00

**Huerfano County**  
**Land Use Department**  
**401 Main Street, Suite 304**  
**Walsenburg, CO 81089**  
**719-738-1220, Ext. 103**



**Report Date:** 4/11/2023

**Page 1 of 1**

**Building Permit No:** 17-145

**Property Owner:** Morales, Christopher E. & Lucinda

**Issue Date:** 9/12/2017

**Contractor:** Owner

**Permit Status:** Open

**Scope of Work:** Ext. of BP#16-151 - New Site Built Residential

**Land Area Included:** Rio Cucharas Phase #2, Lot 743

**Physical Address:** 4178 County Road 504

<b>Inspection Date</b>	<b>Inspection Type</b>	<b>Status</b>	<b>Inspection Notes</b>
3/25/2022	Rough Inspections: Framing (interior & exterior)	Pass	Framing inspection passed per designed drawings and 2015 IRC building codes. No plumbing or electrical ruff in. Pics taken and filed.
7/24/2019	Miscellaneous: Other		Pictures sent in for sub surface grading & Plumbing in bathroom (productivity pics)
2/9/2018	Exterior Walls Covering: Barrier wrap	Pass	Tyveck up - Passed. ROUGH IN FRAMING - Not completed. Needs sign-off on Electrical and Plumbing / T. Sandoval
11/15/2017	Miscellaneous: Re-roof pre-inspection	Approved	MID-ROOF - Passed. Also inspected SHEATHING. Owner will call in for an exterior wrap. / M. Wood

*Terry Sandoval - Huerfano County Chief Building Inspector*

**Huerfano County**  
**Land Use Department**  
**400 Main Street, Suite B**  
**Walsenburg, CO 81089**  
**719-738-1220, Ext. 103**



Report Date: 2/20/2018

Page 1 of 1

**Building Permit No:** 17-145

**Property Owner:** Morales, Christopher E. & Lucinda

**Issue Date:** 9/12/2017

**Contractor:** Owner

**Permit Status:** Open

**Scope of Work:** Ext. of BP#16-151 - New Site Built Residential

**Land Area Included:** Rio Cucharas Phase #2, Lot 743

**Physical Address:** 4178 County Road 504

Inspection Date	Inspection Type	Status	Inspection Notes
2/9/2018	Exterior Walls Covering: Barrier wrap	Pass	Tyveck up - Passed. ROUGH IN FRAMING - Not completed. Needs sign-off on Electrical and Plumbing / T. Sandoval
11/15/2017	Miscellaneous: Re-roof pre- inspection	Approved	MID-ROOF - Passed. Also inspected SHEATHING. Owner will call in for an exterior wrap. / M. Wood

*Terry Sandoval - Huerfano County Chief Building Inspector*

**Huerfano County  
Land Use Department  
400 Main Street, Suite B  
Walsenburg, CO 81089  
719-738-1220, Ext. 103**



**Report Date:** 7/25/2019

**Page 1 of 1**

**Building Permit No:** 17-145

**Property Owner:** Morales, Christopher E. & Lucinda

**Issue Date:** 9/12/2017

**Contractor:** Owner

**Permit Status:** Open

**Scope of Work:** Ext. of BP#16-151 - New Site Built Residential

**Land Area Included:** Rio Cucharas Phase #2, Lot 743

**Physical Address:** 4178 County Road 504

<b>Inspection Date</b>	<b>Inspection Type</b>	<b>Status</b>	<b>Inspection Notes</b>
7/24/2019	Miscellaneous: Other		Pictures sent in for sub surface grading & Plumbing in bathroom (productivity pics)
2/9/2018	Exterior Walls Covering: Barrier wrap	Pass	Tyveck up - Passed. ROUGH IN FRAMING - Not completed. Needs sign-off on Electrical and Plumbing / T. Sandoval
11/15/2017	Miscellaneous: Re-roof pre-inspection	Approved	MID-ROOF - Passed. Also inspected SHEATHING. Owner will call in for an exterior wrap. / M. Wood

*Terry Sandoval - Huerfano County Chief Building Inspector*

**Huerfano County  
Land Use Department  
400 Main Street, Suite B  
Walsenburg, CO 81089  
719-738-1220, ext. 103**



**Report Date:** 11/21/2017

**Page 1 of 1**

**Building Permit No:** 17-145

**Property Owner:** Morales, Christopher E. & Lucinda

**Issue Date:** 9/12/2017

**Contractor:** Owner

**Permit Status:** Open

**Scope of Work:** Ext. of BP#16-151 - New Site Built Residential

**Land Area Included:** Rio Cucharas Phase #2, Lot 743

**Physical Address:** 4178 County Road 504

Inspection Date	Inspection Type	Status	Inspection Notes
11/15/2017	Miscellaneous: Re-roof pre-inspection	Approved	MID-ROOF - Passed. Also inspected SHEATHING. Owner will call in for an exterior wrap. / M. Wood

*Steve Channel, Huerfano County Code Enforcement Officer*

**Huerfano County  
Land Use Department  
400 Main Street, Suite B  
Walsenburg, CO 81089  
719-738-1220, ext. 103**



**Report Date: 9/14/2017**

**Page 1 of 1**

**Building Permit No:** 16-151

**Property Owner:** Morales, Christopher E. & Lucinda

**Issue Date:** 10/5/2016

**Contractor:** Owner

**Permit Status:** Open

**Scope of Work:** Site Built Residential

**Land Area Included:** Lot 743, Rio Cucharas Ph #2

**Physical Address:** 4178 County Road 504

Inspection Date	Inspection Type	Status	Inspection Notes
5/12/2017	Foundation: Monolithic Slab	Approved	Done according to design.

*Steve Channel, Huerfano County Code Enforcement Officer*

*Scan Ent 9/14/17*



**COLORADO**

Department of  
Regulatory Agencies

Division of Professions and Occupations



Electrical and Plumbing Permits Online

**State of Colorado**  
Electrical and Plumbing permit search results.

**Permit Number: 809554**

Address: RIO CUCHARAS PHASE 2 LOTS 742 & 743	Job Description: Private Property
City: Walsenburg	County: Huerfano
Permit Type: PLUMBING	Issue Date: 14-OCT-16
Building Type: RESIDENTIAL	Permit Status: EXPIRED
Last Inspection Performed:	Construction Type: NEW
Trim: N	Misc: P_ROUGH_IN - ACCEPTED

*9/21/2018*

\* Questions? Check out the [Definitions Page](#) or [Frequently Asked Questions \(FAQ\)](#).

1560 Broadway, Suite 1500, Denver, CO 80202 [Email](#)  
(303) 894-2300 - Phone (303) 894-2310 - Fax





Trinidad Office  
412 Benedicta Ave.  
Trinidad, CO 81082  
(719) 846-2213; Fax: (719) 846-4472

Walsenburg Office  
119 East Fifth Street  
Walsenburg, CO 81089  
(719) 738-2650; Fax: (719) 738-2653

Item 6e.

**APPLICATION AND PERMIT FOR  
ON-SITE WASTEWATER TREATMENT SYSTEMS**

Mileage: \_\_\_\_\_  
Zone: \_\_\_\_\_

Date Paid: 6/16/16  
Receipt #: 017583

Property Owner Chris Morales / Lucinda Morales

Current Address \_\_\_\_\_

Agent \_\_\_\_\_ Address \_\_\_\_\_ Phone 970-286-1639

Address of Site Rios Cochavacas phase 2 Lots 742 & 743 CR. # 4178

Legal Description of Site E25 east 52 toward Walsenburg Go short distance to Highway 69 + turn right  
SA) Travel 3.1 miles to CR 504 + turn left. Go about 3.05 miles to property. On left side of road + marked

Size of Property 6ac Water Supply: ( ) Private Well ( ) Public Cistern

Type of Structure  Single Family Dwelling ( ) # of Bedrooms 1 ( ) Other \_\_\_\_\_

Plumbing Fixtures in Structure: Water Closets 1 Lavatories 1 Bathtubs 0

Showers 1 Sinks 2 Automatic Washers 0 Dishwashers 0

Other \_\_\_\_\_ # of Anticipated Users 2

**AN ACCURATE PLOT PLAN AS DESCRIBED ON PAGE 3 MUST ACCOMPANY  
THIS APPLICATION**

**THIS PERMIT WILL EXPIRE ONE (1) YEAR FROM DATE OF ISSUE  
REACTIVATION FEE WILL BE \$200.00  
PAYMENT DUE PRIOR TO COMPLETION OF SEPTIC SYSTEM**

Application for an individual sewage disposal system permit is hereby submitted, together with the plans, specification, and the required fee. All fees are non-refundable and are subject to change.

- Five hundred twenty-five dollars (\$525) New System
- Two hundred dollars (\$200) Remodeling Permit
- Two hundred dollars (\$200) Existing Septic System (hook-up/search)

The undersigned does hereby agree to comply with all Las Animas-Huerfano Counties District Health Department stipulation, the provisions of Regulation VIII, and all applicable State Laws and Regulations (please read reverse side).

**THE HEALTH DEPARTMENT WILL NOT BE HELD RESPONSIBLE FOR ANY  
SEPTIC SYSTEM FAILURE!!!**

Signature of Owner or Agent [Signature] Date 6/11/16  
\*\*\*\*\*

(THIS AREA FOR HEALTH DEPARTMENT USE ONLY)

Percolation Test: Date: 6-20-16 By Whom: [Signature] Rate: 5 Min/Inch  
Soil Profile: Depth to Water Table \_\_\_\_\_ Depth to Bedrock \_\_\_\_\_

1. Construction of the on-site waste water system must be started before permit expires one from date of issuance. If system is started, an additional thirty (30) days can be granted to complete the system. Upon expiration of any permit, another application and \$200.00 fee must be submitted before construction of the system may begin.
2. No leaching system shall be located within 150 feet of any well or spring. All sewers shall be at least 4 inches in diameter. Sewer from house to septic tank should be laid on a grade of approximately 1/4 inch per foot of length. A grade of less than 1/8 inch per foot should not be used.
3. Disposal field shall be laid not less than 12 inches below ground surface. Tile should be laid level on at least 6 inches of 1/2 inch to 2 1/2 inch stone with an additional 6 inches or more (total of at least 12 inches) around the tile. The bottom of the leaching system shall be not less than 4 feet above the highest ground water level or rock information. Leaching system shall be not less than 50 feet from the high water line of any lake or stream.

**TABLE OF MINIMUM HORIZONTAL DISTANCES IN FEET BETWEEN COMPONENTS OF A SEWAGE DISPOSAL SYSTEM AND PERTINENT GROUND FEATURES**

	Building Sewer	Septic tanks, treatment plants or septic tank effluent lines	Lined evapo-transpiration or lined stabilization pond	Absorption field, seepage bed, or sub-surface dispersal system	Seepage pit
Springs, wells or suction lines	50	50	60	100	150
Potable water supply line	10	10	10	25	50
Cistern	25	25	25	25	50
Dwelling or occupied buildings	0	5	15	20	25
Property line	0	10	10	10	25
Subsoil drain	10	10	10	10	25
Lake, water course or stream	50	50	25	50	50
Dry gulches	10	10	10	25	25

\*\* Unless there is a pre-existing system or dwelling a minimum 1/2 acre is required \*\*

**NOTICE**

This approval of plans for a proposed private sewage disposal system is in no sense a "permit" to proceed without first getting the necessary building permit as required by County Codes. For any new construction or alterations (including the installation of plumbing), it is required that a permit be obtained from the appropriate building official as well as obtaining this approval of the proposed individual sewage system from the Los Animas-Huerfano Counties Health Department.

APPLICATION FOR ON-SITE WASTE WATER SYSTEM PERMIT

Item 6e.

**Plot Plan Must Include the Following:**

(All locations must be indicated by measured distances)

1. Accurate property dimensions and size of property. (survey preferred)
2. Proposed location of sewage disposal system and alternate area.
3. Location of streams, lakes, ditches and drainage areas on and within 50 feet of property.
4. Location of water supply line to the dwelling and any out buildings.
5. Accurate location of ALL WELLS existing or proposed on and within 150 feet of the property.
6. Location of proposed and existing buildings.
7. Type of buildings by use.
8. Such additional information as may be required by the Health Officer.

**An incomplete plot plan will cause delays in issuance of the permit.**

Draw Plot Plan Below:



504 - Turn Left

Percolation Rate      Sq. Ft. per bedroom

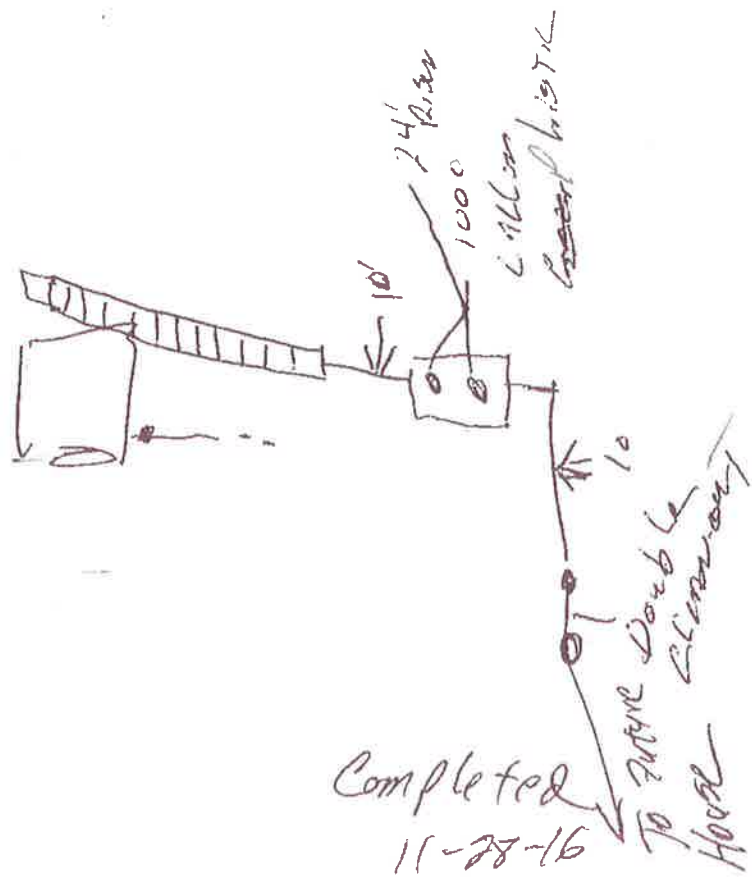
5	160
6	176
7	190
8	203
9	216
10	227
11	238
12	249
13	259
14	269
15	278
16	288
17	296
18	305
19	313
20	321
21	329
22	337
23	345
24	352
25	360
26	367
27	374
28	380
29	387
30	394
31	400
32	407
33	413
34	420
35	425
36	432
37	437
38	443
39	449
40	455
41	461
42	466
43	472
44	477
45	483
46	488
47	493
48	498
49	504
50	509
51	514
52	519
53	524

Percent of Normal Trench

Gravel  
Depth  
Below  
The Line

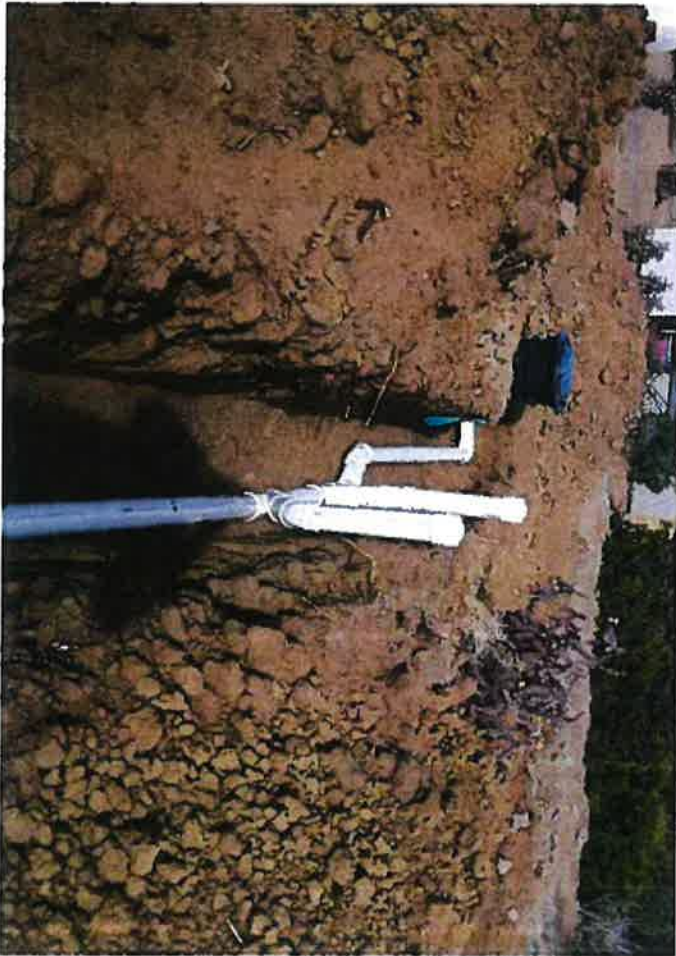
2                      3

1	80%	83%	8.8 cy	13.8 cy
1.5	66%	71%	9.8 cy	15.8 cy
2	57%	63%	10.6 cy	17.5 cy
2.5	50%	56%	11.1 cy	18.7 cy
3	44%	50%	11.4 cy	20.4 cy
3.5	40%	45%	11.8 cy	20.0 cy
4	36%	42%	12.0 cy	21.0 cy
5	31%	36%	12.6 cy	22.0 cy
6	27%	31%	13.0 cy	22.4 cy
7	24%	28%	13.3 cy	23.3 cy
8	21%	25%	13.2 cy	23.6 cy
9	19%	23%	13.4 cy	24.3 cy
10	17%	21%	13.2 cy	24.5 cy
11	15%	19%	12.8 cy	24.3 cy





*Chris Marshall*







Chris  
Morgan



Cheri Chamberlain <cchamberlain@huerfano.us>

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**FW: septic request**

1 message

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**Aaron Chavez** <achavez@la-h-health.org>  
To: Cheri Chamberlain <cchamberlain@huerfano.us>

Wed, Apr 12, 2023 at 4:18 PM

Hello Cheri,

Here's the document you requested. There appears to be an approved system in the ground at this address with pictures to verify its installation. When you're on the property there should be a cleanout visible as well as risers for the tank.

If you have any specific questions about the pics or diagram, let me know.

Good luck with everything!

Sincerely,

A handwritten signature in black ink, appearing to be "A. Chavez".

Aaron Chavez  
Environmental Health Specialist II  
Las Animas -Huerfano Counties  
District Health Department  
[412 Benedicta Ave](#)  
[Trinidad, CO 81082](#)  
(719) 846-2213  
[achavez@la-h-health.org](mailto:achavez@la-h-health.org)

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**From:** [Kayla Andreatta](#)  
**Sent:** Wednesday, April 12, 2023 4:11 PM  
**To:** [Aaron Chavez](#)  
**Subject:** Re: septic request



# Here's that septic permit.

On Wed, Apr 12, 2023 at 3:47 PM Aaron Chavez <achavez@la-h-health.org> wrote:

Hello Kayla,

Could you (please!) scan/email the permit: Chris & Lucinda Morales - 2016 #48.

Thank you!!

Sincerely,



Aaron Chavez  
Environmental Health Specialist II  
Las Animas -Huerfano Counties  
District Health Department  
412 Benedicta Ave  
Trinidad, CO 81082  
(719) 846-2213  
achavez@la-h-health.org

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**Kayla Andreatta**  
**Receptionist/ Deputy Registrar**  
**Las Animas - Huerfano Counties District Health Department**  
**719-738-2650**

**HUERFANO COUNTY**

Permit expires 1/27/17

**APPLICATION FOR ROADWAY ACCESS PERMIT**

The undersigned applicant being familiar with all requirements of Huerfano County Resolution #06-24 (As Amended), dated May 30, 2012, and Resolution 16-47, does hereby agree to perform all work in compliance with regulations and specifications as set forth in accordance with the Huerfano County Roadway Design and Construction Standards; hereinafter called STANDARDS.

Application Date: 7/13/16 <sup>7/27/16 issued</sup> Expiration Date 1-27-17 Permit# 16-28

Contractor Name: Acting as own contractor Phone (970) 286-1639

Mailing Address: PO Box 840 City Walsenburg State CO Zip 81089

Property Owner: Chris Dotter per property owner 7-27-16

Name: Christ+Linda Morales Phone (970) 286-1639

Mailing Address: PO Box 840 City Walsenburg State CO Zip 81089

ADDRESS OR LEGAL DESCRIPTION OF PROPERTY TO BE SERVED BY THIS APPLICATION:

Lots 742 + 743 Rio Cucharas Phase 2

LEGAL PROPERTY DESCRIPTION IN HUERFANO COUNTY, COLORADO

Tract \_\_\_\_\_ Block \_\_\_\_\_ Lot# 742 + 743 Sub-division Name: Rio Cucharas Phase 2

Type of Access: Residential  Agricultural \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_

Fee Schedule: Residential \$100.00 Agricultural \$100.00 Commercial \$150.00 Industrial \$150.00

The proposed access is located on which side of road:

North \_\_\_\_\_ South  East \_\_\_\_\_ West \_\_\_\_\_

Driving directions from nearest intersecting road:

From 25 exit 52 toward Walsenburg. Go short distance to highway 69 + turn right (west). Travel 3.1 miles to CR504 + turn left. Go about 3.05 miles to the property, which is on the left side of the road + marked with orange stakes.