

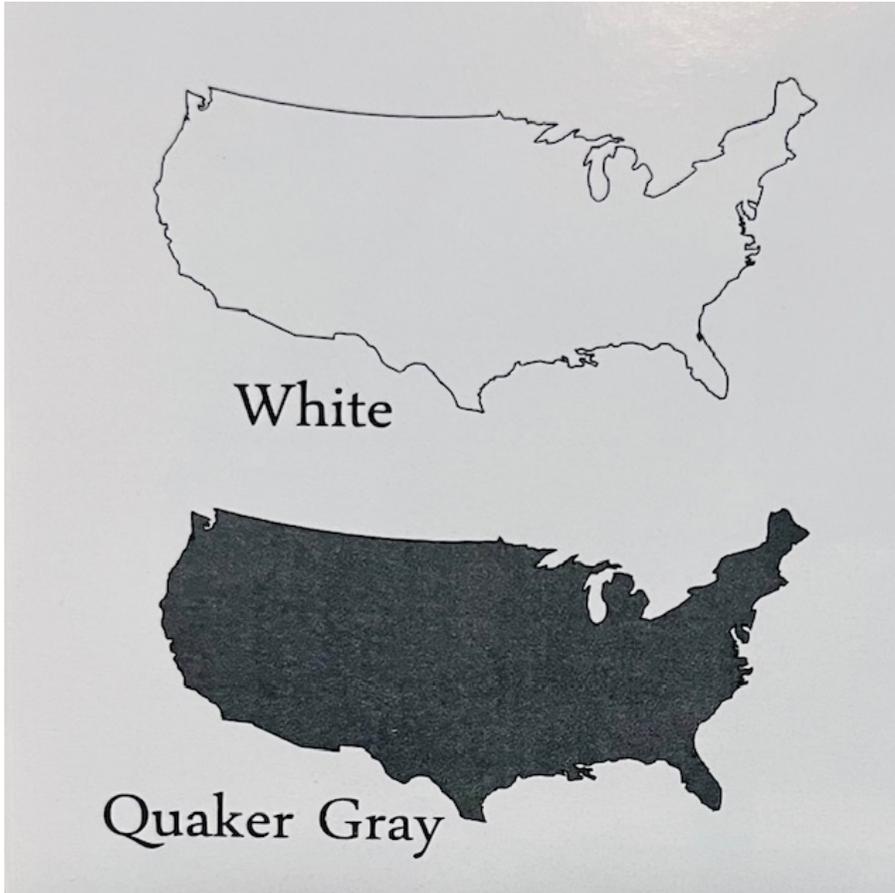
Subject: Property Approval

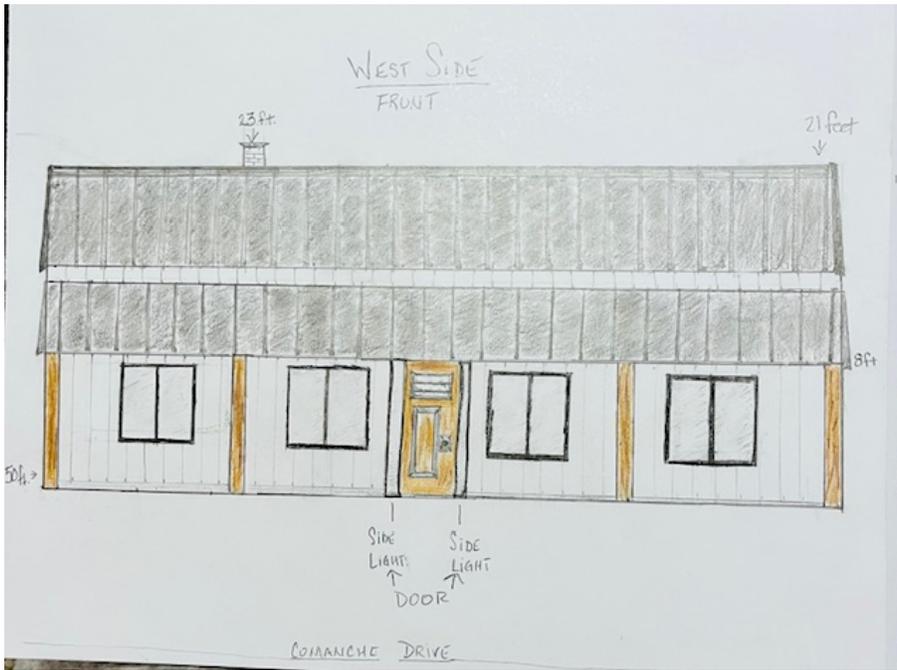
Date: Saturday, January 27, 2024 at 1:20:57 PM Mountain Standard Time

From: Neal Johnson

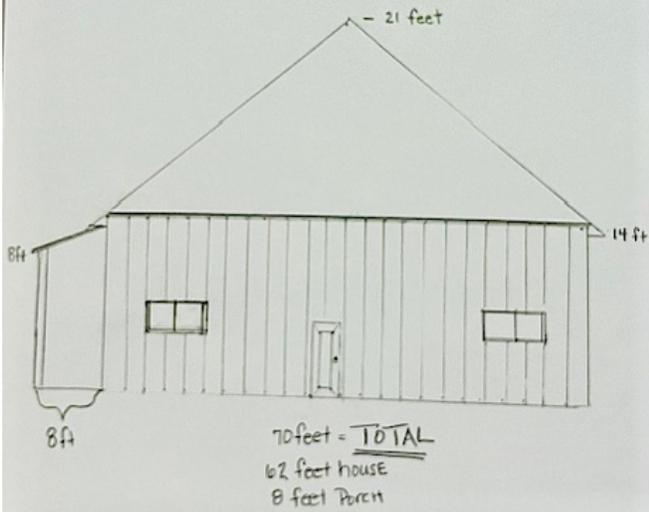
To: Machele Williams

Attachments: IMG_0100.jpg, IMG_0101.jpg, IMG_0102.jpg, IMG_0103.jpg, IMG_0104.jpg, IMG_0105.jpg, IMG_0107.jpg, IMG_3600.jpg, IMG_3601.jpg, IMG_3602.jpg, IMG_3603.jpg, IMG_3604.jpg, IMG_3832.jpg, IMG_3833.jpg

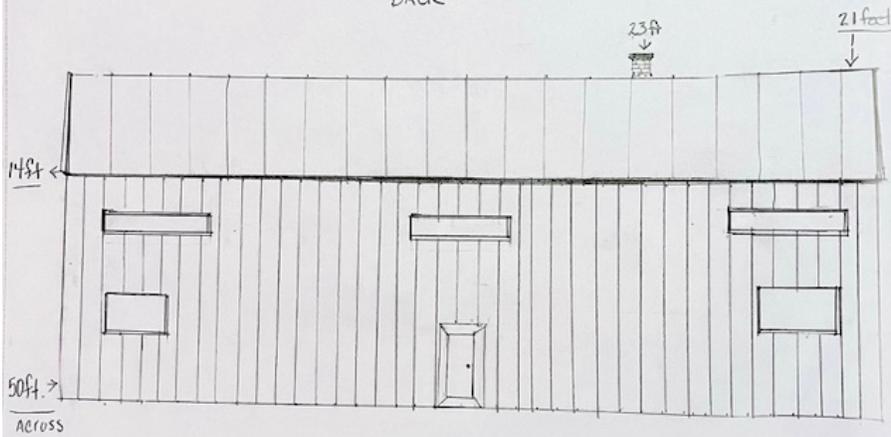




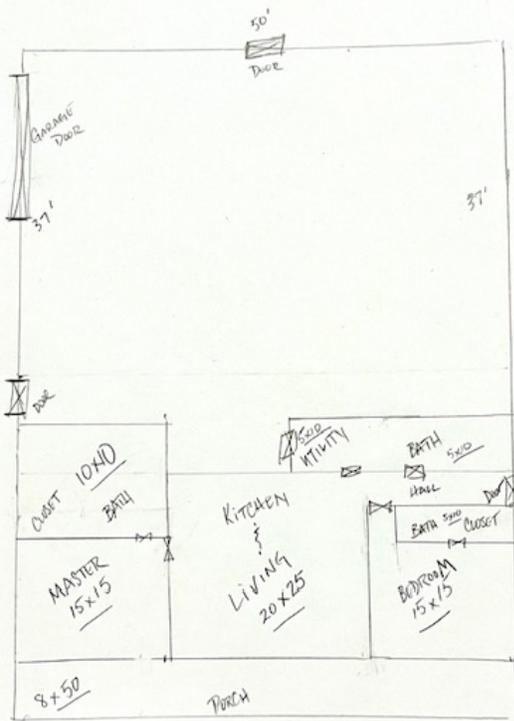
South Side



EAST SIDE BACK







BUILDING VIEW



FRONT

BUILDING VIEW



LEFT

BUILDING VIEW



BACK

BUILDING VIEW



RIGHT




Cuerno Verde Owners Association
P.O. Box 116
Westcliffe, Colorado 81252

Neal & Christi Johnson
PO Box 383
Westcliffe, CO 81252

February 22, 2023

Re: Primary residence at Filing 4 Block 13 Lot 25, 138 Comanche Road

Dear Neal and Christi Johnson,

The Cuerno Verde Board of Directors has reviewed and recommended approval of the submission for a primary residence at 138 Comanche Road subject to providing the Association with an Improvement Location Certificate (ILC) by a licensed surveyor after establishment of the foundation for the residence prior to commencement of structure construction. All features of the residence must be in compliance with the fifty (50) foot setback requirement stated in the Custer County Zoning Resolution and the Cuerno Verde Owners Association Declaration. The February 7, 2023 letter confirming the requirement is included in this mailing.

The Board of Directors approves construction during a 180 day window commencing February 28, 2023.

Please update the Board on construction status and if necessary, apply for an extension for construction in August 2023.

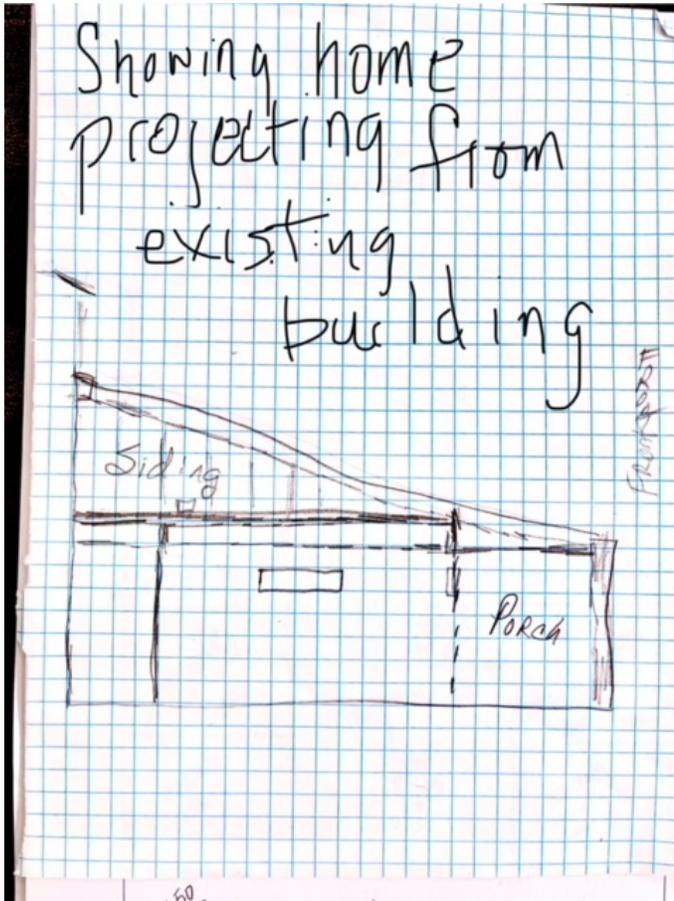
Thank you for submitting your plans for consideration and approval. If the Board or Committee can be of further assistance, do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink that reads "Leslie Parkes".

Leslie Parkes
President, Board of Directors
Cuerno Verde Owners Association





Sent from my iPhone