



PLANNING COMMISSION AGENDA

April 27, 2023 at 1:30 PM

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

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

Join via Zoom: <https://us02web.zoom.us/j/82550511219> | Meeting ID: 825-5051-1219

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. READING OF MINUTES**

a. Minutes from 3-23-23

- 4. ACTION ITEMS**

a. 23-05 Rezone and Plat Amendment HCED

- 5. LGD UPDATES**
- 6. NEW BUSINESS**
- 7. DISCUSSIONS**
- 8. UPCOMING MEETINGS**
- 9. ADJOURNMENT**



PLANNING COMMISSION MINUTES

March 23, 2023 at 1:30 PM

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

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

Join via Zoom: <https://us02web.zoom.us/j/82550511219> | Meeting ID: 825-5051-1219

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. LGD UPDATES

4. READING OF MINUTES

5. ACTION ITEMS

a. 23-06 Gravel Pit Siete - Recommendation

County Engineer suggested to Mag Chloride the road. and maintain. Give us a proposal. County Permit Should match the state permit. Access the Gravel pit from I-25 as close as feasible from exit 64. Letter from water source. County weed control officer. Anything past the first 30 acres will have to come back with approval for any additional phases. One year review for both Land Use staff and County weed control officer. What are the hours of operation for each three departments? Crushing and mining, trucks, no hours on maintenance/welding. 200 Foot setback from Tom Branch Apache Creek. Include no more than 20 foot depth. No explosives.

b. CUP 15-010 Walsenburg Cannabis

Due to lack of correspondence the PC recommends to the BOCC to initiate the revocation process of 15-010 and code references 18.04

c. Manzanaras Subdivision Exemption

Present Able Manzanaras the applicant. Just sold the property and has an unpermitted well. Needs a letter stating that this well is an exemption of subdivision regulations. Well started in 1962. And in 1976 split and deeded. Then in 1985 split again and deeded. Rules started back in 1972 for wells. Applicant stated his father told him the well was grandfathered in. Well was finished recently and was inspected and passed by the Division of Water Resources. Registered Cemetery on this plot and applicants parents are buried there. Well is for domestic use. Located on 8.25 acres. Questions are is there potential for the other parcels able to drill a well d/t family history ownership? Check state engineer, look up state statute CRS 37-90-137 exempt wells. Planning Commission recommendation send to BOCC to include all three parcels in that later.

6. DISCUSSIONS

Sky would like a to make a list of contacts for the comp plan to get feedback from the community. The Commissioners have asked for a spreadsheet to be made and put in the google drive.

7. ADJOURNMENT

3:11 pm.



Huerfano County Planning Commission
Staff Report – Permit #23-05
Rezoning and Plat Amendment
Huerfano County Economic Development
Meeting Type – Assignment

Meeting Date: 4/27/23

Request

With this Application Huerfano County Economic Development (the Applicant) requests the following:

1. **Rezoning** pursuant to LUR Section §1.18 Re-Zonings to rezone a parcel of land from agricultural to industrial for the purpose of purchasing a portion of the parcel to use for a truck driving school. The site is addressed at CO RD 301 # 00520 (Parcel Number 10635). The rezoning will also include an adjacent, non-conforming 5-acre parcel owned by San Isabel Electric Association, the deed for which is recorded under Reception Number 333002.
Rezoning will permit the Plat Amendment to create a 13.56 and 21.89 acre parcel and will make an existing 5-acre non-conforming parcel conforming.
1. **Plat Amendment** pursuant to LUR Section 2.14 to divide the 35-acre parcel into one 21.89-acre parcel to be gifted to Huerfano County Economic Development while San Isabel Electric Association wishes to retain the remaining 13.56 acres. A 40'-wide strip will connect the 13.56-acre parcel to County Road 301.

The subject properties are zoned Agricultural. This proposal is to apply for both a rezoning and a plat amendment simultaneously because to amend the plat as proposed, it must be rezoned, as the minimum lot size in Agricultural is 35 acres. The proposed use of the parcel to be given to Huerfano County Economic Development is a truck driving school, and while schools are not permitted in Industrial, the nature of a truck driving school will involve a small classroom and a course for driving. In terms of impact, it will be most similar to uses permitted by right in industrial, particularly 1.05.52 Railroad facilities including repair sheds and switch yards and trucking terminals, excluding trucks, or 1.05.54 Batch plants and hot mix plants and all appurtenant and accessible uses thereto, 1.05.48 motor vehicle parking lots, and 1.05.44 Wholesale sales and/or distribution without open storage of goods.

San Isabel currently has no development plans for the 13.56-acre portion of the parcel they are retaining.

Rezoning Process: PC receives application, determines completeness, decides whether to add or waive requirements and verifies public noticing compliance → PC meeting: make recommendation → BOCC public hearing.

Section 1.18.02 of the Code does not specify that a joint public hearing is necessary and implies that public hearing can be held by either the Planning Commission or the Board of County Commissioners.

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

Noticing Requirements: Publish in a paper and post notice 30-days prior to public hearing on at least one sign posted on the property.

Registered mail, return receipt requested, to adjacent property owners 15-days prior to public hearing.

Key Questions to Consider:

2. Referral Agencies for Rezoning
3. Public Hearing process and scheduling
4. That this constitutes a Plat Amendment in accordance with 2.14
5. That the proposed use is permitted in the Industrial zoning district

Code References

The following Code Sections are applicable to this application and may be referenced by the Planning Commission in their evaluation of the request:

§ 1.05 Use Table: Similar or relevant uses allowed by right in Industrial

Truck Driving Schools are not a use that is specifically articulated in the Use Table in Section 1.05. To determine whether it would be a use by right, a conditional use or a prohibited use, similar uses are listed below.

Uses Allowed by Right

- 1.05.52 -- Railroad facilities including repair sheds and switch yards and trucking terminals, excluding trucks; 1.05.54 -- Batch plants and hot mix plants and all appurtenant and accessible uses thereto;
- 1.05.48 -- Motor vehicle parking lots, and
- 1.05.44 -- Wholesale sales and/or distribution without open storage of goods

Conditional Uses

- 1.05.46 -- Gasoline service stations

Prohibited Uses

- 1.05.15 -- Private schools, educational institutes and training centers

Use Table: Staff Analysis

The proposed truck driving school would involve trucks driving on a dirt track and students attending classes in a single-classroom building. The coming and going of trucks and the maneuvering of trucks on the property along with the presence of students and instructors on site might have a similar impact on the property and surrounding users similar to the by-right uses listed in the Use Table below. While the purpose of trucks being driven on this site will differ from that of trucks at a distribution site, a batch plant or a trucking terminal, the impact would be similar in nature, and therefore considered a use by right. While educational institutes and training centers are a prohibited use in the Industrial zone, this particular type of school requires and involves the driving and maneuvering of large trucks, which is not an impact typically associated with schools, and which could be a use incompatible with other types of schools; prohibiting this use in the Industrial zone is likely due to the assumption that the

nuisances created by industrial uses are not compatible with schools or educational institutes. Given the nature of this type of school, it should be considered most similar to those uses by right listed above.

§1.18.02 Rezoning Noticing Requirements: At least thirty (30) days prior to a public hearing scheduled before the Planning Commission or the Board of County Commissioners to consider a rezoning application, a notice of public hearing shall be published in a legal publication in Huerfano County.

In addition, the applicant shall also post notice on the property for which the rezoning is requested at least thirty (30) days prior to a public hearing scheduled before the Planning Commission or the Board of County Commissioners. Such notice shall follow a form prescribed by the County and shall consist of at least one sign facing each adjacent public right-of-way. Such signs shall measure at least three (3) feet by four (4) feet, the size of all letters shall be at least two (2) inches high and the signs shall be erected on posts no less than four (4) feet nor more than six (6) feet above ground level.

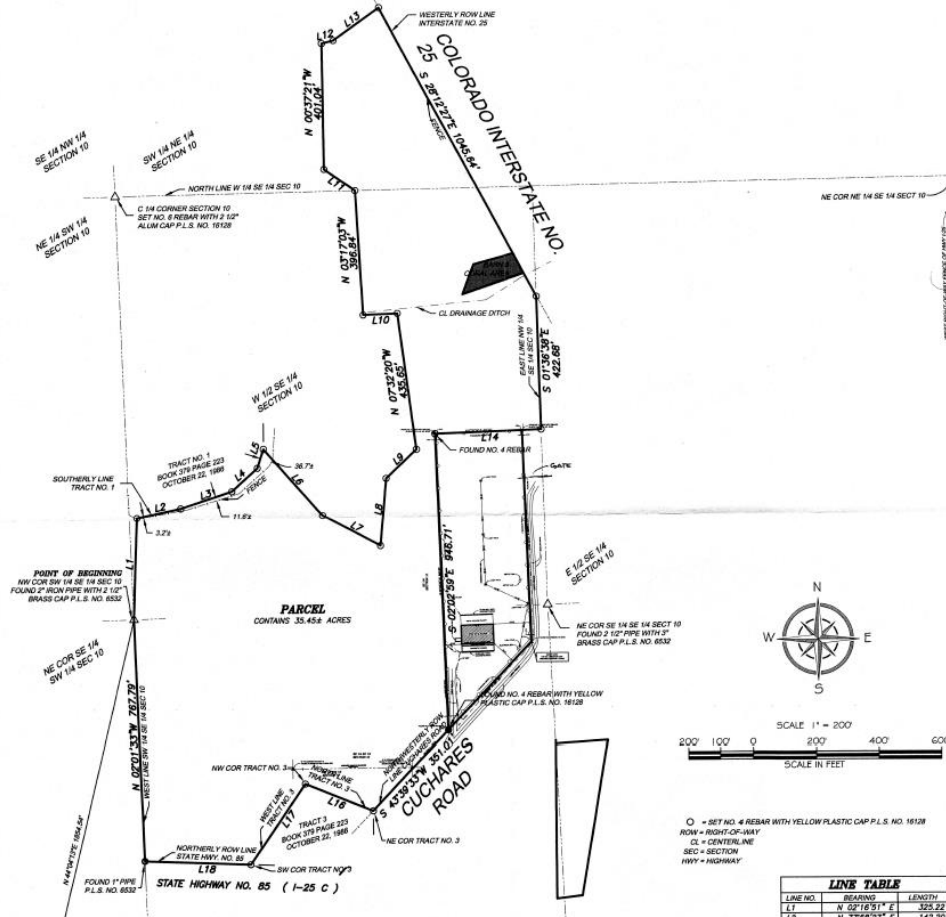
The applicant shall also mail a written notice of said hearing(s) by registered mail, return receipt requested, at least fifteen (15) days prior to a Planning Commission or Board of County Commissioners hearing date to owners of record of all property adjacent to the property proposed for rezoning. The notice shall include a vicinity map, a short narrative describing the current zoning, the proposed rezoning and the nature of the proposed land use change along with announcement of the date, time and location of the scheduled hearing.

§1.18.05 Criteria for Action on a Rezoning Application (See excerpt below)

§ 2.14 – Plat Amendment

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

Site Map: Existing Conditions



Background and Context

On January 25, 2023, an Application for a Plat Amendment and Rezoning from Agricultural to Industrial. There are two parcels subject to the rezoning application and one that will be affected by the plat amendment.

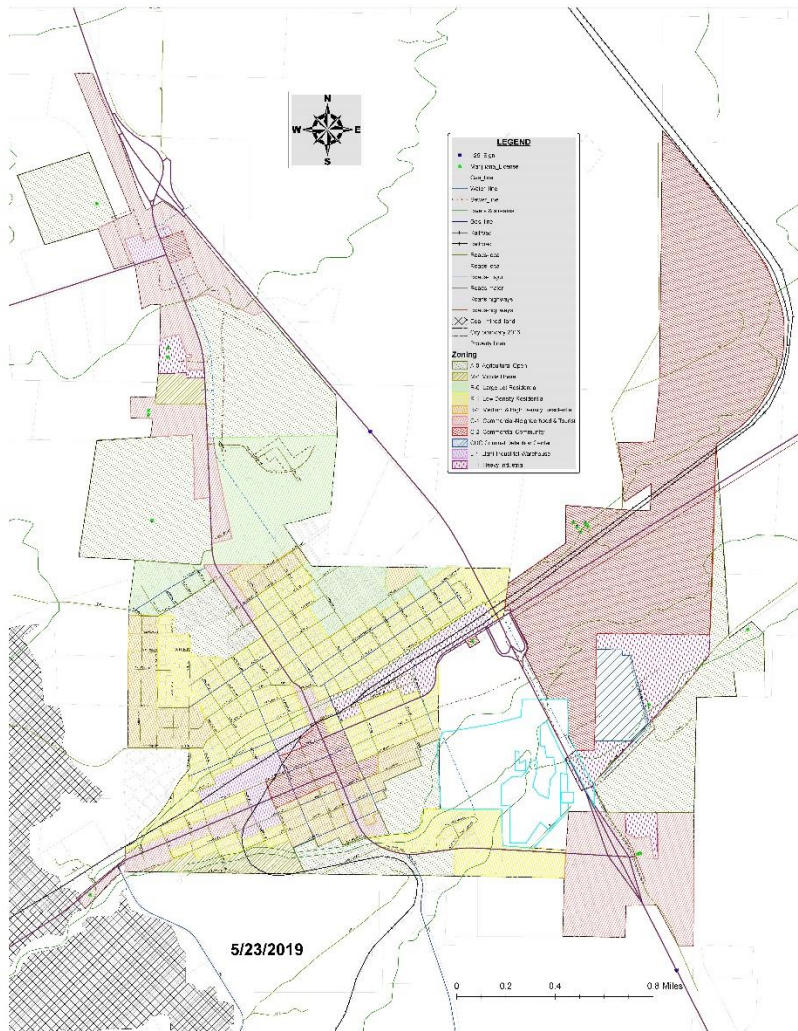
The Rezoning will accomplish two things; it will allow for a proposed new use of a truck driving school on a portion of the property to be gifted to Huerfano County Economic Development, and it will make a roughly 5-acre parcel which has been used by San Isabel Electric Association as a warehouse and storage facility into a conforming lot. The lot was acquired in 1998 and the existing use would be 1.05.21 – Essential public and government utility uses, facilities, services and building -- which is a conditional use in the

Agricultural District, and a use by right in the Industrial District.

San Isabel will continue this use and wishes to give the western portion of the parcel to Huerfano County Economic Development. The parcel is in an area surrounded by City of Walsenburg. City land nearest the property to the south and west, there is an area zoned R-1, to the east, an area zoned C-1, and abutting the property near I-25 in the north, there is an area zoned H-1 heavy industrial (See Walsenburg Zoning Map below).

Across Bear Creek is a steep bank which will buffer most residents of Walsenburg from noise on this property. On top of the bank there are several homes that may be impacted by noise.

Walsenburg Zoning Map



Rezoning Analysis

It is the position of County staff that rezoning this parcel to industrial would allow for uses appropriate for this area. Its proximity to the city, the highway, and relative separation from any neighborhood uses make it an ideal area to develop industrial uses; the only immediate plan for the county is to use the parcel to host a truck driving school.

Application materials required for Rezoning

1. Letter of intent (addresses water, wastewater requirements)
2. Plat map
3. Deed and legal description
4. Vicinity map – 2-mile area
5. Topographic map of a portion of property

Application materials required for a plat amendment:

1. Letter of intent
2. Proof of Ownership
3. Approved and Recorded Plat along with proposed amended plat drawn to same scale.

Referral Agencies

Potential Referral Agencies listed in Section 8 of the Land Use Code:

1. School district(s) in which the land encompassed by the proposed subdivision is located
2. Each county, other than Huerfano County, and municipality within a three (3) mile radius of any portion of the proposed land-use.
3. All applicable local and state improvement and special districts, ditch companies and utilities
4. Colorado State Forest Service, when applicable
5. Huerfano-Las Animas Area Council of Governments.
6. Upper Huerfano Soil Conservation District.
7. Colorado Department of Public Health and the Environment and/or such county, district or regional health departments as may exist.
8. State Engineer/Colorado Division of Water Resources
9. Other referral agencies and potentially affected parties that the Planning Commission determines to be appropriate.
10. Water Conservation Agency.

11. Fire Protection District.
12. Huerfano County Economic Development
13. Parks and Wildlife
14. Tourism Board

Criteria/Findings for a Rezoning 1.18.05

1. That the existing zoning district is consistent with the goals, objectives and policies of Huerfano County, as contained in the County Comprehensive Plan.
 2. That the land proposed for rezoning or adjacent land has changed or is changing to a degree such that it is in the public interest to encourage different densities or uses within the land in question.
 3. That the proposed rezoning is needed to provide land for a demonstrated community need or service.
- In any petition for rezoning, the petitioner shall carry the burden of demonstrating that the land in question should be rezoned and that the advantages resulting from rezoning would outweigh any disadvantages that would result. Nothing contained herein shall, however, be construed as limiting in any way the authority of the Board of County Commissioners to rezone any land within unincorporated Huerfano County or otherwise amend this zoning regulation for any reason consistent with the health, welfare or safety of the residents of Huerfano County.

Criteria for Action on a Plat Amendment Application 2.14.03

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

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

Staff Recommendation:

Rezoning: Establish process and schedule a Public Hearing in accordance with noticing requirements and identify relevant referral agencies to be contacted.

Plat Amendment: A Plat Amendment does not require a public hearing. Planning Commission should review the criteria for action and make a recommendation for BOCC action.

Commission Action Options:

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

Enclosures

- Application Materials
 - Application Details

- Proof of ownership
- Plat map
- 2-mile vicinity map



Huerfano County Land Use and Building Department

401 Main St
Ste 304
Walsenburg, CO 81089
(719) 738-1220, x506

PERMIT

LU-23-005

REZONING \$1.18

SITE ADDRESS: CO RD 301 # 00520 UNKNOWN
PRIMARY PARCEL: 10635
PROJECT NAME: INDUSTRIAL PARK

ISSUED:
EXPIRES: 10/17/2023

APPLICANT: Croft, Carlton
401 Main St

Walsenburg, CO 81089
719-738-1220 x111

OWNER: Laura Getts
314 W MAIN ST
TRINIDAD, CO 81082-0000

Detail Name

Detailed project description

Detail Value

Rezoning two parcels from
Agricultural to Industrial and
amending the plat to allow the County
to receive a portion of the parcel being
amended.

Zoning District

AGRICULTURAL

Zone district size (acres):

35

Parcel (Schedule) Number (Available from Assessor):

10635

Number of parcels in proposed zone district:

2

Parcel Area (acres)

35.65

Total number of dwelling units planned in first five years:

0

Total ultimate number of dwelling units

0

Total ultimate number of commercial units:

1

Select The Existing Zoning From The List

AGRICULTURAL

Proposed zoning:

Industrial

Describe existing uses

None

Will proposed rezoning create or include any non-conforming parcels?

Yes

Explain:

Subject to rezoning is one 5-acre,
non-conforming parcel. Deed
recorded under reception No. 333002

If multiple zones proposed, describe areas to be rezoned:

No

If Rezoning Includes Multiple Property Owners, List Names Here And Include
Contact Info And Signatures In Letter Of Intent. Property Owner 1:

None

What (if any) infrastructure or services will be provided as part of this project?

NA



Huerfano County Land Use and Building Department

401 Main St
Ste 304
Walsenburg, CO 81089
(719) 738-1220, x506

How is rezoning consistent with goals, objectives and policies contained in the Comprehensive Plan Or Other Adopted Planning Documents?

NA

Explain how land proposed for rezoning or adjacent land has changed or is changing to a degree that it is in the public interest to encourage different densities or uses within the land in question:

Property is adjacent to the interstate and the City of Walsenburg, but not immediately near housing.

What demonstrated community need or service would this rezoning provide?

Job Creation, making a non-conforming parcel conforming

Applicant's Phone Number (if different from above or enter N/A)

7197381220 x111

Description of the current land use(s) on the property, the characteristics of the land within the property boundaries, and the current land use on all adjoining property.

Vacant

Is all or part of the proposed project in a 100-year flood zone?

No

Are there slopes in excess of 20% in the project area?

No

Is an H.B. 1041 Permit Required? (Applies to site selection for: airports, mass transit, highways/interchanges/collector highways, public utility facilities, new communities, municipal/industrial water projects, and use of geothermal resources.)

No

Will project require any state or federal permits?

No

The Homeowner/Property Owner Associations (HOA/POA)in This List Require Their Approval Before Submitting This Application. If Your HOA/POA is in The List Please Upload The Approval Letter.

1-MY HOA/POA IS NOT LISTED

Additional details that will help us understand and evaluate your project

This application is for both a rezoning and a plat amendment.

13

Exhibit A

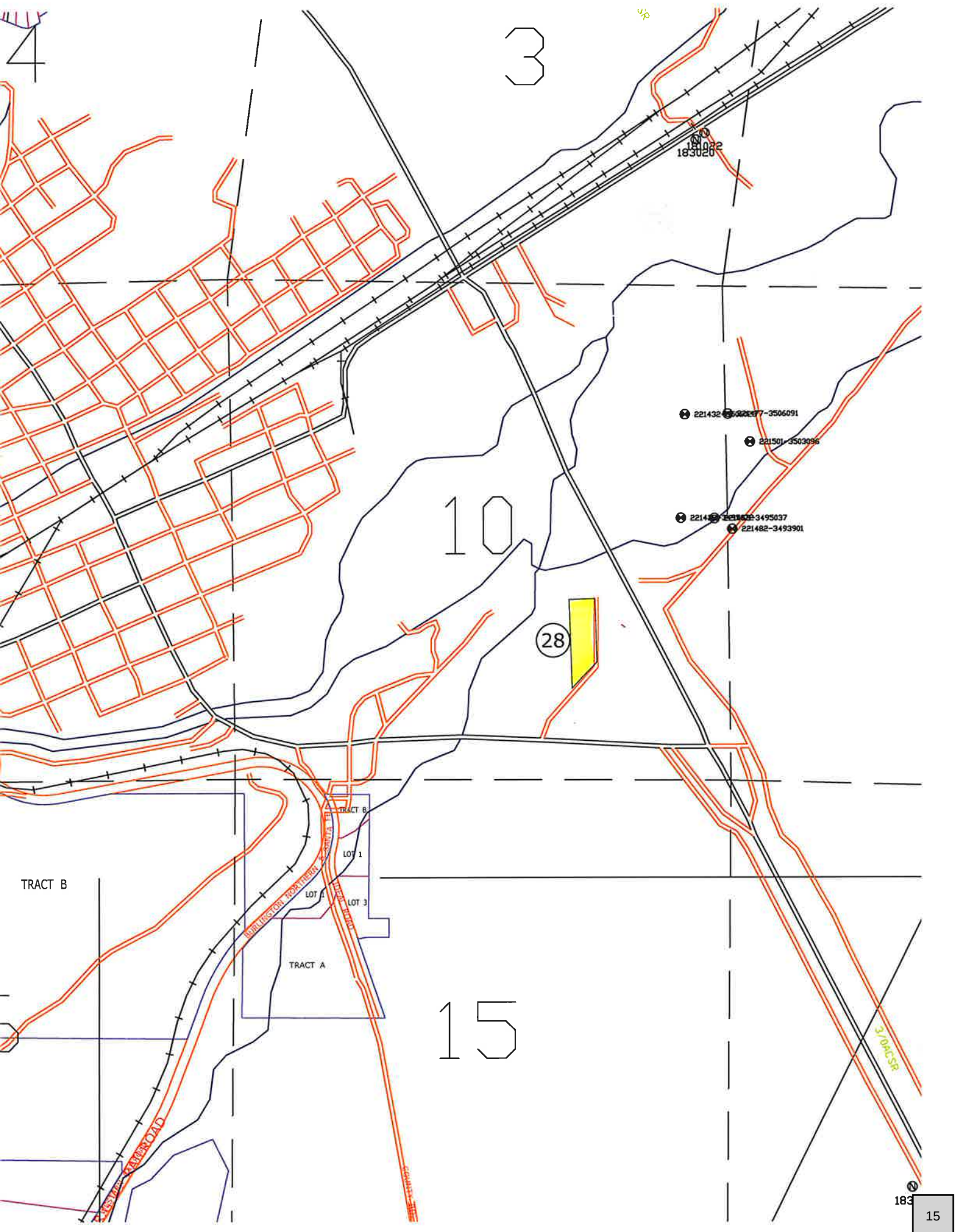
A parcel of land being a portion of the SE $\frac{1}{4}$ of Section 10, Township 28 South, Range 66 West of the 6th P.M., County of Huerfano, State of Colorado, being more particularly described as follows:

Beginning at a point from which the S $\frac{1}{4}$ corner of said Section 10 bears S44°38'34"W (bearings based on the South line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 10, monumented at the East end with a 2" iron pipe with a 2 $\frac{1}{2}$ " brass cap P.L.S. No. 6532 and on the West end with a 2" iron pipe with a 2" brass cap, assumed to bear S89°37'40"W), a distance of 1356.33 feet; thence N02°02'45"W, a distance of 946.59 feet; thence N87°57'12"E, a distance of 277.24 feet; thence S02°02'44"E, a distance of 676.09 feet; thence S43°39'33"W, a distance of 387.34 feet to the point of beginning.

Said parcel contains 5.16 acres more or less.



333002 03/18/1998 12:55P WD
2 of 2 R 11.00 D 10.32 N 0.00 Huerfano Co.J Benin



16

parcel of land being a portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and within a portion of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 10, Township 28 South, Range 66 West of the Sixth Principal Meridian, being more particularly described as follows:

BEGINNING at the NW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 10; thence N $02^{\circ}16'51''$ E (Bearings based on the south line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 10 monumented at the west end with a 2" brass cap on a 2" iron pipe P.L.S. No. 6532 and on the east end with a 2 $\frac{1}{2}$ " brass cap on a 2" iron pipe P.L.S. 6532 assumed to bear N $89^{\circ}37'40''$ E), a distance of 325.22 feet to a point on the southerly line of that parcel of land described as Tract No. 1 filed for record October 22, 1986 in Book 379 at Page 223 in the records of the Huerfano County Clerk and Recorders Office; thence along said southerly line the following four (4) courses:

- 1) N $77^{\circ}58'27''$ E a distance of 142.20 feet; ✓
- 2) N $71^{\circ}58'27''$ E a distance of 172.00 feet; ✓
- 3) N $47^{\circ}48'27''$ E a distance of 111.00 feet; ✓
- 4) N $18^{\circ}13'27''$ E a distance of 63.50 feet ✓

thence S $41^{\circ}11'42''$ E a distance of 284.50 feet; ✓ thence S $61^{\circ}50'13''$ E a distance of 208.65 feet; ✓
 thence N $05^{\circ}22'48''$ E a distance of 217.49 feet; ✓ thence N $46^{\circ}48'43''$ E a distance of 133.74 feet; ✓
 thence N $07^{\circ}32'20''$ W a distance of 435.65 feet; ✓ thence S $87^{\circ}49'47''$ W a distance of 109.76 feet; ✓
 thence N $03^{\circ}17'03''$ W a distance of 396.84 feet to a point on the north line of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 10; ✓
 thence N $55^{\circ}16'12''$ W a distance of 119.30 feet; ✓ thence N $00^{\circ}37'21''$ W a distance of 401.04 feet; ✓
 thence N $75^{\circ}37'17''$ E a distance of 38.06 feet; ✓ thence N $54^{\circ}49'33''$ E a distance of 179.16 feet to a point on the westerly right of way line of Colorado Interstate No. 25; ✓
 thence S $28^{\circ}12'27''$ E, along said right of way line, a distance of 1045.64 feet to a point on the east line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 10; ✓
 thence S $01^{\circ}36'38''$ E, along said east line, a distance of 422.68 feet; ✓
 thence S $87^{\circ}57'14''$ W a distance of 338.06 feet; ✓ thence S $02^{\circ}02'59''$ E a distance of 946.71 feet to the northwesterly right of way line of existing Cuchares Road; ✓
 thence S $43^{\circ}39'33''$ W, along said right of way line, a distance of 351.01 feet to the NE corner of that parcel of land described as Tract No. 3 filed for record October 22, 1986 in Book 379 at page 223 in the records of the Huerfano County Clerk and Recorders Office; ✓
 thence N $67^{\circ}59'17''$ W, along the north line of said parcel a distance of 232.95 feet to the NW corner of said parcel; ✓
 thence S $34^{\circ}42'09''$ W, along the west line of said parcel a distance of 310.71 feet to the SW corner of said parcel said point also being on the northerly right of way line of State Highway No. 85; ✓
 thence N $87^{\circ}42'36''$ W along said right of way line a distance of 337.84 feet to a point on the east line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 10; ✓
 thence N $02^{\circ}01'33''$ W along said west line a distance of 767.79 feet to the POINT OF BEGINNING. According to the records of the county Clerk and Recorder for Huerfano County, Colorado.



349231 05/30/2001 03:03P WD Judy Benine
 2 of 2 R 10.00 D 7.09 Huerfano Co.

Land Survey Plat

A portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and a portion of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 10, Township 28 South, Range 66 West of the Sixth Principal Meridian, Huerfano County, Colorado.

A parcel of land being a portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and within a portion of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 10, Township 28 South, Range 66 West of the Sixth Principal Meridian, being more particularly described as follows:

BEGINNING at the NW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 10; thence N 02°16'51"E (Bearing based on the south line of the SE $\frac{1}{4}$ of said Section 10) monumented at the west end with a 2" brass cap on a 2" iron pipe P.L.S. No. 6532 and on the east end with a 2 1/2" brass cap on a 2" iron pipe P.L.S. No. 6532 assumed to bear N 89°37'40"E, a distance of 325.22 feet to a point on the southern line of that parcel of land described as Tract No. 1 filed for record October 22, 1986 in Book 379 at Page 223 in the records of the Huerfano County Clerk and Records Office; thence along said southerly line the following four (4) courses:

- 1) N 77°58'27"E a distance of 142.20 feet;
- 2) N 71°58'27"E a distance of 172.00 feet;
- 3) N 47°48'27"E a distance of 111.00 feet;
- 4) N 18°13'27"E a distance of 63.50 feet;

thence S 41°11'42"E a distance of 284.50 feet; thence S 61°50'13"E a distance of 208.65 feet; thence N 05°22'48"E a distance of 212.49 feet; thence N 46°48'43"E a distance of 133.74 feet; thence N 07°32'20"W a distance of 435.65 feet; thence S 87°49'47"W a distance of 109.76 feet; thence N 01°17'03"W, a distance of 396.84 feet to a point on the north line of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 10; thence N 55°16'12"W a distance of 119.30 feet; thence N 02°02'59"E a distance of 401.04 feet; thence N 75°37'17"E a distance of 38.06 feet; thence N 54°49'33"E a distance of 179.16 feet to a point on the westerly right of way line of Colorado Interstate No. 25; thence S 28°12'27"E, along said right of way line, a distance of 1045.64 feet to a point on the east line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 10; thence S 01°36'30"E, along said east line, a distance of 422.68 feet; thence S 87°57'14"W a distance of 338.06 feet; thence S 02°02'59"E a distance of 946.71 feet to the northwesterly right of way line of existing Cuchares Road; thence S 43°39'33"W, along said right of way line, a distance of 351.01 feet to the NE corner of that parcel of land described as Tract No. 3 filed for record October 22, 1986 in Book 379 at Page 223 in the records of the Huerfano County Clerk and Records Office; thence N 67°59'17"W along the north line of said parcel a distance of 232.05 feet to the NW corner of said parcel; thence S 34°42'09"W along the west line of said parcel a distance of 310.71 feet to the SW corner of said parcel said point also being on the northerly right of way line of State Highway No. 85; thence N 67°42'06"W along said right of way line a distance of 337.84 feet to a point on the west line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 10; thence N 02°01'33"W along said west line a distance of 767.78 feet to the POINT OF BEGINNING.

Said Parcel contains 35.45 Acres, more or less.

I, ROCKY L. MANGINI, a Professional Land Surveyor registered in the State of Colorado, hereby certify that a survey of the land described above was done by me or under my responsible charge in July 2000 and complies with the minimum standards for Land Surveys and Plats as set forth in Section 38-51-106, et. Sec. C.R.S. 1995 (as amended).

ROCKY L. MANGINI
PROFESSIONAL LAND SURVEYOR NO. 16128

DATE

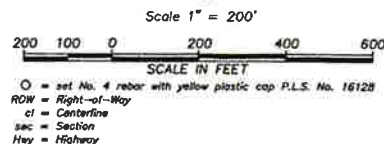
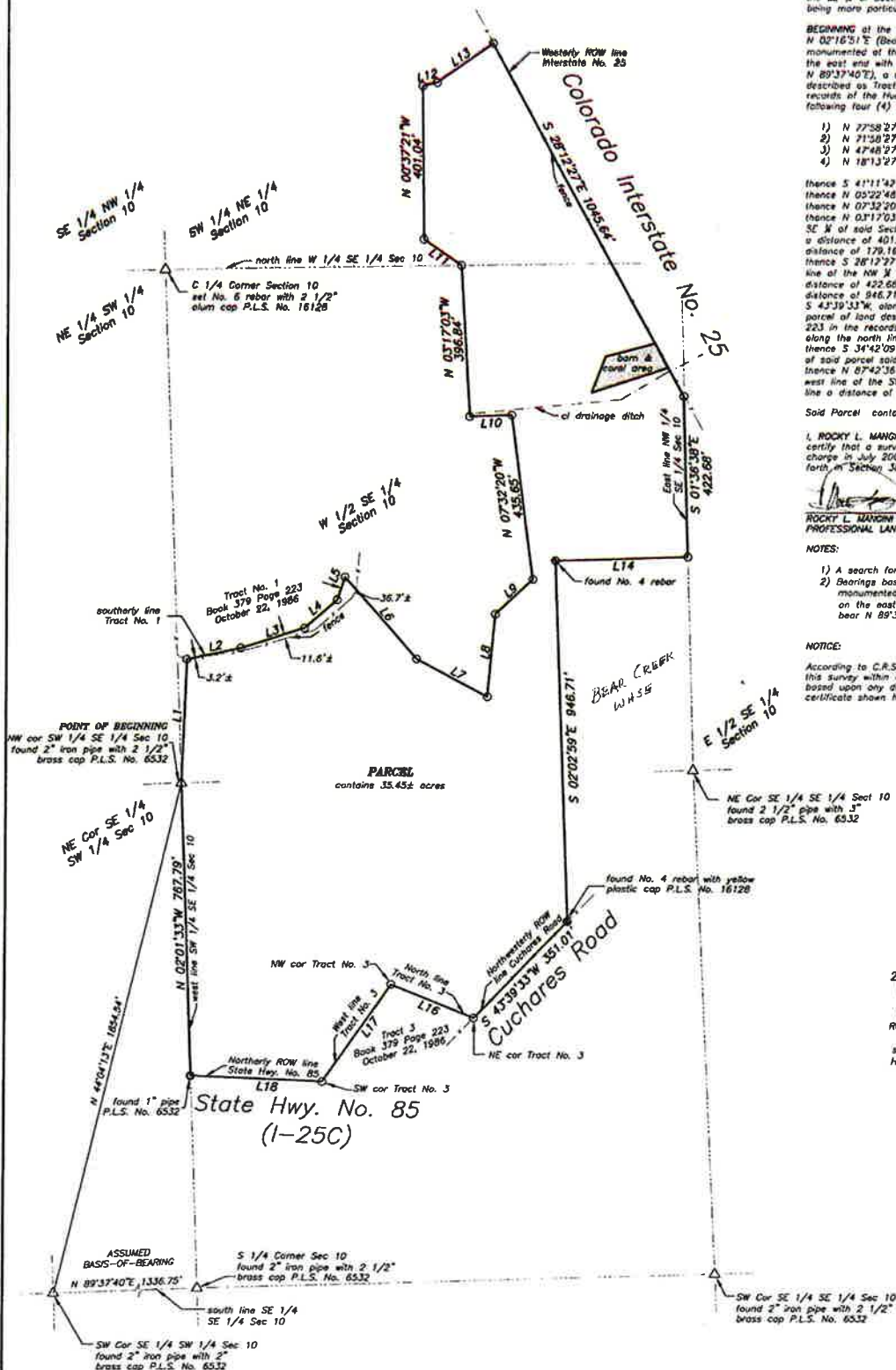
3/21/01

NOTES:

- 1) A search for recorded rights of way and easements was not done at the clients request.
- 2) Bearings based on the south line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 10 monumented at the west end with a 2" brass cap on a 2" iron pipe P.L.S. No. 6532 and on the east end with a 2 1/2" brass cap on a 2" iron pipe P.L.S. No. 6532 assumed to bear N 89°37'40"E.

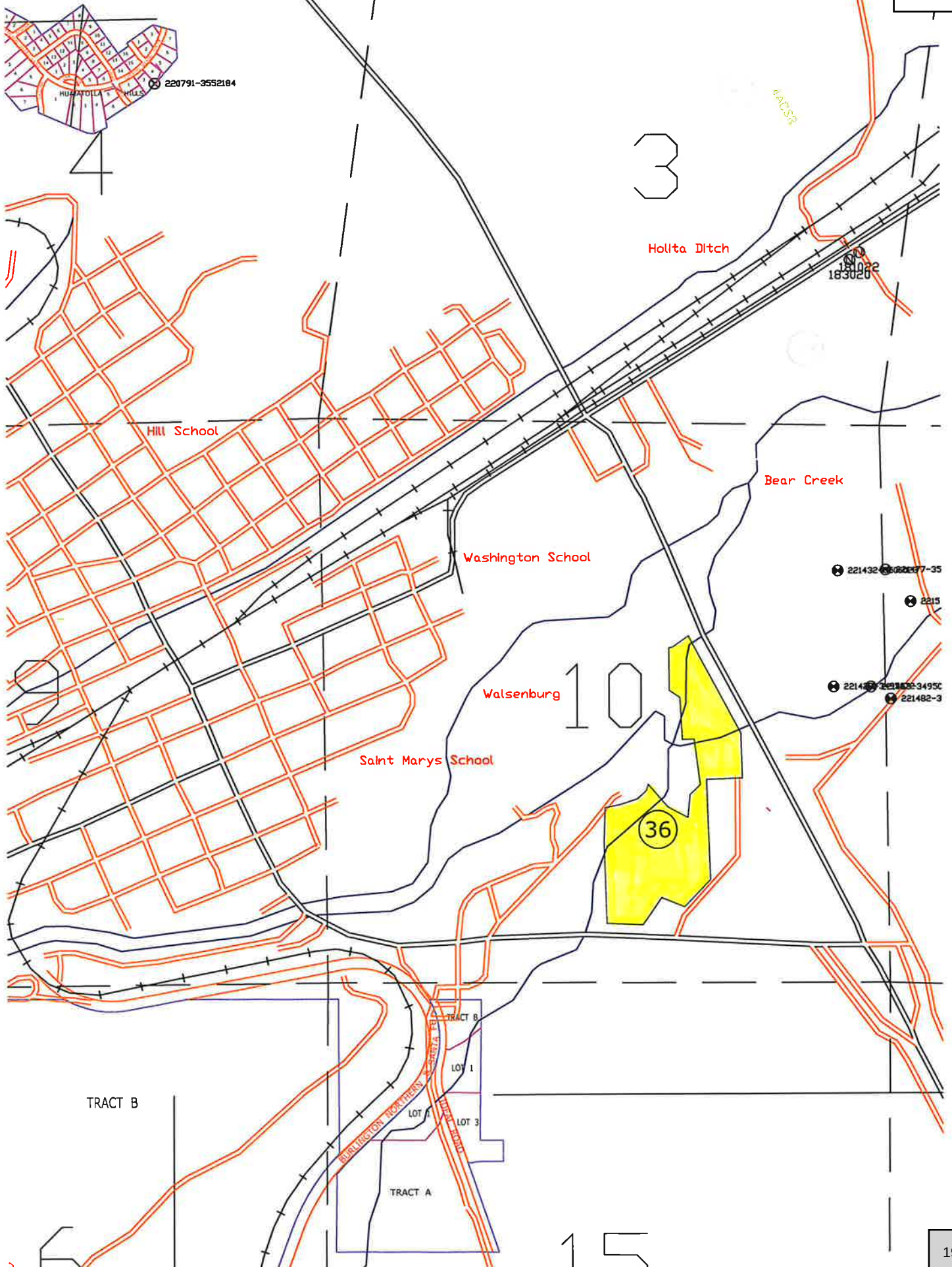
NOTICE:

According to C.R.S. 13-80-105, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certificate shown herein.



Line No.	Bearing	Length
L1	N 02°16'51" E	325.22
L2	N 77°58'27" E	142.20
L3	N 71°58'27" E	172.00
L4	N 47°48'27" E	111.00
L5	N 18°13'27" E	63.50
L6	S 41°11'42" E	284.50
L7	S 61°50'13" E	208.65
L8	N 05°22'48" E	212.49
L9	N 46°48'43" E	133.74
L10	S 87°49'47" W	109.76
L11	N 55°16'12" W	119.30
L12	N 75°37'17" E	38.06
L13	N 54°49'33" E	179.16
L14	S 87°57'14" W	338.06
L15	Not Used	Not Used
L16	N 67°59'17" W	232.05
L17	S 34°42'09" W	310.71
L18	N 67°42'06" W	337.84



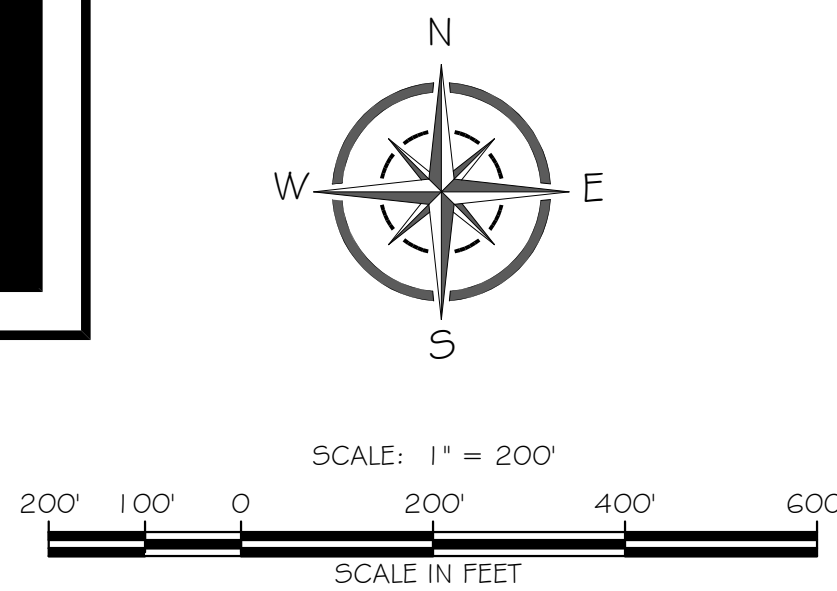


PLAT AMENDMENT FOR SAN ISABEL ELECTRIC ASSOCIATION

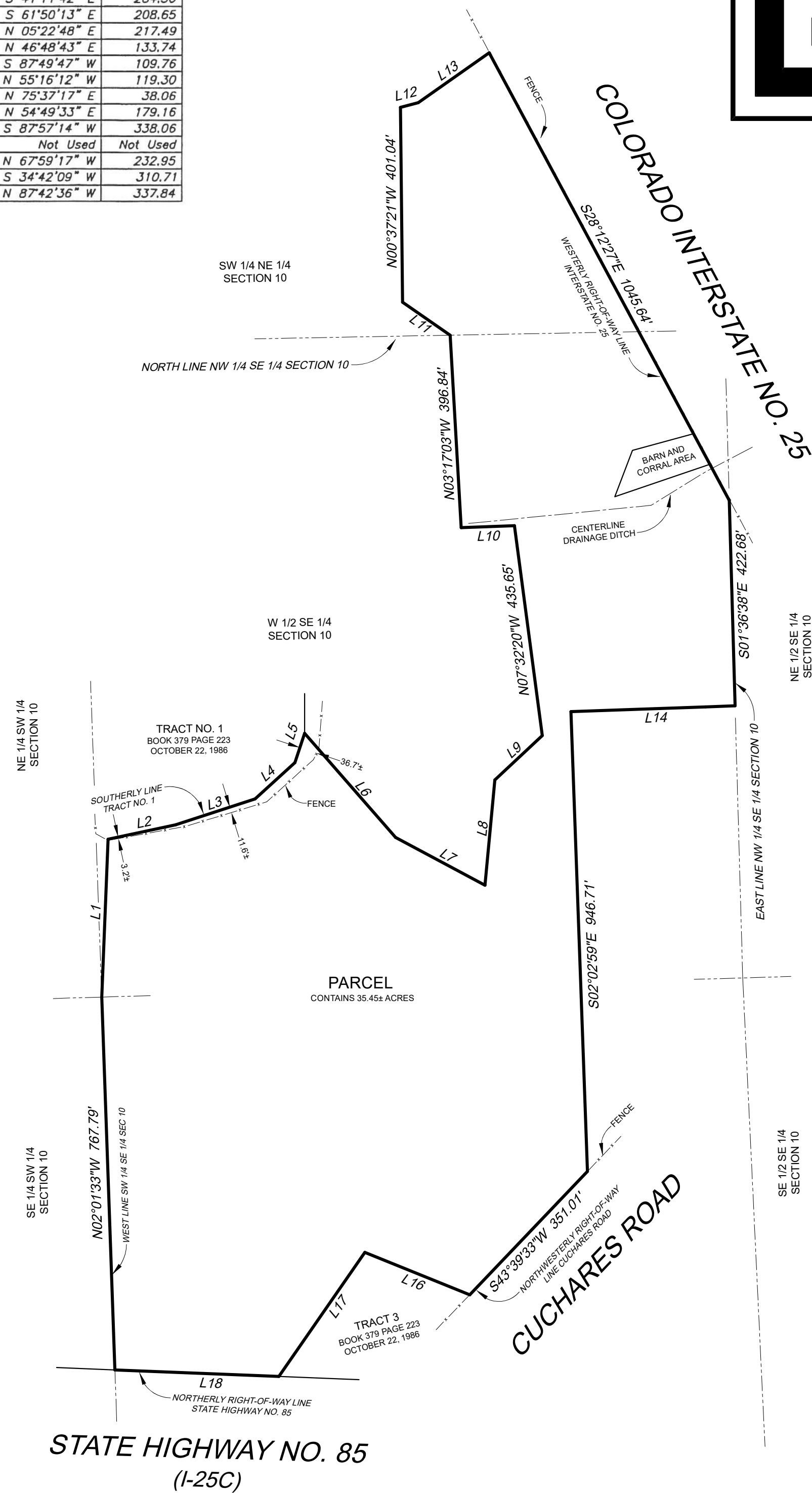
A PORTION OF THE SW 1/4 OF THE NE 1/4 AND A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. HUERFANO COUNTY, COLORADO.

Line No.	Bearing	Length
L1	N 02°16'51" E	325.22
L2	N 77°58'27" E	142.20
L3	N 71°58'27" E	172.00
L4	N 47°48'27" E	111.00
L5	N 18°13'27" E	63.50
L6	S 41°11'42" E	284.50
L7	S 61°50'13" E	208.65
L8	N 05°22'48" E	217.49
L9	N 46°48'43" E	133.74
L10	S 87°49'47" W	109.76
L11	N 55°16'12" W	119.30
L12	N 75°37'17" E	38.06
L13	N 54°49'33" E	179.16
L14	S 87°57'14" W	338.06
L15	Not Used	Not Used
L16	N 67°59'17" W	232.95
L17	S 34°42'09" W	310.71
L18	N 87°42'36" W	337.84

PRELIMINARY
FOR REVIEW ONLY !!



Line No.	Bearing	Length
L1	N 02°16'51" E	325.22
L2	N 77°58'27" E	142.20
L3	N 71°58'27" E	172.00
L4	N 47°48'27" E	111.00
L5	N 18°13'27" E	63.50
L6	S 41°11'42" E	284.50
L7	S 61°50'13" E	208.65
L8	N 05°22'48" E	217.49
L9	N 46°48'43" E	133.74
L10	S 87°49'47" W	109.76
L11	N 55°16'12" W	119.30
L12	N 75°37'17" E	38.06



LEGAL DESCRIPTION:

That parcel of land described in that Warranty Deed filed for record May 30, 2001 as Reception No. 349231 in the records of the Huerfano County Clerk and Recorder which reads as follows:

A parcel of land being a portion of the SW 1/4 of the NE 1/4 and within a portion of the W 1/2 of the SE 1/4 of Section 10, Township 28 South, Range 66 West of the Sixth Principal Meridian, being more particularly described as follows:

BEGINNING at the NW corner of the SW 1/4 of the SE 1/4 of said Section 10; thence N 02°16'51"E (Bearings based on the south line of the SE 1/4 of the SW 1/4 of said Section 10 monumented at the west end with a 2" brass cap on a 2" iron pipe P.L.S. No. 6532 and on the east end with a 2 1/2" brass cap on a 2" iron pipe P.L.S. 6532 assumed to bear N 89°37'40"E), a distance of 325.22 feet to a point on the southerly line of that parcel of land described as Tract No. 1 filed for record October 22, 1986 in Book 379 at Page 223 in the records of the Huerfano County Clerk and Recorders Office; thence along said southerly line the following four (4) courses:

- 1) N 77°58'27"E a distance of 142.20 feet;
- 2) N 71°58'27"E a distance of 172.00 feet;
- 3) N 47°48'27"E a distance of 111.00 feet;
- 4) N 18°13'27"E a distance of 63.50 feet

thence S 41°11'42"E a distance of 284.50 feet; thence S 61°50'13"E a distance of 208.65 feet; thence N 05°22'48"E a distance of 217.49 feet; thence N 46°48'43"E a distance of 133.74 feet; thence N 07°32'20"W a distance of 435.65 feet; thence S 87°49'47"W a distance of 109.76 feet; thence N 03°17'03"W, a distance of 396.84 feet to a point on the north line of the W 1/2 of the SE 1/4 of said Section 10; thence N 55°16'12"W a distance of 119.30 feet; thence N 00°37'21"W a distance of 401.04 feet; thence N 75°37'17"E a distance of 38.06 feet; thence N 54°49'33"E a distance of 178.57 to a point on the westerly right of way line of Colorado Interstate No. 25; thence S 28°12'27"E, along said right of way line, a distance of 1045.64 to a point on the east line of the NW 1/4 of the SE 1/4 of said Section 10; thence S 01°36'38"E, along said east line, a distance of 422.68; thence S 87°57'14"W a distance of 338.06 feet; thence S 02°02'59"E, a distance of 946.71 feet to the northwesterly right of way line of existing Cuchares Road; thence S 43°39'33"W, along said right of way line, a distance of 351.01 feet to the NE corner of that parcel of land described as Tract No. 3 filed for record October 22, 1986 in Book 379 at page 223 in the records of the Huerfano County Clerk and Recorders Office; thence N 67°59'17"W, along the north line of said parcel, a distance of 232.95 feet to the NW corner of said parcel; thence S 34°42'09"W along the west line of said parcel, a distance of 310.71 to the SW corner of said parcel said point also being on the northerly right of way line of State Highway No. 85; thence N 87°42'36"W along said right of way line a distance of 337.84 feet to a point on the west line of the SW 1/4 of the Se 1/4 of said Section 10; thence N 02°01'33"W, along said west line, a distance of 767.79 feet to the **POINT OF BEGINNING**.

Huerfano County, Colorado.

Said Parcel contains 35.45 Acres, more or less.

This is to certify that this Plat Amendment is hereby approved this _____ day of _____, 2023, by the Board of County Commissioners, County of Huerfano, State of Colorado.

BY:
CHAIRPERSON OF THE BOARD

DATE:

BY:
ATTEST: CLERK OF THE BOARD

DATE:

I, **MATTHEW A. CORDOVA**, a Professional Land Surveyor registered in the State of Colorado, hereby certify to San Isabel Electric Association, that this Plat Amendment is not based upon an actual field survey conducted by me or under my responsible charge, but was prepared using information shown on that Land Survey Plat prepared by Rocky L. Mangini P.L.S. No. 16128 with a date of March 21, 2001. The property within this Plat Amendment may or may not be presently monumented, and if it is monumented, I have not confirmed the property pins are accurately located.

MATTHEW A. CORDOVA
PROFESSIONAL LAND SURVEYOR NO. 33194

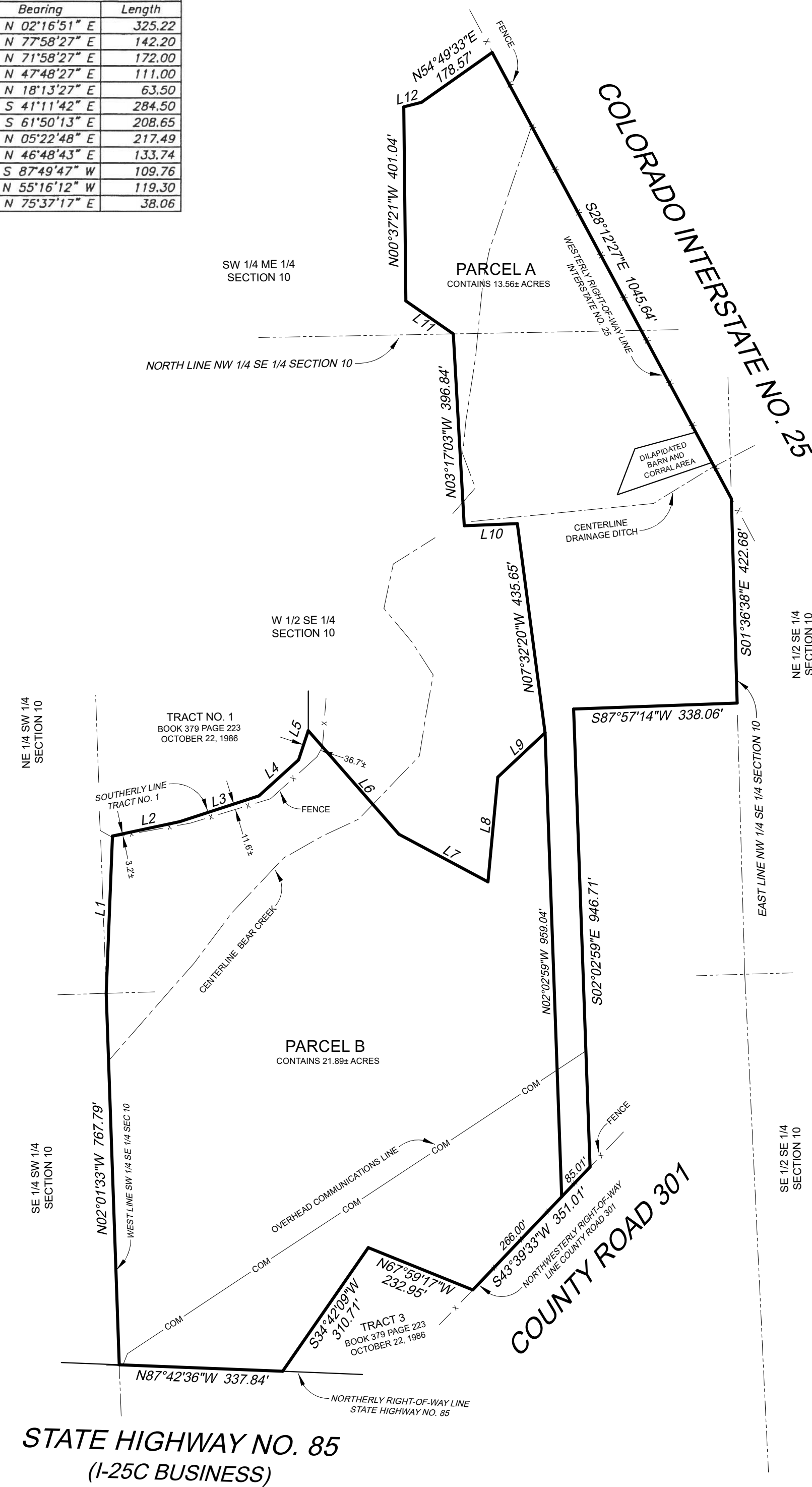
DATE

NOTES:

- 1.) This Plat was prepared without the benefit of an abstract or a title policy and may be subject to other rights-of-ways, easements and/or conditions not shown on this plat
- 2.) Bearings and distances shown hereon are based on that Land Survey Plat prepared by Rocky L. Mangini P.L.S. No. 16128 with a date of March 21, 2001.
- 3.) All distances shown hereon are in U.S. Survey Feet.

NOTICE:

According to the C.R.S. 13-80-105, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certificate shown hereon.



STATE HIGHWAY NO. 85
(I-25C BUSINESS)

- AS AMENDED -

- AS PLATTED -

PER INFORMATION ESTABLISHED ON THAT LAND SURVEY PLAT PREPARED BY
ROCKY L. MANGINI P.L.S. NO. 16128 WITH A DATE OF MARCH 21, 2001

NO.	DATE:	REVISIONS (COMMENTS)	CHECKED:

SHEET: 1 OF 1

DATE: 3-24-20203

SCALE: 1" = 200'

PROJECT: HUERFANO COUNTY LAND USE DEPT.
DESCRIPTION: PLAT AMENDMENT (SEA TRACT, COUNTY ROAD 301)

FIELD: MAC

DRAWN: RMS

CHECKED: MAC

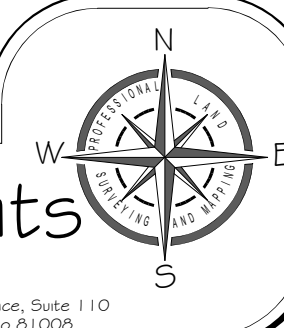
JOB NUMBER: 2023-1-04

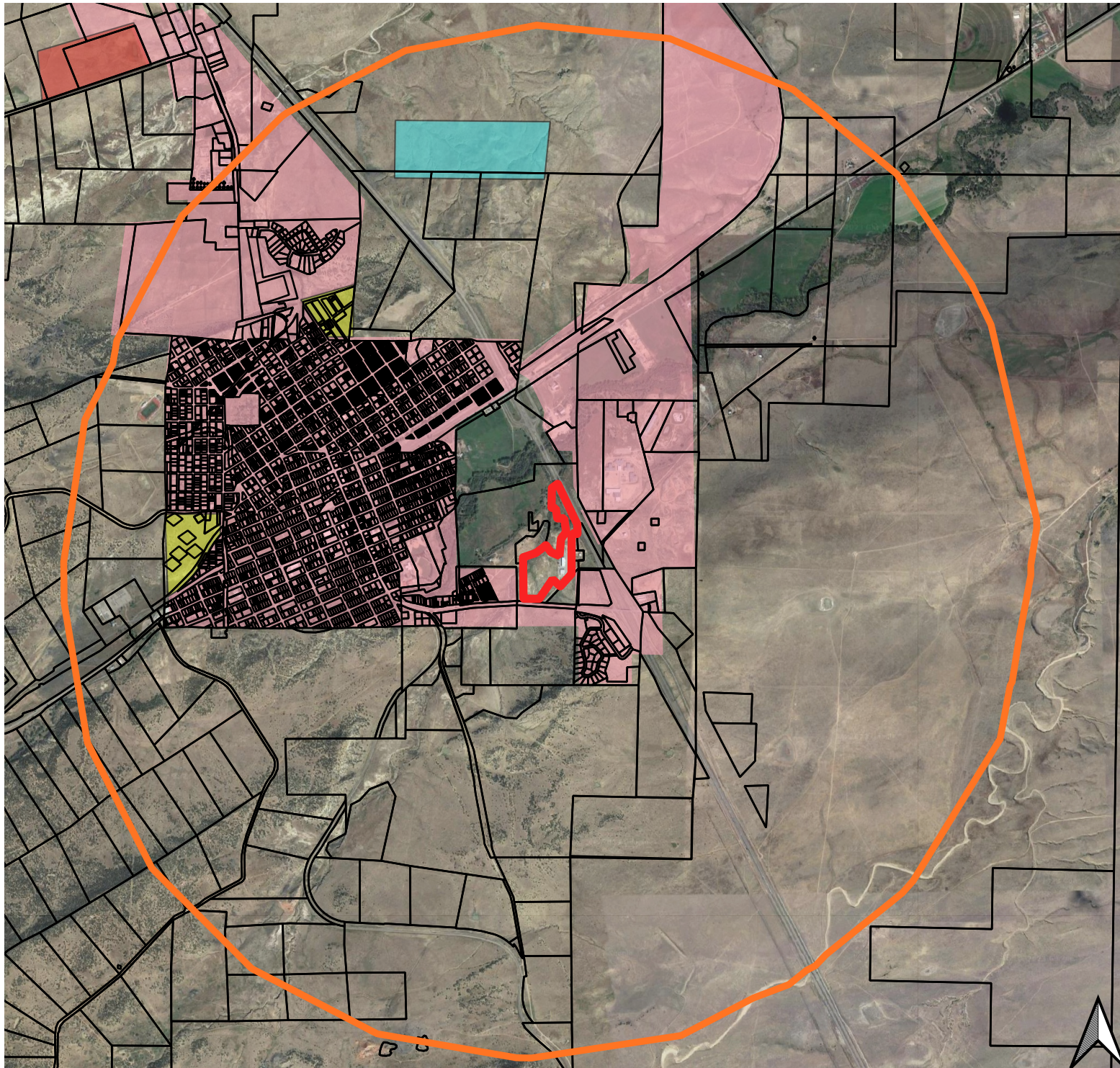
FILE NAME: 2023-1-04 PLAT AMENDMENT

REF. JOB NO.

Cardinal Points
Surveying Inc.

4601 Eadsburg Place, Suite 110
Pueblo, Colorado 81008





Vicinity Map

Item 4a.

2-mile radius around Parcel No. 10635

Submitted by Huerfano County as part of an application for a rezoning and plat amendment.

 Parcel 10635

 2-mile Buffer

 Parcels

zoning

 COMMERCIAL - SERVICE

 INDUSTRIAL

 URBAN RESIDENTIAL

 Walsenburg city limits

Google Satellite

0 2,500 5,000 ft