



PLANNING COMMISSION AGENDA

February 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. Work Session 10:00 AM-12:00 PM**
 - a. 1041 Regulations
 - b. Seismic Regulations
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. READING OF MINUTES**
- 5. ACTION ITEMS**
 - [a.](#) 23-01 Plat Amendment Recommendation
 - [b.](#) 23-06 CUP Gravel Pit
- 6. LGD UPDATES**
- 7. DISCUSSIONS**
- 8. UPCOMING MEETINGS**
- 9. ADJOURNMENT**



Huerfano County Planning Commission
Staff Report – Permit #23-01 Plat Amendment BH2
Meeting Type – Recommendation
Plat Amendment on Tract 6, Panadero Filing #3 (1218703)

Meeting Date: January 10, 2023

Request

With this Application BH2 Land Surveying LLC., on behalf of Todd D. and Sandra R. Houseman, (the Applicant) requests the following:

Plat Amendment pursuant to LUR Section §2.14 to split Tract 6 in Panadero Filing #3 into two parcels. Tract 6 is currently 9.17 acres, and the proposed amendment would create one 6.5 acre parcel and one 2.67 acre parcel. The site is located on Tract 6, Panadero Filing #3 (Parcel Number 1218703).

The subject property is zoned Urbanizing Residential (UR). Minimum lot size in this zone is ½ - acre. Zoning standards for this district are set forth in LUR Section §1.03.

Site Map

See attached.

Code References

The following Code Sections are pertinent to this request:

§ 2.14 – Plat Amendment

Application Materials Required for a Plat Amendment: Proof of ownership; approved and recorded final plat along with proposed amendments; narrative statement explaining why proposed changes should be approved by the Planning Commission and BOCC.

Application Materials: Staff finds materials provided to be complete.

Background

This application, along with all required attachments were received on January 3, 2023. Application Fees have been received by the County. Staff has determined the application to be complete.

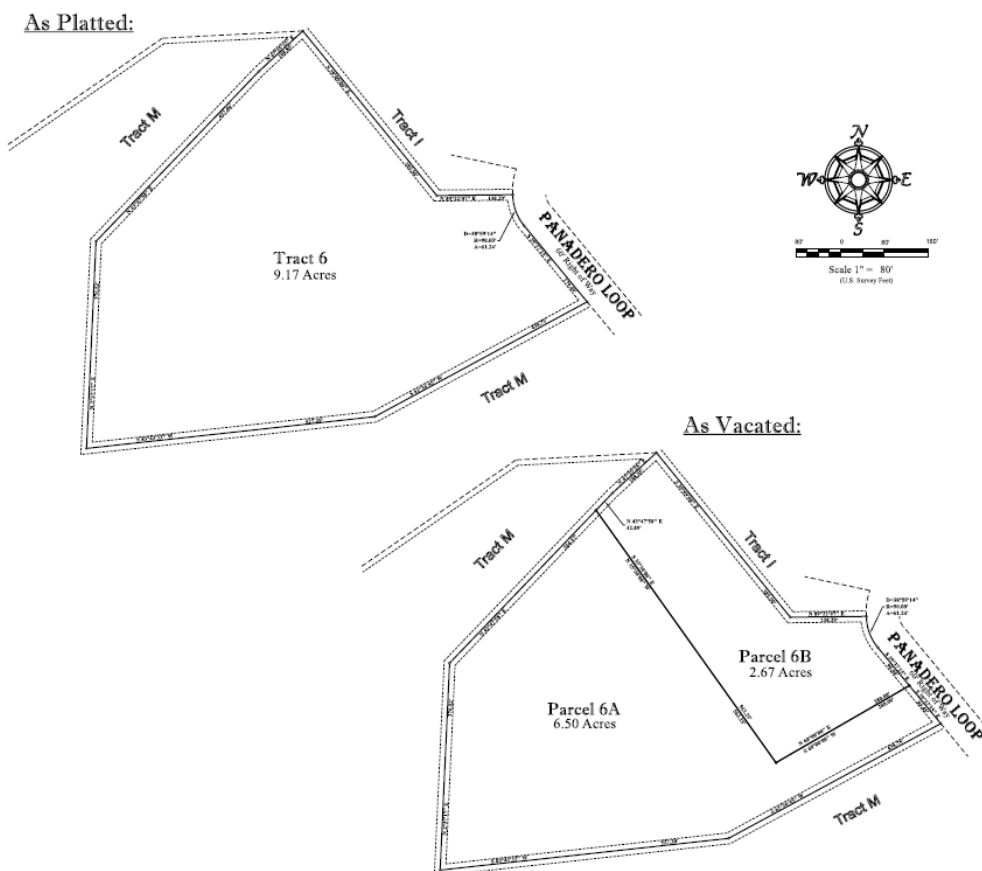
Property History: The property is currently vacant. Tract 6 was part of the 1983 Panadero #3 filing. In the 1996 Master Plan for Panadero, Tract 6 was platted as lots 139 – 164. In 1996, there was a settlement agreement reached between the property owner and the Panadero POA which restricted Tract 6 to single family lots not less

than 1/3 acre with a minimum house size of 2,000 sf and a rear yard setback of 60 ft (Reception #336085: Case no. 96 CV 46, Patricia J. Concannon vs. Panadero Property Owners Association, Ski Cuchara L.P., and Cuchara, L.C., filed December 2, 1996). The Settlement Agreement was amended in 2005 (Reception #368026) with regard to water the reconveyance of water storage tank property and water line easement.

Legal Description: TRACT 6 PANADERO DEV FIL #3

References: 371-619 379-778-TO-783, 394-288-TO-313 394-703-713 398-429-432 406-679-TO-683, 406-713-714-715-716-717 329792 388699 389279 389280, 399668 405145 405153

Proposal: Applicant proposes to split off a portion of Tract 6 to form a parcel approximately 2.67 acres, more or less, to create two parcels, one for owners to keep and the other to be sold.



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

2.14.03 Criteria for Action on a Plat Amendment Application

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

criteria:

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

Analysis

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

The applicant did not discuss intended future development plans for the two proposed lots. Commissioners should consider how the terms for Tract 6 set out in the settlement agreement transfer to newly created parcels.

Survey states As Platted and As Vacated. This is a typo, and should read As Amended.

Referral Comments

Referral Agencies have not yet been contacted. Potential agencies to contact:

Panadero POA, Cuchara Sanitation and Water, La Veta Fire Protection District, La Veta RE2 School District. San Isabel Electric,

Staff Comment

Staff sees no potential problems or conflicts arising from this proposal. It may be helpful if survey were to include notes that reference any restrictions or permissions that run with these parcels.

Note: Plat Amendments do not require a public hearing. The Commission should make a recommendation to send to the BOCC.

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

GENERAL LAND USE APPLICATION

If project is in an HOA, HOA name: Panadero Development, Filing No. 3

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

Is all or a portion of the subject land located in a 100-year flood plain area (see FEMA floodplain map), or are there areas with slopes in excess of twenty percent (20%)? ☐ YES ☒ NO ☐ NOT SURE

If YES, describe existing conditions: _____

Value of proposed project: _____

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

If YES, please list all permits or approvals required: _____

Additional pertinent information: _____

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

4. CERTIFICATION BY THE APPLICANT:

I hereby certify that this Application is made with full knowledge of the design standards, all fees, procedures, public hearing and meeting requirements contained in the Huerfano County Land Use Regulations. Furthermore, I understand that all conditional use permits are non-transferrable, unless specifically approved by the Huerfano County Board of County Commissioners. The Board of County Commissioners may impose permit transfer fees as it deems appropriate. All documents submitted may be subject to internet publishing.

Signature of Applicant: _____ Date: _____

Printed name: _____

5. ACTION (by the authorized permitting authority):

☐ Final Approval

☐ Conditional Approval

☐ Denial

Name _____ Signature _____

Title _____ Date _____

Comments _____



BH² LAND SURVEYING, LLC

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

LETTER OF REQUEST

Map Amendment

Tract 6, Panadero Development Filing No. 3

January 2, 2023

Owner/Owners: Todd D. Houseman and Sandra R. Houseman

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

Current Zoning: Urban Residential

Proposed Zoning: No Change.

Request and reason for the Plat Amendment: To split off a portion of Tract 6 to form a parcel approximately 2.67 acres more or less. To create two parcels one for owners to keep and the other to be sold.

Legal Description: Tract 6, Panadero Development Filing No. 3, County of Huerfano, State of Colorado
Parcel No. 1218703

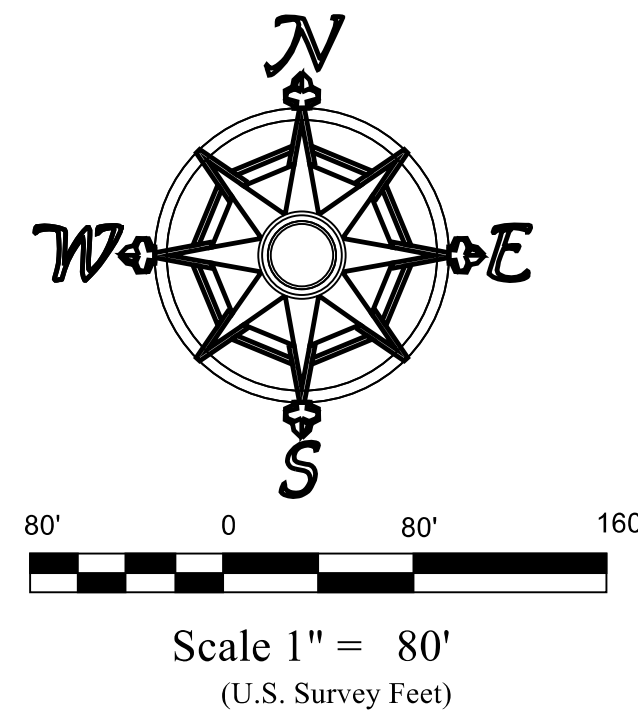
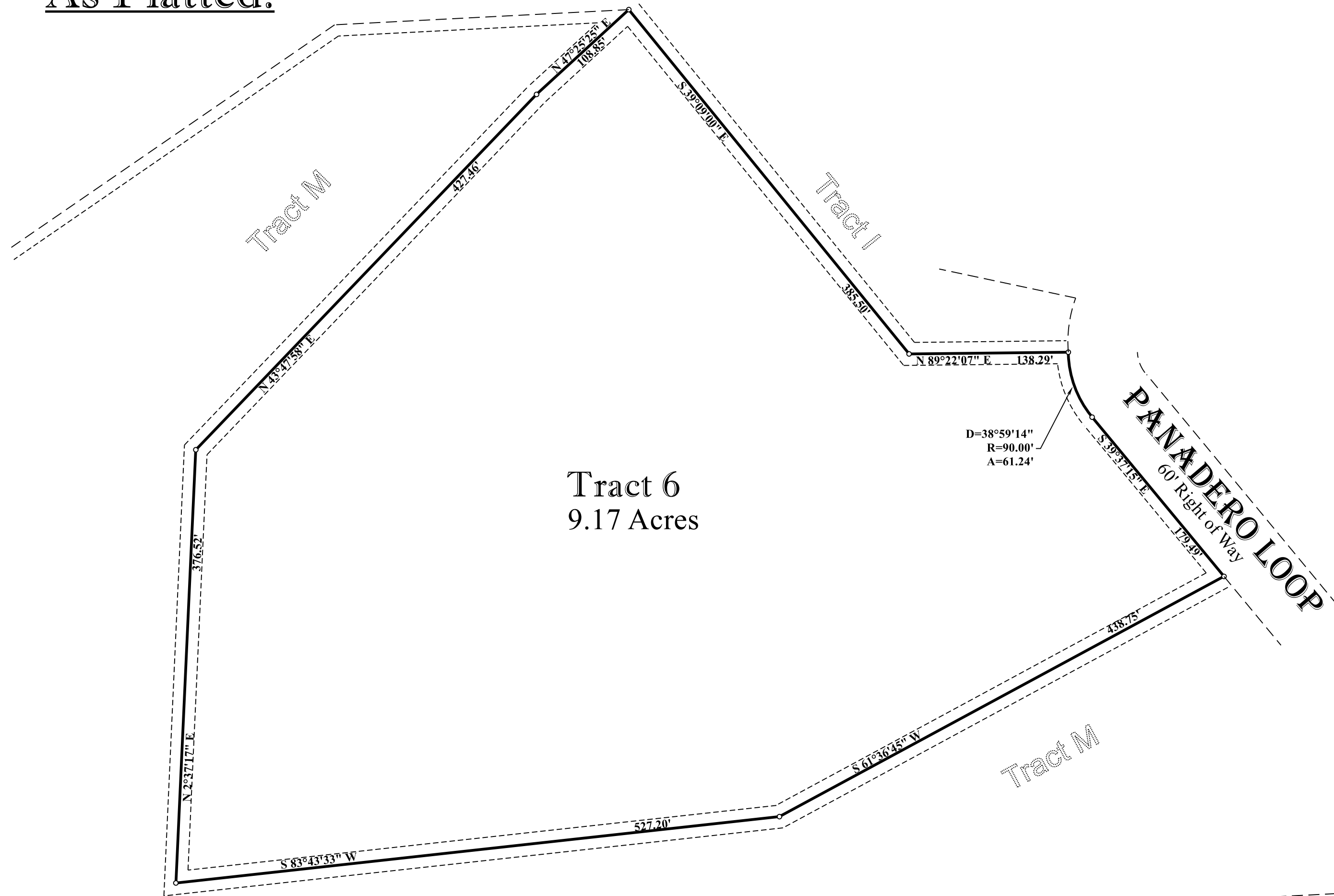
Existing Facilities: Cuchara Sanitation and Water District, and San Isabel Electric

Existing Structures: None.

Sincerely,

William S. Bechaver
BH2 Land Surveying, LLC

As Platted:



MAP AMENDMENT

TRACT 6, PANADERO DEVELOPMENT NO. 3
COUNTY OF HUERFANO, STATE OF COLORADO

LEGAL DESCRIPTION PARCEL 6A:

A Parcel of land located in a portion of Tract 6, Panadero Development Filing No. 3, County of Huerfano, State of Colorado, being more particularly described as follows:

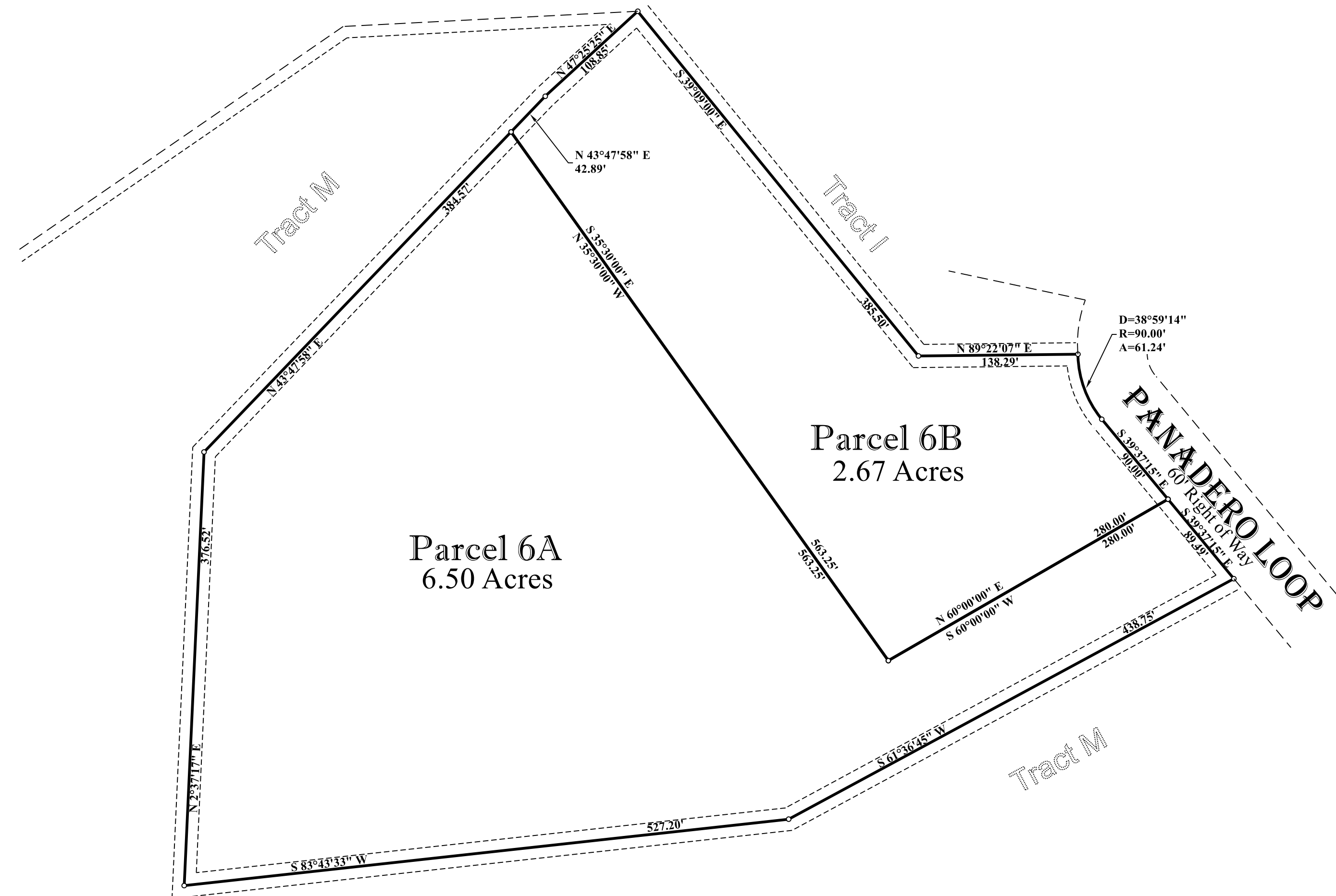
Beginning at the Southeast corner of Tract 6, Thence S 61° 36' 45" W along the South line of said Tract 6, a distance of 438.75 feet; Thence S 83° 43' 33" W along the South line of said Tract 6, for a distance of 527.20 feet; Thence N 2° 37' 17" E along the East line of said Tract 6, for a distance of 376.52 feet; Thence N 43° 47' 58" E along the Northerly line of said Tract 6, for a distance of 384.57 feet; Thence S 35° 30' 00" E, for a distance of 563.25 feet; Thence N 60° 00' 00" E, for a distance of 280.00 feet to the Westerly right of way line of Pandero Loop; Thence S 39° 37' 15" E along the Westerly right of way line of Panadero Loop, for a distance of 89.49 feet to the Point of Beginning. Being 6.50 Acres more or less.

LEGAL DESCRIPTION PARCEL 6B:

A Parcel of land located in a portion of Tract 6, Panadero Development Filing No. 3, County of Huerfano, State of Colorado, being more particularly described as follows:

Beginning at the furthest North corner of Tract 6; Thence S 39° 09' 00" E along the East line of said Tract 6, a distance of 385.50 feet; Thence N 89° 22' 07" E, for a distance of 138.29 feet to the Westerly right of way of Panadero Loop, Thence on an arc of the curve to the left through a central angle of 38° 59' 14", whose radius is 90.00 feet and an arc length of 61.24 feet; Thence S 39° 37' 15" W along said right of way line, a distance of 90.00 feet; Thence S 60° 00' 00" W, a distance of 280.00 feet; Thence N 35° 30' 00" W, a distance of 132.77 feet to the North line of said Tract 6; Thence N 43° 47' 58" E along said North line, a distance of 42.89 feet, Thence N 47° 25' 25" E along said North line, for a distance of 108.85 feet to the Point of Beginning. Being 2.67 Acres more or less.

As Vacated:



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


By: _____ Date: _____
Chairperson of the Board

By: _____ Date: _____
Attest: Clerk of the Board

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

By: William S. Bechaver, PLS. 38103
BH² Land Surveying, LLC
Colorado City, Colorado
Date: _____

Note: All Lot Line 10 feet each side to serve as Utility and Drainage Easement, except as noted.



BH² LAND SURVEYING
P.O. Box 20399, Colorado City, CO 81019
Phone: 719-676-2072
Email: bh2@ghvalley.net

Scale 1" = 80'	Date: 1-2-2023	Drawn By: WSB
	Sheet 1/1	Job No. 2022-299

405143

Page 1 of 1

Nancy C. Cruz, Clerk & Recorder

Huerfano County, CO RP \$0.00

01-21-2016 01:51 PM Recording Fee \$11.00

*Re-Record to Add legal***WARRANTY DEED**THIS DEED is dated the 19 day of Jan 2016
and is made betweenCALVIN W. SANDBECK and KAREN M. SANDBECK
(whether one, or more than one), the "Grantor" of the County of
HUERFANO and State of CO and

TODD D. HOUSEMAN and SANDY R. HOUSEMAN

the "Grantees", whose legal address is 518 BRECKENRIDGE RD,
DODGE CITY, KS 67801 of the County of _____ and State of KS

405153

Page 1 of 2

Nancy C. Cruz, Clerk & Recorder

Huerfano County, CO RP \$0.00

01-22-2016 08:50 AM Recording Fee \$16.00

WITNESS, that the Grantor, for and in consideration of the sum of (\$158,000.00) One Hundred Fifty Eight Thousand Dollars and No Cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with any improvements thereon, located in the County of Huerfano and State of Colorado described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

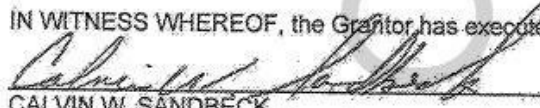
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

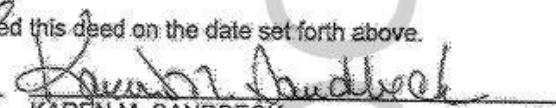
The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantees, and the Grantees' heirs and assigns; that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

RESERVATIONS, RESTRICTIONS AND EASEMENTS RECORDED AT MAP 264, BOOK 333, PAGE 842, BOOK 362, PAGE 1111, RECEPTION NO. 379076, 388092, 402111, BOOK 364, PAGE 380, RECEPTION 389209, 398757, BOOK 373, PAGE 319, BOOK 373, PAGE 318, BOOK 379, PAGE 485, RECEPTION NO. 331940, 336085, 337888, 334227 AND 368026

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

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

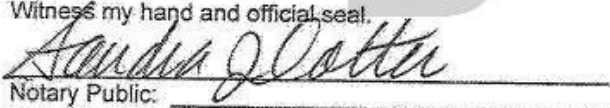

 CALVIN W. SANDBECK


 KAREN M. SANDBECK

 State of Colorado
 County of Huerfano

 The foregoing instrument was acknowledged before me this 19 day of Jan 2016 by
 CALVIN W. SANDBECK and KAREN M. SANDBECK

Witness my hand and official seal.


 Notary Public:

My commission expires: _____

SANDRA J. DOTTER
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 19924016547
 MY COMMISSION EXPIRES 12/30/2016

EXHIBIT "A"

FILE NO. 32821

Parcel A: Tract M 1, Panadero Filing No. 3, more particularly described as follows: Township 31 South, Range 68 West of the 6th P.M.:

A parcel of land located in Sections 16 and 17; Beginning at the Southerly most Corner of Tract M; the True Point of Beginning; Thence on the arc of a curve to the right, through a central angle of 09-41-15, whose radius is 180.00 feet, a distance of 30.43 feet; Thence N 78-19-45 E a distance of 219.65 feet; Thence on the arc of a curve to the right, through a central angle of 09-37-15, whose radius is 120.00 feet, a distance of 12.05 feet; Thence N 83-07-15 E a distance of 665.59 feet; Thence on the arc of a curve to the left, through a central angle of 21-30-30, whose radius is 120.00 feet, a distance of 45.05 feet; Thence N 81-36-45 E a distance of 430.45 feet; Thence on the arc of a curve to the left, through a central angle of 101-14-00, whose radius is 20.00 feet, a distance of 35.34 feet; Thence N 39-37-14 W, a distance of 77.58 feet; Thence S 61-36-45 W, a distance of 438.75 feet; Thence S 83-43-33 W, a distance of 527.20 feet; Thence N 02-37-17 E, a distance of 376.52 feet; Thence S 43-47-58 W a distance of 149.98 feet; Thence S 08-52-45 E, a distance of 157.58 feet; Thence S 83-07-15 W a distance of 97.16 feet; Thence on the arc of a curve to the left, through a central angle of 09-37-15, whose radius is 120.00 feet, a distance of 20.15 feet; Thence S 73-30-00 W a distance of 270.63 feet; Thence on the arc of a curve to the left, through a central angle of 12-52-59, whose radius is 120.76 feet, a distance of 26.22 feet; to the true point of beginning, County of Huerfano, State of Colorado

Parcel B: Tract 6, Panadero Filing No. 3, County of Huerfano, State of Colorado

ACCORDING TO THE RECORDS OF THE CLERK AND RECORDER FOR HUERFANO COUNTY, COLORADO.

UNOFFICIAL DOCUMENT

To whom it may concern:

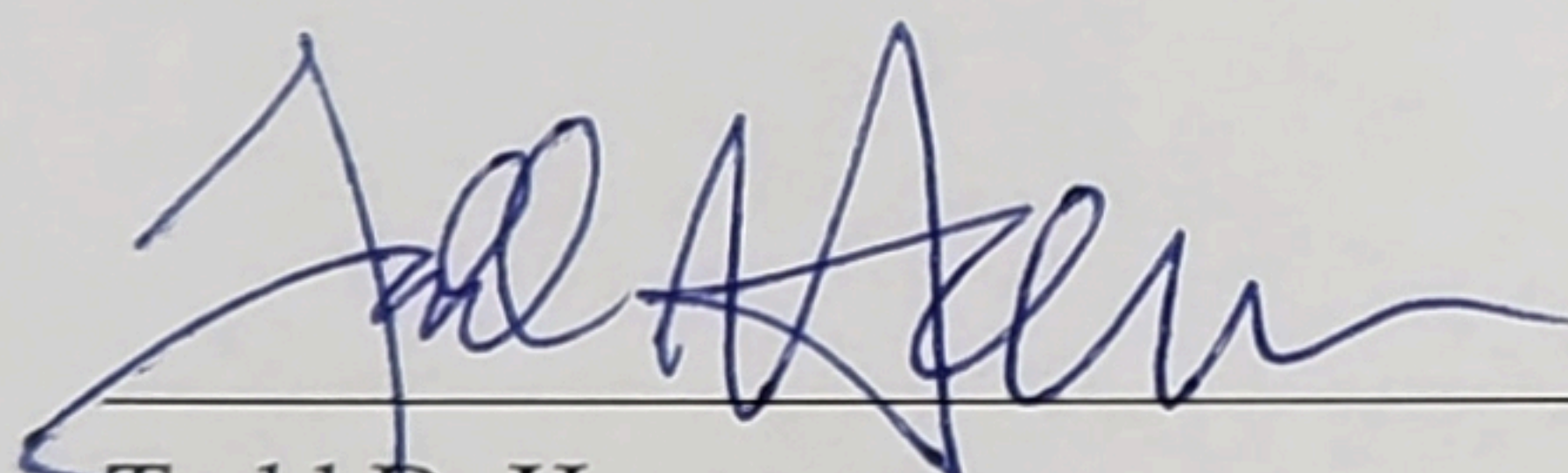
I/We, Todd D. Houseman and Sandra R. Houseman, hereby authorize BH² Land Surveying, LLC to act on our behalf in the process of a Map Amendment, in the County of Huerfano, State of Colorado. If you have any questions related to this matter, please use the information below to contact us.

Todd D. Houseman and Sandra R. Houseman

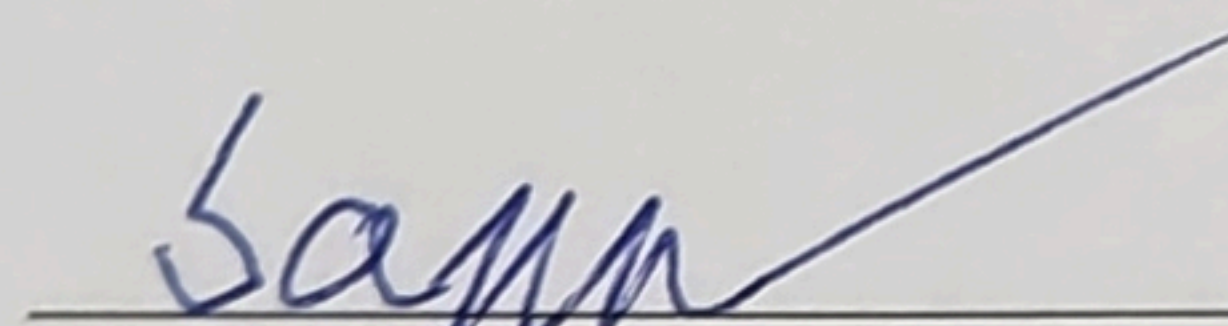
2000 Burr Parkway, Dodge City, KS 67801

toddh@unitedtelcom.net

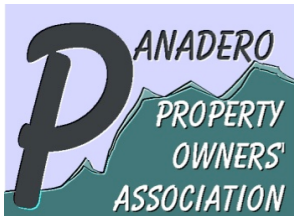
Thank you for your cooperation.


Todd D. Houseman

Date: 11/10/22


Sandra R. Houseman

Date: 10 nov 22



P.O. BOX 1097
LA VETA, CO. 81055

BH2 Land Surveying
4301 Valverde Way #2
Colorado City, CO 81019

To Whom It May Concern;

I would like to apologize for the delayed response to your request on December 5, 2022. The Panadero Property Owners Association (PPOA) was involved in research to determine the original intent of Panadero Development No. 3.

After review of all documents and maps available of Panadero Development No. 3 we are reasonable certain that Tract 6 within Panadero Development No.3 (Parcel No. 1218703) currently owned by Todd Houseman, is not and was never intended to be part of the Panadero Property Owners Association.

It was determined and confirmed that Tract 6 (Parcel No. 1218703) is surrounded on three sides with PPOA common property. On the west side Parcel No. 347054, on the north side Parcel No. 121876, and on the east side Parcel No. 347053.

I want to thank you for your patience, as the PPOA research into your request.

Thank You,

A handwritten signature in black ink that reads 'Gerald J. Palomino'. The signature is written in a cursive, flowing style.

Gerald J. Palomino
President,
Panadero Property Owners Association
geraldpalomino@icloud.com
719-313-6783



Huerfano County Planning Commission Staff Report – Permit #23-06 Gravel Pit Siete

Meeting Date: February 23, 2023

Request

With this Application Siete, Inc(the Applicant) requests the following:

Conditional Use permit pursuant to LUR Section §1.06 to establish a gravel pit to serve as a material source for two large projects at first then various other projects over time. The parcel is the school section located at Section 36, Township 25S, Range 67. The SE corner of the section is at the intersection of County Road 650 and I-25.

This application is for a permit to mine for gravel anywhere in the school section, though initial plans are limited to a 30-acre area in the northwest quadrant of the section. The 30-acre site is expected to produce gravel for 5-10 years, and the life-span of the project may be 20-30 years. Mining would be expected to take place intermittently as projects arise.

The subject property is zoned Agricultural Zoning standards for this district are set forth in LUR Section §1.03.

Site Description

There is an arroyo cutting through the section, and some rolling hills near where the 30-acre quarry site is proposed.

Code References

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

§1.06 Conditional Use Permits

§1.05 Use Table Reference

This proposal falls under 1.05.57 in the Use Table, and is a conditional use in the Agricultural zone.

1.05.57: Rock quarries, sand and gravel excavating pits, pipelines, strip and underground coal mines and all appurtenances and accessory uses thereto.

Background

On February 9, 2023, an Application for a Conditional Use Permit, Application Fees, a letter of interest, and site plan were received by the County. Missing from the application at the time of writing this staff report were proof of ownership and copies of other permits granted in association with this project. It is believed that the State Land Board owns the land, and a gravel mining operation does receive oversight from other state agencies.

Application Materials 1.06.01

Required Submittals for a CUP:

1. Letter of intent
 - a. Current and proposed uses
 - b. Impacts of proposed use on roads, traffic, safety, services, environment.
 - c. Comprehensive Plan compliance statement
 - d. Proof of ownership
 - e. List of other state or federal permits granted or applied for.
 - f. List of names and mailing addresses of all listed owners of adjacent property
2. Site Plan
3. Vicinity map – area within 500 ft of property, description of any plats and improvements on property within 500 ft.

Completeness: A list of other required permits and proof of ownership was not submitted with application materials.

Criteria/Findings

In order for an Conditional Use Permit to be issued, the criteria set forth in LUR Section 1.06 must be met. An analysis of these criteria is provided below:

Planning commission shall determine if a public hearing is required per **1.06.02:**

1. That the proposed conditional use conforms to the requirements and provisions of this zoning regulation.
2. That the proposed conditional use is consistent with the goals, objectives and policies of Huerfano County, as contained in the County comprehensive plan.
3. That the proposed conditional use is consistent with and in harmony with neighboring land uses and future intended land uses in the area.
4. That the proposed conditional land use will not result in overly intensive use of the land relative to current use of the surrounding land.
5. That the proposed conditional use will not result in unmitigated traffic congestion or hazards to vehicular or pedestrian traffic and its roads will meet the requirements of Subdivision County Road Standards and Specifications.
6. That the proposed conditional use not unnecessarily scar the land on which such use would be located and that the proposed use provide all measures necessary to mitigate negative impacts upon agricultural lands, critical wildlife habitat, seasonal wildlife migration corridors, scenic views and existing cultural and historical resources.
7. That the proposed conditional use will not be likely to prove detrimental to the public health, safety or welfare of County residents nor cause hardship for neighboring persons.

Analysis

2. No specific mention of the Comprehensive Plan was made in the applicant's letter. Gravel pits are a necessary infrastructure component to support road construction and maintenance.
3. Harmony with neighboring land uses and future land uses. Gravel mining has the potential to produce noise, vibrations, dust, and a long term impression upon the land. There no apparent structures or uses other than grazing within 500 feet of the proposed site.
4. Relative to nearby uses, gravel mining is a more intense use. The Planning Commission should consider how to interpret criterion #4.

5. Traffic: The proposed use will result in approximately 15 trucks per day. This will have an impact on the roads, and the Planning Commission should consider a condition attached with this application related to road maintenance. Road and Bridge Department should consider whether proposed access is adequate.
6. Scarring the land: A gravel mine will leave a permanent mark on the land. This mine will dig up to 20' deep over an area eventually to cover 30 acres. The attached map depicts the change to the topography after the mine scar has been capped and mitigated. Mitigation efforts for this project will include capping mined areas with topsoil and re-planting.
7. Detriment to health, safety and welfare, and hardship for neighboring persons: It is not apparent to staff that this project will have a direct impact on any individuals, as there are not homes or businesses in the immediate area.

Referral Comments

Referral agencies contacted on February 14, 2023:

Huerfano County Emergency Management Department: rwalsh@huerfano.us

Colorado Division of Parks and Wildlife: cody.purcell@state.co.us, mike.brown@state.co.us

joshua.bonar@state.co.us

Huerfano County Health Department: rsykes@la-h-health.org, – No Comment

Huerfano County Road and Bridge Department: dhribar@huerfano.us, cbechaver@huerfano.us

Huerfano Fire protection District: fixitsammo@gmail.com

Huerfano County Sheriff's office: BRUCENEWMAN@BRESNAN.NET

Spanish Peaks Regional Health Center: dmcgraw@sprhc.org

At the time of writing this staff report, no comments have been received.

Staff Comment

Recommend to send to a joint public Public Hearing

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

The screenshot shows the 'Quick Tools' web application interface. At the top left, there is a blue button labeled 'Quick Tools'. Below it, a search bar contains the text 'Los Angeles Convention Center'. The main area is a map of Los Angeles, California, with a grid of latitude and longitude coordinates. The map shows the city's layout, including the Los Angeles Convention Center, the Los Angeles Convention Center, the Los Angeles Convention Center, and the Los Angeles Convention Center. The map is overlaid with a grid of latitude and longitude coordinates. The Quick Tools logo is visible in the top left corner.

Marksheffel-Woodmen Investments


Jodi Schreiber
Owner, PFM Consulting LLC

16



GENERAL LAND USE APPLICATION

Application File No.: _____

1. ACTION(S) REQUESTED:

- | | |
|---|---|
| <input checked="" type="checkbox"/> X Conditional Use Permit Application | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Conditional Use Application / Marijuana | <input type="checkbox"/> Temporary Use or Assembly Permit |
| <input type="checkbox"/> Conditional Use Application / Oil, Gas or Uranium Exploration and/or Development | <input type="checkbox"/> H.B. 1041 Text Amendment |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> H.B. 1041 Development Permit |
| <input type="checkbox"/> Variance | <input type="checkbox"/> H.B. 1041 Flood Plain Exemption |
| <input type="checkbox"/> Subdivision Exemption | <input type="checkbox"/> Comprehensive Plan Text of Map Amendment |
| <input type="checkbox"/> Plat Amendment | <u>PUD or non-PUD Subdivision Approval:</u> |
| <input type="checkbox"/> Plat Correction | <input type="checkbox"/> Sketch Plan |
| <input type="checkbox"/> Road Right-of-Way or Easement Vacation | <input type="checkbox"/> Preliminary Plan |
| <input type="checkbox"/> Lot Consolidation | <input type="checkbox"/> Final Plat / Subdivision Improvement Agreement |
| <input type="checkbox"/> Other Actions (specify): _____ | <input type="checkbox"/> Re-hearing of Denied Application |

2. APPLICATION STATUS (for County use only):

Date Application Received: _____ Application Fees Required: _____
Received By: _____ Date Application Fees Paid: _____

3. APPLICATION AND OWNER INFORMATION:

Name of Applicant: Siete, Inc.
Applicant's Mailing Address: 8155 Park Road, PO Box 202, Rye, CO 81069
Applicant's Telephone and/or FAX: 719-529-0916
Applicant's E-Mail Address: pfmconsultingcompany@gmail.com
Name of Land Owner: Colorado State Land Board
Land Owner's Mailing Address: 1127 Sherman Street, Suite 300, Denver, CO 80203
Land Owner's Telephone and/or FAX: 303-866-3454

4. SUMMARY OF APPLICATION:

Land Area included within the scope of this Application: 640 ☐ Square Feet or ☐ X Acres
Parcel (Schedule) Number (Available from Assessor): _____
Legal description of land on which action is proposed (please attach the legal description to this Application)
Existing Zoning District(s): _____
Proposed New District(s): Not Applicable
Number of Existing Lots: 1
Number of Proposed Lots: 1
Number of Proposed Dwelling Units: 0

Huerfano County Land Use Department
401 Main Street, Suite 304
Walsenburg, Colorado 81089
(719) 738-3000 ext. 108



Item 5b.

GENERAL LAND USE APPLICATION

Proposed Average Lot Size: Not Applicable

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

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

If YES, which of these conditions exist? _____

Value of proposed new development: Not Applicable

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

YES, please list all permits or approvals required: _____

Colo. Division of Reclamation Mining and Safety Permit, Colo. Dept. of Public Health APEN

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

Not Applicable

Please list any additional pertinent information: _____

5. CERTIFICATION BY THE APPLICANT:

I hereby certify that this Application is made with full knowledge of the design standards, all fees, procedures, public hearing and meeting requirements contained in the Huerfano County Land Use Regulations. Furthermore, I understand that all land use permits are non-transferable, unless specifically approved by the Huerfano County Board of County Commissioners. The Board of County Commissioners may impose permit transfer fees as it deems appropriate. I also understand that issuance of a permit does not relieve me of the requirement to comply with all federal, state, and local laws as well as all relevant subdivision regulations, declarations, and covenants. All documents submitted may be subject to internet publishing.

Signature of Applicant: [Signature] Date: 2-8-23

Printed Name: Baxter Kirkland

6. ACTION (by the authorized permitting authority):

☐ Final Approval

☐ Conditional Approval

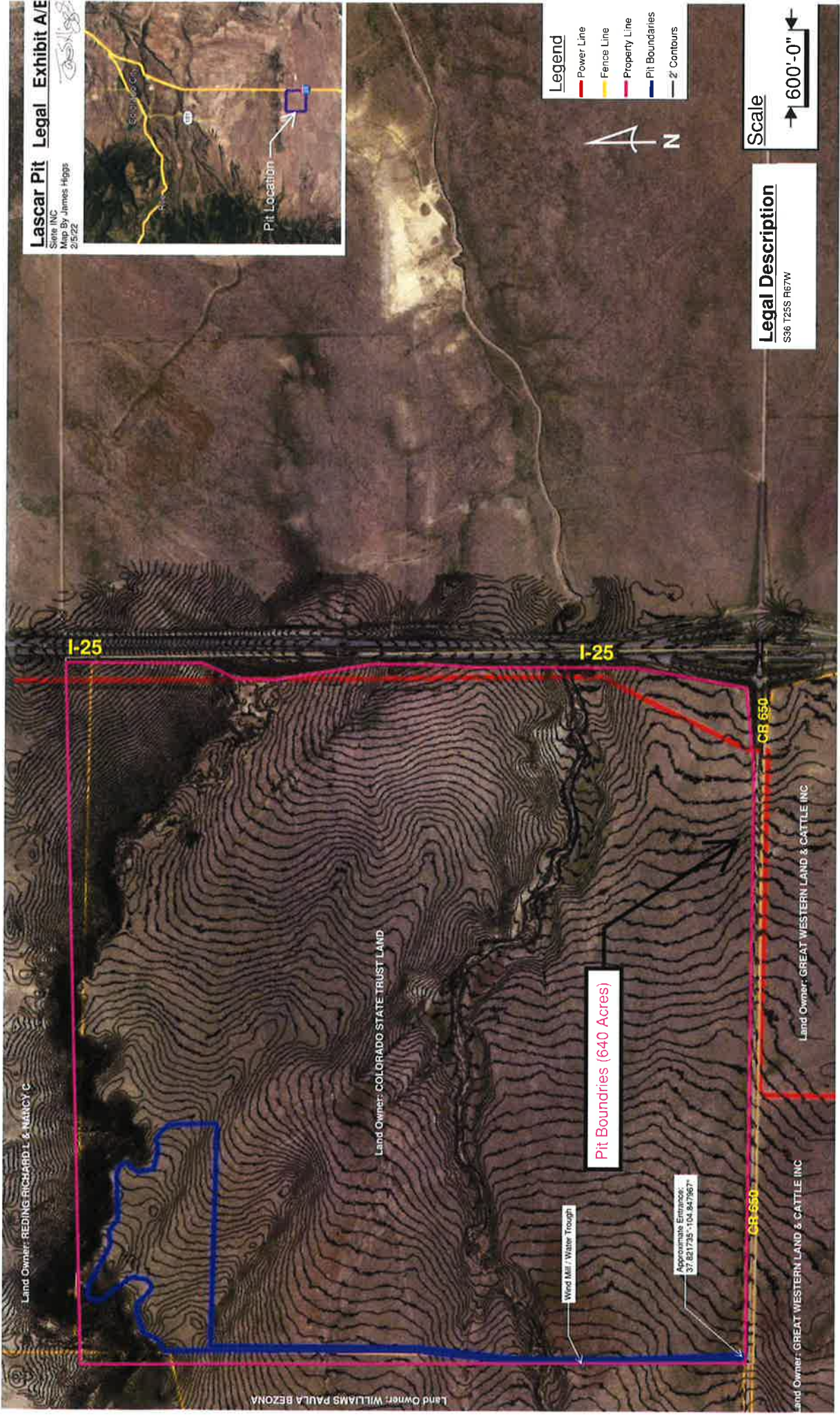
☐ Denial

Name _____ Signature _____

Title _____ Date _____



Item 5b.



Lascar Pit Legal Exhibit A/E
 Site INC
 Map By James Higgs
 2/5/22



- Legend**
- Power Line
 - Fence Line
 - Property Line
 - Pit Boundaries
 - 2' Contours

Scale
 600'-0"

Legal Description
 S36 T25S R67W

Item 5b.



PFM Consulting LLC

Huerfano County Land Use Department
401 Main Street
Suite 304
Walsenburg, CO 81089

RE: Lascar Pit

February 9th, 2023

To Whom It May Concern,

Siete Inc. is requesting a Conditional Use Permit for Section 36, Township 25 South, Range 67 West (640 acres) in Huerfano County, Colorado to establish a gravel pit to serve as a material source for one Colorado Department of Transportation and one Federal Highway Administration project, as well as various other projects within and around Huerfano County. The site is 13 miles north of Walsenburg and sits north of County Road 650. The Colorado State Land Board is the land and mineral owner. Siete has a lease for mining operations for this site and is attached for review. The site is currently used for agricultural purposes and is zoned Agricultural.

The site will progress in two phases. The first phase is a 30-acre area that will supply aggregate for the two above-referenced projects. These two projects will be completed by the Fall of 2023. It is anticipated that the 30-acre phase will have remaining aggregate and will continue to be used for local projects for up to 5-10 years based upon demand and local economic conditions. As mining occurs, the floor of the site will be reclaimed back to 3H:1V or shallower and will occur concurrently with mining. All reclaimed areas will be sloped, topsoil will be replaced, and will then be reseeded with an approved seed mix.

The remaining 610 acres will be utilized once all mining has been completed on the first 30-acre area. Aggregate deposits will be located within the remaining acreage and mined in a similar fashion to the initial 30-acre phase. It is not anticipated that aggregate deposits will be found throughout the entire site. Understanding the unknown aggregate deposit locations, depths and local demand along with economic conditions, it is hard to anticipate the timeframe needed to extract all aggregate onsite. The site could be operational for up to 20-30 years based on the above information. However, the site will only be utilized as needed for projects and will only operate intermittently throughout this time.

All royalties that are paid to the State Land Board in connection with this lease are used to benefit K-12 schools in Colorado. According to their website (<https://slb.colorado.gov/education-resources/trust-land-access-for-k-12>), 95% of all lease payments support Colorado Schools through the BEST Program. This includes the schools in Huerfano County and is a great added benefit to this project. Not only will there be an aggregate source that

1774 N. Cougar Drive
Pueblo West, CO 81007
(719) 529-0916
pfmconsultingcompany@gmail.com
www.pfmconsultingllc.com



PFM Consulting LLC

has easy access to I-25 and can be transported easily throughout the county for projects, but it also helps fund local school districts.

Portable aggregate processing equipment will be used onsite. This equipment uses portable generators to operate and will not need any local power supply. Portable toilets will be used for employees. All structures will be portable and no setbacks will be necessary. Water for dust suppression will be purchased from Colorado City and hauled onsite for use. Haul trucks will use I-25 and County Road 650 to access the site. It is anticipated that less than 150 trucks per day would utilize this route when the site is operational. Over a 10-hour period, this would equate to roughly an extra 15 trucks per hour on County Road 650.

The site is currently used as rangeland, as are all surrounding properties. Typical vegetation on the site is composed of Western Wheatgrass, Blue Grama, Sand Dropseed, etc. Prior to processing operations beginning, topsoil will be reserved to reclaim the site back to its previous rangeland used. The following seed mix will be used to reestablish the typical vegetation.

Native Grass Seed Mix

SPECIES	APPLICATION RATE (drilled)
Western Wheatgrass	16 pounds of pure live seed per acre
Blue Grama	1.2 pounds of pure live seed per acre
Galleta	1.6 pounds of pure live seed per acre
Sand Dropseed	0.1 pounds of pure live seed per acre
Winter Fat	0.1 pounds of pure live seed per acre

Environmental conditions, such as food and cover availability, is limited due to the climate. Small animals (rabbits, coyotes, etc.) are found in the surrounding environment. The site may also see white tail deer, antelope, prairie dog, various snakes and lizards. Impacts to wildlife will be mitigated through a weed management plan and reseeding all mined areas with a native rangeland seed mix.

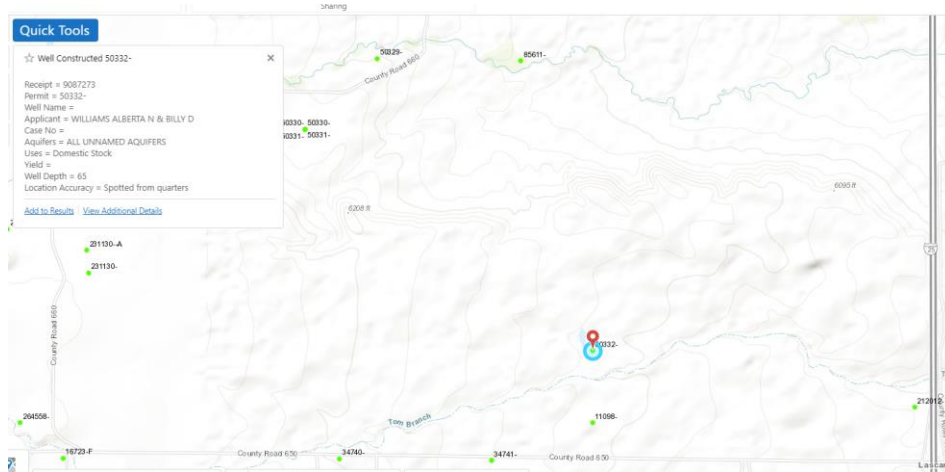
All runoff on the undisturbed site runs to the south. Stormwater will be kept from leaving any disturbed area by using topsoil and overburden stockpiles which will surround the active mining site following the perimeter. Stormwater that occurs on site will remain on site. The soils should allow for stormwater to infiltrate the site and pit floor within 72 hours. As mining progresses throughout the site, disturbed acreage will be reclaimed as stated above and the newly disturbed acreage will use the same method as above to contain stormwater runoff. Essentially, the site will continually migrate through aggregate deposits and reclaim as they work.

Based on data from the Division of Water Resources Well Permit Search map, groundwater is not anticipated to be encountered during any phase of mining. A structure depicted on the map below shows the well depth near the site at 65 feet. Mining is not anticipated to be deeper than 20 feet. If groundwater is encountered, excavation will be stopped. The area will then be backfilled with at least two feet of material and no mining will occur beyond that depth.

1774 N. Cougar Drive
Pueblo West, CO 81007
(719) 529-0916
pfmconsultingcompany@gmail.com
www.pfmconsultingllc.com



PFM Consulting LLC



Siete is working to get a Colorado Division of Reclamation, Mining and Safety 111 Permit for this site, as well as an APEN (fugitive air emissions permit) through the Colorado Department of Public Health and Environment.

The adjacent landowners are as follows:

Paula Bezona Williams – 2747 Co Road 660, Rye, CO 81069

Richard L and Nancy C Reding – PO Box 19708, Colorado City, CO 81019

Great Western Land & Cattle Inc. – 4415 Star Ranch Rd, Colorado Springs, CO 80906

Trustee of Yelena Choin – The Choin Family Survivor's Trust, 49953 Gamegam Way, Oakhurst, CA 93644

Tri Crown LLC – 102 E. Pikes Peak Ave., Colorado Springs, CO 80930

Marksheffel-Woodmen Investments – 102 e. Pikes Peak, Suite 200, Colorado Springs, CO 80903

Warm Regards,

Jodi Schreiber

Owner, PFM Consulting LLC

1774 N. Cougar Drive
Pueblo West, CO 81007
(719) 529-0916
pfmconsultingcompany@gmail.com
www.pfmconsultingllc.com

2/5/23
Map By James Higgs 

Land Owner: REDING RICHARD L & NANCY C

Land Owner: WILLIAMS PAULA BEZONA



Permit Boundaries
(30 Acres)

Land Owner: COLORADO STATE TRUST LAND

6140

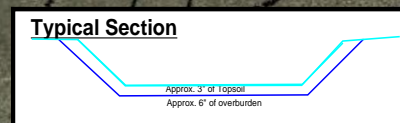
6130

6120

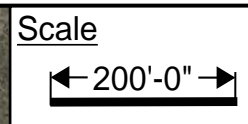
6110

Land Owner: COLORADO STATE TRUST LAND

Land Owner: COLORADO STATE TRUST LAND



- Legend**
- Permit Boundary (30.0 Acres)
 - Existing Fence Line
 - 2' Existing Contours
 - Property Boundaries
 - Erosion Berm/Stockpile of Topsoil & Overburden



- Notes:**
- 1) Floor depth will be determined in the field.
 - 2) All slopes will be mined at a 3:1, except for the working face.
 - 3) Entrance Location: 37.821735° -104.847967°



Sky Tallman <stallman@huerfano.us>

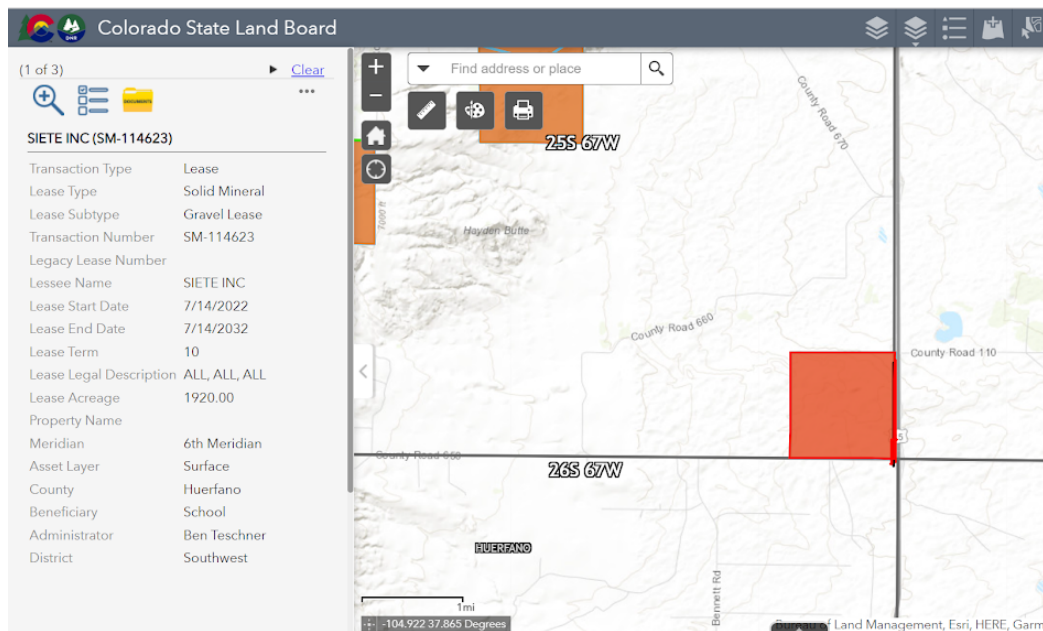
Updated Letter of Intent and Map

PFM Consulting <pfmconsultingcompany@gmail.com>
To: Sky Tallman <stallman@huerfano.us>

Mon, Feb 20, 2023 at 7:53 AM

Good morning, Sky.

The county's website does not show any ownership for this parcel so I went to the Colorado State Land Board site and pulled this image showing the parcel and that it is leased to Siete for mining purposes. I will also call the Assessor's Office and try to get ownership records from them as well.



As for the additional permits needed, Siete has submitted a Special 111 permit application to the Division of Reclamation Mining and Safety, as well as the Air Pollution Emissions Notice to the Department of Public Health and Environment.

Jodi Schreiber, Owner
PFM Consulting LLC
719-529-0916
www.pfmconsultingllc.com
pfmconsultingcompany@gmail.com

"If you can't fly then run, if you can't run then walk, if you can't walk then crawl, but whatever you do you have to keep moving forward"
-Martin Luther King Jr.

[Quoted text hidden]