



Huerfano County, CO
Huerfano County Land Use and Building Department

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

PERMIT

LU-23-035

VACATE

SITE ADDRESS: BUFFALO DR N # 00051 UNKNOWN
PRIMARY PARCEL: 533419
PROJECT NAME: CONSOLIDATE LOTS IN NAVAJO RANCH ESTATES

ISSUED:
EXPIRES: 02/25/2024

APPLICANT: Schwery, Susan
51 Buffalo Drive North
Walsenburg, CO 81089
9702311988

OWNER: Susan Schwery
51 Buffalo Dr. N
WALSENBURG, CO 81089

Detail Name	Detail Value
Detailed project description	Merge lots 50, 51, 52 together
Choose Type of Application:	Plat Amendment
Reason For Plat Amendment:	never plan to move we have retired here permanently, would like all three lots as one for tax purposes also
Number of existing parcels:	3
Number of proposed parcels:	1
Total Land Area Of All Affected Parcels (Acres)	6
Describe Any Proposed Changes To Dedicated Streets, Easements Or Reserved Sites	none
If Subdivision Exemption, Justify Exemption Based On Section 2.04	none
Applicant's Phone Number (if different from above or enter N/A)	970-231-1988
Applicant's Email (if different from above or enter N/A)	sueschwery@gmail.com
Parcel (Schedule) Number (Available from Assessor):	533419
Zone District	Navajo
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.	all residential, our home is on one lot, our new garage on two, 3rd vacant land
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
Will project require any state or federal permits?	No
Is an HB 1041 Permit required?	No



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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.

8-Navajo Ranch Resorts

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

Additional details that will help us understand and evaluate your project

desire to merge all three parcels together as one

CONDITIONS

* If total land area is over 500 acres, it is a negotiated fee

FEES:	<u>Paid</u>	<u>Due</u>
Vacating of Plats Fee/Rights-of-Way/Easements	\$200.00	\$0.00
Public Noticing	\$35.00	\$0.00
Totals :	\$235.00	\$0.00