



GENERAL LAND USE APPLICATION

Application File No.: 22-59
12/22/2022

1. ACTION(S) REQUESTED:

- Conditional Use Permit Application
 - Conditional Use Application / Marijuana
 - Conditional Use Application / Oil, Gas or Uranium Exploration and/or Development
 - Rezoning
 - Variance
 - Subdivision Exemption
 - Plat Amendment
 - Plat Correction
 - Road Right-of-Way or Easement Vacation
 - Lot Consolidation
 - Other Actions (specify): _____
- Sign Permit
 - Temporary Use or Assembly Permit
 - H.B. 1041 Text Amendment
 - H.B. 1041 Development Permit
 - H.B. 1041 Flood Plain Exemption
 - Comprehensive Plan Text of Map Amendment
 - PUD or non-PUD Subdivision Approval:
 - Sketch Plan
 - Preliminary Plan
 - Final Plat / Subdivision Improvement Agreement
 - 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: James R and Terri A Wetsel
Applicant's Mailing Address: 581 Ponderosa Rd, Cuchara, Co, 81055
Applicant's Telephone and/or FAX: 719 742-3343 c. 719 214-3385
Applicant's E-Mail Address: allseasonscuchara@gmail.com skq228@att.net
Name of Land Owner: James R and Terri A Wetsel
Land Owner's Mailing Address: 581 Ponderosa Rd, Cuchara Co, 81055
Land Owner's Telephone and/or FAX: 719 742-3343 c. 719 214-3385

4. SUMMARY OF APPLICATION:

Land Area included within the scope of this Application: _____ Square Feet or 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): _____
Number of Existing Lots: _____
Number of Proposed Lots: _____
Number of Proposed Dwelling Units: _____

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



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Proposed Average Lot Size: 1.82 Acres

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: _____

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

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

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

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: James R Wetzel Date: _____

Printed Name: James R Wetzel

6. ACTION (by the authorized permitting authority):

Final Approval Conditional Approval Denial

Name _____ Signature _____

Title _____ Date _____