

**Huerfano County Land Use Department**  
401 Main Street, Suite 340, Attn: Land Use  
Walsenburg, Colorado 81089  
719-738-1220 ext. 103



## GENERAL LAND USE APPLICATION

**Application File No.:** \_\_\_\_\_  
**Date Received:** \_\_\_\_\_  
**Received by:** \_\_\_\_\_  
**Fees due:** \_\_\_\_\_ Date Paid \_\_\_\_\_

### 1. ACTION(S) REQUESTED:

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

### 2. APPLICANT AND OWNER INFORMATION:

Applicant Name: Leon Harris Jr. (Business: Harris Industrial Park LLC)  
Applicant's Mailing Address: 4065 Sleeping Indian Lane, Colorado Springs, CO 80904  
Applicant's Telephone: 719.725.9724 Email: lhj@swanroseholdings.com  
Name of Land Owner: Leon Harris Sr.  
Land Owner's Mailing Address: 4065 Sleeping Indian Lane, Colorado Springs, CO 80904  
Land Owner's Telephone: 719-339-1095 Email: lharris@est-west.com

### 3. PERMIT DETAILS:

Detailed project description/Scope of Work: Please Refer to the attachment for detailed project scope.

Simply: Yellow area on map, rezoning to Industrial (I) zoning; Red area on map, CHP-Pyrolysis; Blue area on map, 4MW Solar Array;

Green area on map; designed for SIEA interconnection (phases 1&2) & Substation for power demands Teal area on map, Proposed Water mitigation & treateme

Pink are on map, reserved for future commerical and/or residents assets through PUD

Parcel Area: Tract 8 Acres; Zoning District(s): 37.16 acre,

Parcel/Schedule Number(s): 100005 Tax code: 1S0 1000 vacant land

Parcel Address (optional): Tract 8 Davis Road, Rye, Colorado 81069

Current/Proposed Land use (see §1.05 of the Land Use Code): \_\_\_\_\_

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If project is in an HOA, HOA name: n/a

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

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: n/a

Value of proposed project: USDA Lender Terms: \$51.8m, post-construction value estimate: \$80m (Phase 1&2 ONLY)

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

If YES, please list all permits or approvals required: Permits to operate CHP system, Agricultural wood-waste processor

Additional pertinent information: Utility will-serve letter available from SIEA. Interconnection and increasing support for the grid and distribution

CGF & XRC lending teams in support of CPACE program, Tracy Phillips (director) is POC for validation, Ryan Elarton GM SIEA validation POC

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

Critical Infrastructure design to interconnect 4MW solar & CHP/Pyrolysis system to PUA-SIEA Colorado, refer to attached supporting docs.

## 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: 09/17/2024

Printed name: Leon Harris

## 5. ACTION (by the authorized permitting authority):

Final Approval

Conditional Approval

Denial

Name \_\_\_\_\_ Signature \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_