



Huerfano County Planning Commission Staff Report – Permit # LU-24-024 Meeting Type – Public Hearing

Meeting Date: October 10, 2024

Request Summary

With this Application Frenesi Gurganian and Douglas Poff (the Applicants) requests the following:

The applicants Frenesi Gurganian and Douglas Poff, are seeking a vacation of a lot line (lot consolidation) as stated in Section 2.15 of the Land Use Regulations.

The subject property is zoned Rural Residential. Zoning standards for this district are set forth in LUR Section §1.03.02:

RR Rural Residential District This district is created for the purpose of allowing the establishment of moderate density rural residential development in predominantly agricultural and rural areas of unincorporated Huerfano County without Compromising or otherwise significantly changing the visual, scenic and other natural characteristics of the surrounding area and providing as necessary for the protection of critical wildlife habitat.

Minimum district size: 20 acres

Minimum lot area: 2 acres

Minimum lot width: 100 feet

Front yard setback: 20 feet

Side yard setback: 10 feet

Rear yard setback: 20 feet

Maximum structure height: 40 feet (refer to Comprehensive plan, page 4, “Residential Use”)

Maximum lot coverage: 30 percent

For uses allowed by right, conditional uses and prohibited uses see Section 1.05.

A letter was issued to referral agencies as well as the adjacent property owners on September 10, 2024; no objections were voiced from the four referral agencies that responded. Only conditions proposed by Division of Water Resources if a residence were to be placed on the property.

A Public Hearing Notice appeared in the World Journal September 26, 2024.

Background

On June 12, 2024, the applicants submitted an application for the removal of a lot line between their two parcels 24345 and 24133 (located in Rio Cucharas Phase II) to consolidate into one parcel. The proposed plat amendment was received on August 20, 2024 from BH2 Land Surveying. The Applicants paid an application fee of \$200.00 plus fees for public noticing of \$44.32 and notifying adjacent owners for \$18.40 was billed by the County.

Code References

The following Code Sections are applicable to this application and may be referenced by Huerfano County Land Use Regulations

Staff Recommendation:

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

Enclosures

- Application Materials
 1. Land Use Application
 2. Proof of Ownership
 3. Letters from Referral Agencies

