



Huerfano County Planning Commission

Staff Report – Permit # LU-25-003

Meeting Type – Public Hearing

Meeting Date: April 10, 2025

Request Summary

With this Application LU-25-003 John Webb (the Applicant) requests the following:

The applicant John Webb, is seeking a lot line vacation (lot consolidation) as stated in Section 2.15 of the Land Use Regulations.

The subject property is zoned Urban Residential. Zoning standards for this district are set forth in LUR Section §1.03.02: UR Urbanizing Residential District. This district is created to accommodate the urbanizing areas of Huerfano County where relatively high density residential and associated commercial and service development has occurred, is occurring or is desired to occur.

Minimum district size: 10 acres

Minimum lot area: ½ acre

Minimum lot width: 50 feet

Front yard setback: 20 feet

Side yard setback: 10

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 March 14, 2025; no objections were voiced from the three referral agencies that responded.

A Public Hearing Notice appeared in the *World Journal* March 20, 2025.

Background

On March 14, 2025, the applicant submitted an application for the removal of a lot line between his two parcels 163114 and 163115 (located in Black Diamond Block 5) to consolidate into one parcel. The proposed plat amendment was received on March 14th, 2025 from John Webb done by BH2 Surveying. The Applicant was invoiced on April 4, 2025 an application fee of \$200.00, plus fees for public noticing of \$33.48, and notifying adjacent owners for \$48.50.

Code References

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

2.15.03 Criteria for Action on a Vacating Application

All actions by the Planning Commission in reviewing and making recommendations on an application to vacate an approved and recorded plat or easement 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 upon the following criteria:

1. That the proposed vacating would not interfere with development of nor deny access via a public thoroughfare to existing structures within the recorded plat, adjoining properties, utility services or other improvements, nor deny access to structures, facilities or sites located beyond the plat or easement to be vacated.
2. That the proposed vacating would not cause undue hardship or inconvenience for any utility company, special district, neighboring landowner or tenant.
3. That the proposed vacating would not be likely to prove detrimental to the public health, safety or welfare of County residents.
4. That the proposed vacating would be consistent with all other provisions in these regulations.
5. That the proposed vacating would not cause undue financial hardship to Huerfano County nor deprive it of needed tax base.

2.15.04 Vacating of Roads, Streets and Highways

Any conflicting provisions contained within these regulations, notwithstanding the procedures for vacating roads, streets and highways shall conform to the provisions contained in Section 43-2- 301, et seq. Colorado Revised Statutes.

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

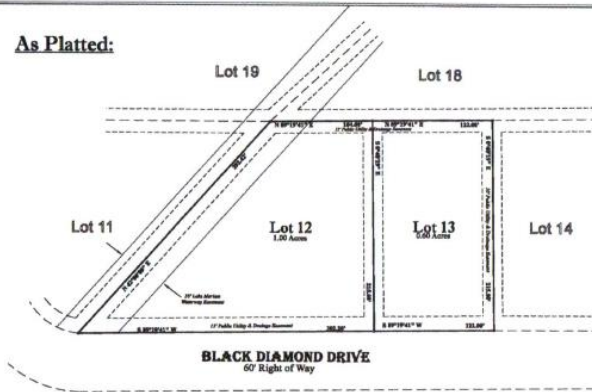
Planning Commission:

Board of County Commissioners:

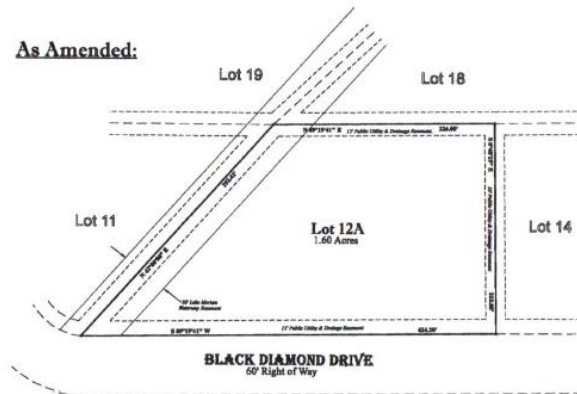
Enclosures

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

As Platted:



As Amended:



MAP AMENDMENT FOR JOHN WEBB LOT 12 AND 13, BLOCK 2, BLACK DIAMOND PARK COUNTY OF HUERFANO, STATE OF COLORADO.



Legal Description:

Lot 12 and 13, Block 2, Black Diamond Park, County of Huerfano, State of Colorado, being more completely described as follows:
Beginning at the Southwest corner of Lot 12, Block 2, Black Diamond Park,
Thence N 89° 50' 10" E along the West line of said Lot 12, a distance of 200.00 feet to the
Northwest corner of said Lot 12, Thence N 89° 10' 45" E along the North line of Lot 12 and
13, Block 2, Black Diamond Park, a distance of 200.00 feet to the Northeast corner of said Lot 13;
Thence S 89° 40' 10" E along the East line of said Lot 13, a distance of 213.00 feet to the
Southeast corner of said Lot 13, Thence S 89° 10' 45" E along the East line of said Lot 13 and
12, a distance of 400.00 feet to the Point of Beginning, Containing 1.60 Acres more or less.

SURVEYOR'S CERTIFICATION: I, William S. Schlemmer, a Professional Land Surveyor registered in the State of Colorado, hereby certify to John Webb, that this Map Amendment is not based upon or based upon false or incorrect data furnished by me or under my responsible charge, but was prepared using information known to be true of Black Diamond Park of the records of the Huerfano County Clerk and Recorder. The property within this lot is the same as that shown on the plat of the original map of this lot is recommended I have not confirmed that the property data are accurately stated.

By: William S. Schlemmer, P.L.S., 18155 Date: _____
BSP Land Surveying, LLC
Colorado City, Colorado

This is to Certify that this Map Amendment Plan, 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

