

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.: 23-09
Date Received: 2/27/23
Received by: [Signature]
Fees due: 75.00 Date Paid: 3/15/23

1. ACTION(S) REQUESTED:

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

2. APPLICANT AND OWNER INFORMATION:

Applicant Name: Theresa McMahon
Applicant's Mailing Address: P.O. Bx 4386 Dillon Colorado 80435
Applicant's Telephone: 936-253-4065 Email: sweetgirl.4468@gmail.com
Name of Land Owner: Mile High Rural Land
Land Owner's Mailing Address: 500 West Over Dr. #12291 Sanford, NC
Land Owner's Telephone: 866-707-3478 Email: Hello@milehighruraland.com 27330

3. PERMIT DETAILS:

Detailed project description/Scope of Work: Would like to develop property for a single residence, maybe a cabin or manufacter home, and a rent to own utility building.

Parcel Area: 2 Acres; Zoning District(s): Agriculturer

Parcel/Schedule Number(s): 26330

Parcel Address (optional): _____

Current/Proposed Land use (see §1.05 of the Land Use Code): VACANT / single residence

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If project is in an HOA, HOA name: NONE

If a Variance Request, please state the reason for the Variance(s): Property is zoned agricultural, would like to develop residence

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: _____

Value of proposed project: undetermined - not sure

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

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

Additional pertinent information: We have purchased property and are making monthly payments, need to develop.

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

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: Theresa McMahon Date: 2-27-2023
Printed name: Theresa McMahon

5. ACTION (by the authorized permitting authority):

- Final Approval Conditional Approval Denial

Name _____ Signature _____

Title _____ Date _____

Comments _____