



Huerfano County, CO
Huerfano County Land Use and Building Department

401 Main St
Ste 304
Walsenburg, CO 81089
(719) 738-1220, x506

PERMIT

LU-23-005

REZONING §1.18

SITE ADDRESS: CO RD 301 # 00520 UNKNOWN
PRIMARY PARCEL: 10635
PROJECT NAME: INDUSTRIAL PARK

ISSUED:
EXPIRES: 10/17/2023

APPLICANT: Croft, Carlton
401 Main St

OWNER: Laura Getts
314 W MAIN ST
TRINIDAD, CO 81082-0000

Walsenburg, CO 81089
719-738-1220 x111

Detail Name

Detail Value

Detailed project description

Rezoning two parcels from Agricultural to Industrial and amending the plat to allow the County to receive a portion of the parcel being amended.

Zoning District

AGRICULTURAL

Zone district size (acres):

35

Parcel (Schedule) Number (Available from Assessor):

10635

Number of parcels in proposed zone district:

2

Parcel Area (acres)

35.65

Total number of dwelling units planned in first five years:

0

Total ultimate number of dwelling units

0

Total ultimate number of commercial units:

1

Select The Existing Zoning From The List

AGRICULTURAL

Proposed zoning:

Industrial

Describe existing uses

None

Will proposed rezoning create or include any non-conforming parcels?

Yes

Explain:

Subject to rezoning is one 5-acre, non-conforming parcel. Deed recorded under reception No. 333002

If multiple zones proposed, describe areas to be rezoned:

No

If Rezoning Includes Multiple Property Owners, List Names Here And Include Contact Info And Signatures In Letter Of Intent. Property Owner 1:

None

What (if any) infrastructure or services will be provided as part of this project?

NA



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How is rezoning consistent with goals, objectives and polices contained in the Comprehensive Plan Or Other Adopted Planning Documents? NA

Explain how land proposed for rezoning or adjacent land has changed or is changing to a degree that it is in the public interest to encourage different densities or uses within the land in question: Property is adjacent to the interstate and the City of Walsenburg, but not immediately near housing.

What demonstrated community need or service would this rezoning provide? Job Creation, making a non-conforming parcel conforming

Applicant's Phone Number (if different from above or enter N/A) 7197381220 x111

Description of the current land use(s) on the property, the characteristics of the land within the property boundaries, and the current land use on all adjoining property. Vacant

Is all or part of the proposed project in a 100-year flood zone? No

Are there slopes in excess of 20% in the project area? No

Is an H.B. 1041 Permit Required? (Applies to site selection for: airports, mass transit, highways/interchanges/collector highways, public utility facilities, new communities, municipal/industrial water projects, and use of geothermal resources.) No

Will project require any state or federal permits? No

The Homeowner/Property Owner Associations (HOA/POA)in This List Require Their Approval Before Submitting This Application. If Your HOA/POA is in The List Please Upload The Approval Letter. 1-MY HOA/POA IS NOT LISTED

Additional details that will help us understand and evaluate your project This application is for both a rezoning and a plat amendment.