



Huerfano County Land Use Department

The Huerfano County Economic Development is requesting a rezoning and a plat amendment on the property known as Bear Creek (Parcel Number 10635) located at County Road 301 #520, just north of the I-25 Business Route. from Agricultural to Industrial. The Rezoning is to change the zoning from Agricultural to Industrial; the Plat Amendment is to divide the parcel to enable San Isabel to give a portion to the County.

We have a truck driving school, Springs Truck Driving School, that wants to move into Huerfano County and offer their classes. This would be a great addition to the educational and career opportunities offered here in Huerfano County.

San Isabel Electric has offered Huerfano County Economic Development 21.89 acres on the west side of their 35-acre property on Bear Creek, which the County will use to host a Truck Driving School.

The property is located near the City of Walsenburg and major transportation routes and separated from nearby residential development. Being close to a labor market and a major transportation route makes this an ideal location for an industrially zoned property. San Isabel owns an adjacent, 5-acre, non-conforming parcel, deeded to San Isabel Electric Association in 1998 (Reception No. 333002), on which warehouses have been build and which is being used for equipment storage, and including this parcel in the rezoning will make both the parcel and the existing use conforming.

Getting a trucking driving school is very important to Huerfano County Economic Development's overall plans for improving the economy of Huerfano County and greatly appreciate your consideration.

Sincerely,

Carlton Croft

Huerfano County Director of Economic Development