



Huerfano County, CO
Huerfano County Land Use and Building Department

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

PERMIT

LU-23-015

CONDITIONAL USE PERMIT

SITE ADDRESS: CO RD 351 # 01940 UNKNOWN
PRIMARY PARCEL: 41244
PROJECT NAME: WOOD PRESERVATION SITE

ISSUED:
EXPIRES:

APPLICANT: Bongiovanni, Ramon
4912 County Road 350
La Veta, CO 81055
9402310333

OWNER: STRUTHERS, SHELBY
8164 MIDDLE FORD RD
BOULDER, CO 80302-0000

Detail Name

Conditional Use Permit Type

Detailed project description

Detail Value

General Permit

Ray Bongiovanni of Woodstone Holdings, LLC, in cooperation with Serge Bushman of Wood Cache PBC a Kansas company, propose to bury raw, untreated wood in a series of pits on approximately 17 acres of Parcel 41244 to sequester carbon as a commercial project. This builds on our pilot program, burying our own wood on our own land on another property. We are approaching the project in multiple seasonal/annual phases. Our initial phase will utilize approximately 2 acres of the 60-acre lot. Specifically, we are planning a pit up to 20' deep. Wood will be collected and stored on the 2 acres until sufficient material has been gathered to commence excavation operations. Excavation operations will be done swiftly to dig each pit, place the wood inside according to approved Engineering specifications, and then cap and revegetate. Excavating times will be infrequent, bi-monthly, or quarterly, and would not exceed 2 weeks at a time dependent on weather. We are submitting 2 applications

Do you want to schedule a pre-application conference?

Parcel (Schedule) Number (Available from Assessor):

Yes

41244



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Please enter Parcel Area (Acres) 60.14

Zoning AGRICULTURAL

Land Owner's Phone Number (if applicable or enter N/A) 9402310333

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

Description of the current land use(s) on the property, the characteristics of the land within the property boundaries, and any current land uses on all adjoining property. The land is currently being used for cattle grazing. The affected area within the property is tree-less grazing land. All surrounding, adjacent properties are zoned for agriculture with only 2 nearby homes (besides our own), one more than a half-mile away, and the other out of site. All cleared land on adjoining properties is used for cattle grazing and fire-wood cutting and distribution.

Is your project in one of the HOA/POAs listed? 1-MY HOA/POA IS NOT LISTED

I understand that this permit does not relieve me of any obligation to follow all legally binding subdivision rules, regulations, and covenants as adopted by my property owners' association, if applicable. All documents submitted may be subject to internet publishing. I acknowledge

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? Yes

If Yes, which of these conditions exist? (Enter N/A if not applicable) The Eastern section drops into the Ritter Arroyo.

Will project require any state or federal permits? Yes

If yes, list all required permits: State of Colorado Certificate of Designation

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

Additional project details that will help us evaluate your application We are submitting 2 parallel applications for 2 different properties. We will only act on one in the near term. The Letter of Intent contains more Details and the preliminary Design.

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 land use permits are non-transferable, unless specifically approved by the Huerfano County Board of County Commissioners. I Certify

The Board of County Commissioners may impose permit transfer fees as it deems appropriate. I also understand that issuance of a permit does not relieve me of the requirement to comply with all federal, state, and local laws as well as all relevant subdivision regulations, declarations, and covenants. All documents submitted may be subject to internet publishing. I Certify



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CONDITIONS

* Below are descriptions of the requirements for the Site Plan and Letter of Intent listed in the "submittals" section:

* Letter of Intent:

1. A description of the proposed conditional use of the property and project activities, including all utility sources and supplies, needed to bring about that use.
2. A statement of the impacts of the proposed use on items such as roads, traffic and public safety protection services on the features of the subject property and the neighboring environment including but not necessarily limited to flora, fauna, critical wildlife habitat, wildlife migration corridors and the quantity and quality of surface and ground water resources.
3. A statement demonstrating that the proposed conditional use would be in compliance with the comprehensive plan.
4. Current land use(s), characteristics of the land, and current land use on all adjoining property.
5. Zoning of adjoining property.
6. Comprehensive Plan Compliance Statement.

* Site Plan:

1. Map drawn to scale.
2. Location, height and approximate dimensions or envelope location of each existing and proposed structure in the proposed conditional use area.
3. Uses to be contained within existing and proposed structures; Existing and proposed building setbacks.
4. Property lines, rights-of-way, easements watercourses and other natural and historic features of the site.
5. Parking/loading plan.
6. Access Plan (roads, streets, footpaths, traffic devices, driveways and curb cuts).
7. Right-of-way dedication plan.
8. Signs, Lighting and Landscaping.
9. Utilities plan for water, sewage/septic, electrical, telephone and other utilities and facilities needed to develop the proposed conditional use.
10. Grading, storm water runoff and re-vegetation plans.
11. Phases.

FEES:	<u>Paid</u>	<u>Due</u>
CU/Pre-conference Application Fee		\$25.00
Conditional Use NEW Fee		\$150.00
Totals :		\$175.00