



# **BH<sup>2</sup> LAND SURVEYING, LLC**

P.O. Box 20399  
Colorado City, CO 81019  
Phone: 719-676-2072  
Email: bh2@ghvalley.net

## **LETTER OF REQUEST**

### **Map Amendment and Easement Vacation**

### **Tract 6A and Tract M1, Panadero Development Filing No. 3**

October 20, 2023

**Owner/Owners:** Dos Suenos Properties, LLC

**Owners Representative:** BH2 Land Surveying, LLC., P.O. Box 20399, Colorado City, CO, 719-676-2072

**Request and reason for the Plat Amendment:** our clients requests are to vacate the property line and easement between Tract 6A and M1, and create eight (8) parcels Ranging from 1.00 acres to 2.25 acres, Current zoning would allow twenty-two (22) residential parcels, this Map Amendment would restrict the site to eight (8) residential parcels. All the proposed sites have Water and Sewer availability from existing infrastructure. In addition these parcels are subject to single family homes of only and over 2000 sf or more as required by Reception No. 326860

**Current Zoning:** Urban Residential

**Proposed Zoning:** No Change.

**Legal Description:** Tract 6A and Tract M1, Panadero Development Filing No. 3, County of Huerfano, State of Colorado

Parcel No. 347050 and 1218703

**Existing Facilities:** Cuchara Sanitation and Water District, and San Isabel Electric, Century Link Telephone, and La Veta Fire Protection District.

**Existing Structures:** None.

#### **Preliminary Subdivision Plan Requirements:**

- 1) Owner/Owners: Dos Suenos Properties, LLC, 4517 Old Sherman Rd, Whitesboro, TX 76273
  - a. Applicant: BH2 Land Surveying, LLC, P.O. Box 20399, Colorado City, CO 81019.
- 2) N/A



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- 3) N/A
- 4) N/A
- 5) Revised: As shown on Map Amendment Plat (Exhibit A)
- 6) Revised: As shown on Map Amendment Plat (Exhibit A)
- 7) Revised: As shown on Map Amendment Plat (Legend found and set monumentation)
- 8) Revised: See Vicinity Map (Exhibit A)
- 9) N/A
- 10) No Change: item was addressed when Panadero Filing 3 was approved by the County Commissioners.
- 11) N/A
- 12) No Change: (all sites are residential)
- 13) No Change: (all sites are residential)
- 14) No Change: No Changes in current zoning
- 15) No Change: All roads are existing, no new roads are proposed Easements are shown on Map Amendment Plat, no other significant features are with in or adjacent to proposed parcels
- 16) No Change: No structures are located within 100 feet of site
- 17) Revised: As shown on Map Amendment Plat
- 18) No Change: all utilities are existing
- 19) No Change: none proposed
- 20) Revised: As shown on (Exhibit B)
- 21) No Change: item was addressed when Panadero Filing 3 was approved by the County Commissioners.
- 22) No Change: item was addressed when Panadero Filing 3 was approved by the County Commissioners.
- 23) No Change: item was addressed when Panadero Filing 3 was approved by the County Commissioners.
- 24) N/A
- 25) N/A
- 26) No Change: none to be reserved
- 27) N/A
- 28) No Change: Existing sanitary sewer infrastructure exists
- 29) No Change: Existing water infrastructure exists.
- 30) No Change: existing lines provided by Cucharas Sanitation and Water District.
- 31) No change: item was addressed when Panadero Filing 3 was approved by the County Commissioners.
- 32) No Change: item was addressed when Panadero Filing 3 was approved by the County Commissioners.
- 33) No Change: no new major infrastructure will be constructed.
- 34) N/A
- 35) No Changes: no new phases will be created.
- 36) Open to discussion with Planning Commission and Board of County Commissioners.



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### NOTE:

In accordance with our meetings and discussion on March 28, 2024 with the Huerfano County Planning Commission, we have reviewed the preliminary plan requirements as shown above for this minor revision.

- Items marked “Revised” have been modified to reflect the changes requested.
- Items marked “No Change” have not been changed and are still relevant.
- Items marked “N/A” are not relevant to the project and have not become relevant.

Please review and approve proposed revisions. If you have any questions, please contact me at [bh2@ghvalley.net](mailto:bh2@ghvalley.net) or by phone at 719-676-2072

Sincerely,

William S. Bechaver  
BH2 Land Surveying, LLC