

A G E N D A

FREMONT COUNTY COMMISSIONERS

May 13, 2008

9:30 a.m.

- I) Call to Order
- II) Pledge of Allegiance
- III) Roll Call
- IV) Approval of Agenda:
- V) Consent Agenda:
 - 1. Approval of Minutes April 22, 2008
 - 2. Approval of Bills May 13, 2008 / \$858,098.15
 - 3. LIQUOR LICENSE
Transfer of Ownership
Western Omelette Restaurant
895 State Highway 115 North
Penrose, CO 81240
 - 4. Adoption of Resolution #29, Series of 2008, Conditional Use Permit File Number CUP 08-002 Cherokee Clay Mine.
 - 5. SCHEDULING PUBLIC HEARINGS FOR JUNE 9, 2008:
 - 1. **REQUEST: SRU 07-002 ALLTEL COMMUNICATIONS INC. WIRELESS TOWER (Colon - Emerson Trust Property)**
Request approval of a special review use permit, Department file #SRU 07-002 Alltel Communications Inc. Wireless Tower, to allow for the installation of a one-hundred (100) foot tall galvanized steel monopole tower with antennas and lightning rod, a prefabricated concrete equipment shelter and a six (6) foot tall security fence, by Alltel Communications Inc., for property owned by the Jean Colon - Ann M. Emerson Trust. The property is located approximately 600 feet south of US Highway 50 and approximately 1/2 mile east of McKenzie Avenue in the Fourmile Area.

2. **REQUEST: SDP 08-001 PENROSE COMMUNITY LIBRARY SITE DEVELOPMENT PLAN**

Request approval of a **Site Development Plan, Department file #SDP 08-001 Penrose Community Library Site Development Plan, to allow a community library and a future 2,000 square foot expansion along with a similar use designation**, by Penrose Community Library District, for its property which is *located at the northwest corner of Dawson Street and Seventh Avenue, in the downtown Penrose Area*. The applicant is requesting a similar use designation to a Community Building (a permitted use in the Business Zone District) as allowed by Section 2.2.2.2 of the Zoning Resolution.

VI) Administrative / Informational

1. Staff/Elected Officials
2. Citizens not already scheduled on agenda may address the board at this time.

VII) Old Business:

1. Paula Coulter CUP 98-3 Reclamation

VIII) New Business:

1. Proclamation - May 2008 As Foster Care Month In Fremont County
2. A Resolution Imposing the Fire Ban for Fremont County in accordance with Ordinance Number 1, Series of 2006 and Ordinance Number 1, Series of 2007
3. Special Events Permit
Fremont Fairs & Shows Association
1436 South 9th St.
Canon City, CO 81212
Malt, vinous and spirituous liquor
4. Stacey Seifert - Fremont County Assessor / Abatements
5. **REQUEST: TUP 08-003 ROYAL Gorge ATV Jamboree**
Request approval of a Temporary Use Permit, Department file #**TUP 08-003 Royal Gorge ATV Jamboree**. The event is to take place on June 7th, 2008 at 0012 3rd Street (*sometimes known as FCR #123*) in the Beaver Park Area, *generally located 1.75 miles west of Colorado State Highway 115 on the south side of 3rd Street*. The event is to be hosted by The Penrose ATV Club, Ronald J. Faulkner, President. The event is to consist of a "concert" starting at 7:00 pm and ending at 9:30 pm. The

application also indicates that "limited camping for volunteers that are helping with event with self contained camper only" is proposed on the property. Estimated attendance is 525 people. The applicant has requested that the Temporary Use Permit be issued for the entire day. The property consists of approximately 80 acres, and currently contains, according to Assessment Records a 2 bedroom mobile home, a 1 bedroom single-family dwelling, detached garage and shed. The "Stage Area" is indicated to be in the Southeasterly portion of the property and the "Parking Area" is indicated to be in the Northeasterly portion of the property. The property is traversed by Brush Hollow Creek (*which is shown by FEMA, FIRM Map #08043C0675E to be a flood hazard area*). The property is located in the Agricultural Forestry Zone District and Department research indicates that the property is owned by John L.Grimm and Ann E. Grimm.

REPRESENTATIVE: Ronald J. Faulkner, President, Penrose ATV Club

VIII) **PUBLIC HEARINGS 10:00 A.M.**

1. Bighorn Liquor LLC
20180 Highway 50 Suite B
Cotopaxi, CO 81223
Retail Liquor Store License

2. **REQUEST; SRU 08-001 CROSSROADS EVENT CENTER**
Request approval for a **Special Review Use Permit, Department file #SRU 08-001 to allow a restaurant and rodeo ground (both permitted in existing SRU 00-1, McDowell Sports Club) a veterinary premises (permitted use), a future residence (permitted use) and overnight parking for event participants (self-contained units) (all three are proposed), in the Agricultural Living Zone District by Crossroads Land & Cattle, LLC (James Pickart, Michael Hoge and Danny Schicke)**. The property is presently owned by Pueblo Bank & Trust (purchase contract with Crossroads Land & Cattle, LLC). The property is *located approximately 2,200 feet south of the intersection of U.S. Highway 50 and Colorado State Highway 115, on the east side of Colorado State Highway 115, just south of Penrose*. The property is vacant and is zoned Agricultural Living and contains 41.42 acres.

REPRESENTATIVE: James Pickart, Agent for Crossroads Land & Cattle, LLC

3. **REQUEST: ZC 08-001 WISH ZONE CHANGE**
Request approval of a Zone Change from the Business Zone District to the Agricultural Estates Zone District, Department file # ZC 08-001 Wish Zone change, by Anthony & Laima Wish, for their property which is *located on the north side of US Highway 50, approximately 0.66 miles west of Fremont County Road #6, aka Hayden Creek Road, in the Coaldale Area.* The property is currently vacant but was used in the past as a business with a watchman's quarters. The applicant proposes to construct a new single-family dwelling on the property upon receiving approval of the zone change. The property to be rezoned contains 5.51 acres.

REPRESENTATIVE: Matt Koch, Cornerstone Land Surveying

4. Issuance of Fremont County, Colorado Refunding Revenue Bond (Sangre de Cristo Hospice & Palliative Care Project) Series 2008