

**FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA**  
**APRIL 4, 2006 @ 7:00 P.M.**  
**FREMONT COUNTY ADMINISTRATION BUILDING**  
**COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL**

1. **APPROVAL OF THE MARCH 7, 2006 PLANNING COMMISSION MEETING MINUTES**

2. **REQUEST: SRU 05-006 CODY PARK COMMUNITY CHURCH**

Request for approval of a **Special Review Use Permit for the operation of church, Sunday school, charity events, fellowship activities and Christian educational activities and schooling for members and guests and associated uses (religious institution),**” by Cody Park Community Church, for their property which is *located approximately 800 feet north of the intersection of P Path and County Road 27A, aka Copper Gulch Road on the north side of County Road 27A, in the Colorado Acres Area.* The property contains a church and a cabin. A 65 foot by 100 foot building is proposed for the expansion. The property is located in the Agricultural Estates Zone District and contains approximately 4.98 acres.

**REPRESENTATIVE:** *John Shoemaker, Project Manager*

3. **REQUEST: CUP 06 001 BYZANTINE QUARRIES**

Request approval of a Conditional Use Permit, Department file # **CUP 06-001, Byzantine Quarries, to allow the open pit mining, processing, screening, crushing, blasting and hauling of limestone, granite, sandstone and decorative rock, in multiple pits,** by Larsen Colorado, LLC, for their property which is *located approximately 2 miles north of the intersection of U S Highway 50 and Fremont County Road # 69, then west approximately ¾ mile, north of Canon City.* The special use permit will contain 637 acres, however mining will only occur with 175 acres of the permit area. The property is zoned Agricultural Forestry.

**REPRESENTATIVE:** *Norbie Larsen, Larsen Colorado, LLC*

4. **REQUEST: SRU 06-003 SEUFER TREE FARM**

Request for approval of a **Special Review Use Permit for the production and sale of trees, flowers and shrubs (nursery),** by Thane & Leslie Seufer, for their property which is *located directly west of the intersection of River Run Court and Raynolds Avenue, in the Fourmile Area.* The property is currently being used as a nursery and does not contain any buildings. The property is located in the Agricultural Suburban contains approximately 4.75 acres. **A nursery is not permitted in the Agricultural Suburban Zone District; however, since the adjacent property is a non-conforming nursery and is owned by the applicant, the use may be enlarged in accordance with Section 5.7.8.4 of the Fremont County Zoning Resolution. This section states: Any proposed enlargement, extension, or expansion that will increase the total building square footage by more than twenty-five (25) percent or will increase the total land area may be approved by the Board as a special review use permit, even though the proposed use will be nonconforming in the zone district established by this Resolution.**

**REPRESENTATIVE:** *Matt Koch, Cornerstone Surveying*

5. **REQUEST: PP 05-003 MESAS ON SUNRISE RIDGE**

Request approval of an **eighty-nine (89) lot preliminary plan, Department file #PP 05-003 Mesas on Sunrise Ridge**, by La Mesita del Sol, LLC, for their property, which is *located at the northeast corner of the intersection of Dozier Avenue and Van Loo Road and on the north side of Van Loo Road, in the North Cañon Area*. The subdivision will be developed in 4 phases. The overall density is 3.02 dwellings per acre. All proposed interior streets are to be curb and gutter, paved, with 4 foot sidewalks. The property is zoned Low Density Residence and contains 29.45 acres.

**REPRESENTATIVE:** *Allan Miller, Manager La Mesita Del Sol, LLC*

6. **REQUEST: PP 06-001 QUAIL POINTE SUBDIVISION**

Request approval of a **seventy-three (73) lot preliminary plan, Department file #PP 06-001 Quail Pointe Subdivision**, by John L. Ary and J.P. Jean, Limited, for their property which is *located on the east side of Orchard Avenue bounded by Melvina Street on the north and North Street on the south side and Cone Avenue on the east side in the North Canon Area*. The property is proposed to be developed in three (3) phases. The streets will be paved with curb and gutter and sidewalks on all interior streets. The average density is 1.977 lots per acre. The property is zoned Agricultural Suburban and contains 38.434 acres.

**REPRESENTATIVE:** *Shawn Winters, Northstar Engineering*

7. **OTHER ITEMS FOR DISCUSSION**

8. **ADJOURNMENT**