

FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA
MAY 2, 2006 @ 7:00 P.M.
FREMONT COUNTY ADMINISTRATION BUILDING
COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL

1. **APPROVAL OF THE APRIL 4, 2006 PLANNING COMMISSION MEETING MINUTES**

2. **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 along 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*

3. **REQUEST: CUP 06-002 ROCKBOTTOM GRAVEL PIT**

Request approval of a Conditional Use Permit, Department file # **CUP 06-002, Rockbottom Gravel Pit, to allow the open pit mining, processing, screening, crushing and hauling of gravel products**, by Rockbottom, LLC, for their property which is located *at the northeast corner of County Road #143, aka Oak Creek Grade Road and Grape Creek Drive south of Cañon City*. This gravel pit is permitted in the name of the County as CUP 01-004, Fremont County Oak Creek Pit. The current permit does not allow the pit to be open to the public and was limited to ten (10) trucks per day. All other aspects of the permit will generally remain the same. The property is zoned Agricultural Forestry and contains 36.04 acres.

REPRESENTATIVE: *Joe Gagliano, LJ Development, Inc.*

4. **REQUEST: SRU 06-006 AQUILA'S PORTLAND ELECTRIC SUBSTATION REPLACEMENT TOWER**

Request approval of a **special review use permit to allow for the replacement of a fifty-five (55) foot wood tower with an eighty (80) foot self supporting, (no guy wires tower)**, by Aquila, for their property which is *located one (1) mile south of the intersection of Colorado State Highway 120 and Fremont County Road #112, four-hundred (400) feet west of County Road #112, south of the Holcim Cement Plant*. The property presently contains a fifty-five (55) foot tower, which is to be replaced as noted, an electric substation and an equipment building. The property is zoned Agricultural Forestry and contains 5.51 acres.

REPRESENTATIVE: *Cristin Cochran, C2 Consulting*

5. **REQUEST: SRU 06-005 HONOR PAINTBALL SHOOTING FACILITY**

Request for approval of a **Special Review Use Permit for the operation of a paintball shooting facility (recreational facility)**, by Ricardo & Fermina Fortson, for their property

which is located southeast of Colorado State Highway 115 along Olsen Road, then approximately six-hundred (600) feet southwest of the intersection of Tepley Trail & Olson Road, on the east side of Tepley Trail, in the Piñon Valley Subdivision, north of Beaver Park / Penrose Area. The property is currently being used as the applicant's residence. All roads from State Highway 115 to the site are private roads. The property contains a manufactured home, a garage, and two sheds which will be used for ticket sales and storage. The paintball shooting range will not be allowed within a two-hundred and twenty (220) foot buffer along the entire boundary of the property. The property is zoned Agricultural Forestry and contains 44.81 acres.

REPRESENTATIVE: Matt Koch, Cornerstone Surveying

6. **REQUEST: MS 06-001 SNAPP SUBDIVISION**

Request approval of a **two (2) lot minor subdivision, Department file #MS 06-001 Snapp Subdivision**, by Kenneth & Lois Snapp, for their property which is located on the east side of Lombard Street directly northeast of the corner of Beulah Avenue and Lombard Street, in the Lincoln Park Area. Proposed lot 1 will contain 0.3857 acres and proposed lot 2 will contain 0.3934 acres. Proposed lot 1 is vacant and proposed lot 2 contains a single story framed house and a shed. Proposed lot 1 and 2 will be accessed from Lombard Street. The proposed use is residential / agricultural. The property consists of approximately 0.852 acres and it is zoned Agricultural Suburban.

REPRESENTATIVE: Matt Koch, Cornerstone Land Surveying

7. **OTHER ITEMS FOR DISCUSSION**

8. **ADJOURNMENT**