

**FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA**  
**JUNE 6, 2006 @ 7:00 P.M.**  
**FREMONT COUNTY ADMINISTRATION BUILDING**  
**COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL**

1. **APPROVAL OF THE MAY 2, 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: ZC 06-001 CROSSON ZONE CHANGE**

Request approval of a **Zone Change from the Agricultural Estates Zone District to the Business Zone District, Department file #ZC 06-001 Crosson Zone Change**, by Michele Crosson, for property which is located approximately 1,400 feet south of the intersection of Fremont County Road #27A, aka Copper Gulch Road and Color Sweet Drive, on the west side of County Road #27A, in the Colorado Acres Area. The property contains a single-family dwelling, which will serve as a watchman's quarters and an office, a shop building and a shed / carport. The property to be rezoned contains 5.5 acres.

**REPRESENTATIVE:** *Don Moore, Dan Ogden Consulting*

4. **REQUEST: ZC 06-002 BAXTER ZONE CHANGE**

Request approval of a **Zone Change from Agricultural Farming & Ranching to Agricultural Suburban, Department file #ZC 06-002 Baxter Zone Change**, by Michael & Dorothy Baxter, for property which is located on the southeast side of County Road #47, six hundred and seventy-five (675) feet from the intersection of US Highway 50 and County Road #47, in the Howard Area. The property contains a garage, which will be removed when the proposed single-family dwelling and attached garage are constructed. The property to be rezoned contains 9.52 acres.

**REPRESENTATIVE:** *Michael & Dorothy Baxter, Property Owners*

5. **REQUEST: SRU 06-007 NORTHWEST FREMONT EMERGENCY MEDICAL SERVICES CENTER**

Request for approval of a **Special Review Use Permit for the operation of an emergency medical services center (Fire and / or Police Station)**, by Northwest Fremont EMS, Inc., for their property which is located at the southeast corner of Fremont County Road #2 (aka Tallahassee Road) and Chris Crossover. The 4.02 acre outlot has been created from a 39.03 acre parcel, through the approval of a subdivision hardship variance by the Board of County

Commissioners. The 4.02 acre outlot was approved by the Board of Zoning Adjustment due to the fact that the minimum lot size in the zone district is 35.0 acres. The outlot will contain a building which will house two ambulances and office space. The property is zoned Agricultural Forestry.

**REPRESENTATIVE:** *Ida Zanmiller, Northwest Fremont EMS, Inc.*

6. **REQUEST: MS 06-002 BUSTOS SUBDIVISION**

Request approval of a **two (2) lot minor subdivision, Department file #MS 06-002 Bustos Subdivision**, by John Bustos, Personal Representative for Benito A. Bustos, for property *which is located on the northwest corner of Colorado State Highway 115 and 7<sup>th</sup> Street, in the Beaver Park Area*. Proposed lot 1 will contain 4.5 acres and proposed lot 2 will contain 4.677 acres. Proposed lot 1 is vacant and proposed lot 2 contains a single-family residence, a garage, a shed and a mobile home (to be removed). Proposed lot 1 and 2 will be accessed from 7<sup>th</sup> Street. The proposed use is residential / agricultural. The property consists of approximately 9.178 acres and it is zoned Agricultural Rural.

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

**NOTE: ITEM #7 PP 06-002 LANDS OF LOHNES IV WILL NOT BE HEARD BY THE PLANNING COMMISSION DUE TO THE FACT THAT NOTIFICATION OF PROPERTY OWNERS WAS NOT COMPLETED AS REQUIRED BY SUBDIVISION REGULATIONS.**

7. **REQUEST: PP 06-002 LANDS OF LOHNES IV**

Request approval of a **three (3) lot preliminary plan, Department file #PP 06-002 Lands of Lohnes IV**, by Charles and Patricia Lohnes, for their property which is *located on the east side of Illinois Avenue approximately 1750 feet north of Smith Street, in the North Canon Area*. Proposed Lot 1 contains a 2-story residence which is used as a two-family residence (duplex), a garage and 4 sheds. Proposed Lot 2 will contain 1.99 acres and is vacant. Proposed Lot 3 will contain 9.12 acres and is vacant. The property is zoned Agricultural Suburban and contains 13.12 acres.

**REPRESENTATIVE:** *Chuck Rupp, Ponderosa Engineering*

8. **OTHER ITEMS FOR DISCUSSION**

9. **ADJOURNMENT**