

**FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA  
NOVEMBER 5, (WEDNESDAY), 2008 @ 7:00 P.M.  
FREMONT COUNTY ADMINISTRATION BUILDING  
COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL**

**1. APPROVAL OF THE OCTOBER 7, 2008 PLANNING COMMISSION MEETING MINUTES**

**2. REQUEST: MS 08-003 WISEMEN SUBDIVISION**

Request approval of a **two (2) lot minor subdivision**, **Department file #MS 08-003 Wisemen Subdivision**, by Wisemen Homes, A Colorado Limited Liability Company, for property *which is located at the southwest corner of the intersection of 4<sup>th</sup> and H (unimproved in this area) Streets in the Beaver Park Area*. Proposed lot 1 will consist of 4.90 acres and is vacant. Proposed lot 2 consists of 4.56 acres and houses a single-family dwelling and a shed. The front-yard setback for the single-family dwelling and the front-yard and side-yard setback for the shed are non-compliant with the setback requirements of the Agricultural Rural Zone District (*50' front-yard setback required-25.6' exists for the house and 50' front-yard and 25' side-yard setback required-5.4' front-yard and 22.9' side-yard exist for shed*). The property is currently being used for residential and agricultural uses. The property consists of approximately 9.46 acres.

*REPRESENTATIVE: George Hall, Crown Point Land Services*

**3. REQUEST: ZC 08-006 RE & AM ZONE CHANGE**

Request approval of a **Zone Change from the Agricultural Suburban and Agricultural Rural Zone Districts to the Agricultural Forestry Zone District, Department file #ZC 08-006 RE & AM Zone Change**, by the Walker Development Company, a Colorado Corporation and Ronald E. Walker and Alidra M. Walker, for their property which is *located easterly of the intersection of R Street and US Highway 50, in the Beaver Park Area*. The property contains 3 barns (*a 40' X 51', a 62' X 90' and a 43' X 59' barn which lies over the southerly property line by approximately 24'*), a round grain silo, a rectangular building which contains three grain silos and a 16' X 20' shed. The property to be rezoned consists of 13 full tracts and portions of 3 tracts located in the Beaver Land & Irrigation Company's Plat No. 3. The property contains 143.21 acres. The applicant proposes to vacate and or adjust the tract lines and platted rights-of-way and will create one large parcel or parcels of 35 acres or larger.

*REPRESENTATIVE: Ron Walker, Owner and Representative*

**4. OTHER ITEMS FOR DISCUSSION**

Discuss any items or concerns of the Planning Commission members.

**5. ADJOURNMENT**