



Mathew L. Valdez
Land Use Administrator
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September 23, 2008

Ty Ryland
Trinchera Property Management, LLC
24492 Trinchera Road
Fort Garland, CO 81133

RE: Limited Impact Review

Dear Mr. Ryland,

Enclosed you will find a copy of the Minor Development, Limited Impact Review and Grading permit application. I need signature for the resolution. I'll mail a copy when I get the signature from Steve Waldrip Planning Commission Chairman.

If you have any questions, I may be reached at the Planning and Zoning Office @ 719-672-9109.

Sincerely,

Mathew Valdez
Land Use Administrator
Costilla County Planning and Zoning

TRIN 000001

EXHIBIT NCK-5

COSTILLA COUNTY, CO.
PLANNING & ZONING DEPARTMENT
MINOR DEVELOPMENT APPLICATION

Application No. M-2008-04

Fee \$200.00

NOTE: NO REFUNDS ON DEVELOPMENT PERMITS

**If applicant is not the owner of the property, then a copy of a contract for sale or lease between applicant and owner, or a notarized letter from the owner consenting to this application must be submitted.*

A Legal Description of Land and a Physical Address can be obtained from the Assessor's Office and **MUST be presented with this application*

APPLICANT: Trinchera Property Management, LLC Owner: Y ☒ N ☐
ADDRESS: 24492 Trinchera Ranch Rd. City: Pt. Garland State: CO Zip: 81133
TELEPHONE: 719-379-3263 Fax: 719-379-3266
Physical Address Of Development 2.34 Miles NE. from intersection of US 160 and
Sub-division or Area Colorado 159 in Fort Garland

**** IN YOUR OWN WORDS, PLEASE DESCRIBE THE TYPE OF DEVELOPMENT PROPOSED.**

Plan to construct a private landing strip. The ranch will grant permission
to fire fighting aircraft to land and refuel.

A SITE PLAN will be required with this application along with additional attachments for each permit that the Land Use Office determines is needed for the proposed development activity.

PERMITS REQUIRED: (As determined by the Land Use Office)

| | | |
|--|---|--|
| <input type="checkbox"/> Individual Sewage Disposal System | <input checked="" type="checkbox"/> Grading | <u>Minor Dev. Applic.</u> |
| <input type="checkbox"/> New Residential | <input type="checkbox"/> Road Access | <input type="checkbox"/> Driveway |
| <input type="checkbox"/> Remodel/Addition | <input type="checkbox"/> Cistern/Holding | <input type="checkbox"/> Trench |
| <input type="checkbox"/> Manufactured Home Placement | <input type="checkbox"/> Tank | <input type="checkbox"/> Culvert |
| <input type="checkbox"/> Accessory Bldg. or dwelling (over 10x12 sq. ft. | Occupancy | <input type="checkbox"/> Well Drilling |
| | | <input type="checkbox"/> Deck |

Zoning (For office use only)

Estate Residential (ER) ☐

Rural Residential (RR) ☐

Agricultural (AG) ☒

Business & Commercial (BC) ☐

Light Industrial (LI) ☐

General Industrial (GI) ☐

Watershed Protection District (WPD) ☐

Flood Hazard Overlay District (FHOD) ☐

Watershed Protection District Review ☐ Y ☒ N

Floodplain Hazard Review ☐ Y ☒ N

Staff Comments: _____

PLEASE READ

If a permit(s) is issued pursuant to this application, the terms and conditions of the permit(s) shall be based on the information provided by the applicant. Changes in the use of the permitted activities that are not consistent with the terms and conditions of the permit(s) or this application may be considered a violation of the permit(s).

The applicant hereby declares that all the information provided on this application and any submitted attachment(s) for the purposes of obtaining a permit, are correct and complete. The applicant acknowledges that providing false information to a government agency is punishable as perjury in the second degree, as well as being punishable under any other applicable state or federal laws.

Applicant: _____

Date: 7/1/08

Approved: _____

Date: 9/15/08

TRIN 000002

**COSTILLA COUNTY
PLANNING & ZONING DEPARTMENT
GRADING PERMIT APPLICATION**

Application # M-2008-04

| | |
|--|--|
| Applicant: <u>Trinchera Property Management, LLC</u> owner: <u>Xy n</u> | |
| Address: <u>24492 Trinchera Road</u> state <u>CO</u> zip code <u>81133</u> | |
| Phone #: <u>719-379-3263</u> | Fax#: <u>719-379-3263</u> |
| <small>NOTE: If applicant is <u>not</u> the owner of the property, then a copy of a contract for sale or lease between applicant and owner, or a notarized letter from the owner consenting to this application must be submitted.</small> | |
| Legal Description of Land: (Attach a copy of deed of survey plat. Application will be incomplete if not included.) <u>Copy of deed attached.</u> | |
| Common Description of Location of Property: (by address, mileage from highway or county road, or other recognized landmarks) <u>2.34 Miles NE from intersection of US 160 and Colo. 159 on the Blanca Ranch in Fort Garland.</u> | |
| GRADING INFORMATION | |
| Name of Engineer/Surveyor: <u>Russell Surveyors & Associates, Inc.</u> | |
| Address: <u>6820 S Hwy 17, Alamosa, CO 81101</u> | Phone: <u>719-587-3630</u> |
| Total Site Acreage: <u>38.57 A</u> | Total Disturbed Acreage: <u>38.57 A</u> |
| Grading Start Date: <u>August 25, 2008</u> | Proposed End Date: <u>Dec 1, 2008</u> |
| Is Grading for const. purposes? <u>Y x N</u> | Total Disturbed Acres: <u>38.57 A</u> |
| Is grading for road construction purposes? <u>Y x N</u> | |
| Total Linear Feet: <u>5,000</u> | Road Width: <u>75 Feet</u> % of Slope <u>2%</u> |
| Soil type classification (s) to be disturbed: <u>Sandy Loam and Gravel</u> | |
| Are truck or trailer loads to be removed or delivered to the site? <u>x</u> Yes <u> </u> No | |
| If yes, List roads used, mileage, and hauling approvals. <u>From asphalt plant West of Fort Garland to entrance of Blanca Trinchera HQ to site.</u> | |
| <small>NOTE: Attach a Site Plan and or grading plan with details of location of drainage, streams or water courses, existing structures, pipes, topography contours, existing streets or road and grading calculations.</small> | |

All information contained herein is true and correct to the best of my knowledge or belief.

Applicant Signature: [Signature] Date: 7/1/08

Approved by: _____ Date: _____
Land Use Administrator

FOR PLANNING & ZONING DEPARTMENT USE ONLY

GRADING PERMIT FEE: (\$150.00 1ST 100 CU. YDS. MOVED PLUS \$75.00 EACH ADDITIONAL 100 CU. YDS.)

TOTAL DUE \$ 5,283.33

ZONING DISTRICT Agriculture

BONDING SUBMITTED AND APPROVED: y ☒ n **AMOUNT:** \$ _____
(if applicable)

revised March 2006

TRIN 000003

Costilla County
Limited Impact Review Permit Application

Fee: \$1,000.00

NOTE: (If applicant is not the owner of the property, then a copy of a contract for sale or lease between applicant and owner, or a notarized letter from the owner consenting to this application, must be submitted.)

APPLICANT: Trinchera Property Management, LLC
ADDRESS: 24492 Trinchera Ranch Road CITY Fort Garland STATE CO ZIP 81133
TELEPHONE: 719-379-3263 FAX 719-379-3266

LEGAL DESCRIPTION OF LAND: (Attach a copy of deed and/or survey plat)

Copy of deed attached.

Common Location of Property: Blanca Trinchera Ranch 2.34 Miles North East from intersection of US 160 and Colorado 159 in Fort Garland, CO.

Limited Use Review Information

Note: A Limited Impact Review may be permitted in an established zoning district only after review by the planning commission, and subject to the conditions set forth in an approval of the use by the Commission

Submittal Requirements:

1. Application form and Fee
2. Vicinity Map
3. Site Plan
4. Referral Packets
5. Development Report & Agreement

What kind of land use project is proposed? A landing strip for a company single engine airplane

What is the current zoning designation for the parcel? Agricultural

(The use must comply with the minimum requirements of the zoning district in which the use is to be established.)

Does your proposal comply with the intent and purposes of the Costilla County land Use Code? Yes

Is your proposal harmonious with the surrounding neighborhood? What effect will it have on the neighborhood?
Yes. The closest residents are 2 miles SW of the planned improvement. Additionally, we will allow firefighting and emergency aircraft to use the air strip for the purposes of loading water and retardant and fuel and for the medical evacuation of seriously ill patients.

What is the anticipated timeframe for completion of the proposed use? August 25, 2008--December 1, 2008.

Will your project be done in phases? Y N No.

If so list phases and timeframe for each phase: N/A

Is a site plan attached? Yes (A site plan of the proposed project is required with this application.)

Applicant Signature: [Signature] Date: July 2, 2008

Approved by: Matthew Valdez Date: 7/17/08
Costilla County Land Use Administrator

TRIN 000004