

Minutes for the Public Hearing Brandon Beiriger, Minor Subdivision - 9305 & 9455 Lane 5 N, Parcel 513702200008

December 19, 2025 9:00 am Commissioners Chambers

Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101

Members Present:

Vern Heersink, Chair

Arlan Van Ry, Vice-Chair

Lori Laske, Commissioner

Roni Wisdom, County Administrator

Jason Kelly, County Attorney

Jamie Greeman, Deputy Clerk

Richard Hubler presented the application for approval of a minor subdivision on a property addressed as 9305 & 9455 Lane 5 N. The applicant is proposing to subdivide the existing 27.62-acre tract into two lots, Tract 1 of 22.62 acres and Tract 2 of five acres. Notice was published in the Valley Courier on October 22 and 53 neighboring property owners received notification letters. The tract was originally created in 1986 and currently has a single residence, a modular home on the proposed Tract 1 that is served by a domestic well permit. Proposed Tract 2 will be served by an existing domestic well permit. Both proposed tracts have direct access on Road Five North in the rural zone district. The proposed development is typical of larger lots adjacent to and surrounding Mosca and does fall within the 2025 Comprehensive Plan designation of suburban, rural density, residential.

Richard Hubler reviewed the relevant regulations and approval criteria as presented in the board packets. The Planning Commission reviewed this application on December 10 and they voted unanimously to recommend approval with the following condition that the applicant shall obtain access permits from Alamosa County Road & Bridge for both the existing access to Tract 1 and new access to Tract 2 and construct pavement aprons at both driveway access points.

Public Comment:

Cindy New said that she was very excited to see a little more growth in the Mosca area.

Jason Kelly read the list of exhibits.

1. STAFF REPORT
2. APPLICATION
3. RECEIPT OF PAYMENT
4. DEED
5. BANK AUTHORIZATION LETTER
6. TITLE POLICY
7. CERTIFICATE OF TAXES DUE
8. WELL PERMIT 58977
9. WELL PERMIT 58977-A
10. PROPOSED PLAT
11. ASSESSOR RECORD

- 12. GIS NOTIFICATION AERIAL MAP
- 13. LIST OF ADJOINING PROPERTY OWNERS
- 14. EXAMPLE LETTER TO NEIGHBORS
- 15. EXAMPLE EMAIL TO REVIEW AGENCIES
- 16. ALAMOSA ROAD & BRIDGE COMMENTS
- 17. ACFPD COMMENTS
- 18. DWR COMMENTS
- 19. PUBLIC NOTICE
- 20. UPDATED PUBLIC NOTICE
- 21. NOTICE TO APPLICANT

ATTEST:

Jamie Greeman, Deputy Clerk

Vern Heersink, Chair

Arlan Van Ry, Vice-Chairman

Lori Laske, County Commissioner