



**Angel Rubio-Mix
MAJOR SITE PLAN
SP 26-001**

**January 14, 2026 - PLANNING COMMISSION 6:00 PM
February 11, 2026 - BOCC 8:30 AM**

LIST OF EXHIBITS

1. STAFF REPORT
2. APPLICATION
3. RECEIPT OF PAYMENT
4. DEED
5. OWNERSHIP & ENCUMBRANCE REPORT
6. CERTIFICATE OF TAXES DUE
7. WELL PERMIT
8. SITE PLAN
9. ASSESSOR RECORD
10. GIS NOTIFICATION AERIAL MAP
11. LIST OF ADJOINING PROPERTY OWNERS
12. EXAMPLE LETTER TO NEIGHBORS
13. ACFPD COMMENTS
14. ROAD & BRIDGE COMMENTS
15. CDOT COMMENTS
16. DWR COMMENTS
17. PUBLIC NOTICE
18. NOTICE TO APPLICANT
19. SITE PLAN UPDATED FEBRUARY 4, 2026
20. WASTE MANAGMENT PLAN

**Alamosa County
Land Use & Building Department
Case Memorandum**



County Commission Meeting

Date: February 11, 2026
Case Number: SP 26-001
Applicant: Angel Rubio-Mix
Prepared By: Richard Hubler, Director & Darcy Barraclough, Planner

Subject:

Angel Rubio-Mix, Applicant, is requesting approval of a **Major Site Plan** to develop and operate a diesel equipment repair shop as a vehicle repair use on property currently addressed as 2542 S County Rd 100 (Parcel 528736401051). This property is in the Industrial (I) zone district.

The legal description of the property is: Tract 2, Mid-Valley Commercial Subdivision Exemption, according to the plat recorded September 21, 1979 at Reception No. 204961, County of Alamosa, State of Colorado; Saving and Excepting therefrom that portion described in the amended rule and order in favor of the Department of Transportation, State of Colorado, recorded March 17, 1999 at Reception No. 292140, County of Alamosa, State of Colorado; and Also Saving and Excepting therefrom that portion described in Warranty Deed to the Department of Transportation, State of Colorado, recorded November 17, 2011 under Reception No. 347310, County of Alamosa, State of Colorado; and Further Saving and Excepting therefrom that portion described in Warranty Deed to the Department of Transportation, State of Colorado, recorded April 15, 2013 at Reception No. 352471, County of Alamosa, State of Colorado.

Public Notice Process:

Public Notice was published in the Valley Courier on November 29, 2025. Neighbor notification letters for 15 property owners were mailed on December 3, 2025.

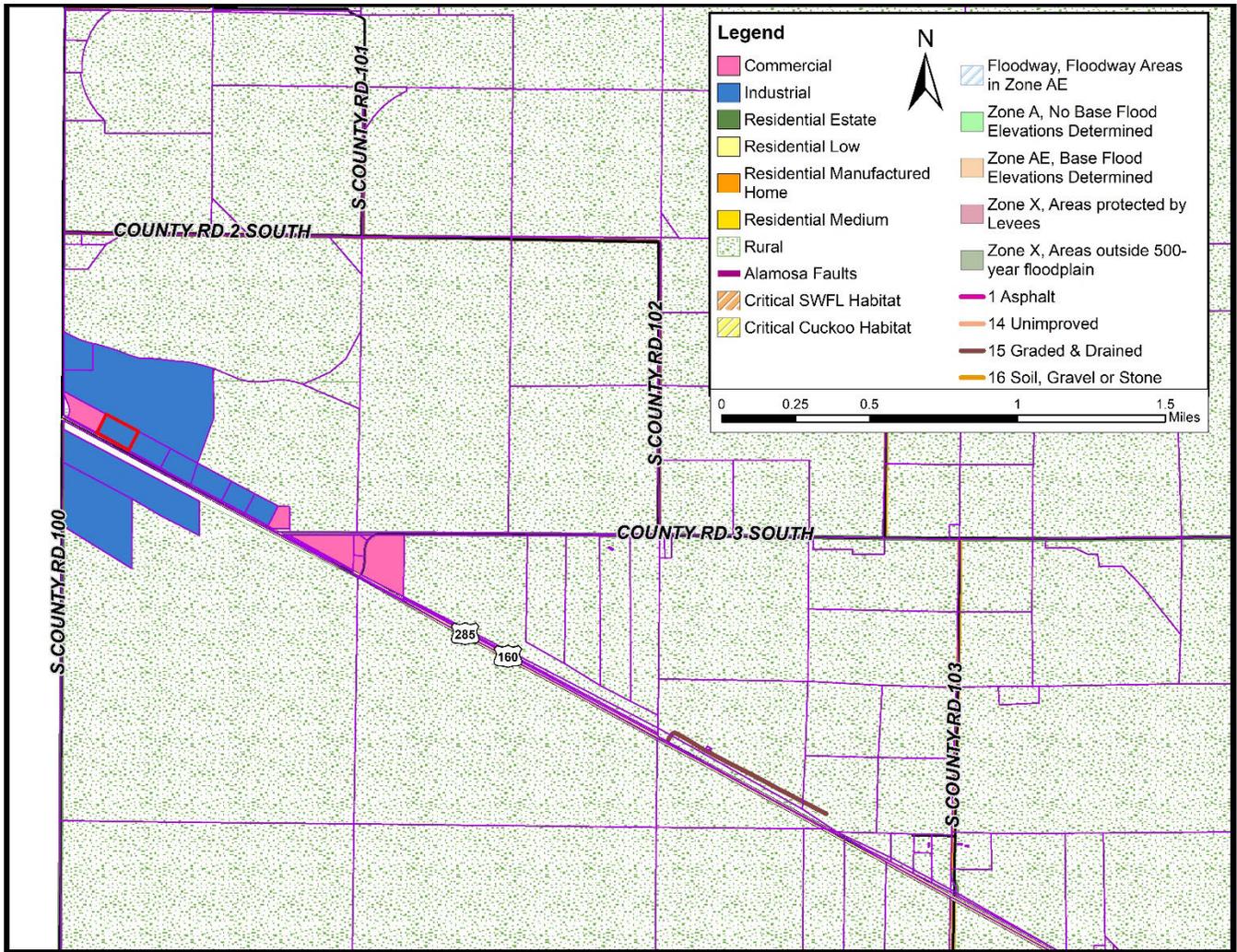
Background:

The subject property is a previously undeveloped lot zoned as Industrial. The Applicant recently built a 40'x60' pole barn under permit #25-310 with the intention to use it for diesel repair of large vehicles. The Applicant has obtained a commercial exempt well permit #339417, and the proposal includes a 12'x20' office building. The Applicant is working with Staff to ensure these structures comply with the adopted building codes.

Neighboring Zoning and Development:

The subject property is located adjacent and north of US Highway 160 near the west county boundary, within a strip of properties that are zoned mostly industrial. This comprises an RV park, the former Alta-Vista truck stop permitted for self-storage, the High-Valley Healing dispensary and garden center, the recycle sorting and transfer facility for Mountain Disposal, an RV and vehicle storage facility, the San Luis Valley Church of Christ vacant lot, and a commercial building housing Truck Rack, County Line Pack & Ship, and Best GoBag. Across the highway is Norcon fertilizer, and to the west across the county line are Valley Tractor Repair, Ecodynamics, the Monte Vista Livestock Auction, and Monte Vista municipal airport. Beyond this development, the area is zoned rural and is generally large lot agriculture uses, including a number of active center-pivot farms and grazing lands.

Directly adjacent to the north is an ~74 acre undeveloped industrial lot. To the west lies the aforementioned County Line Pack & Ship building, while the San Luis Valley Church of Christ vacant lot abuts to the east. Across Hwy 160 is an ~35 acre industrial lot, backed by a 600+ acre ag tract, both owned by Bryan and Brenda Malouff.



Analysis of Relevant Regulations:

Vehicle Repair is a permitted use in the Industrial zone. It is described in LUDC §2.4.4 as, “A facility involved in providing repair services to passenger vehicles, light and medium trucks, tractor trailers, recreational vehicles, earthmoving equipment; construction equipment; farming equipment; and other consumer motor vehicles such as motorcycles and boats, or any similar use.” This description specifically includes tractor-trailer, tractor, and light duty vehicles as acceptable types of vehicles for repair, and it is the intention of the Applicant to service diesel vehicles of these types.

Section 4.2.3 requires three parking spaces per vehicle service bay, plus one space per 300 square feet of office. The property includes adequate area for parking and the site plan locates 6 parking spaces adjacent to the shop building, and 3 spaces, including an ADA space to the north of the office. Staff feels the number of parking spaces are adequate and will work with the Applicant on the installation of the required ADA van-accessible space. While the property is adjacent to Hwy 160/285, access is provided via an easement to S County Road 100 and therefore this proposal does not require a CDOT access permit.

Prior to submitting the application for this Major Site Plan, the Applicant discussed the overall proposal with Staff, who feel this is an excellent use of this property. While the shop building was constructed prior to obtaining the approved site plan for vehicle repair, the Applicant has been diligent in working with Staff to bring the building into compliance with the International Building Code, as adopted by the County.

Regarding the Site Plan Approval Criteria in §8.7.9, Staff proposes the below findings:

- A. Consistency with the adopted plans; *Staff believes that this industrial use is consistent with the intent of the industrial zoning district. The Imagine Alamosa County Comprehensive Plan addresses the need for preserving industrial lands for appropriate uses and identifies this corridor in the future land use maps. This requirement has been met.*
- B. Compliance with all applicable requirements of this LUDC; *The subject property is in an industrial/commercial corridor with recorded access to a county-maintained road and the zone district allows for the proposed use. The LUDC §4.2 specifies parking requirements and §4.4 addresses outside storage. Staff proposes related conditions.*
- C. Site design and development intensity is appropriate for and tailored to the unique natural characteristics of the site, such as significant wooded areas, wetlands, and floodplains; *This is a developing area along the highway that lacks unique natural characteristics. The proposed use is similar to nearby industrial and commercial uses. This requirement has been met.*
- D. For nonresidential and multifamily projects, the site plan displays the location of trash handling, recycling, grease bins, and other waste-related facilities employed in the normal operation of the use; *Staff proposes a related condition.*
- E. Adequacy and location of parking areas and pedestrian and vehicular access points; *The subject property has access to S County Rd 100 and the site plan (Attachment 8) identifies customer parking spaces. Staff proposes related conditions.*
- F. Compliance with site construction specifications; *The applicant has provided a site plan indicating parking spaces, but has not addressed signage or lighting. Outdoor storage is subject to section 4.4 of the LUDC. Staff proposes related conditions.*
- G. Adequacy of storm water facilities, water supply, sanitary sewer service, fire protection, street signs, and street lighting as evidenced by conformance with department standards, specifications, and guidelines; *There are no storm water facilities in this vicinity, and no history of stormwater management on this or neighboring property. Like neighboring development, the subject property has limited impervious area. The site plan identifies a location for a septic system but no permit has been issued. The Division of Water Resources stated that the existing well permit no. 339417 is adequate legal water supply for the proposed use. Staff proposes related conditions.*
- H. That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses; *This proposal continues the recent industrial utilization of the general area. Staff does not believe this proposal will be detrimental to the use or development of the neighboring properties, most of which are developed. This requirement has been met.*
- I. Compliance with requirements for easements or dedications; *The recorded easement that provides access to the subject property neighboring tracts are known to the applicant and identified on the site plan. No new easements or dedications are required. This requirement has been met.*

- J. Compliance with any applicable subdivision improvements; and *This is not applicable.*
- K. If applicable, compliance with the approved planned unit development master plan. *This is not applicable.*
- L. Building design and materials uphold and promote high quality development in the county and are compatible with other uses in the surrounding neighborhood. *The newly constructed building and the scale of this development are generally consistent with surrounding development. This requirement has been met.*

Comments from Review Agencies:

Agency Review letters were sent to the Sheriff and Road & Bridge, Alamosa County Fire Protection District, SLV Water Conservancy District, Mosca-Hooper Conservation District, Colorado Division of Water Resources, and the Colorado Department of Transportation.

There were no concerns from ACFPD or Road & Bridge. CDOT noted that the proposal doesn't impact Hwy 160 traffic volumes, but noted the close intersections on the County Rd 100 and suggested combining them long term, especially if that intersection gets signalized. County Road & Bridge Director Ron Medina's follow-up discussion with Staff agreed with that recommendation. Kevin Boyle with DWR replied that the existing well is permitted as a legal water supply for the proposed use. We did not receive any other responses.

Planning Commission Hearing and Recommendation:

The Planning Commission heard this case on January 14, 2026. There was extensive discussion about details of the site plan, including vehicle parking and material storage, operations, and access. There were no comments from the public. The Planning Commission voted unanimously to **Recommend Approval with seven conditions:**

1. Prior to the hearing before the BOCC, the Applicant shall update the site plan to locate pedestrian pathways and waste handling facilities and shall provide a written plan for liquid and solid waste management that addresses oils, hazardous chemicals, and tires, and shall provide copies of any relevant contracts.
2. Prior to operation, the Applicant shall install one van-accessible/ADA parking space with a hard surface (asphalt or concrete).
3. The Applicant shall obtain all necessary permits from Alamosa County or the State, including OWTS, building, signage, plumbing, and electric.
4. Any exterior lighting on the property shall comply with section 4.5 of the Land Use Development Code as it relates to Dark Sky guidelines.
5. All outdoor storage shall comply with the Land Use Code, including but not limited to Section 4.4.3.B
6. The site plan approval shall expire one year from the date of approval unless the proposed development is pursued, as documented by obtaining a Certificate of Occupancy for the Shop building.
7. No vehicles shall be parked within twenty-five (25) feet of the south property boundary.

Relevant Regulations:

4.2.3 Off-street parking

Office, General*	Bank All other uses	1 per 300 of GFA 1 per 400 SF of GFA
Vehicle repair*	All uses	3 per service bay

4.4.3 Outdoor storage

B. Limited outdoor storage

1. Limited outdoor storage shall be defined as the overnight outdoor storage of vehicles awaiting repair (includes the storage of vehicles at self-storage facility), merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers, shopping carts, garden supplies, building supplies, plants, fleet vehicles and other similar merchandise, material or equipment.
2. Limited outdoor storage shall only be permitted by planning commission review of a major site plan in accordance with o, Site Plan Review, illustrating the extent of the permitted area for limited outdoor storage provided it meets the standards below.
 - a. Limited outdoor storage shall not be more than 12 feet in height and shall be fully screened from view from the public right-of-way, public parking areas, or adjacent residential development by a 100 percent opaque visual barrier or screen. Chain-link fencing with slats inserted may be considered acceptable for this screening, except where located abutting or across the street from a residential use or residentially-zoned property.
 - b. All limited outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential use or residentially-zoned district.
 - c. Limited outdoor storage shall be located in the rear yard.
 - d. Limited outdoor storage may be located to the side of a building, provided it is not located within the side yard.
 - e. Vehicles awaiting repair may be stored up to 14 days within the required screened storage area.

C. General outdoor storage

1. General outdoor storage shall be defined as salvage yards, vehicle storage yards, overnight outdoor storage of shipping containers, lumber, pipe, and steel, junk and other similar merchandise, material or equipment.
2. General outdoor storage shall only be permitted following planning commission review of a major site plan in accordance with o, Site Plan Review, illustrating the extent of the permitted area for general outdoor storage provided it meets the standards below.
 - a. General outdoor storage shall be screened by 100 percent opaque, eight foot high visual barrier or screen, except where located abutting or across the street from a residential use or residentially-zoned property such screening shall be high enough to completely conceal all outdoor storage from view.
 - b. All general outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential use or residential district.
 - c. No general outdoor storage shall be permitted in a street yard or otherwise forward of the front building line.
 - d. General outdoor storage may be located in the side or rear yard.



LAND USE OFFICE
8999 INDEPENDENCE WAY ALAMOSA, CO 81101
PHONE: (719) 589-3812. FAX: (719) 589-5888

This application must be completed in its entirety, failure to do so will mean an incomplete application and will be given back to the applicant. *Unless specifically waived by the Alamosa County Land Use Office, all items in this application must be completed. Your application will not be scheduled for a Planning Commission meeting if this application, including the Site Plan is incomplete. Additional information may be requested by the Alamosa County Land Use and Planning Staff and/or Planning Commission during review of this application.*

FOR ADMINISTRATIVE USE ONLY:		
APPLICATION DATE: <u>11/13/25</u>	CASE NUMBER: <u>SP 26-004</u>	PARCEL # <u>528736401051</u>
APPLICATION REC'D BY: <u>DB</u>	TREASURER'S RECEIPT # <u>254526</u>	
PC DATE: <u>1-14-26</u>	BOCC DATE: <u>2/11/2026</u>	

ACTIVITY: PLEASE CHECK ONE		
<input type="checkbox"/> REPLAT/VACATION (\$300)	<input type="checkbox"/> MINOR SUBDIVISION (\$500)	<input type="checkbox"/> SPECIAL USE (\$500)
<input checked="" type="checkbox"/> MAJOR SITE PLAN (\$500)	<input type="checkbox"/> BOA-VARIANCE/APPEALS (\$500)	<input type="checkbox"/> SPECIAL USE / MED MARIJUANA (\$1000)
<input type="checkbox"/> MINOR SITE PLAN (\$300)	<input type="checkbox"/> AMENDMENT TO ZONING (\$500)	<input type="checkbox"/> SPECIAL USE AMENDMENT (\$300)
<input type="checkbox"/> MAJOR SUBDIVISION (\$3000 + \$50/lot)	<input type="checkbox"/> TEXT AMENDMENTS (\$500)	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT (\$3000 + \$50/lot)

ZONING: PLEASE CHECK ONE		
<input type="checkbox"/> RESIDENTIAL LOW	<input type="checkbox"/> RURAL	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> RESIDENTIAL MEDIUM	<input type="checkbox"/> RESIDENTIAL ESTATE	<input checked="" type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> RESIDENTIAL HIGH	<input type="checkbox"/> RESIDENTIAL MANUFACTURED HOME	

APPLICANT OR AUTHORIZED REPRESENTATIVE (A notarized letter authorizing representation by the applicant or owner must be submitted.)

NAME: Angele Rubio-Mix
 ADDRESS: 1980 County RD 111 N Mosca, CO 81146
 TELEPHONE: [REDACTED] EMAIL: [REDACTED]

PROPERTY OWNER (If different than applicant, 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):

NAME: _____
 ADDRESS: _____
 TELEPHONE: _____ EMAIL: _____

LEGAL DESCRIPTION OF PROPERTY: also include mileage from highway or county road and directions from the city. (please attach description if necessary)

TR 2 MID-VALLEY COMMERCIAL SUB EXEMPTION
WD REC #392388 07-22-2024

ADDRESS OF THE PROPERTY:

2542 COUNTY ROAD 100 S.
Alamosa CO 81101

GIVE A SHORT NARRATIVE OF YOUR PROPOSED USE: (may be attached)

Proposed land will be used for diesel equipments repair
(including truck-trailer, trailer, tractor, and light duty)

DESCRIBE HOW THE PROPOSED USE WILL BE COMPATIBLE WITH SURROUNDING LAND USES:

Proposed property use is industrial/commercial

WHAT IS THE DISTANCE TO THE NEAREST RESIDENCE: 0.5 mile

SOURCE OF WATER:

- Public Water/ District Name: _____
- Private Well (Attach Well Permit)
- Water Shares (Attach Letter)

SEWAGE DISPOSAL:

- Public Sewage System
- New OWTS System
- Existing OWTS System

TRAFFIC EXPECTED TO BE GENERATED BY THIS CHANGE

Trips per day/week

Vehicle type

4
Heavy & light duty

FIRE DISTRICT

- ALAMOSA
- CENTER
- NW CONEJOS
- MOSCA

PLEASE SELECT ONE OF THE FOLLOWING:

- Colorado Department of Transportation Highway Access Permit:
- Alamosa County Driveway Access Permit:
- Existing Alamosa County Driveway.

CDOT telephone: (970) 385-8362
Department telephone: (719) 589-6262

GIVE DETAILS ON THE ACCESS FOR THE PROPOSED SUBDIVISION.

ALL REQUIRED ITEMS MUST BE SUBMITTED FOR APPLICATIONS TO BE PROCESSED OR ADDED TO SCHEDULE: [R] = REQUIRED [NR] = NOT REQUIRED

[R] [NR] PLEASE SELECT ANY OF THE FOLLOWING THAT APPLY TO YOUR PROPERTY:

- The property is subject to restrictive covenants or deed restrictions: attach a copy
- The property is subject to homeowners or property owner's regulations: attach a copy
- The property is subject to a deed of trust(s) or mortgage(s): Attach notarized letter of approval from lender
- Attach a copy of the current deed (s) filed in the Alamosa County Clerk and recorder's office

[R] [NR] ATTACH ONE OF THE FOLLOWING: INFORMATION MUST BE DATED WITHIN 180 DAYS OF APPLICATION DATE

- Title insurance commitment showing the applicant as owner, OR
- Ownership & Encumbrance report issued by a licensed and bonded title insurer

[R] [NR] CERTIFICATE OF TAXES DUE (This is not the same as a tax bill or receipt)

- Attach a copy of the Certificate of taxes paid from the Alamosa County Treasurer's Office

[R] [NR] WATER DOCUMENTATION

- Attach documentation of the water source listed on page 2 of this application: i.e. well permit, letter from the water & sanitation district or water certificates.

[R] [NR] LAND SURVEY PLAT: (Subdivisions, Replat/Plat Vacation, Major Site Plans, and Variances)

- Include all proposed for immediate or future development. The land survey plat must be prepared by a surveyor licensed in the State of Colorado. The land survey plat must meet the criteria outlined in §C.R. S. 38-51-106. For preliminary review, please provide one (11"x17" copy). Final recording requires a (24"x36") mylar plat

[R] [NR] SITE PLAN: (Amendment to Zoning, Site Plan Review, Special Use, and Board of Adjustments).

- Include all land proposed for immediate or future development. The site plan may be a simple hand-drawn sketch. It must be legible, clearly marked, does not need to be to scale, and include all of the items listed below. It must be signed and dated by the person who drew it. Please provide one copy of at least 11"x17". Digital copies are preferred. All items on this checklist must be provided on plot plan:
- Total acreage
- Roads, streets, highways, and access easements which will serve this proposed development. The name of the proposed private road
- Location of all existing utilities on the property (septic systems, wells, lines) or electric, gas, phone lines which may provide service
- Stock drive easements and fence lines
- Irrigation and drainage ditches, and patterns
- Driveways/parking areas, both existing and proposed
- Locations and sizes of existing structures
- Setbacks from property lines (BOA, Replat, & Plat Vacation application only)
- Location and sizes of proposed structures
- Proposed lot changes
- North arrow

[R] [NR] MASTER PLAN: (Planned Unit Development only)

- Prepared by a professionally certified landscape architect, engineer, or architect.

FEES: **PAYMENT IS REQUIRED BEFORE APPROVAL.** Payment of application fees must be made at the time of filing this application. The Alamosa County Land Use Office will determine the amount to be paid when you submit this application.

Application Fee: \$500 Date Paid: 11/13/2025

Additional final fees: Due upon conclusion of the application process and before recording of the resolution and Mylar are - publication fees, mapping fees, postage and recording fees. If denied, recording, postage and publication fees will still be due on all applications.

I/we declare under penalty of perjury in the second degree, and any other applicable state or federal laws that the statements made on this application are true and complete to the best of my knowledge. I understand that this application may be denied or revoked if:

- I provide misleading information on this application, or
- I violate the rules and regulations of Alamosa County
- I violate the provisions of the Colorado Subdivision Regulations (§C.R.S. 30-1-133)

[Handwritten Signature]

Signature of Applicant

[Handwritten Signature]
Signature of Owner

[Handwritten Signature]
Signature of Owner

Signature of Applicant

Signature of Owner

Signature of Applicant

Signature of Owner



EXHIBIT 3
ALAMOSA COUNTY TREASURER

8999 Independence Way, Ste 104
Alamosa, CO 81101
(719)589-3626

MISCELLANEOUS GENERAL LEDGER RECEIPT

Receipt Date: 11/13/2025 Transaction #: 254526
Print Date: 11/13/2025 Comments: Land Use- Angel Rubio-Mix and Raylene Mix - Parcel #528736401051 - Major Site Plan
Reference:

#	Information	Tender	Check #	Routing #	Amount Paid
1	Angel Rubio-Mix 198 County Road 111 North	CASH			\$500.00
TOTAL RECEIVED					\$500.00

TEMPLATE ID	GL TEMPLATE DESCRIPTION	Amount
Template ID	Template Description	
10-2600	COUNTY GENERAL - AMENDMENT TO ZONING Land Use- Angel Rubio-Mix and Raylene Mix - Parcel #528736401051 - Major Site Plan	\$500.00

Warranty Deed

THIS DEED, made this 22nd day of July 2024, between

Fred John Turner

of the County of Rio Grande, State of Colorado, Grantor, and

Raylene Mix and Angel Rubio-Mix as Joint Tenants

whose legal address is 1980 County Road 111 North, Mosca, CO 81146; Grantees

WITNESSETH, That the Grantor, for and in consideration of the sum of **FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$55,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantees, their heirs and assigns forever, not in tenancy in common but in **joint tenancy**, all the real property, together with improvements, if any, situate, lying and being in the County of **Alamosa** and the State of **Colorado**, described as follows:

Tract 2, Mid-Valley Commercial Subdivision Exemption, according to the plat recorded September 21, 1979 at Reception No. 204961, County of Alamosa, State of Colorado;

Saving and Excepting therefrom that portion described in the amended rule and order in favor of the Department of Transportation, State of Colorado, recorded March 17, 1999 at Reception No. 292140, County of Alamosa, State of Colorado; and

Also Saving and Excepting therefrom that portion described in Warranty Deed to the Department of Transportation, State of Colorado, recorded November 17, 2011 under Reception No. 347310, County of Alamosa, State of Colorado; and

Further Saving and Excepting therefrom that portion described in Warranty Deed to the Department of Transportation, State of Colorado, recorded April 15, 2013 at Reception No. 352471, County of Alamosa, State of Colorado.

Also known as street and number: **TBD US Hwy 160, Alamosa, CO 81101**
Assessor's schedule or parcel number: **528736401051.**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises. with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the Grantees, their heirs, successors and assigns forever. And the Grantor, for themselves, their heirs, and personal representatives, do covenant, grant, bargain and agree to and with the Grantees, their heirs, successors and assigns, that at the time of the ensembling and delivery of these presents they is well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except all statutory exceptions as defined in §38-30-113(5)(a), C.R.S..

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantees, their heirs, successors and assigns, against all and every

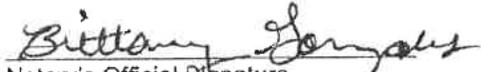
person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date first written above.


Fred John Turner

STATE OF COLORADO
COUNTY OF ALAMOSA

The foregoing instrument was acknowledged before me this 22nd day of July, 2024, by Fred John Turner.


Notary's Official Signature

My Commission Expires: 11/20/2027

BRITTANY GONZALES
Notary Public
State of Colorado
Notary ID # 20194043978
My Commission Expires 11-20-2027

OWNERSHIP AND ENCUMBRANCE REPORT



Parcel No.: **528736401051**

Property Address: 2542 S County Road 100, Alamosa, CO 81101

Legal Description: **Tract 2, Mid-Valley Commercial Subdivision Exemption, according to the plat recorded September 21, 1979 at Reception No. 204961, County of Alamosa, State of Colorado;**

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Further Saving and Excepting therefrom that portion described in Warranty Deed to the Department of Transportation, State of Colorado, recorded April 15, 2013 at Reception No. 352471, County of Alamosa, State of Colorado.

Owner: **Raylene Mix and Angel Rubio-Mix**

Ownership Documents: **Warranty Deed** recorded on **July 22, 2024** at Reception No. **392388**.

Open Liens:
NONE

Matters of interest to the subject property:
NONE

The foregoing information was compiled as of **July 22, 2024** at **10:59 AM** up to and including **October 29, 2025** at **8:00 AM**, solely for the benefit of

Angel Rubio-Mix

This information is deemed reliable but not guaranteed. No insurance product is associated with this information and Allpine Title, Inc. does not certify the information contained in this report and assumes no liability as to loss, consequence, or damage resulting from the use of this information.

The instruments referred to have not been examined to determine their legal sufficiency and no search has been made as to any reservations, covenants, easements or rights of way, if any.

Glenna Clayton

225 6th Street, STE D, Alamosa, CO 81101
Phone: (719) 587-2776 Fax: (719) 587-2775



Certificate of Taxes Due
ALAMOSA COUNTY TREASURER
ALAMOSA COUNTY, CO

Account #: 528736401051
 Parcel #: 528736401051
 Owner: MIX RAYLENE &
 RUBIO-MIX ANGEL
 1980 COUNTY ROAD 111 NORTH
 MOSCA, CO 81146-0000

Cert #: 2082
 Requestor:
 Requestor #:
 Email:

Amount due is valid at issuance date only.

Property Address:
 Comments:

Legal Description: Full Legal Description is appended on subsequent page(s).

ORIGINAL TAX BILLING FOR 2024	TAX DISTRICT	114	Values	Actual	Assessed	
Authority		Levy	Tax			
ALAMOSA AMBULANCE		2.886	\$20.98			
ALAMOSA COUNTY		25.238	\$183.48			
ALAMOSA COUNTY FIRE		5.43	\$39.47			
ALAMOSA SCHOOL DISTRICT 11J		32.087	\$233.35			
RIO GRANDE WATER CON DIST		1.6	\$11.63			
SAN LUIS VALLEY WATER CON		0.411	\$2.99			
TAXES FOR 2024						
		67.652	\$491.90			
				Vacant Land	\$26,060.00	\$7,271.00
				TOTAL	\$26,060.00	\$7,271.00

* Credit Levy

TAX YEAR	CHARGE	BASE AMOUNT	INTEREST	FEES	TOTAL DUE
2024	Tax Bill	\$491.90	\$14.76	\$0.00	\$506.66
TOTAL DUE		\$491.90	\$14.76	\$0.00	\$506.66

EXEMPTION (APPLIED)	\$0.00
PAID	\$506.66
TOTAL LIABILITY valid through November 03, 2025:	\$0.00

All Tax Lien Sale amounts are subject to change due to endorsement of current taxes by the lienholder. Tax Lien Sale redemption amounts must be paid by cash or certified funds. This certificate does not include land or improvements assessed under a separate account number, personal property taxes, oil, gas and mineral rights, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned. Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. This does not include assessments not on record as of this date. In witness whereof, I have hereunto set my hand and seal this 11/3/2025.

Amy McKinley, Treasurer



BY: Amy McKinley



Office Use Only **MAY 23 2025**

Form GWS-45 (01/2020)

BY: _____

2022arubio@gmail.com

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST, RM 821, DENVER, CO 80203
Main: (303) 866-3581 dwrpermitsonline@state.co.us

GENERAL PURPOSE

Water Well Permit Application

Review instructions on reverse side prior to completing form.
The form must be computer generated, typed or in black or blue ink.

1. Applicant Information

Name of applicant: *Angel Rubio-Mix*

Mailing address: *1980 County RD 111 N*

City: *Mosca* State: *CO* Zip code: *81146*

Telephone # (area code & number): *719 480 5934* E-mail (online filing required): *2022arubio@gmail.com*

2. Type Of Application (check applicable boxes)

Construct new well Use existing well

Replace existing well Change or increase use

Change source (aquifer) Reapplication (expired permit)

COGCC Well Other: _____

3. Refer To (if applicable)

Well permit # _____ Water Court case # _____

Designated Basin Determination # _____ Well name or # _____

4. Location Of Proposed Well

County: *Alamosa* Section: *18* Township: *38* Range: *9* Principal Meridian: *N*

Distance of well from section lines (section lines are typically not property lines):
Ft. from N S E W

For replacement wells only - distance and direction from old well to new well:
feet _____ direction _____

Well location address (Include City, State, Zip) Check if well address is same as in Item 1.
2542 S County RD 100 Alamosa CO 81101

Optional: GPS well location information in UTM format. You must check GPS unit for required settings as follows:

Format must be UTM Zone 12 or Zone 13

Units must be Meters

Datum must be NAD83

Unit must be set to true north

Was GPS unit checked for above? YES NO

Remember to set Datum to NAD83

5. Parcel On Which Well Will Be Located (PLEASE ATTACH A CURRENT DEED FOR THE SUBJECT PARCEL)

A. Legal Description (may be provided as an attachment):

B. # of acres in parcel: *5.2133*

C. Owner: *Raylene Mix Angel Rubio-Mix*

D. Will this be the only well on this parcel? YES NO (if no list other wells)

E. State Parcel ID# (optional): *528736401051*

6. Use Of Well (check applicable boxes)

Attach a detailed description of uses applied for.

Industrial Dewatering System

Municipal Geothermal (production or reinjection)

Irrigation Other (describe): _____

Commercial

7. Well Data (proposed)

Maximum pumping rate: *15* gpm Annual amount to be withdrawn: *0.33* acre-feet

Total depth: *502* feet Aquifer: *unconfined*

8. Land On Which Ground Water Will Be Used

Legal Description of Land (may be provided as an attachment):

(If used for crop irrigation, attach a scaled map that shows irrigated area.)

A. # Acres _____ B. Owner _____

C. List any other wells or water rights used on this land:

9. Proposed Well Driller License #(optional):

10. Sign or Entered Name Of Applicant(s) Or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application: *Angel Rubio-Mix* Date (mm/dd/yyyy): _____

If signing print name and title: *Angel Rubio-Mix (owner)*

Office Use Only

USGS map name _____ DWR map no. _____ Surface elev. _____

Receipt area only
10042942

AQUAMAP _____ WE _____ WR _____ CWCB _____ TOPO _____ MYLAR _____ SBS _____

DIV _____ WD _____ BA _____ MD _____

Clay 52

Application Receipt No. 10042942
 Applicant's Name: Angel Rubio-Nix

COMMERCIAL DRINKING AND SANITARY WELL WORKSHEET

Review instructions on reverse side prior to completing form. The form must be completed in black or blue ink or typed.

1. Name and Type of Business:

2. Is this application for a new well?

Yes

No If no, is this application for a change of use for an existing well?

Yes Permit Number of well (if applicable) _____

No For wells used for drinking and sanitary purposes prior to May 8, 1972, a field inspection of the well to verify historical uses may be required. See form GWS-12 Registration of Existing Well for further information.

3. Is the parcel the well is located on (or will be located on) within the boundaries of a water service area (water district, municipality, water company, etc.) or is water available from another source (such as a well)?

Yes If yes, indicate what this other source is _____

No

(name of water district/supplier, or well permit number)

4. Proposed type of disposal system to be used:

Septic tank / absorption leach field

Central System (district name:) _____

Vault (location sewage hauled to:) _____

Other (attach copy of engineering design)

5. Water Demand Calculations (for average factors for water demand see below)

Employees

Number of Employees	X	Number of Gallons per Employee per Day	X	Number of Days Employee Works per Year	=	Gallons per Year
1	X	15	X	260	=	3900

Customers

Number of Customers per Day	X	Number of Gallons per Customer	X	Number of Days Business is Open per Year	=	Gallons per Year
1/2	X	5	X	208	=	520

Other Uses (Note: No uses outside of the building would be permitted for this type of well.)

Type of Use	X	Gallons per Use per Day	X	Days per Year	=	Gallons per Year
N/A	X	N/A	X	N/A	=	

Total amount of water required:

=	Gallons per Year (A + B + C)
=	4420

For wells used for commercial drinking and sanitary purposes on or after May 8, 1972, the total water demand cannot exceed 108,600 gallons (1/3 of an acre-foot) per year.

For wells used for commercial drinking and sanitary purposes prior to May 8, 1972, the total water demand cannot exceed 325,900 gallons (1 acre-foot) per year.

General Guidelines for Water Demand in Gallons per Day

Day Workers at Offices – 15 gallons/person/day

Food Service Establishments (with toilet and kitchen wastes) – 10 gallons/patron/day

Churches (does not include food service) – 5 gallons/seat/day

Overnight Lodging – 50 gallons/customer/day

On-Site Proprietor of Overnight Lodging (i.e. on-site owner of a Bed & Breakfast) – 80 gallons/person/day

Additional water demand figures may be obtained from a private water consultant or from a technical reference on this subject.

Alamosa County, CO

Summary

Parcel Number 528736401051
Property Address S COUNTY ROAD 100 02542
Legal Description TR OF LAND S2 18-38-9 5.2122AC M/L KNOWN AS TR 2 MID-VALLEY CO MMERCIAL SUB EXCEMPTION EXC FR DESC AS COMM W4 CORNER O F SAID SEC TH S00DEG 04'34" E 591.27 ALONG W LINE OF SW 4 SAID SEC TH S 62DEG 00' 20" E 34.1'TO PT ON WLY LIN E OF TR 1 TH S 62DEG 00'20" E 660.38' PAR WITH SLY LINE OF SAID TR TO PT OF I/S WITH COMMON LINE OF TR 1 & 2 AND THE POB TH S 62DEG 00'20" E 215.3
(Note: Not to be used on legal documents)
Acres 0
Neighborhood 1100 NBHD 11 (1100)
Tax District 114
Section 19
Township 38
Range 9



Owners

Disclaimer: Mailing address is used for Alamosa County ad valorem taxation purposes.
[MIX RAYLENE & RUBIO MIX ANGEL](#)
 1980 COUNTY ROAD 111 NORTH
 MOSCA, CO 81146

Land

Land Use	Units	Unit Type	Frontage	Depth
Q2COM 5287 MID VALL	1	UT	0	0

Valuation

Assessed Year	2025	2024	2023	2022	2021
Building Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land Value	\$55,500.00	\$26,060.00	\$26,060.00	\$26,060.00	\$26,060.00
Extra Features Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Value	\$55,500.00	\$26,060.00	\$26,060.00	\$26,060.00	\$26,060.00

Sales

Sale Date	Document Number	Instrument	Qualification	Sale Price
7/22/2024	392388	JW	Q	\$55,000
9/24/2021	382550	WD	U	\$275,000
10/2/2013	354368	WD	U	\$100,000
10/6/2004	318759	WD	U	\$750,000

Buildings

Year Built	2025	Heating	N/A
Air Conditioning	N/A	Improvement Code	223008
Bedrooms	0	Improvement Description	SP PURPOSE
Building Sq Ft	2400	Living Sq Ft	2400
Building Value	94009	Stories	1
Count		Patio Deck Area	
Extended Description	BASE AREA (2400)	Patio Deck Type	
Exterior Walls	METAL	Porch Area	
Foundation	N/A	Porch Type	
Frame	WOOD FRAME	Roof Cover	METAL
		Roof Type	GABLE/HIP
		Total Baths	0

Tax Statements

[2024 Tax Notice \(PDF\)](#)

[2023 Tax Notice \(PDF\)](#)

2022 Tax Notice (PDF)

2021 Tax Notice (PDF)

2020 Tax Notice (PDF)

2019 Tax Notice (PDF)

2018 Tax Notice (PDF)

2017 Tax Notice (PDF)

2016 Tax Notice (PDF)

Photos View



No data available for the following modules: Yard Extras, Photos, Sketches.

The Alamosa County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. Data is subject to constant change and its accuracy and completeness cannot be guaranteed.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: [12/30/2025, 8:28:38 PM](#)

Contact Us

Developed by
 **SCHNEIDER**
GEO SPATIAL

Rubio-Mix Major Site Plan

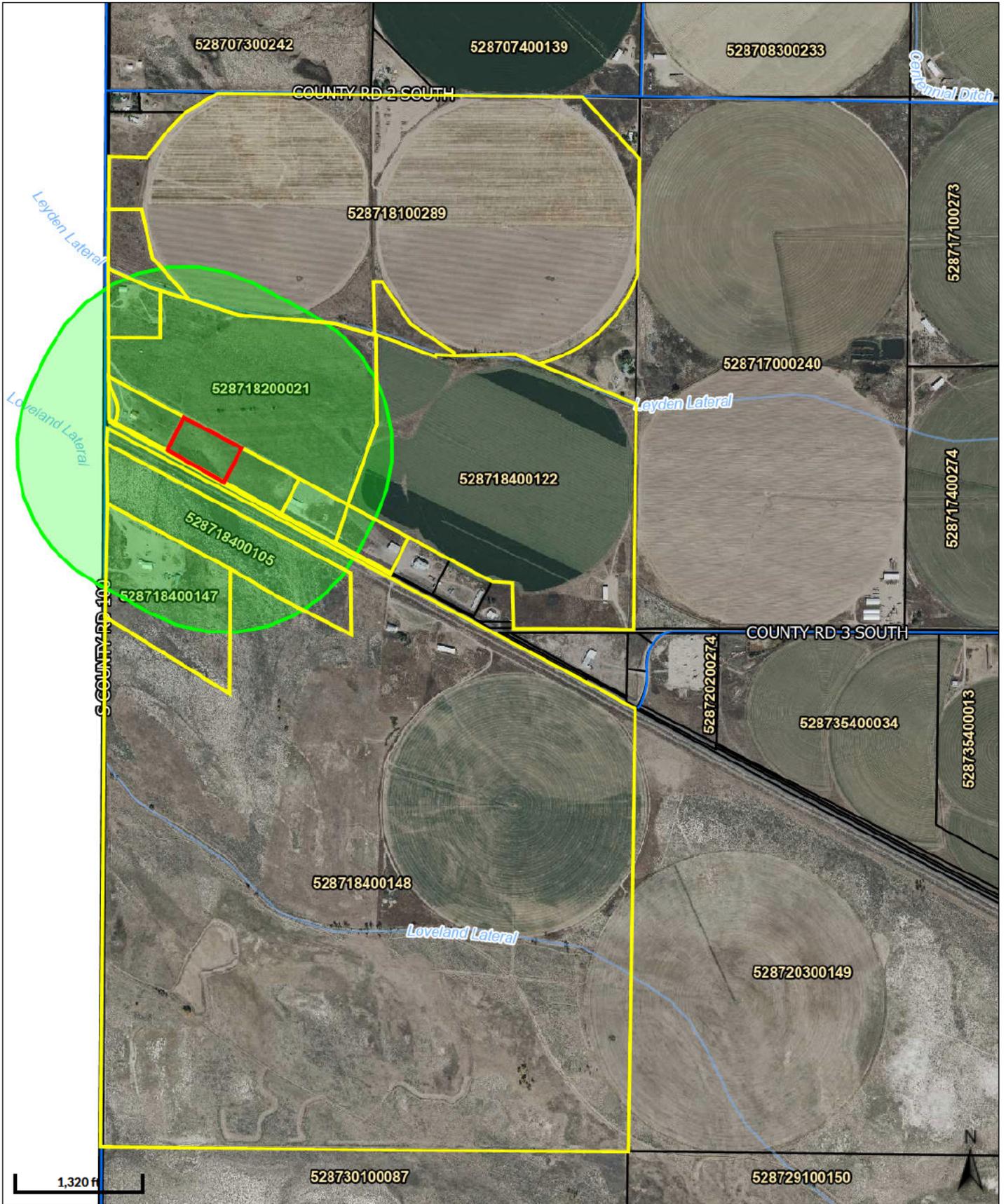


EXHIBIT 11

Rubio-Mix 1500 ft neighbor list

ParcelId	OwnerName	OwnerAddress1	OwnerCityStZip
<u>Alamosa County Parcels</u>			
528718400122	PADGETT PATRICIA M	160 MORRIS LAKE DR	HAWTHORNE FL 32640
528736401051	MIX RAYLENE & RUBIO-MIX ANGEL	1980 COUNTY ROAD 111 NORTH	MOSCA CO 81146
528736401035	JOHNSON CADE L & JOHNSON CORTNEY	238 PINTADA DRIVE	MONTE VISTA CO 81144
528718100289	SEGER CAROLYN JO TRUST (THE)	2600 N RD 1 E	MONTE VISTA CO 81144
528718200292	SEGER WESLEY SCOTT	5987 W COUNTY ROAD 9 N	DEL NORTE CO 81132
528736401037 & 528718400148	MALOUFF BRYAN & MALOUFF BRENDA A	6349 COUNTY ROAD 106.65	ALAMOSA CO 81101
528718400105	MALOUFF DEBORAH P	6496 MALOUFF ROAD	ALAMOSA CO 81101
528718200021 & 528736401033	TURNER FRED JOHN	P O BOX 186	MONTE VISTA CO 81144
528718200020	R&D LLC	P O BOX 207	LA JARA CO 81140
528718400147	NORTON MATT D, NORTON KIP C & MC DANIEL RITCHIE L	P O BOX 31	LA JARA CO 81140
528736401053	SAN LUIS VALLEY CHURCH OF CHRIST	P O BOX 597	ALAMOSA CO 81101
<u>Rio Grande Parcels</u>			
37 130 00 046	City of Monte Vista	720 1st Ave	Monte Vista, CO 81144-1402
37 130 00 043	Atsa & Tiffany Valdez	2691 S County Road 6 E	Monte Vista, CO 81144-9600
37 130 00 040	Keller Land Holdings LLC	219 Bronk St	Monte Vista, CO 81144-1137
37 130 00 041	Karla L Shriver	PO Box 262	Monte Vista, CO 81144-0262



PUBLIC NOTICE

Land Use Office • 8999 Independence Way #100 • Alamosa, CO 81101
Email: landuse@alamosacounty.org • Phone: 719-589-3812

12/03/2025

PADGETT PATRICIA M
160 MORRIS LAKE DR
HAWTHORNE FL 32640

Dear Property Owner(s) of Parcel# 528718400122

Pursuant to Article 8 of the Alamosa County Land Use and Development Code, I am writing to inform you that Angel Rubio-Mix have submitted an application for a **Major Site Plan** on property currently addressed as **2542 S County Rd 100 (Parcel 528736401051)**. The applicant is requesting approval to develop and operate a diesel equipment repair shop as a repair, general use. This property is in the **Industrial (I)** zone district.

The legal description of the property is: Tract 2, Mid-Valley Commercial Subdivision Exemption, according to the plat recorded September 21, 1979 at Reception No. 204961, County of Alamosa, State of Colorado; Saving and Excepting therefrom that portion described in the amended rule and order in favor of the Department of Transportation, State of Colorado, recorded March 17, 1999 at Reception No. 292140, County of Alamosa, State of Colorado; and Also Saving and Excepting therefrom that portion described in Warranty Deed to the Department of Transportation, State of Colorado, recorded November 17, 2011 under Reception No. 347310, County of Alamosa, State of Colorado; and Further Saving and Excepting therefrom that portion described in Warranty Deed to the Department of Transportation, State of Colorado, recorded April 15, 2013 at Reception No. 352471, County of Alamosa, State of Colorado.

This application will be heard before the Alamosa Planning Commission on **Wednesday, Wednesday, January 14, 2026** at 6:00 PM and again before the Alamosa Board of County Commissioners on **Wednesday, February 11, 2026** at 8:30 AM. Both meetings will be held in the Alamosa County Services Center, 8900 Independence Way, Alamosa, Colorado.

As a neighboring property owner, you are encouraged to participate in the public hearing. You are welcome to join the meeting in person or via [Zoom Meeting ID #270-314-6874](#) or call in 719-359-4580 or 253-215-8782 and use Meeting ID# 270-314-6874.

Details regarding this application are available for public inspection in the Alamosa County Land Use Office 8999 Independence Way, Suite 100, during regular office hours. If you have any questions regarding this application, you may contact me at the above telephone number.

Sincerely,

Richard Hubler
Land Use Administrator

EXHIBIT 13

From: [Frank Wirth](#)
To: [Darcy Barraclough](#)
Subject: Re: agency review request
Date: Monday, December 1, 2025 2:29:20 PM

Darcy,

I have reviewed both land use applications and have no concerns about them proceeding forward.

Thanks,

Frank

Frank Wirth Jr.

Fire Chief

Alamosa Fire Department

425 Fourth Street

PO Box 419

Alamosa, CO 81101

719-587-2530 (Office)

719-670-0010 (Cell)

On Mon, Dec 1, 2025 at 12:43 PM Darcy Barraclough <dbarraclough@alamosacounty.org> wrote:

Good Day,

Your agency has been selected by Alamosa County to provide input on the below land use application(s) before Alamosa County.

1. D. Wayne Cody has submitted an application for a **Minor Subdivision** on property currently addressed as **2064 County Rd 12 S (Parcel 555904200117)**. The applicant is proposing to subdivide the existing 164.41 acre tract into two lots: Tract 1 of 8.68 acres, and Tract 2 of 155.73 acres. This property is in the **Rural (RU)** zone district.
2. Angel Rubio-Mix has submitted an application for a **Major Site Plan** on property currently addressed as **2542 S County Rd 100 (Parcel 528736401051)**. The applicant is proposing to develop and operate a diesel equipment repair shop as a repair, general use. This property is in the **Industrial (I)** zone district.

Please review the attached information and provide any comments relevant to:

- How these proposals may affect the services you provide.

- Concerns you may have about impacts.
- Suggestions for modifications to the proposal.

These applications are scheduled for a Public Hearing before the Alamosa County Planning Commission on **Wednesday, January 14, 2026** at 6:00 P.M. and before the Board of County Commissioners on **Wednesday, February 11, 2026** at 8:30 A.M. Both meetings will be held in the Alamosa County Services Center, 8900 Independence Way, Alamosa, Colorado.

If you wish to comment on these applications, please submit your response in writing or by email to the Alamosa County Land Use Office by **Monday, December 29**. You are also welcome to participate during the public hearings noted above in person or via Zoom Meeting <https://zoom.us/j/2703146874>

Further details regarding this application are available upon request. If you have any questions, please contact me at 719-589-3812 or dbarraclough@alamosacounty.org

Thank You,

Darcy Barraclough

Planner

Alamosa County Land Use and Building Dept.

[8999 Independence Way, Suite 100](#)

[Alamosa, CO 81101](#)

719-589-3812

dbarraclough@alamosacounty.org

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Richard Hubler

From: Ronnie Medina <ronnie.medina@alamosacounty.org> on behalf of Ronnie Medina
Sent: Monday, December 8, 2025 5:06 PM
To: Darcy Barraclough
Cc: rjackson@alamosacounty.org; mswoods@alamosacounty.org; kanderson@alamosacounty.org; fwirth@alamosa.gov; moscahoopercd1@gmail.com; Richard Hubler
Subject: Re: agency review request

Good afternoon,

From Alamosa County Road & Bridge prospective;

Applicant D. Wayne Cody for Minor Subdivision Parcel 555904200117.

This proposal will not affect services my department provides. There are no concerns and no suggestions or modifications to this proposal.

Applicant Angel Rubio-Mix for Major Site Plan Parcel 528736401051.

This proposal will not affect services my department provides. There are no concerns and no suggestions or modifications to this proposal.

Ronnie Medina
Alamosa County Road and Bridge Director
8663 S CR 109
Alamosa CO. 81101
Phone 719.589.6262
Cell 719.850.2993

On Mon, Dec 1, 2025 at 12:43 PM Darcy Barraclough <dbarraclough@alamosacounty.org> wrote:

Good Day,

Your agency has been selected by Alamosa County to provide input on the below land use application(s) before Alamosa County.

1. D. Wayne Cody has submitted an application for a **Minor Subdivision** on property currently addressed as **2064 County Rd 12 S (Parcel 555904200117)**. The applicant is proposing to subdivide the existing 164.41 acre tract into two lots: Tract 1 of 8.68 acres, and Tract 2 of 155.73 acres. This property is in the **Rural (RU)** zone district.
2. Angel Rubio-Mix has submitted an application for a **Major Site Plan** on property currently addressed as **2542 S County Rd 100 (Parcel 528736401051)**. The applicant is proposing to develop and operate a diesel equipment repair shop as a repair, general use. This property is in the **Industrial (I)** zone district.

Please review the attached information and provide any comments relevant to:

- How these proposals may affect the services you provide.
- Concerns you may have about impacts.
- Suggestions for modifications to the proposal.

These applications are scheduled for a Public Hearing before the Alamosa County Planning Commission on **Wednesday, January 14, 2026** at 6:00 P.M. and before the Board of County Commissioners on **Wednesday, February 11, 2026** at 8:30 A.M. Both meetings will be held in the Alamosa County Services Center, 8900 Independence Way, Alamosa, Colorado.

If you wish to comment on these applications, please submit your response in writing or by email to the Alamosa County Land Use Office by **Monday, December 29**. You are also welcome to participate during the public hearings noted above in person or via Zoom Meeting <https://zoom.us/j/2703146874>

Further details regarding this application are available upon request. If you have any questions, please contact me at 719-589-3812 or dbarraclough@alamosacounty.org

Thank You,

Darcy Barraclough

Planner

Alamosa County Land Use and Building Dept.

[8999 Independence Way, Suite 100](#)

[Alamosa, CO 81101](#)

719-589-3812

dbarraclough@alamosacounty.org

EXHIBIT 15

From: [Gallegos - CDOT, Kenneth](#)
To: [Darcy Barraclough](#)
Subject: Re: agency review request
Date: Tuesday, December 9, 2025 9:14:15 AM

Darcy,

Thank you for the opportunity to review this land use proposal. This proposed development will not increase the traffic volume to the US 285 & County Road 100 intersection therefore CDOT has No Comment. However it is CDOT's recommendation that in the future the access to parcel 528736401033 and the proposed development join at the proposed development's northern access location, long term the CR access has the potential for signalization if it meets signal warrants. If you have any further questions or concerns please let me know.

Thank you,

On Mon, Dec 1, 2025 at 3:48 PM Darcy Barraclough <dbarraclough@alamosacounty.org> wrote:

Good Day,

Your agency has been selected by Alamosa County to provide input on the below land use application(s) before Alamosa County.

1. Angel Rubio-Mix has submitted an application for a **Major Site Plan** on property currently addressed as **2542 S County Rd 100 (Parcel 528736401051)**. The applicant is proposing to develop and operate a diesel equipment repair shop as a repair, general use. This property is in the **Industrial (I)** zone district.

Please review the attached information and provide any comments relevant to:

- How these proposals may affect the services you provide.
- Concerns you may have about impacts.
- Suggestions for modifications to the proposal.

These applications are scheduled for a Public Hearing before the Alamosa County Planning Commission on **Wednesday, January 14, 2026** at 6:00 P.M. and before the Board of County Commissioners on **Wednesday, February 11, 2026** at 8:30 A.M. Both meetings will be held in the Alamosa County Services Center, 8900 Independence Way, Alamosa, Colorado.

If you wish to comment on these applications, please submit your response in writing or by email to the Alamosa County Land Use Office by **Monday, December 29**. You are also welcome to participate during the public hearings noted above in person or via Zoom Meeting <https://zoom.us/j/2703146874>

Further details regarding this application are available upon request. If you have any questions, please contact me at 719-589-3812 or dbarraclough@alamosacounty.org

Thank You,

Darcy Barraclough

Planner

Alamosa County Land Use and Building Dept.

[8999 Independence Way, Suite 100](#)

[Alamosa, CO 81101](#)

719-589-3812

dbarraclough@alamosacounty.org

--

Kenneth Gallegos
Region 5
Durango
Access Coordinator
Administrator II

Office Hours: Monday-Thursday 7:00am - 5:30pm



P 970.385.8362 |

3803 N Main Ave., Durango, CO 81301

Kenneth.Gallegos@state.co.us | codot.gov | cotrip.org



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=

Richard Hubler

From: Boyle - DNR, Kevin <kevin.boyle@state.co.us> on behalf of Boyle - DNR, Kevin
Sent: Monday, December 15, 2025 8:54 AM
To: Darcy Barraclough
Cc: Heather@slvwcd.org; kyle.mcmillan@state.co.us; Richard Hubler
Subject: Re: agency review request

Ms. Barraclough,

Thank you for providing us with the applications in front of the Alamosa County Planning Commission. Below are our comments. Please let us know if you have any questions.

Rubio-Mix: Our review showed that this property is served by well permit no. 339417, an exempt commercial well. Under well permit no. 339417, water may be used for drinking/sanitary use in a commercial business. Up to 1/3 of an acre-foot may be withdrawn annually, the well must be metered, and all returned flows must be returned via a non-evaporative wastewater system. This well is a legal water supply for this proposal.

Cody: Our review showed that the property is served by well permits no. 90473-F and 54710-A. These permits are issued to one well structure. Permit no. 90473-F allows for use in commercial malt house and brewery. Well permit no. 54710-A allows for domestic use. This well does not encumber any land and would not be affected if this request is granted.

Kevin Boyle, P.E.
Assistant Division Engineer
Division 3
(719) 589-6683 ext. 3119



kevin.boyle@state.co.us | www.dwr.colorado.gov

On Mon, Dec 1, 2025 at 12:47 PM Darcy Barraclough <dbarraclough@alamosacounty.org> wrote:

Good Day,

Your agency has been selected by Alamosa County to provide input on the below land use application(s) before Alamosa County.

1. D. Wayne Cody has submitted an application for a **Minor Subdivision** on property currently addressed as **2064 County Rd 12 S (Parcel 555904200117)**. The applicant is proposing to subdivide the existing 164.41 acre tract into two lots: Tract 1 of 8.68 acres, and Tract 2 of 155.73 acres. This property is in the **Rural (RU)** zone district.
2. Angel Rubio-Mix has submitted an application for a **Major Site Plan** on property currently addressed as **2542 S County Rd 100 (Parcel 528736401051)**. The applicant is proposing to develop and operate a diesel equipment repair shop as a repair, general use. This property is in the **Industrial (I)** zone district.

Please review the attached information and provide any comments relevant to:

- How these proposals may affect the services you provide.
- Concerns you may have about impacts.
- Suggestions for modifications to the proposal.

These applications are scheduled for a Public Hearing before the Alamosa County Planning Commission on **Wednesday, January 14, 2026** at 6:00 P.M. and before the Board of County Commissioners on **Wednesday, February 11, 2026** at 8:30 A.M. Both meetings will be held in the Alamosa County Services Center, 8900 Independence Way, Alamosa, Colorado.

If you wish to comment on these applications, please submit your response in writing or by email to the Alamosa County Land Use Office by **Monday, December 29**. You are also welcome to participate during the public hearings noted above in person or via Zoom Meeting <https://zoom.us/j/2703146874>

Further details regarding this application are available upon request. If you have any questions, please contact me at 719-589-3812 or dbarraclough@alamosacounty.org

Thank You,

Darcy Barraclough

Planner

Alamosa County Land Use and Building Dept.

[8999 Independence Way, Suite 100](#)

[Alamosa, CO 81101](#)

719-589-3812

dbarraclough@alamosacounty.org

**ALAMOSA COUNTY
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Alamosa Planning Commission on **Wednesday, January 14, 2025** at 6:00 PM and again before the Alamosa Board of County Commissioners on **Wednesday, February 11, 2025** at 8:30 AM, in the Alamosa County Services Center, 8900 Independence Way, Alamosa, Colorado for the purpose of considering an application for a **Major Site Plan** submitted by Angel Rubio-Mix on property currently addressed as **2542 S County Rd 100 (Parcel 528736401051)**.

The applicant is proposing to develop and operate a diesel equipment repair shop as a repair, general use. This property is in the **Industrial (I)** zone district.

The legal description of the property is: Tract 2, Mid-Valley Commercial Subdivision Exemption, according to the plat recorded September 21, 1979 at Reception No. 204961, County of Alamosa, State of Colorado; Saving and Excepting therefrom that portion described in the amended rule and order in favor of the Department of Transportation, State of Colorado, recorded March 17, 1999 at Reception No. 292140, County of Alamosa, State of Colorado; and Also Saving and Excepting therefrom that portion described in Warranty Deed to the Department of Transportation, State of Colorado, recorded November 17, 2011 under Reception No. 347310, County of Alamosa, State of Colorado; and Further Saving and Excepting therefrom that portion described in Warranty Deed to the Department of Transportation, State of Colorado, recorded April 15, 2013 at Reception No. 352471, County of Alamosa, State of Colorado.

Details regarding this application are available for public inspection in the Alamosa County Land Use Office at 8999 Independence Way Suite 100 during regular office hours or at (719) 589-3812.

Darcy Barraclough
Alamosa County Planner

Published in the Valley Courier 11/29/2025



Land Use Office • 8999 Independence Way #100 • Alamosa, CO 81101
Email: landuse@alamosacounty.org • Phone: 719-589-3812

January 6, 2026

Angel Rubio-Mix
1980 N Co Rd 111
Mosca, CO 81146

2022arubio@gmail.com

Dear Applicant(s):

Your application for a Major Site Plan has been scheduled before the Alamosa County Planning Commission for Wednesday **January 14, 2026 at 6:00 p.m.** and before the Board of County Commissioners for Wednesday **February 11, 2026 at 8:30 a.m.** in the Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101.

It is imperative that you or someone acting as your representative be present at this meeting to answer questions the Board may have. Should you decide to appoint a representative, please submit a notarized letter of your appointee to the Land Use Office prior to the scheduled Board meeting.

You are welcome to join the meeting in person or via [Zoom Meeting ID #270-314-6874](#) or call in 719-359-4580 or 253-215-8782 and use Meeting ID# 270-314-6874.

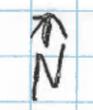
If you have questions or concerns, please call at (719) 589-3812 or email me at rhubler@alamosacounty.org.

Thank you,

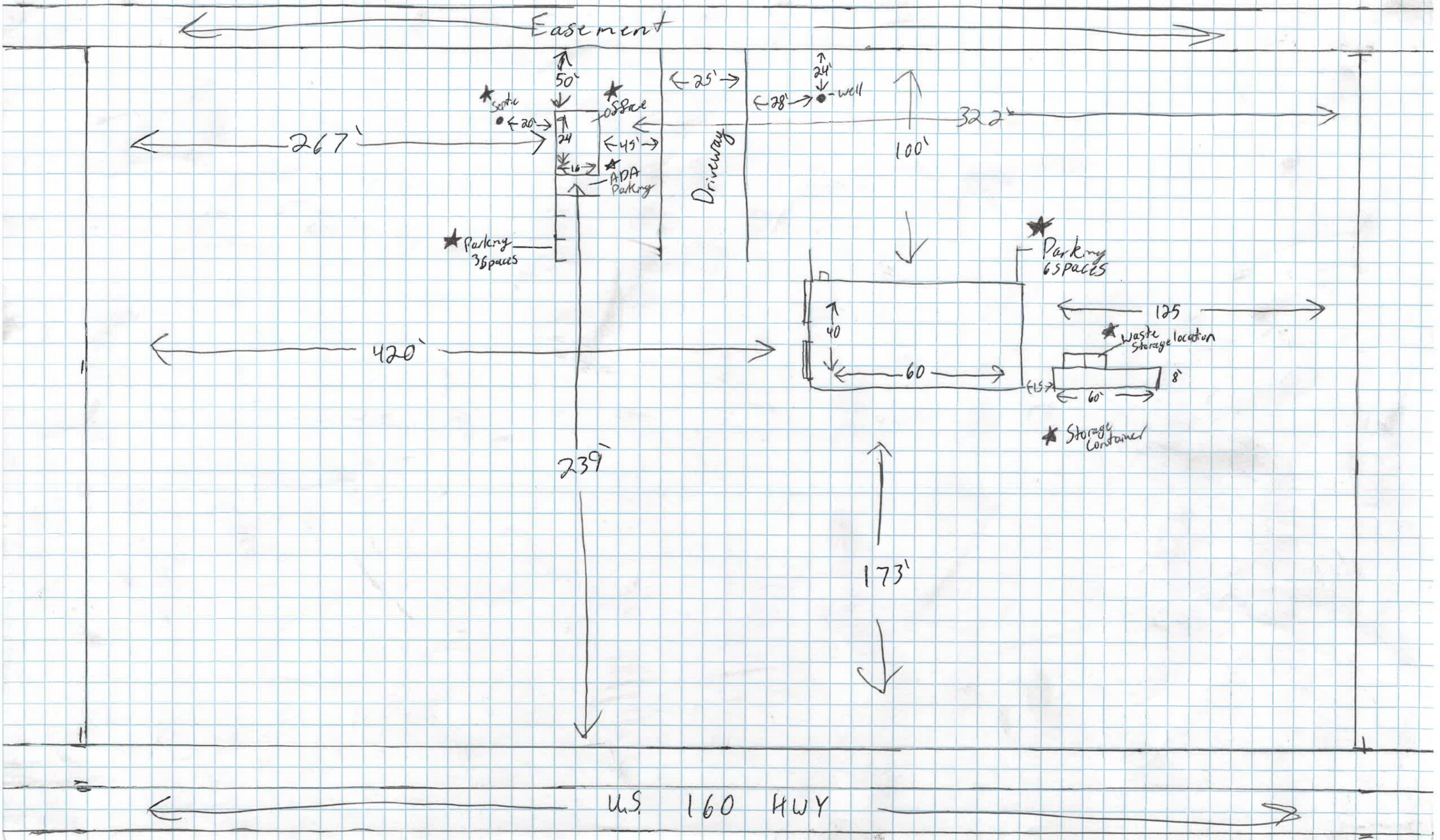
Richard Hubler,
Land Use Administrator

Site Plan 5.21 Acres Angel Rubio-Mix
2542 S County RD 100 Alamosa, CO 81101

EXHIBIT 19



Proposed



Waste plan

2542 S County RD 100 Alamosa, CO 81146

Angel Rubio-Mix

Hazardous Waste - Will be arranged with Crystal Clean for pickup for disposal

Waste oils - Will be used for heating or disposal with Crystal Clean

Waste Tires - Will be taken to SLV Landfill

Metal waste - Will be taken to Colorado Recycling