

# K & F Minor Subdivision PM25-002

### **Planning Commission Public Hearing**

October 7, 2025



#### **Applicant**: Jonathan Carrick



#### **Project Proposal:**

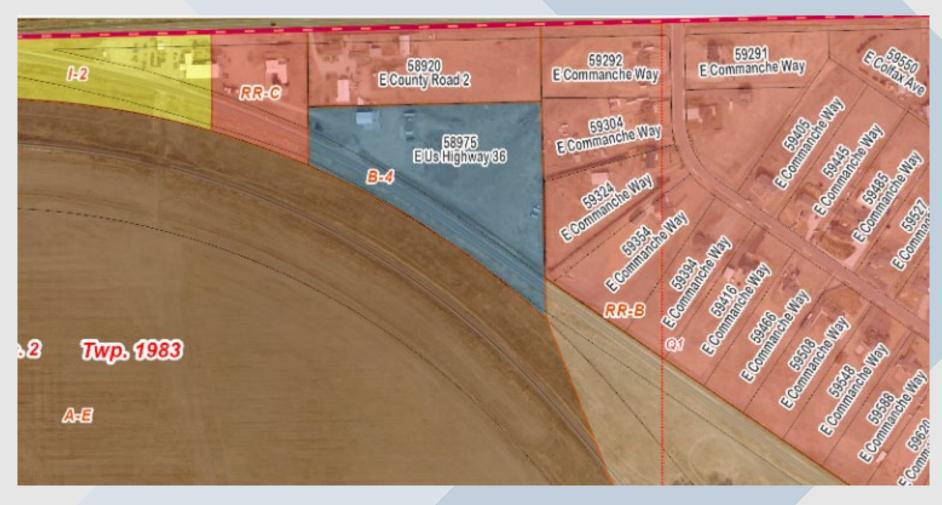
Subdivision to create a single lot block for future development.

Project Location: 58975 US Highway 36, Strasburg, CO 80136



#### Vicinity & Zoning Map

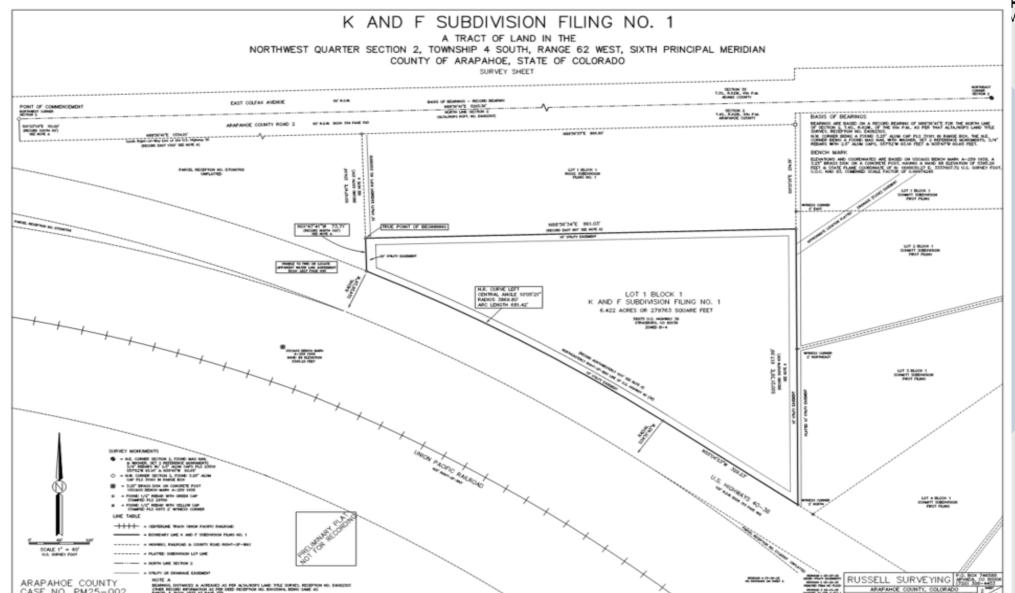






#### Minor Subdivision







## Code Code Code



- •Comprehensive Plan The Comprehensive Plan currently identifies this property as being in Tier 2; the classification will change as part of the new Strasburg Subarea Plan, which is in draft form and out for public comment until Sept 29.
- The proposed applications meet the zone district's requirements, subdivision regulations, and Land Use Development criteria.
  - Meets zone district's dimensional standards (setbacks, height, etc.).
  - Adequate access to the parcel.
  - Development can be served (water, sanitary, fire, etc.)
  - Compatible with the surrounding area.



#### Referral and Public Comment



Referral comments received with no issues.

No public comment received.



#### Conclusion



 Based on the findings in the staff report, staff is recommending approval.

