

K & F Minor Subdivision PM25-002

Board of County Commissioners Public Hearing

November 18, 2025



Applicant: Jonathan Carrick



Project Proposal:

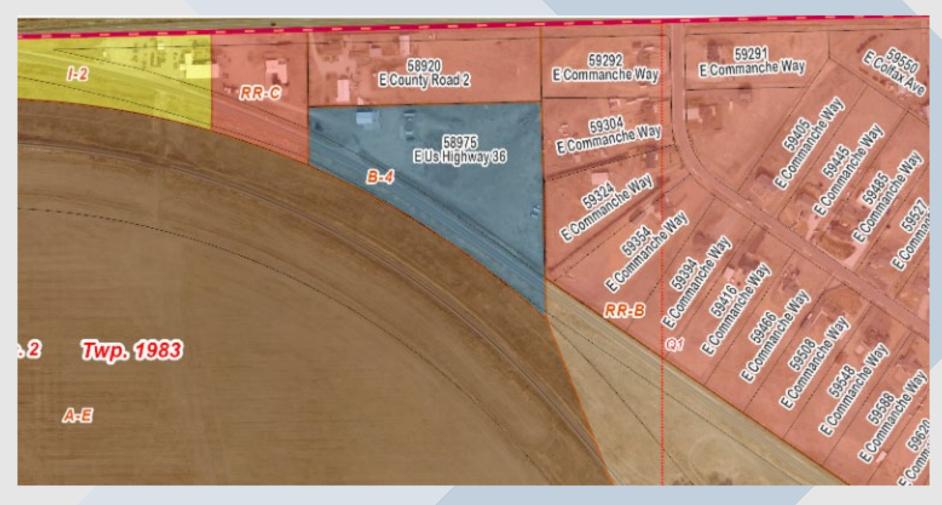
Subdivision to create a single lot block for future development.

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



Vicinity & Zoning Map

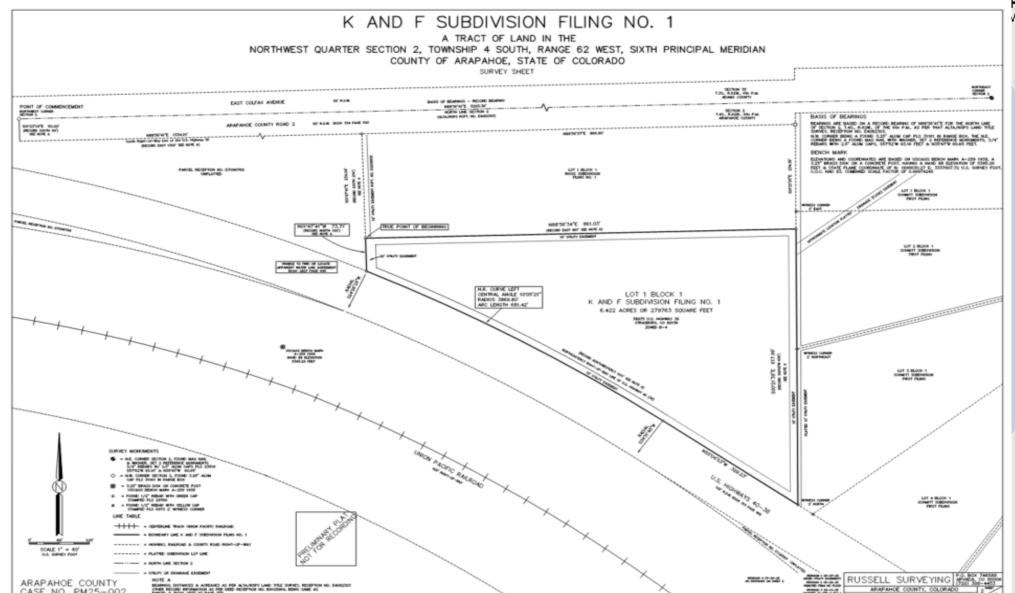






Minor Subdivision Plat







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 the Minor Subdivision.

