



HOME OCCUPATION - III APPLICATION

- Owner Name: Douglas Shaw Mailing Address: P.O. Box 115
 City: COALOALE State: CO Zip Code: 81222
 Telephone #: 336-585-9556 Facsimile #: _____
 Email Address: CAT3BEE@GMAIL.COM
- Applicant Name: SAME Mailing Address: _____
 City: _____ State: _____ Zip Code: _____
 Telephone #: _____ Facsimile #: _____
 Email Address: _____

Please read the entire application form prior to completion of this application

The use is intended to be allowed in all zone districts where residential uses and home occupations are permitted in combination with large acreage parcels (*nine (9) acres or larger*) and for uses that have minimal impact on adjacent uses.

An application fee set by the Board of County Commissioners (Board) shall accompany this application.

The applicant shall provide one (1) original document of the application and all of its attachments. After submittal, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter). The letter will state the submittal deficiencies, Department comments and or questions about the application, which must be addressed by the applicant.

Any application which is not complete or does not include all minimum submittal requirements will not be accepted by the Fremont County Department of Planning and Zoning (Department). Further, any application that is inadequately prepared, or is incomplete, may be subject to postponement.

Attachments can be made to this application to provide expanded narrative for any application item including supportive documentation or evidence for provided application item answers. Please indicate at the application item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*as an example, the first attached document providing evidence in support of the answer given at application item number 1 would be marked - Exhibit 1.1, the fifth attached document supporting the narrative provided for application item 1 would be marked - Exhibit 1.5*).

For specific regulatory requirements the applicant should refer to the appropriate sections of the Fremont County Zoning Resolution (FCZR) which can be viewed on the Internet at:

<http://www.fremontco.com/planningandzoning/zoningresolution.pdf>

3. Address of home occupation: 11933 CR 45, COALDALE CO 81222

4. Legal description of home occupation property: LOT 1 AND OUTLOT A,
PLEASANT VIEW ACRES, COUNTY OF FREMONT CO.

5. What is the acreage of the home occupation property? 11.21 ACRES

6. What is the property zoned? AGRICULTURAL AL

7. Explain in detail what the home occupation use is: NORMAL LIVING
SPACE IN MAIN HOME. SPACE WILL BE USED
AS AN OFFICE.

8. Explain why the use will have a minimal impact on adjacent uses: 'WILL USE AS
AN OFFICE. NO IMPACT TO OTHER STRUCTURES

9. Explain why the use will be clearly incidental and secondary to the use of the residence for dwelling purposes: THIS WILL BE USED AS AN OFFICE
WITH SOME STORAGE.

10. Explain why the use will not change the character or give an outward appearance nor manifest any characteristic of a business: NO SIGNS WILL BE IN USE.
BUILDING WILL BE SIDED + REAR TO LOOK RESIDENTIAL TO *NOT BUSINESS MATCH ON SITE BUILDING*

11. Will there be any exterior advertising? Yes --- No If yes, what will be the dimensions of the sign? _____

Note: The sign shall not be any larger than ten (10) square feet and shall not be illuminated.

12. Will there be any employees other than the inhabitants of the residence? Yes --- No If yes, how many are anticipated? _____

Note: The home occupation use shall be conducted by the inhabitants living in the principle dwelling and there shall be no more than two (2) employees.

13. Will the employees work in the house? Yes --- No

14. Will customers come into the house? Yes --- No

15. Is the property serviced by a public sanitation district? Yes --- No If yes, provide name of sanitation district and provide documentation from the appropriate district which confirms that the property is serviced by the public sanitation district. *Attach documentation marked as Exhibit HO-15.1.*
 An exhibit has been attached.

16. Is the property serviced by an onsite wastewater treatment system (septic system)? Yes --- No If yes, provide documentation that a permit has been issued and approved by the Fremont County

Environmental Health Office. Attach documentation and mark as Exhibit HO 16.1. An exhibit has been attached.

17. Will the home occupation increase the amount of wastewater being discharged into the onsite wastewater treatment system (septic system) i.e., (additional children at a family child care home, a barber, beauty shop or pet grooming facility, etc.)? Yes --- No If no please explain why not:

HAVE INSTALL A SEPARATE SEPTIC SYSTEM FOR THE OFFICE BUILDING

18. Will any materials, fluids, etc. related to the proposed home occupation be discarded into the public sanitation system or the onsite wastewater treatment system (septic system) i.e., (photographic chemicals from a photography studio, floor drains in a vehicle repair shop, etc.)? Yes --- No If yes please list the types of material or fluids.

Note: The use of the residence for the home occupation may result in additional requirements as per the Fremont County Environmental Health Office Regulations. Prior to submission of a home occupation application, you may want to contact the Fremont County Environmental Health Office to determine if there will be any additional requirements.

19. Will the home occupation be housed in the residence or a detached structure? Yes --- No What is the square footage of the residence? 1465 sq. ft. What is the square footage of the area within the residence to be devoted to the home occupation? 0 sq. ft. What is the square footage of the detached structure? 320 sq. ft. What is the square footage of the area in the detached structure that will be devoted to the home occupation? 320 sq. ft.

Note: The maximum area devoted to the home occupation by the use of a detached structure, is one-thousand-five-hundred (1,500) square feet.

Note: The use of the residence or the detached structure for the home occupation may result in additional requirements as per the Fremont County Building Code. Prior to submission of a home occupation application, you may want to contact the Fremont County Building Department to determine if there will be any additional requirements.

20. Will there be any sales of stocks, supplies or products? Yes --- No If yes, give a description of the products to be sold: _____

Note: Only incidental sale of stocks, supplies or products is permitted to be conducted on the premises.

21. Will there be any outdoor storage of materials or equipment used as part of the home occupation? Yes --- No If yes, please describe the type of materials and or equipment to be stored as part of the home occupation and the location where they will be stored: _____

What is the square footage of the area to be used for exterior storage? 2 sq. ft.

Note: Outdoor storage on the premises of material or equipment used as a part of the home occupation will be allowed but shall be limited to one-thousand (1,000) square feet and will be required to be screened by an opaque security fence, six (6) feet in height, constructed of metal, wood or masonry, except for contractor's yard or building.

22. Is the home occupation for a contractor's yard? Yes --- No If yes, please answer the following:
a. How far back from the property lines will the outdoor storage area for vehicles and equipment be set? _____ feet.

b. Will any part of the outdoor storage area be contained by an opaque screen (fence or vegetation)?
 Yes --- No If yes, please provide details regarding the height, length and location of the screen(s):
N/A

c. How many vehicles will be used or associated with the home occupation? 2 Vehicles.

Note: The outdoor storage area for vehicles and equipment shall be set back a minimum of seventy-five (75) feet from all property lines. If the outdoor storage area shall be contained by an opaque screen (fence or vegetation), in accordance with Section 5.7.15.1 of this resolution, along all portions of the property being used for the outdoor storage area, which do not meet the required seventy-five (75) foot setback from the property line, then the following will be allowed: A maximum of five thousand (5,000) square feet for the outdoor storage area; a maximum of five (5) vehicles which are used or associated with the home occupation.

23. How many off-street parking spaces will be provided? 2 Spaces. What are the dimensions of the area designated for parking? _____ Will there be adequate parking to accommodate the home occupation? _____

24. Will a commercially licensed vehicle, or a vehicle containing equipment or advertising the home occupation, be parked on the premises? Yes --- No If yes, how many vehicles? _____

Note: Not more than two (2) commercially licensed vehicles or vehicles containing equipment or advertising may be parked on the premises related to the home occupation.

25. Will the home occupation use require the use of any mechanical equipment which is not normally used for purely domestic or household purposes? Yes --- No If yes, please specify what type of equipment will be used in association with the home occupation: _____

Note: All equipment used in conjunction with the home occupation, shall not create noise, dust vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the property. No equipment or process shall be used which creates visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.

26. Will there be more than one (1) home occupation conducted in or on the same premises? Yes ---
 No If yes, please note the use(s): _____

Note: The cumulative effect of more than one home occupation shall not exceed any of the requirements of the Home Occupation III.

27. What use classification most closely fits the proposed home occupation use? OFFICE If the specific use is not listed, what similar use does the proposed home occupation most closely fit and how is it similar? _____

Note: The proposed home occupation III may include the following uses or any similar use as may be determined by procedures outlined in the Fremont County Zoning Resolution: art studio, beauty parlor, barber shop, dressmaking, photography services, telephone marketing, machine shop, carpentry shop, upholstery shop, minor vehicle or boat repair shop (not including paint and body work, also not to allow the storage of inoperable vehicles or boats), gun repair shop, taxidermy, personal semi-tractor trailer parking (two (2) units maximum), dog grooming, paint striping, nail salon, family child care home (eight [8] or fewer children, not including residents' children), professional offices, (i.e. legal, medical, dental, surveying, engineering, architectural, planning, accounting, insurance), and contractor's yard.

Note: A home occupation III shall not be interpreted to include the following or any similar use: retail store, nursing home, hospital, medical clinic, kennel, restaurant, lounge, financial institution, paint shop, rafting office, museum and boarding and rooming houses.

28. A list identifying all agencies of local, state and / or federal government that will require a permit, license or the like to be issued for all or part of the activity that comprises the proposed use and a summary of the status of all applications, along with copies of such applications, permits, licenses or the like and the contact person at the respective agencies (mailing address, telephone number, email address), packaged as one item and marked as Exhibit HO-28.1 and so on. An exhibit has been attached. (**NOTE:** The Owner, if granted approval, shall comply with all laws and regulations of the County of Fremont, its agencies or departments, the State of Colorado, its agencies or departments, and the United States of America, its agencies or departments, as now in force and effect or as the same may be hereafter amended. Further, the Owner shall obtain and keep in effect all other permits, licenses or the like, required by any other governmental agency and as otherwise may be required by Fremont County. Revocation, suspension or expiration of any such other permits, licenses or the like, shall revoke, suspend or terminate the Home Occupation, as the case maybe.)
29. The applicant shall provide any other information as may be required by the Department so as to determine the impacts of the proposed Home Occupation and whether or not approval of the same is appropriate.

30. Has the application fee been paid? Yes --- No Cash _____ Check Number 118

Approval of this Home Occupation Application does not guarantee or assure compliance with the requirements of the Building Code of Fremont County, the Environmental Health requirements, any Federal, State or Local agency which may require a permit, or any requirements of the various utility companies

etcetera, which may require service to this home occupation. You have the responsibility and obligation to assure compliance with any other agencies etcetera.

By signing this Application, the Applicant, or the agent/representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of Applicant's knowledge and belief.

Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Department regarding the Application to be null and void.

Signing this Application is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this Application, provided that the same is in conformance with the Fremont County Zoning Resolution.

Douglas Shaw
Applicant Printed Name

[Handwritten Signature]
Signature

7-10-23
Date



Exhibit H116.1

Date Applied: 5/17/2023
Permit Fee: \$ 283.00
Copies: \$ 1.75
Colorado State Surcharge: \$ 23.00
Use Tax:
Total: 307.75

Septic Permit #: S23-104
Expiration Date: 5/17/2024
Paid By: eGovs
Receipt #: 23-AAOJHQ
Inspection Request Line (719) 276-7373
Building permit #

FREMONT COUNTY
ON-SITE WASTEWATER TREATMENT SYSTEM PERMIT

Owner: Doug Shaw Applicant: R&R Construction
Mailing Address: PO Box 115 Mailing Address: PO Box 85
City, State, Zip Code: Coaldale, CO 81222 City, State, Zip Code: Coaldale, CO 81222
Phone Number: 336-585-9556 Phone Number: 719-530-8450
OWTS Contractor: R&R Construction Contractor Phone: 719-530-8450 License #: 244
Construction Address: 11933 County Road 45, Coaldale
Gate/Combination Lock #: -- Directions From Major Thoroughfare: (Include Legible Map & Directions)
Legal Description: 99904537
Type/Use of Structure: New Office
Lot Size: 11.2 Acres Source, Type of Water: Well
Maximum Potential # of Bedrooms: 1 Basement: -- Washer: -- Garbage Disposal: --
Engineering Firm: Benny Koch - CPOW Project Number: --
Type of System: OWTS - New system Absorption Tank Size: 1000 Gallons
Absorption: 68 Square Feet Perc Rate: Profile Holes Min./Inch LTAR: .5

NOTES: Keep excavation shallow. Locate in designated area. Maintain all separations.

Is Site Within 400 Feet of Sewer Main?: Yes No
If YES, Is A Letter of Refusal To Connect Attached?: N/A
Is Site In A Designated Flood Plain?: Yes No PARTIAL
If YES, Engineer's Requirements Listed?:

I certify that the On-Site Waste Water Treatment System (OWTS) described in this permit will be installed in compliance with the attached percolation test report and the Fremont County and State of Colorado Regulations. I understand that I will be responsible for the operation, maintenance, and performance of the OWTS. In addition, I am aware that it is my responsibility to provide the contractor with a copy of the attached percolation test report. I am also aware that the issuance of this permit does not constitute assumption by the local health department or its employees of liability for failure of any OWTS. Request for inspection will be required after installation of all pipe and gravel (prior to installation of hay, straw or similar pervious material) unless otherwise specified by engineer. The system must be properly protected from off site drainage, vehicular traffic, and livestock. This system and its running order is the sole responsibility of the owner. After this system has been inspected and approved by the inspector it shall be assumed that this system is in proper working order. Approval of a Fremont County On-Site Waste Water Treatment Permit does not guarantee or assure that the proposed use is permitted within the zone district for the property, nor does it guarantee or assure that any proposed building complies with applicable land use and requirements for the zone district, such as setbacks, height restrictions, or other similar issues. You have the responsibility and obligation to verify and confirm that all proposed uses are allowed in the zone district and conform to the requirements of the zone district for the property.

Owner or Applicant's Signature: Signature on File Date Applied: 5/11/23

FINAL OWTS INSPECTION:
Tank Information: Size: Gallons Number of Compartments:
Is Entrance and Exit Sealed: Yes No Is Tank Level? Yes No
Pipe Inlet-Outlet?: Distance From Building: Feet Distance From Well: feet
Absorption Bed Information: Type of System Installed:
Pipe & Rock: Chamber: Absorption Bed: Absorption Trench: Width: Length:
Number Of Trenches: Total Square Feet: Gravel Depth: Inches
Is Pipe Level?: Yes No If Bed, Is Pipe Been Connected?: Yes No Distance From Well: feet
Distance From Building: feet Is System Located In Recommended Area?: Yes No

DEPARTMENT USE ONLY:
Installation Has Been: Approved Disapproved

NOTES: Minimum 6 Q4 chambers in trench - Upsized to 12 chambers in trenches per owner request.
Tank lids accessible at inspection

Approved By: Date Approved:
Prepared By: Kristy Field Date Prepared: 06/08/2023

Soil Percolation and Test Report

Owner: Doug Shaw

Address: 11933 CR 45

Contractor: RJR Construction

Perc Test prepared by:

Bennie Koch

Date: April 28th 2023

Design Changed to Shop w/ Bathroom

Calculated By Fixture

Shower 14.7 Gpd

Lavatory 8.4 Gpd

Water Closet 24.8 Gpd
(toilet)

47.9 \uparrow 48 Gpd.

$$48 / .5 = 96 \text{ Gpd}$$

$$96 \times 1 \times .7 = 68 / 12 = 5.6 \uparrow \textcircled{6} \text{ Chambers in trenches}$$

Conversation w/ owner and Installer Determined
UP sizing to 12 chambers per system, is
what is to be installed per owner Request

Tony Ziji

6-6-23

New Office Site

Path -
1-Lav
1-toilet
1-show

Site Description and Dimension

See attached map

Residence Information

2 Bedrooms

Maximum Sewage Flow

Number of Persons is 4 based on a 2 person per bedroom and yields a 4 X 75 GPD flow = 300 GPD flow

Field Test Information

Two test pits were dug and the soil was classified as a soil type CA with an LTAR of .5

Required Absorption Area

LTAR = .5

300 / .5 = 600 SQ FT

Soil treatment area = Required Soil Treatment Area X Size adjustment factors: is design 600 X 1.0 (Table 10.2 for gravity trench) 0.7 (chambers table 10.3) = 420 SQ FT

Chambers in trench = 420 / 12 = 35 = (36) Q4 Chambers

2 Rows of 18 is recommended

If bed is installed than design 600 X 1.2 (for gravity bed table 10.2) X 0.7 (10.3 chambers table) = 504 SQ FT

Chambers in bed = 504 / 12 = 42 = (44) Q4 chambers

4 rows of 11 recommended

Size of Septic tank recommended is 1000 Gallon based on table 9.1

Fremont County on Site Wastewater Treatment system regulations

New Office Site

Soil analysis

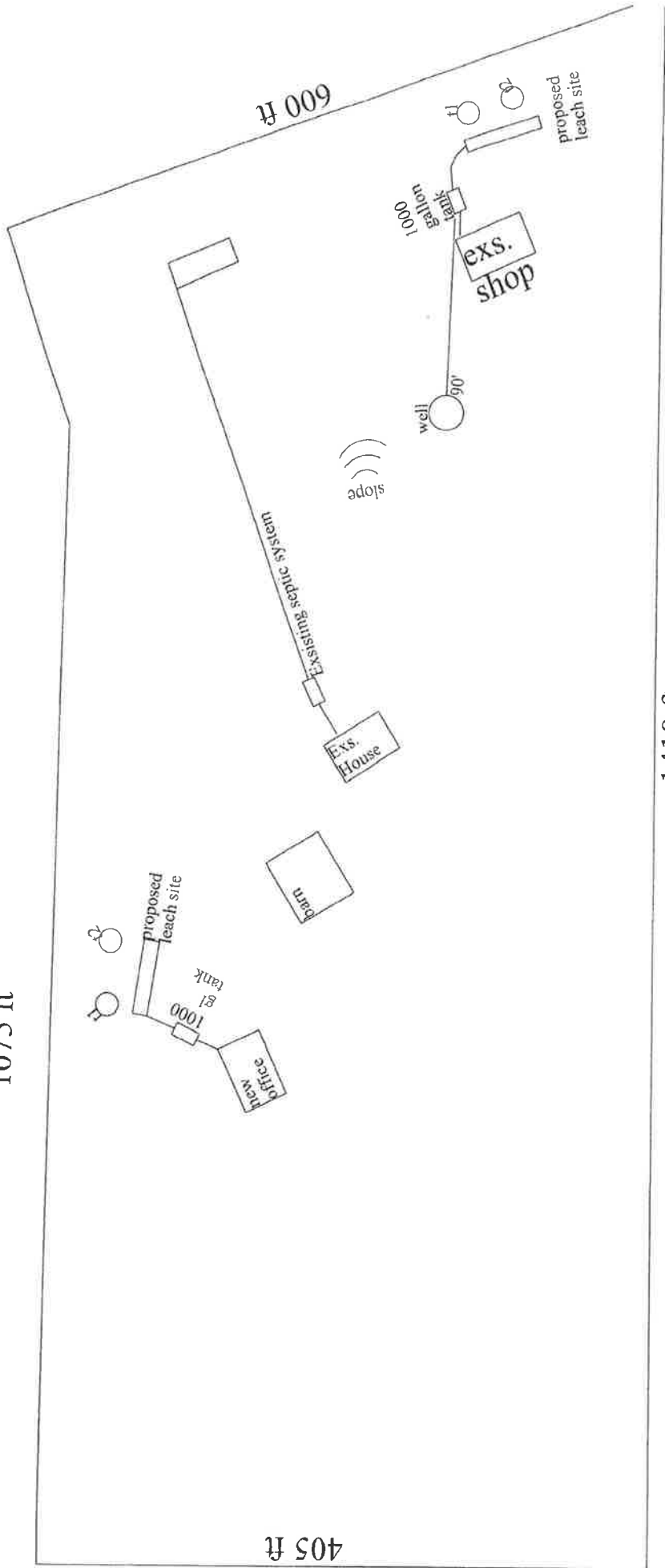
Depth ft	Profile 1	Profile 2
1	Top Soil	Top Soil
2	<u>Silt loam</u>	<u>Silt loam</u>
3		
4		
5		
6		
7		
8		

1075 ft

405 ft

H 009

1410 ft



DOC FEE: \$55.20

WARRANTY DEED

THIS DEED is dated **January 20, 2023**, and is made between **Colleen DeYoung** (whether one, or more than one), the "Grantor", whose mailing address is 1701 East 12th Street, Tempe, AZ 85281 and **Douglas P. Shaw** (whether one, or more than one), the "Grantee," whose mailing address is 11933 County Road 45, Coaldale, CO 81222.

WITNESS, that the Grantor, for and in consideration of the sum of **FIVE HUNDRED FIFTY TWO THOUSAND AND 00/100** Dollars (\$552,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of **Fremont** and State of **Colorado**, described as follows:

**Lot 1 and Outlot A
Pleasant View Acres
County of Fremont
State of Colorado**

also known by street address as: **11933 County Road 45
Coaldale, CO 81222**

and assessor's schedule or parcel no.: **99904537 R036308 & 99904540 R036311**

with all appurtenances.

Together with, without any warranty or representation whatsoever, any water, or rights or claims to water or water rights, or ditch or ditch rights (if any) associated with, appurtenant to, or used in connection with, the Property.

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