



HOME OCCUPATION - I APPLICATION

1. Owner Name: Samuel Hagopian Mailing Address: 798 Pinion Hills Dr.
City: Howard State: CO Zip Code: 81233
Telephone #: 978-502-6637 Facsimile #: _____
Email Address: hagopian.sam@gmail.com
2. Applicant Name: Samuel Hagopian Mailing Address: 798 Pinion Hills Dr
City: Howard State: CO Zip Code: 81233
Telephone #: 978-502-6637 Facsimile #: _____
Email Address: hagopian.sam@gmail.com

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 and for uses that have minimal impact on adjacent uses. The use shall be conducted within the residence only and shall not be allowed in any detached structure.

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

The applicant shall provide one (1) original document and two (2) copies 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: 798 Pinion Hills Dr, Howard CO 81233
4. Legal description of home occupation property: SW4SE4SW4 LESS RD R/W
SEC 34-49-10 TR-59
5. What is the acreage of the home occupation property? 9.68
6. What is the property zoned? Agricultural Estates
7. Explain in detail what the home occupation use is: Manufacturing water filters
~~for~~ in an ISO-9001-2015 certified process. With deliveries, shipments, and employees, an estimated 10-15 additional visits will occur to the property annually.
8. What use classification most closely fits the proposed home occupation use? professional office / small scale manufacturing
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 I 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, dog grooming, paint striping, nail salons, family child care home (eight [8] or fewer children, not including the residents' children) and professional offices, (i.e. legal, medical, dental, surveying, engineering, architectural, planning, accounting, insurance).

Note: A home occupation I shall not be interpreted to include the following or any similar use: retail store, nursing home, hospital, medical clinic, veterinary premises, kennel, school, restaurant, lounge, financial institution, vehicle or boat repair shop, paint shop, machine shop, carpentry shop, upholstery shop, museum, rafting office, boarding and rooming house, bed and breakfast.

9. Explain why the use will have a minimal impact on adjacent uses: No additional noises, smells or impacts will occur. Estimated 1 additional visit to property per month.
10. Explain why the use will be clearly incidental and secondary to the use of the residence for dwelling purposes: An estimated 120-160 hours will be utilized annually for the Home Occupation. The remainder will be for dwelling purposes. The Home Occupation accounts for 15% of square footage and is located in basement.
11. Explain why the use will not change the character or give an outward appearance nor manifest any characteristic of a business: The house will stay exactly the same as it was prior to Home Occupation.
12. Will there be any exterior advertising? NO If yes, what will be the dimensions of the sign? _____

Note: The sign shall not be any larger than two (2) square feet and shall not be illuminated.

13. Will there be any employees other than the inhabitants of the residence? yes If yes, how many are anticipated? one, as a backup if I am out of town.

Note: The home occupation use shall be conducted by the inhabitants living in the principle dwelling and there shall be no more than one (1) employee.

14. Will the employees work in the house? yes

15. Will customers come into the house? no

16. Is the property serviced by a public sanitation district? 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 and mark as Exhibit HO-16.1. An exhibit has been attached.

17. Is the property serviced by an onsite wastewater treatment system (septic system)? yes 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 17. 1. An exhibit has been attached.

18. 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 If no please explain why not Estimated 1 gallon of pure water per month.

19. 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.)? 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.

20. What is the square footage of the residence? 2700 sq. ft. What is the square footage of the area to be devoted to the home occupation? 450 sq. ft.

Note: The use of the residence 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.

21. Will there be any sales of stocks, supplies or products? yes If yes, give a description of the products to be sold: water filters, not sold on-site

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

22. Will there be any storage of materials or equipment used as part of the home occupation? yes 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: plastic tubes and endcaps, carbon, resin, boxes, tape, glue. Material will be stored on shelving or in appropriate cabinets.

Note: There shall be no exterior storage on the premises of material or equipment used as a part of the home occupation.

23. How many off-street parking spaces will be provided? 4 Spaces. What are the dimensions of the area designated for parking? 25' x 40' Will there be adequate parking to accommodate the home occupation? yes

24. Will a commercially licensed vehicle, or a vehicle containing equipment or advertising the home occupation, be parked on the premises? no

Note: No more than one (1) commercially licensed vehicle or vehicle 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 If yes, please specify what type of equipment will be used in association with the home occupation: A flushing station, used to flush water through filters. A filling station, used to fill filters with media (carbon).

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? no
If yes, please note the use(s): _____

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

27. 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-27.1 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 may be.)

28. 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.

29. Has the application fee been paid? yes Cash _____ Check Number 00186

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.

Samuel Hagopian
Applicant Printed Name


Signature

04/16/2024
Date



Date Applied: 4/1/2019
 Permit Fee: \$ 283.00
 Use Tax: \$ 45.05
 Colorado State Surcharge: \$ 23.00
 Total: \$ 351.05

Septic Permit #: S19-037
 Expiration Date: 4/3/2020
 Paid By: CK #133
 Receipt #: 2019-05-01-DC-1515
 Inspection Request Line (719) 276-7373

Building Permit # (if applicable): _____

FREMONT COUNTY ON-SITE WASTEWATER TREATMENT SYSTEM PERMIT

Owner: Samuel Hagopian Applicant: Owner
 Mailing Address: 798 Pinion Hills Drive Mailing Address: Same
 City, State, Zip Code: Howard, CO 81233 City, State, Zip Code: Same
 Phone Number: 978-502-6637 Phone Number: Same
 OWTS Contractor: Owner Contractor Phone: Same License #: N/A
 Construction Address: 798 Pinion Hills Drive, Howard

Gate/Combination Lock #: _____ Directions From Major Thoroughfare: (Include Legible Map & Directions)
 Legal Description: Sch# 86000660
 Type/Use of Structure: Single Family Dwelling
 Lot Size: 10 Acres Source, Type of Water: Well
 Maximum Potential # of Bedrooms: 4 Basement: NO Washer: YES Garbage Disposal: NO
 Engineering Firm: Richard W Owens - CPOW Project Number: 190325
 Type of System: OWTS - New System Absorption Tank Size: 1250 Gallons
 Absorption: 840 Square Feet Perc Rate: Profile Holes Min/Inch LTAR: 0.50

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

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

I certify that the On-Site Waste Water Treatment System (OWTS) described on 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 an 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 any gravel or similar pervious material) unless otherwise specified by engineer. The system must be properly protected from surface drainage, vehicular traffic, and fires. This system as it is running on this is the sole responsibility of the owner. After this system has been inspected and approved by the inspector it can 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 of 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. It is the responsibility of the applicant 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: 4/1/2019

FINAL OWTS INSPECTION

Tank Information: Size: 1250 Gallons Number of Compartments: 2
 Is Entrance and Exit Sealed: Yes No Is Tank Level? Yes No
 Pipe Inlet-Outlet?: SCH 40 Distance From Building: 40 Feet Distance From Well: 100+ feet
 Absorption Bed Information: Type of System Installed: CHAMBERS/TRENCHES
 Pipe & Rock: Chamber: Absorption Bed: Absorption Trench: Width: _____ Length: _____
 Number Of Trenches: 7 Total Square Feet: 864 Gravel Depth: _____ Inches
 Is Pipe Level?: Yes No If Bed, Is Pipe Been Connected?: Yes No Distance From Well: 100+ feet
 Distance From Building: 30 feet Is System Located In Recommended Area?: Yes No

DEPARTMENT USE ONLY:

Installation Has Been: Approved Disapproved
 NOTES: 72 Chamber in Four Trenches
 Approved By: [Signature] Date Approved: 1-2-2020
 Prepared By: Jessica Rathke Date Prepared: 4/3/2019

Exhibit HO 17.1.



Date Applied: 4/1/2019
Permit Fee: \$ 283.00
Use Tax: \$ 45.05
Colorado State Surcharge: \$ 23.00
Total: \$ 351.05

Septic Permit #: S19-037
Expiration Date: 4/3/2020
Paid By: CK #133
Receipt #: 2019-05-01-DC-1515
Inspection Request Line (719) 276-7373

Building Permit # (if applicable):

FREMONT COUNTY
ON-SITE WASTEWATER TREATMENT SYSTEM PERMIT

Owner: Samuel Hagopian
Applicant: Owner
Mailing Address: 798 Pinion Hills Drive
Mailing Address: Same
City, State, Zip Code: Howard, CO 81233
City, State, Zip Code: Same
Phone Number: 978-502-6637
Phone Number: Same
OWTS Contractor: Owner
Contractor Phone: Same License #: N/A
Construction Address: 798 Pinion Hills Drive, Howard

Gate/Combination Lock #:
Directions From Major Thoroughfare: (Include Legible Map & Directions)

Legal Description: Sch# 86000660

Type/Use of Structure: Single Family Dwelling

Lot Size: 10 Acres Source, Type of Water: Well

Maximum Potential # of Bedrooms: 4 Basement: NO Washer: YES Garbage Disposal: NO

Engineering Firm: Richard W Owens - CPOW Project Number: 190325

Type of System: OWTS - New System Absorption Tank Size: 1250 Gallons

Absorption: 840 Square Feet Perc Rate: Profile Holes Min/Inch LTAR: 0.50

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

Is Site Within 400 Feet of Sewer Main?: Yes No Or Within a Sewer District?: Yes No

If YES, Is A Letter of Refusal To Connect Attached: N/A

Is Site In A Designated Flood Plain?: Yes No If YES, Engineer's Requirements Listed?:

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Pipe & Rock: Chamber Absorption Bed Absorption Trench Width: Length:

Number Of Trenches: 7 Total Square Feet: 864 Gravel Depth: Inches

Is Pipe Level? Yes No If Bed, Is Pipe Been Connected?: Yes No Distance From Well: 100+ feet

Distance From Building: 30 feet Is System Located In Recommended Area? Yes No

DEPARTMENT USE ONLY:

Installation Has Been: Approved Disapproved

RES: 72 Chamber in Four Trenches

Approved By: [Signature] Date Approved: 1-2-2020

Prepared By: Jessica Rathke Date Prepared: 4/3/2019