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Fremont County
Planning and Zoning Department
615 Macon Avenue, Room 210
Cañon City, CO 81212

STAFF REPORT

Minor Subdivision
#26-001 Free Eleven Minor Subdivision
Planning Commission Meeting Date: July 7th, 2026
BOCC Meeting Date: August 11th, 2026

APPLICANT / CONSULTANT(S): Travis Jenkins

REQUEST: Requesting approval for a minor subdivision that will create a total of two (2) lots. Located at 1115 Fremont Street, in Penrose.

ZONING DISTRICT DEVELOPMENT REQUIREMENTS:

<u>DEVELOPMENT REQUIREMENTS: 4.02 Residential Two (R2)</u>	<u>LOT 1</u>	<u>LOT 2</u>	<u>MINIMUM REQUIREMENTS</u>
Lot Area:	<i>4.73 acres</i>	<i>4.72 acres</i>	<i>4.5 acres</i>
Lot coverage:	<i>0 %</i>	<i>0 %</i>	<i>Maximum 15%</i>
Minimum lot width:	<i>320.91'</i>	<i>320.91'</i>	<i>300'</i>
Front yard:	<i>Vacant</i>	<i>Vacant</i>	<i>50'</i>
Side/Corner yards:	<i>Vacant</i>	<i>Vacant</i>	<i>25'/50'</i>
Rear yard:	<i>Vacant</i>	<i>Vacant</i>	<i>50'</i>

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SUBDIVISION REGULATIONS APPENDIX 1:

LOT STANDARDS	LOT 1	LOT 2
Front on public street	Fremont Street	Fremont Street or 11 th Street
Corner Lots	No	Yes
Corner lots shall have enough width to permit appropriate building sites with an orientation from both streets, unless access is limited to only one of the streets.	N/A	Meets Requirement
Wherever possible, the depth of lots should not be greater than twice its width.	Does not meet requirement.	Does not meet requirement.
The side lines of all lots, as far as practicable, shall be at right angles to the street which the lot faces or approximately radial to the center of curvature, if such street is curved. Side lines of lots shall be approximately radial to the center of curvature of the cul-de-sac on which the lot faces. If non-radial it shall be indicated.	Meets Requirement	Meets Requirement
ACCESS STANDARDS	LOT 1	LOT 2
Public Right-Of-Way Dedication	County Maintained	Fremont Street is County Maintained 11 th Street is not maintained
Street Improvements	No	No



UTILITY COMPANIES THAT SERVICE THIS MINOR SUBDIVISION:

LOT 1

- Water Source: Penrose Water District
- Sanitation Source: Proposed OWTS
- Electrical Source: Black Hills Energy
- Natural Gas Source: Atmos
- Telephone Source: Century Link
- Cable Television Source: Spectrum
-

LOT 2

- Water Source: Penrose Water District
- Sanitation Source: Proposed OWTS
- Electrical Source: Black Hills Energy
- Natural Gas Source: Atmos
- Telephone Source: Century Link
- Cable Television Source: Spectrum

IMPROVEMENTS:

LOT 1

- Vacant Land

LOT 2

- Vacant Land

WAIVER REQUESTS:

1. Requesting a deferment of the Drainage Plan and Report till the time of development. (Exhibit 40.1)
 - The applicant states that the drainage plan at this stage would be purely speculative on where the structures would be located, the size of the structures, and any alterations to the lot for driveways and such.
2. Requesting a variance of the Fremont County Subdivision Regulations for lot one & two due to Appendix 1, Section B. #10. *Wherever possible, the depth of the lots should not be greater than twice its width.* (Exhibit 40)
 - Lot one (1) and lot two (2) exceeds by 2.09'.

COMMENTS RECEIVED:



Fremont County Building Official/Environmental Health

This department has received an application MS 26-001 Free Eleven Minor Subdivision located in the Penrose area of Fremont County. This department has no violations against the property.

There has been a septic permit issued for this property. (S26-022)

Fremont County Department of Transportation:

1. The DOT requires applicant obtain an access permit for all new access points from Fremont Street.
2. It will be the property owners' responsibility to maintain and mitigate any water from leaving their property. Water will need to be kept off of the County r-o-w and contained within their property lines.
3. It will be the property owners' responsibility to maintain vegetation within their property lines so as not to create site distance issues to the traveling public. Trees/vegetation must be trimmed away from the r-o-w at all times.
4. 11th Street going toward SH50 is not maintained by the County, nor will we be accepting it into maintenance.

Planning Commission

On the July 7th, 2026 Planning Commission Meeting the Planning Commission voted to Approve this application with the requested waivers and contingencies items.

Planning & Zoning Department Recommends APPROVAL with the following:

Approval of #1 & #2 Waiver Requests:

1. Waiver Request #1 – Drainage Plan and Report
2. Waiver Request #2 - Appendix 1, Section B. #10. *Wherever possible, the depth of the lots should not be greater than twice its width.*

Contingency items:

1. Registered Land Surveyor to correct additional red lines.
2. Registered Land Surveyor shall add a note to the plat stating "DRAINAGE PLAN FOR LOT 1 & 2 WAS DEFERRED TO THE TIME OF DEVELOPMENT. THEREFOR PRIOR TO BUILDING, A SITE-SPECIFIC DRAINAGE PLAN WILL BE REQUIRED.

Conditions: N/A



Fremont County
Planning and Zoning Department
615 Macon Avenue, Room 210
Cañon City, CO 81212



FREMONT COUNTY MINOR SUBDIVISION APPLICATION

1. Project Name: Free Eleven minor sub
2. Name: Travis Jenkins
Mailing Address: 1195 Top Notch trail Penrose
Telephone Number: 719 240 2736 Facsimile Number: _____
Email Address: travis.jenkins kw @ gmail.com
3. Name: _____
Mailing Address: _____
Telephone Number: _____ Facsimile Number: _____
Email Address: _____
4. Name: _____
Mailing Address: _____
Telephone Number: _____ Facsimile Number: _____
Email Address: _____

Please read prior to completion of this application

The Minor Subdivision Application is a one (1) time exemption from the Sketch Plan, Preliminary Plan and Major Subdivision (*Final Plat*) procedures. The Minor Subdivision Application allows for the creation of two (2) or three (3) lots from a parent parcel. One (1) Minor Subdivision may be allowed for a lot, tract or parcel that has not been previously platted as a Minor or a Major Subdivision or any portion thereof. If the parent parcel has been previously platted or subdivided in whole or in part as a Minor Subdivision or a Major Subdivision, then all appropriate Sketch Plan, Preliminary Plan and Major Subdivision requirements shall be met rather than Minor Subdivision. In processing a Minor Subdivision all lot size and width requirements as per the Fremont County Zoning Resolution (FCZR), Zoning Maps and Appendix 1 and 2 of the Fremont County Subdivision Regulations (FCSR) regarding lot and street design shall be met.

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 (*until an adequate submittal is provided*) of placement on an agenda of the Fremont County Planning Commission (Commission).

The applicant shall provide **one (1) original document, four (4) copies, and an electronic copy (either CD or flash/thumb drive)** 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. In addition the letter will note the number of revised application packets that must be supplied to the Department in order to place the application on an agenda of the Commission.

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 22 would be marked - Exhibit 22.1, the fifth attached document supporting the narrative provided for application item 22 would be marked - Exhibit 22.5*).

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

An additional full application fee will be charged to the applicant, as per resolution approved by the Board, if all deficiencies, as per the initial D & C Letter, are not adequately addressed or provided. Each subsequent D & C Letter, based on resubmitted items, will result in another full application fee. All such fees shall be paid along with the deficiency submittal, prior to any further review of the application.

If the application is approved by the Board with contingencies and the contingencies cannot be met within the specified time frame (*normally 6 months*), an additional fee will be charged, as per resolution approved by the Board, to the applicant for each request for extension of the contingency deadline. All such fees shall be paid along with a written request, explaining the need for extension, prior to being placed on a Board meeting agenda for consideration of the request. Extensions must be requested prior to the expiration of the specified time frame.

The Department, The Commission and/or The Board may require additional information at any time during the application process as may be deemed necessary in order to review the application adequately, to determine if the application is in compliance with all applicable regulations and make an informed decision with regard to recommendations, approval or disapproval of the application.

For specific regulatory requirements the applicant should refer to the appropriate sections of the Fremont County Subdivision Regulations (FCSR) and the Fremont County Zoning Resolution (FCZR). In addition, consideration shall be given to the Fremont County Master Plan (FCMP), as the Department will consider it in the review of Minor Subdivision applications which could result in the need for additional information from the applicant.

For further reference the Fremont County Zoning Resolution may be viewed on the Internet at

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

and the Fremont County Subdivision Regulations may be viewed on the Internet at
<http://www.fremontco.com/planningandzoning/forms/subdivisionregulations.pdf>

5. Has the subject property been previously platted? ☒ Yes --- ☐ No If yes, please explain the circumstances. Beaver Park Plat
6. The total number of properties involved in the subject property prior to this application for minor subdivision are 1
7. The total number of lots as a result of this minor subdivision are 2
8. What is the existing size of the subject property prior to this application?
Acreage 9.45 Square Footage 411,539.86
9. What is the proposed size of each lot after platting?
a. Acreage 4.73 Square Footage 205,873.94
b. Acreage 4.72 Square Footage 205,665.92
c. Acreage _____ Square Footage _____
10. What is the current Zone District for the subject property?
The subject property is currently located in the RZ Zone District.
11. Is there a proposal to change the current zoning classification for any portion of the subject property? Yes ☐ --- No ☒ If yes, please state what change is proposed. _____
12. What is the current land use of the subject property?
This current land use of the subject property is ☒ conforming ☐ non-conforming with the current zone district requirements. Please explain: Vacant for Residential building
- If the current use is a non-conforming use and proposed to remain on the subject property, an application for "non-conforming use status" shall be filed with the Department and copy shall be attached to this application as Exhibit 12.1. ☐ An exhibit has been attached. *It should be noted that if this use is determined not to be a non-conforming use, said use shall be removed from the subject property.*
13. What is the proposed land use of the subject property? Res.
This proposed land use of the subject property will be ☒ conforming ☐ non-conforming with the current or proposed zone district requirements. Please explain: _____
14. Does the subject property contain any existing structures that will remain on the property after subdivision? ☐ Yes --- ☒ No. If yes, the proposed lot(s) housing the existing structures must comply with the development requirements of the proposed zone district

regarding the structures; please provide all setback dimensions for each structure from the proposed lot lines and the percentage of the lot coverage for each lot which will continue to house an existing structure: _____

15. Does each proposed lot have an adequate building site, taking into consideration setback and lot coverage requirements for the proposed zone district, building restriction lines, flood plains and other natural features, and existing and proposed easements? ☒ Yes --- ☐ No If no, how is the lot to be used? _____

16. Have all General, Lot, Access, Street Design, Engineering, Sewage Disposal, Easement and Open Space Standards and or Specifications of the FCSR Appendix 1 been met by this proposal? ☐ Yes --- ☒ No If no, please list each standard or specification and provide a regulation citing which will not be met and provide an explanation as to why it will not be met. depth is greater than twice its width of each lot

17. What is the name and or number of the public right-of-way(s) that will provide access to each proposed lot? Fremont st

18. Is the public right-of-way(s) proposed to provide access to the subject property a ☒ County, ☐ State or ☐ Federal right-of-way? Documentation evidencing a "right of access" shall be attached to this application for each proposed lot or for the subdivision as a whole, as may be appropriate, marked as Exhibit 18.1. ☒ An exhibit has been attached.

19. Will each proposed lot have adequate frontage on the public right-of-way? ☒ Yes --- ☐ No If no, please provide a copy of an executed deed for ingress and egress, which shall be attached to this application and shall be marked as Exhibit 19.1. ☐ An exhibit has been attached.

20. A copy of the most current deed of record of the subject property must be attached to this application, marked as Exhibit 20.1 (☒ An exhibit has been attached.) and can be found recorded in the Fremont County Clerk and Recorder's Office as follows:

In Book _____ at Page _____ and under Reception Number 1053882

21. A title insurance commitment or policy with an effective date within thirty (30) days of the application submittal date, for each property involved in this application shall be attached to this application, marked as Exhibit 21.1. ☒ An exhibit has been attached. *(an updated title insurance commitment or policy shall be provided prior to recording of the subdivision plat for any application that was granted an extension of approval or as applicable by regulation, this could result in further requirement of the applicant, by the Department, prior to recording of the plat):*

Document Number 330-F02715-26 Effective Date of Document 03-20-26

22. As per the FCSR Section XIII., D., 1b., an executed Ratification, Consent and Release Form (forms are provided by the Department for execution with the initial D & C Letter) shall be provided for each outstanding mortgage, deed of trust, lien, judgment or the like for each property involved in a minor subdivision application prior to recording of the plat. Will any property involved in this application require a form to be executed and submitted? ☐ Yes --
- ☒ No If answered yes please list and identify the documents that will require RCR forms.

no mortgage

23. All easements of record on involved properties must be vacated prior to application submittal or shown on the proposed plat and labeled or noted as to use, recording information, location and size through appropriate survey information. Please answer the following questions and provide a brief description of each easement noted.

- a. Do the properties involved in this application have easements of record as per the submitted title commitment? ☒ Yes --- ☐ No If answered yes, please identify each easement along with recording information and describe which properties it affects and how they are affected.

Rights of way for Beaver Park and Colorado Interstate Corp. see attached title work.
Building locations will have to adjust to stay out of R.O.W.

- b. Do the properties involved in this application have easements not of record? ☐ Yes --- ☒ No If answered yes, please identify each easement along with identification of which properties are affected and how they are affected.

- c. Are any easements proposed to be vacated by this application? ☐ Yes --- ☒ No If answered yes, please identify the easement and provide a statement as to why a vacation of the easement is necessary. Also provide a statement as to whether or not the easement currently contains improvements.

- d. Are any easements proposed to be relocated by this application? ☐ Yes --- ☒ No If answered yes, please identify the easement and provide an explanation as to why relocation is necessary.

- e. Are any new easements proposed by this application? ☐ Yes --- ☒ No If answered yes, please identify the easement and provide a description of the easement.

- f. Do any existing easements contain improvements? ☒ Yes --- ☒ No If answered yes, please identify the easement and describe the improvements.

under ground ppe

24. As per the FCSR Section XIII., D., 2., a tax certificate issued by the Fremont County Treasurer shall be provided indicating that all ad valorem taxes for the subject property for all years prior to the year in which the plat is to be recorded have been paid. Said Certificate shall be attached and marked as Exhibit 24.1. ☒ An exhibit has been attached.

Date of Tax Certificate 6-22-26

25. Does the subject property lie within an area that has been under mined as depicted by the Colorado Department of Natural Resources, Colorado Geological Survey "Mining and Surface Features Maps" or any known active or inactive under ground mine? ☐ Yes --- ☒ No Please explain: _____

26. Does the subject property contain any of the following natural features and how may they be affected (*explain*) by this proposal?

a. Bodies of water	<u>n/a</u>	Effect	_____
b. Natural water courses	_____	Effect	_____
c. Dry gulches or drainage ways	_____	Effect	_____
d. Bluffs or cliffs	_____	Effect	_____
e. Fault lines or other geologic hazards	_____	Effect	_____
f. FEMA flood hazard area	_____	Effect	_____

27. In accordance with the FCSR Section XIII., D., 3., a copy of the proposed plat shall be provided that locates, by providing dimensions from property lines and size by dimension, all improvements (*i.e. roads, driveways, sewer and water lines, other utility lines, septic systems, wells, structures, buildings, irrigation ditches, drainage structures etc.*), natural physical features (*i.e. soil type boundaries, bluffs, cliffs, debris fans, water courses, live streams, dry gulches, drainages etc.*), and easements and rights-of-way described in the title commitment or policy or any of the same known to exist without being of record, which effect or traverse the property. More than one drawing may be used, if more understandable. ☒ A copy of the plat as required has been attached and marked as Exhibit 27.1.

If no such items exist then a written statement to that effect regarding each category shall be provided by the project surveyor. _____

Project Surveyor Signature _____ Date _____

28. Topographic and soils information, sufficient to show the usability of the proposed lots for the purpose intended, with the source of information identified, shall be attached to this application, marked as Exhibit 28.1. ☒ An exhibit has been attached. Identify the source of information and provide a general synopsis of the information: _____

29. As per the FCSR Section XIII., D., 8. a Drainage Plan Map and Report for the subject property after subdivision, prepared, signed and sealed by a Colorado Registered Professional Engineer shall be attached to this application, marked as Exhibit 29.1. ☐ An exhibit has been attached.

30. What is the potable water source for each proposed lot? ☒ --- Public Water Supply; Name of supplier Penrose Water Dist.

If the potable water source is a water company or district, then documentation evidencing that the supplier has committed to supply water for the appropriate number of lots and uses shall be attached to this application, marked as Exhibit 30.1. ☐ --- Private Well or Spring? If the potable water source is a private well or spring then documentation from the Colorado Division of Water Resources evidencing that the proposed subdivision will comply with the rules and regulations of the Division shall be attached to this application, marked as Exhibit 30.1. ☒ An exhibit has been attached. Fremont County's Division of Water Resources Information Form for Subdivision Exemption has been completed and attached to this application. ☒ An exhibit has been attached.

31. What is the sewage disposal source for each proposed lot? ☐ --- Public Sanitary Sewer System; Name of provider _____

If the proposed source is a public sanitary sewer system, then documentation evidencing that the provider has committed to provide service for the appropriate number of lots and uses shall be attached to this application, marked as Exhibit 31.1. ☒ --- Onsite Wastewater Treatment Systems; If the proposed sources are onsite wastewater treatment systems for each lot then an Individual Wastewater Treatment System Report, as required by The FCSR Section XIII., D., 5b., shall be attached to this application, marked as Exhibit 31.1. ☒ An exhibit has been attached.

32. Does the subject property currently have irrigation rights? ☐ Yes --- ☒ No If yes, Name of Irrigation Company _____

Is the subject property encumbered by right of easement or right of use by any irrigation company? ☐ Yes --- ☐ No If yes, Name of Irrigation Company _____

As per the FCSR Section XIII., D., 10. If any property involved in a minor subdivision has irrigation rights, and is subject to easement or is physically traversed by an irrigation ditch, the irrigation company shall be sent notice of the proposed subdivision, by certified mail (*return receipt requested*) and a copy of said notice and mailing receipts shall be attached to this application, marked as Exhibit 32.1. ☐ An exhibit has been attached.

33. Does the subject property lie within a Fire Protection District? ☒ Yes --- ☐ No If yes, Name of District Florence Fire Dist.

As per the FCSR Section XIII., D., 9., attach an executed copy of the Fremont County Fire Protection Plan Form from the appropriate Fire Protection District marked as Exhibit 33.1. ☒ An exhibit has been attached.

34. Does the subject property lie within a recreation district? ☒ Yes --- ☐ No If yes, Name of District Penrose Park & Rec Dist

Does the subject property lie within one (1) mile of a recreation district? ☐ Yes --- ☒ No If yes, Name of District _____

As per the FCSR Section XIII., D., 11., a copy of the Fremont County Recreation District Comment Form shall be sent (*certified mail, return receipt requested*) to the appropriate recreation district, when the subject property is located within a recreation district or is located within one (1) mile of a recreation district. Evidence of said notice and mailing receipt shall be attached to this application, marked as Exhibit 34.1. ☐ An exhibit has been attached.

35. Based on the real estate records of the county, which include the records of the County assessor, and "requests for notification" filed by a mineral estate owner in the records of the County Clerk and Recorder, have the mineral interests of the subject property been severed?

☒ Yes --- ☐ No If yes, name of mineral interest owner Golden Cycle corp

As per the FCSR Section XIII., D., 13., a notice of the proposed subdivision shall be sent (*certified mail return receipt requested*) to the severed mineral interest owner(s) not less than thirty (30) days before the date of the Commission meeting at which the application is anticipated to be heard. See Subdivision – Mineral Interest Owner Notification Form. Evidence of said notice and mail receipt shall be attached to this application, marked as Exhibit 35.1. ☒ An exhibit has been attached.

36. Do any persons or entities have any right of easement on or across the subject property? ☐

Yes --- ☒ No If yes, Name of Person(s) or Entity _____

As per the FCSR Section XIII., D., 14., a notice of the proposed subdivision shall be sent (*certified mail return receipt requested*) to the easement beneficiary. Evidence of said notice and receipt shall be attached to this application, marked as Exhibit 36.1. ☐ An exhibit has been attached.

37. In accordance with the FCSR Section XIII., D., 14., proof (*certified mail with return receipt*) that all applicable utility companies (*companies that service the property currently or that will be required to service the property after subdivision*) were notified of this application. The notification shall include a copy of the Department form letter and a copy of the proposed plat provided by the applicant. Evidence of said notice and mailing receipts to all of the following, as applicable, shall be attached to this application and shall be marked as Exhibit 37.1. ☒ An exhibit has been attached.

Water source Penrose Mail date 5-14-26 Received date _____

Sanitation source on site Mail date _____ Received date _____

Electrical source Black hills Mail date 5-14-26 Received date _____

Natural Gas source Atmos Mail date _____ Received date _____

Telephone source Century link Mail date _____ Received date _____

Cable Television source spectrum Mail date _____ Received date _____

Other required notice _____ Mail date _____ Received date _____

38. Have at a minimum, six (6) copies of a plat drawing (24 x 36 inches) and six (6) reduced copies, (8½ x 11 inches or 11 x 17 inches) , professionally drawn, as stipulated by the Fremont County Subdivision Regulations, Section XIII., A. and B., been submitted with this application? ☒ Yes --- ☐ No If all such requirements are not proposed to be met then, a

list of requested waivers, specifically citing the regulations for which waivers are being requested and justification for each requested waiver shall be attached hereto and marked as Exhibit 38.1. ☒ An exhibit has been attached. At a minimum, the following (*the Department, Commission or Board can require additional information*) shall be provided:

- a. Drawing scale, unless a different scale is approved by the Department prior to submittal, shall not be less than one (1) inch to one hundred (100) feet.
- b. Multiple sheets shall contain a key map showing the relationship of the individual sheets to each other. (*More than one sheet may be used if it is easier to express the required information, provided they are adequately labeled for identification*).
- c. Appropriate title-proposed subdivision name. *No subdivision, street or road in the County shall bear the same name or substantially similar name as another subdivision, street or road unless adjoining and using consecutive filing numbers or if the street or road is a continuation of an existing street or road or cul-de-sac street accessed from the primary roadway, (i.e. Court, Place, etc.). The Department shall have the authority to require applicant to change the proposed name if such name is substantially similar to the name of an existing subdivision, street or road in the County.*
- d. The sub-title of the Plat shall read: A portion of the (*aliquot description*) Section, Township, Range, Fremont County, Colorado or A Vacation and Re-plat of (*Lot(s), Block(s) of [Name of Subdivision]*), Fremont County, Colorado, as appropriate, dependent on whether or not the property being subdivided is un-platted or platted property.
- e. A note table with each note being individually labeled.
- f. A legend table with each symbol and line pattern being identified.
- g. The total acreage and the total number of lots contained within the subdivision being platted.
- h. The acreage and/or square footage for each proposed lot.
- i. The proposed lot and block layout, including lot and block numbers which shall be consecutively numbered.
- j. Name and address of the person, firm or organization preparing the drawing.
- k. The date of preparation of the plat and all revision dates to the submitted plat.
- l. A north arrow.
- m. A written and graphic scale.
- n. A vicinity map locating the proposed subdivision in relation to the surrounding area, streets and major natural features (*such as rivers, mountain peaks, and cliffs, etcetera*).
- o. All appropriate survey information on the plat shall show lengths to hundredths of a foot, and angles and bearings shall be shown to seconds of a degree.
- p. A survey tie from the proposed subdivision boundary to an aliquot survey monument.

- q. A statement identifying the basis of bearing for the proposed subdivision survey.
- r. The length and bearings for the exterior boundary lines of the proposed subdivision. For bearings and lengths for interior lot lines where the bearings and lengths are the same as the exterior lot lines, labeling is not required.
- s. All bearings and dimensions for irregularly shaped lots shall be provided for each lot.
- t. For proposed curved boundaries and all curves on the plat, sufficient data shall be given to enable the re-establishment of the curves on the ground. This curve data shall be shown in a table and shall include the following:
 - 1. Radius of curve.
 - 2. Central angle.
 - 3. Tangent.
 - 4. Arc length.
 - 5. Notation of non-tangent curves.
- u. Any non-radial lot lines or boundary lines shall be labeled.
- v. All survey monuments set and found, in preparation of the plat, shall be indicated on the plat as to location and type of monument, in a legend table.
- w. Any "Reference Monument" and or "Witness Corner" shall be appropriately labeled on the plat.
- x. At a minimum, the name, centerline bearing, distance and curve information along with width information shall be provided for all proposed and existing roadway rights-of-way that traverse or adjoin the subject property.
- y. The acreage and lineal footage proposed to be devoted to roadways.
- z. The location, width, length and identification label for all other public ways, easements and rights-of-way that traverse or adjoin the subject property.
- aa. All proposed easements shall be designated as to use, bearings and dimensions, or indicated by appropriate statements.
- bb. All legally described easements in the title insurance commitment or policy shall be located or if not applicable, a written statement to that effect.
- cc. Excepted parcels shown on the plat shall be marked "Not included in this subdivision" or "Not included in this plat" as appropriate.
- dd. All existing easements shall be shown on the plat, labeled or noted as to use, size and location. In addition, all survey information and any recording information shall be provided. Any existing easement or right-of-way to be vacated, which is within the County's authority or ownership may be vacated by a note on the plat. Any existing easement not within the county's authority or ownership, shall be vacated or released by the appropriate authority or owner(s), and documentation shall be provided noting such.
- ee. The 100 year floodplain line shall be shown as per the FEMA FIRM map.

ff. The Plat shall show building setback lines for all stem or flag lots or irregularly shaped lots that do not have the minimum lot width, as required by the Zone District of the property at the property frontage. Said building setback line shall be shown by a thin dashed line and shall be labeled as such. In addition, dimensions shall be provided along the side lot lines, which are adequate to locate the building setback lines.

gg. Sites to be reserved or dedicated for open space, parks, playgrounds, schools or other public uses, other than easements shall be shown as outlots and shall be labeled with a statement as to the designated use.

hh. Has all required Subdivision Plat Language (FCSR Section XIII., B., 34.) been provided?

☒ Yes --- ☐ No

39. Is this application for a condominium or townhouse plat? ☐ Yes --- ☒ No If yes, then the condominium or townhouse application addendum, in accordance with the FCSR Section XIII., C., shall be attached hereto and marked as Exhibit 39.1. ☐ An exhibit has been attached.

40. Any waiver(s) that is requested from the FCSR regarding this application shall be stated in written form, with the citing of the regulation for which the waiver is being requested along with an explanation as to why the waiver is necessary and attached to this application, marked as Exhibit 40.1. ☒ An exhibit has been attached.

41. Are there any existing deed restrictions on the property which might affect the subdivision of the subject property? ☐ Yes --- ☒ No If yes, provide copies of such documents marked as Exhibit 41.1. ☐ An exhibit has been attached.

42. Are there any proposed deed restrictions on the subject property that would be implemented as a portion of the County approval of the Minor Subdivision Application? ☐ Yes --- ☒ No If yes, provide copies of such documents marked as Exhibit 42.1. ☐ An exhibit has been attached.

43. Are there any proposed improvements regarding such items as streets, public water and sewer systems, stormwater drainage facilities and the like? ☐ Yes --- ☒ No Please explain. _____

If yes, then the FCSR Sections X. (Utilities & Improvements – General Requirements) and XI. (Guarantee of Public Improvements) would apply to this application.

44. **PLEASE NOTE:** The following items (*but not limited to these items*), if not provided at the time of application, may be required to be provided to the Department after approval by the Board as contingency of approval items, if so required the items shall be provided prior to recording of the plat:

a. Information adequate to enable the Department to compute addresses for the lots being platted. ☒ Provided (marked as Exhibit 44.a.1) --- ☐ Requested contingency item

b. Closure sheets for each lot and the subdivision boundary. ☒ Provided (marked as Exhibit 44.b.1) --- ☐ Requested contingency item

- c. An approved County or Colorado Department of Transportation Access Permit(s) as may be appropriate. ☐ Provided (marked as Exhibit 44.c.1) --- ☒ Requested contingency item
- d. A detailed utility plan showing the proposed location of all utility and irrigation improvement locations, horizontal and vertical, as proposed by the developer, for all subdivisions where a new road, street or rights-of-way is proposed. The plan shall include the signatures of all utility providers, indicating their approval of such plan. ☐ Provided (marked as Exhibit 44.d.1) --- ☒ Requested contingency item
- e. An executed quit-claim deed with a deed restriction addressing the maintenance of any drainage facilities, drainage easements, rights-of-way etc., may be required, if applicable. Such deed is to be recorded at the time of recording of the plat, with all recording fees being at the expense of the applicant. ☐ Provided (marked as Exhibit 44.e.1) --- ☒ Requested contingency item *n/a*
- f. Properly executed Ratification, Consent and Release Forms will be required for any outstanding mortgages, deeds of trust, liens, judgments or the like. ☐ Provided (marked as Exhibit 44.f.1) --- ☐ Requested contingency item *n/a*

45. A submittal fee of \$_____ is attached to this application (Check #_____ ☐ cash).

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.

Applicant understands that any required private or public improvements imposed as a contingency for approval of the application may be required as a part of the approval process.

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 Board 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.

Applicant Printed Name	Signature	Date
<i>Travis Jenkins</i>	<i>[Signature]</i>	<i>6-18-26</i>
Owner Printed Name	Signature	Date

40.1

5/13/2026

To: Fremont County Planning

From: Travis Jenkins

Ref: Free Eleven Minor Sub

I would like to request a waiver for item 40, Appendix 1, I. B. 10, of the Fremont County application regarding the drainage plan requirement. I would like this item to be delayed until a building permit is pulled for a home in the future.

Thank you,



Travis Jenkins.

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40

6/18/2026

Travis Jenkins

Waiver request

Free Eleven minor subdivision

To whom it may concern,

I am formally requesting a waiver on item 40 of the Fremont County minor subdivision application form. The size of the lot meets the County's minimum size requirement, but the length is over twice the width of the lot. I would like to proceed with the dimensions with the waiver.

Thank you for your consideration,



Travis Jenkins



Fremont County

Department of Transportation

1170 Red Canyon Road • Cañon City, Colorado 81212
Phone: 719-276-7430 • Fax: 719-275-2120

5.20.2026

Fremont County Planning & Zoning
615 Macon Ave., Room 210
Cañon City, CO 81212

RE: MS 26-001 Free Eleven Minor Sub

Dear Mr. Victoria,

The FCDOT has reviewed the application and have the following comments:

- The DOT requires applicant obtain an access permit for all new access points from Fremont Street.
- It will be the property owners' responsibility to maintain and mitigate any water from leaving their property. Water will need to be kept off of the County r-o-w and contained within their property lines.
- It will be the property owners' responsibility to maintain vegetation within their property lines so as not to create site distance issues to the traveling public. Trees/vegetation must be trimmed away from the r-o-w at all times.
- 11th Street going toward SH50 is not maintained by the County, nor will we be accepting it into maintenance.

Should you have any questions or need further assistance, feel free to contact us.

Sincerely,

Michael Whitt

Michael Whitt
FCDOT Director

Fremont Conservation District
248 Dozier Avenue
Canon City, CO 81212
719-315-3417
info@fremontcd.org



Board of Supervisors
John Daniels, President
Bart Adams, Vice President
Tim Morse, Secretary Treasurer
Kathleen Drenckhahn, Member
Trevor Aronson, Member
Jonathan Haas, Alternate

June 4th, 2026,

Fremont County Planning & Zoning
615 Macon Ave., Room 210
Canon City, CO 81212

RE: "MS 26-001 Free Eleven"

The Fremont Conservation District has reviewed the application "MS 26-001 Free Eleven" and has no comments at this time.

Daniel Morse

Executive Director
Fremont Conservation District
719-315-3417
info@fremontcd.org



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Fremont Sanitation District

*107 Berry Parkway Cañon City, CO 81212-3900
(719) 269-9050 Fax - (719)276-7001*

MEMORANDUM

To: Dan Victoria, Director, Fremont County Planning & Zoning
Danielle Adamic, Senior Planning Coordinator, Fremont County Planning & Zoning

From: Jennifer E. Irvine P.E., MPA, District Engineer

Date: 20 May 2026

RE: Free Eleven Minor Subdivision (MS 26-001)

Fremont Sanitation District (FSD) has the following comments regarding review of documents received on 20 May 2026 for Free Eleven Minor Subdivision (MS 26-001):

The subject property is located outside the boundaries of FSD. Public sanitary sewer is not available for this location at this time. FSD has no additional comments or concerns regarding the proposed action.

Please do not hesitate to contact me should you require additional information.

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FREMONT COUNTY BUILDING DEPARTMENT

**615 MACON AVENUE, ROOM 212
CAÑON CITY, COLORADO 81212
OFFICE (719) 276-7460
FAX (719) 276-7461**



TO: Planning and Zoning

ATTN: Dan Victoria, Director
Danielle Adamic, Planning Coordinator

FROM: Wyatt Sanders, Fremont County Building Official
Fremont County Environmental Health

SUBJECT: MS 26-001 Free Eleven Minor Sub

DATE: June 9, 2026

This department has received an application MS 26-001 Free Eleven Minor Subdivision located in the Penrose area of Fremont County. This department has no violations against the property.

There has been a septic permit issued for this property. (S26-022)



FREMONT COUNTY TREASURER

RECEIPT OF TAX PAYMENT

241

Account	Parcel Number	Receipt Date	Receipt Number
R022527	69003960	Mar 18, 2026	2026-03-18-KE-8265

DAFFRON MILES L & PAMELA S
1153 FREMONT ST
PENROSE, CO 81240-9655

Situs Address	Payor
	DAFFRON MILES L & PAMELA S 1153 FREMONT ST PENROSE, CO 81240-9655

Legal Description

Subd: BEAVER PARK(ALL FIL) LOT 5 SEC 8-19-68 BEAVER PARK PLAT #1

Property Code	Actual	Assessed	Year	Area	Tax Rate
VACANT RESIDNTL LOTS - 0100	81,184	21,920	2025	29B	0.0301940
VACANT RESIDNTL LOTS - 0100	81,184	21,920	2025	29B	0.0403723

Payments Received

Check \$1,546.80
Check # 5330051239
Payor FNT

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2025	Tax	\$1,546.80	\$0.00	\$1,546.80	\$0.00
				\$1,546.80	\$0.00
Balance Due as of Mar 18, 2026					\$0.00

All Payments Subject To Final Bank Clearance



FREMONT COUNTY TREASURER

Certificate of Taxes Due

24.1

Account Number R022527
Parcel 69003960
Assessed To
JENKINS TRAVIS
1195 TOP NOTCH TRL
PENROSE, CO 81240-9297

Certificate Number 32711
Order Number
Vendor ID Counter

Legal Description

Situs Address

Subd: BEAVER PARK(ALL FIL) LOT 5 SEC 8-19-68 BEAVER PARK PLAT #1

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2025	\$1,546.80	\$0.00	\$0.00	(\$1,546.80)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/22/2026					\$0.00

Tax Billed at 2025 Rates for Tax Area 29B - 29B

Authority	Tax Rate	Amount	Values	Actual	Assessed
SCHOOL DISTRICT RE-2	0.0301940000	\$661.84	VACANT RESIDNTL LOTS	\$81,184	\$21,920
Taxes Billed 2025	0.0301940000	\$661.84	Total	\$81,184	\$21,920

Tax Billed at 2025 Rates for Tax Area 29B - 29B

Authority	Tax Rate	Amount	Values	Actual	Assessed
PENROSE WATER	0.0056270000	\$123.34	VACANT RESIDNTL LOTS	\$81,184	\$21,920
S.E. COLO WATER CONS DISTRI	0.0008500000*	\$18.63	Total	\$81,184	\$21,920
UPPER ARKANSAS WATER CONS D	0.0003720000*	\$8.15			
PENROSE PARK & RECREATION D	0.0022430000*	\$49.17			
FREMONT COUNTY	0.0114430000*	\$250.84			
FREMONT CONSERVATION DISTRI	0.0004590000*	\$10.06			
PENROSE COMMUNITY LIBRARY D	0.0050373000*	\$110.42			
FLORENCE FIRE	0.0143410000*	\$314.35			
Taxes Billed 2025	0.0403723000	\$884.96			
* Credit Levy					

All Tax Lien Sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's Office will need to be contacted prior to remittance.

Special taxing districts and the boundaries of such districts may be on file with the Board of County Commissioners, the County Clerk, or the County Assessor.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

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. In witness whereof, I have hereunto set my hand and seal.

FREMONT COUNTY TREASURER





United States
Department of
Agriculture



Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Fremont County Area, Colorado

FREE_ELEVEN

28.1



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units).

Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

105° 1' 22" W

105° 1' 39" W

38° 25' 4" N

38° 25' 4" N



105° 1' 22" W

105° 1' 39" W

38° 24' 55" N

38° 24' 55" N

Map Scale: 1:1,970 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84



MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Spoil Area
Soils		Soil Map Unit Polygons		Stony Spot
		Soil Map Unit Lines		Very Stony Spot
		Soil Map Unit Points		Wet Spot
Special Point Features		Special Line Features		Other
		Water Features		Streams and Canals
		Transportation		Rails
				Interstate Highways
				US Routes
				Major Roads
				Local Roads
		Background		Aerial Photography
				
				
				
				
				
				
				
				
				
				
				

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: [Web Soil Survey URL](#)
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fremont County Area, Colorado
Survey Area Data: Version 23, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 18, 2020—Jul 28, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
66	Manvel silt loam, 2 to 6 percent slopes	4.8	35.4%
83	Penrose-Minnequa complex, 1 to 15 percent slopes	8.8	64.6%
Totals for Area of Interest		13.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Fremont County Area, Colorado

66—Manvel silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2rgqk
Landscape: Plains
Elevation: 3,700 to 6,400 feet
Mean annual precipitation: 12 to 14 inches
Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 130 to 170 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Manvel and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Manvel

Setting

Landscape: Plains
Landform: Hillslopes, Interfluves
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess

Typical profile

A - 0 to 5 inches: silt loam
Bk1 - 5 to 32 inches: silt loam
Bk2 - 32 to 48 inches: silt loam
Bky - 48 to 79 inches: silt loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 45 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Very high (about 12.6 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B

Custom Soil Resource Report

Ecological site: R069XY006CO - Loamy Plains

Hydric soil rating: No

Minor Components

Minnequa

Percent of map unit: 7 percent

Landscape: Plains

Landform: Ridges, Pediments

Landform position (two-dimensional): Backslope, shoulder

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex, linear

Ecological site: R069XY006CO - Loamy Plains

Hydric soil rating: No

Manzanola

Percent of map unit: 5 percent

Landscape: Plains

Landform: Fan remnants, Drainageways

Down-slope shape: Concave, linear

Across-slope shape: Linear, concave

Ecological site: R069XY042CO - Clayey Plains

Hydric soil rating: No

Penrose

Percent of map unit: 3 percent

Landscape: Plains

Landform: Cuestas, Scarps, Hillslopes

Landform position (two-dimensional): Shoulder, summit

Landform position (three-dimensional): Crest

Down-slope shape: Convex, linear

Across-slope shape: Convex, linear

Ecological site: R069XY058CO - Limestone Breaks

Hydric soil rating: No

83—Penrose-Minnequa complex, 1 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2rgr8

Landscape: Plains

Elevation: 4,500 to 6,500 feet

Mean annual precipitation: 12 to 14 inches

Mean annual air temperature: 48 to 54 degrees F

Frost-free period: 125 to 170 days

Farmland classification: Not prime farmland

Map Unit Composition

Penrose and similar soils: 50 percent

Minnequa and similar soils: 35 percent

Custom Soil Resource Report

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Penrose

Setting

Landscape: Plains

Landform: Hills, Hogbacks, Scarps

Landform position (two-dimensional): Shoulder, backslope

Landform position (three-dimensional): Crest, side slope

Down-slope shape: Convex, linear

Across-slope shape: Convex, linear

Parent material: Slope alluvium over residuum weathered from limestone

Typical profile

A - 0 to 4 inches: channery loam

C - 4 to 15 inches: channery loam

R - 15 to 79 inches: bedrock

Properties and qualities

Slope: 1 to 15 percent

Depth to restrictive feature: 10 to 20 inches to lithic bedrock

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 70 percent

Maximum salinity: Nonsaline (0.1 to 1.0 mmhos/cm)

Sodium adsorption ratio, maximum: 1.0

Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): 6s

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: D

Ecological site: R069XY058CO - Limestone Breaks

Other vegetative classification: Limestone Breaks #58 (069XY058CO_2)

Hydric soil rating: No

Description of Minnequa

Setting

Landscape: Plains

Landform: Interfluvies, Ridges

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear, convex

Parent material: Slope alluvium over residuum weathered from limestone and shale

Typical profile

A - 0 to 6 inches: silt loam

Bw - 6 to 18 inches: silt loam

Custom Soil Resource Report

Bky - 18 to 32 inches: loam
Cr - 32 to 79 inches: bedrock

Properties and qualities

Slope: 1 to 9 percent
Depth to restrictive feature: 20 to 39 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 45 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (0.1 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 8.0
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: R069XY006CO - Loamy Plains
Forage suitability group: Loamy (G069XW017CO)
Other vegetative classification: Loamy (G069XW017CO)
Hydric soil rating: No

Minor Components

Shingle

Percent of map unit: 5 percent
Landscape: Plains
Landform: Scree slopes, Hills
Landform position (two-dimensional): Backslope, shoulder
Landform position (three-dimensional): Side slope, head slope
Down-slope shape: Convex
Across-slope shape: Convex, linear
Ecological site: R069XY046CO - Shaly Plains
Other vegetative classification: Needs Field Review (G069XW050CO), Shaly Plains #46 (069XY046CO_2)
Hydric soil rating: No

Willd

Percent of map unit: 5 percent
Landscape: Plains
Landform: Interfluves
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R069XY006CO - Loamy Plains
Other vegetative classification: Loamy Plains #6 (069XY006CO_2), Loamy (G069XW017CO)
Hydric soil rating: No

Custom Soil Resource Report

Rock outcrop

Percent of map unit: 5 percent

Hydric soil rating: No

References

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

30.1

Transfer from:
PAMELA DAFFRON

**PENROSE WATER DISTRICT
Tap Contract
& Water Service Agreement**

Acct. No. 01808.01

THIS AGREEMENT, entered into on this 13TH day of MARCH 2026 by and between Penrose Water District, a special district, hereinafter referred to as the District, and TRAVIS & REBECCA JENKINS hereinafter referred to as Owner.

WITNESSETH:

WHEREAS, the District is a legally formed and constituted special district situate in Fremont County, Colorado, by virtue of the laws of the State of Colorado; and

WHEREAS, Owner is the holder of the legal title to real property situate within the District, and is desirous of obtaining water services from the District; and

WHEREAS, the Owner has applied by these presents for the right to connect to the facilities of the District;

NOW THEREFORE, THE PARTIES HERETO MUTUALLY AGREE AS FOLLOWS:

1. Owner will pay the sum of PAID, receipt of which is hereby acknowledged, for one 3/4" x 5/8" connection to the District to service real property situated in Fremont County, Colorado and described as follows:

LOT 5, SEC 8-19-68; BEAVER PARK PLAT #1

commonly known as 1115 FREMONT STREET, Penrose, Colorado, hereinafter referred to as subject property. Owner certifies that Owner is the fee owner of the subject property.

2. Owner represents that the intended use of such service is:

☒ Residential ☐ Multi-Unit ☐ Commercial ☐ Business ☐ Other _____

Any use by Owner other than that use represented above, shall be sufficient grounds for the District to declare a forfeiture of said connection right.

3. Owner agrees to provide the District complete information concerning all water requirements expected by such intended usage including, where applicable, complete plans and profiles for proposed improvements to be constructed on lots, line extensions and/or subdivisions. Owner agrees to adhere to limitations set forth in Article 99 of Title 37, C.R.S. (as well as any Fremont County regulations adopting such limitations), prohibiting the installation, planting, or placement of nonfunctional turf, artificial turf, or invasive plant species on commercial, institutional, or industrial property, common interest community property, or a street right-of-way, parking lot, median, or transportation corridor.

4. Owner will pay monthly service charges for each connection at the rates fixed by the District together with such taxes that may be levied as provided by the laws of the State of Colorado. It is specifically agreed that, upon execution of this agreement, such monthly service charges shall be billed, and due and payable, as provided in the District's Rules and Regulations, notwithstanding the fact that a water tap has not been installed, or the fact that the subject property be vacant or unoccupied, and Owner specifically agrees that all unpaid or delinquent charges shall be paid upon the transfer of an interest in and to the subject property.

5. Owner hereby grants and conveys to the District a permanent right of access over, across and through the subject property, without charge, for purposes of inspection and maintenance of any existing water lines, meters or related facilities which may exist, or be placed, on the subject property.

either by the Owner or the District. District shall have the right to inspect meters, lines, and hookups at any time.

6. The parties acknowledge that by this agreement District does hereby agree to install, according to representations stated in Paragraphs 1 and 2 above, adequate water taps, meters, and related facilities to the property line of the undersigned Owner. Connection will be made only from District-approved existing lines. Any line extension expense, line replacement costs, or other improvements shall be at the Owner's sole expense and be the sole responsibility of the Owner, provided all improvements shall be made according to specifications of the District and under the supervision of the District. All service lines connected to the metering facility and installed to the building to be served shall be governed by the Rules and Regulations of the District.

7. Any change from the usage described in paragraph 2 above must have the District's approval.

8. The approved service is for service only to the properly described in paragraph 1 above and is not transferable to another location without the prior written consent of District.

9. This agreement is specifically contingent upon approval by District's board of directors unless authority to execute water service contracts has been properly delegated to District's manager or other designee by the Board of Directors of the Penrose Water District. Said board may fail to approve this agreement for any reason whatsoever including, but not limited to, a determination that the District cannot feasibly serve the tap requested, or the board of directors may, as a condition of service, require any customer who cannot feasibly be served by the facilities to pay such additional costs as may be incurred by the District in furnishing such requested service.

10. Owner agrees that no driveways are to be constructed over meters. If a driveway is in the same location as a meter, the expense of the meter being relocated will be that of the owner. Meters shall be installed along frontage of the property described in paragraph 1 above, within the adjoining right-of-way from which access to the property is taken and the property is addressed, and perpendicular to the center of the dwelling/facility to be serviced.

11. Any unpaid service charges due and owing to the District shall become a lien upon the property served.

12. If the Owner shall be delinquent in the payment of any service or other charge, as provided in the District's Rules and Regulations, the District specifically reserves the right to disconnect the premises from the water lines, whereupon the fees paid for the service right [tap fee] shall be forfeited by Owner. Water service shall be restored only upon payment of all delinquent charges and payment of District fees that are then in effect. The existence of renters or agents shall in no way change the obligation of Owner to ensure compliance with the terms of this agreement or District's rules and regulations.

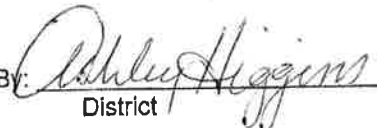
13. Unless otherwise notified by the Owner, statements for the monthly service charges shall be mailed to the address shown on the application. Owner shall at all times be responsible for ensuring that District has a current mailing address to which to send statements, notices, and correspondence.

14. This agreement shall be extended to and binding upon the agents, servants, employees, tenants, heirs, executors, administrators, successors and assigns of the parties hereto.

15. The District's Rules and Regulations are an integral part of this agreement and any breach thereof by Owner shall constitute a breach of this agreement.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

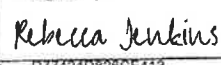
PENROSE WATER DISTRICT,
a special district

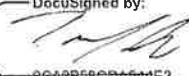
By: 
District

TRAVIS & REBECCA JENKINS

1195 TOP NOTCH TRAIL

PENROSE, CO 81240

Signed by: 
Owner

DocuSigned by:

3CA3B58CDA544E3



31.1

Date Applied: 2-18-2026
Permit Fee: \$ 283.00
Use Tax: \$ 0.00
Colorado State Surcharge: \$ 23.00
Copies: \$ 0.00
Total: \$ 306.00

Septic Permit #: S26-022
Expiration Date: 02-25-2027
Paid By: CASH
Receipt #: 2026-02-18-KE-2954
Inspection Request Line (719) 276-7373
Building permit #

FREMONT COUNTY ON-SITE WASTEWATER TREATMENT SYSTEM PERMIT

Owner: Miles & Pamela Daffron Applicant: Owner
Mailing Address: 1153 Fremont Street Mailing Address: _____
City, State, Zip Code: Penrose, CO 81240 City, State, Zip Code: _____
Phone Number: 719-842-5190 Phone Number: _____
OWTS Contractor: N/A Contractor Phone: _____ License #: _____
Construction Address: 1115 Fremont Street, Penrose, CO 81240
Gate/Combination Lock #: _____ ☐ Directions From Major Thoroughfare: (Include Legible Map & Directions)
Legal Description: Sch# 69003960
Type/Use of Structure: SFR
Lot Size: 9.4 Acres Source, Type of Water: Penrose Water
Maximum Potential # of Bedrooms: 2 Basement: -- Washer: -- Garbage Disposal: --
Engineering Firm: Edward "Cody" Lyons - CPOW Project Number: ---
Type of System: New OWTS Absorption Tank Size: 1000 Gallons
Absorption: 350 Square Feet Perc Rate: Profile Holes Min./Inch LTAR: 0.60
NOTES: **Keep excavation shallow. Locate in designated area. Maintain all separation.**

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 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: 02-18-2026

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: 30 Q4 Chambers in 2 trenches of 15 chambers each trench or 12 x 50 pipe & rock bed.

Tank lids must be accessible at time of inspection.

Approved By: _____

Date Approved: _____

Prepared By: Sierra Reed

Date Prepared: 02-25-2026

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DAFFRON

Soil Analysis and Evaluation Report

Property Owner

Name: Pam and Miles Daffron

Address: 1153 FREMONT ST PENROSE, CO 81240-9655

Septic Installer: Unknown

Soil Evaluator

Name: Edward Cody Lyons

Address: PO Box 875, Westcliffe, CO 81252

Phone: 719-285-3709

I certify that the information herein is correct and complete to the best of my knowledge and that I performed all tests in accordance with the provisions of Colorado State and Custer, Fremont, Teller, Pueblo County On-Site Wastewater Treatment System Regulations. I further certify that I am recognized as a CPOW Certified Competent Technician having completed training and passed the test on May 24, 2019.

Signature: Edward Lyons Date: 04/13/2025

Print: Edward Lyons

[Table of Contents](#)

Test Hole #1

Depth	Soil Classification
0-15 inches	Topsoil or Root System
16-96 inches	Sandy Loam

Test Hole #2

Depth	Soil Classification
0-14 inches	Topsoil or Root System
15-96 inches	Sandy Loam

Soil Type: 2 Sandy Loam

Treatment Level: 1

Long Term Acceptance Rate (LTAR): 0.60

Soil Analysis and Site Information

Legal Description: LOT 5 SEC 8-19-68 BEAVER PARK PLAT #1

Property Address: Parcel Number 69003960

Size of Property in Acres: 9.4

Number of Bedrooms: 2

Depth of Bedrock: +8ft

Depth of Groundwater: +8ft

Percentage of Rock: 5%

Percentage of Slope from Homesite to Leach Field: 1-2%

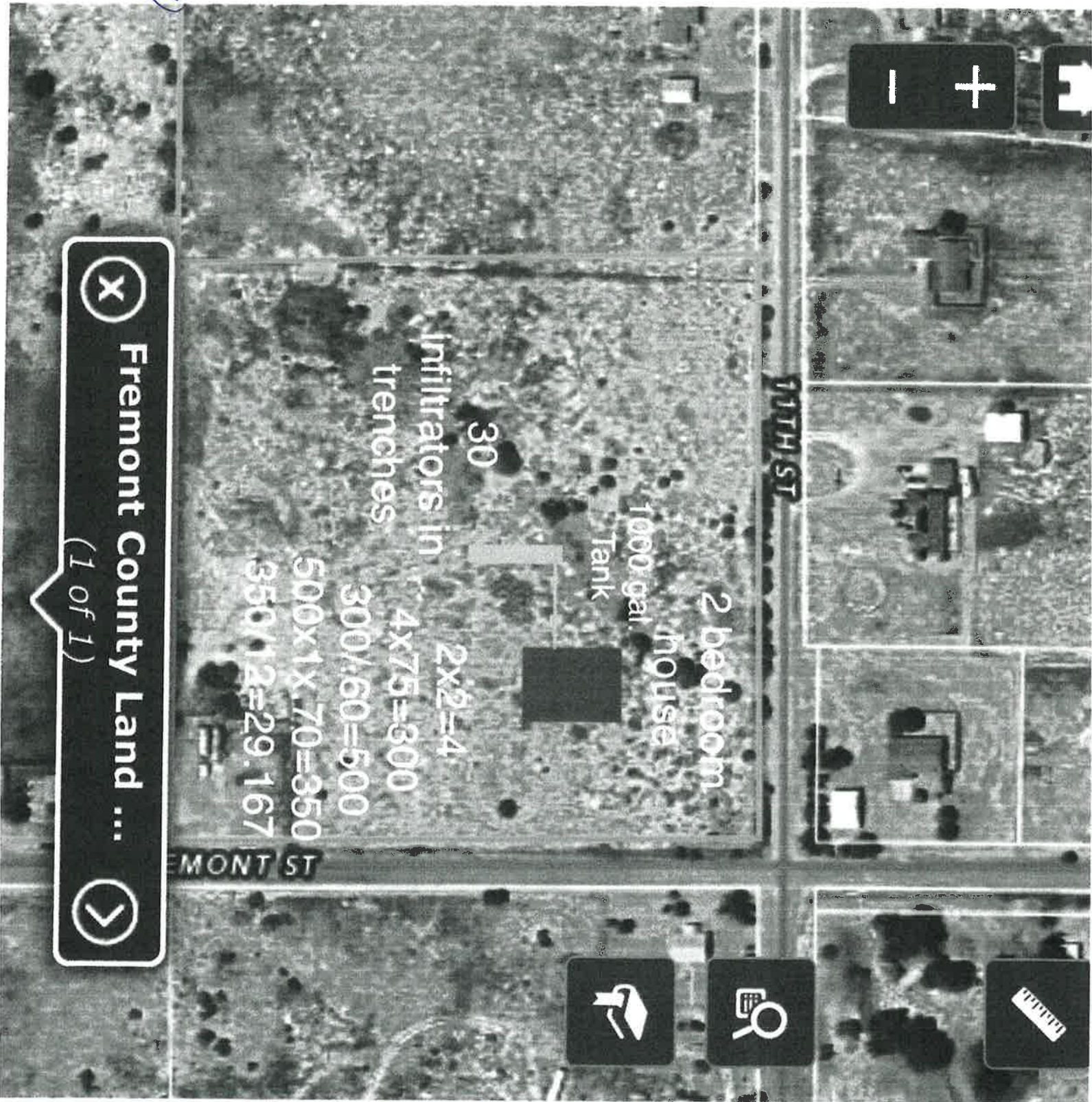
Water Source: City Water

System to be used by: Residential

Date of Evaluation: 04/06/2025

Pipe Rock
600 sq ft
12' x 50' bed

Received
FEB 18 2026
Fremont County Building Dept.



(X) Fremont County Land ...
(1 of 1)

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44. b.1

Parcel Map Check Report

Client:

FREE_ELEVEN
1115 FREMONT STREET
PENROSE, CO 81240

Date: 05/12/2026 4:59:30 PM

Prepared by:

GEORGE
CROWN POINT LAND SERVICES
P.O. BOX 749
CANON CITY, CO 81215

Parcel Name: LOT 1

Segment# 1: Line

Course: S0° 09' 56"E

Length: 320.91'

Segment# 2: Line

Course: S89° 35' 09"W

Length: 644.54'

Segment# 3: Line

Course: N0° 02' 55"W

Length: 318.24'

Segment# 4: Line

Course: N89° 20' 50"E

Length: 643.91'

Perimeter: 1,927.61'

Area: 205,873.94Sq.Ft.

Error Closure: 0.0085

Course: N15° 50' 12"E

Error North : 0.00815

East: 0.00231

Precision 1: 226,776.47

Parcel Name: LOT 2

Segment# 1: Line

Course: S0° 09' 56"E

Length: 320.91'

Segment# 2: Line

Course: S89° 20' 50"W

Length: 643.91'

Segment# 3: Line

Course: N0° 02' 55"W

Length: 318.24'

Segment# 4: Line

Course: N89° 06' 30"E

Length: 643.29'

Perimeter: 1,926.36'

Area: 205,665.92Sq.Ft.

Error Closure: 0.0062

Course: N10° 48' 26"E

Error North : 0.00605

East: 0.00115

Precision 1: 310,701.61

Parcel Name: ORIGINAL LOT 5 BPW

Segment# 1: Line

Course: S0° 09' 56"E

Length: 641.83'

Segment# 2: Line

Course: S89° 35' 09"W

Length: 644.54'

Segment# 3: Line

Course: N0° 02' 55"W

Length: 636.48'

Segment# 4: Line

Course: N89° 06' 30"E

Length: 643.29'

Perimeter: 2,566.14'

Area: 411,539.86Sq.Ft.

Error Closure: 0.0055

Course: N39° 47' 24"E

Precision 1: 466,570.91

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MAY 19 2026



FREMONT COUNTY FIRE PROTECTION PLAN AND DISTRICT COMMENT FORM

The Fremont County Subdivision Regulations and Fremont County Zoning Resolution require a fire protection plan be submitted with many different types of applications, at the time of application submittal. In order to provide consistency in the information received, it shall be required that these plans be submitted on this form.

The Fremont County Department of Planning and Zoning (Department), Fremont County Planning Commission (Commission) and Fremont County Board of County Commissioners (Board) take into consideration the responses of the Applicant and the District during their respective review process.

Attachments can be made to this form to provide expanded narrative for any application item including supportive documentation or evidence for provided form item answers. Please indicate at the form 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 4 would be marked - Exhibit 4.1, the fifth attached document supporting the narrative provided for application item 4 would be marked - Exhibit 4.5*). Exhibit numbers should be placed in either the lower right hand area or the upper right hand area of the exhibit.

If the subject property is not in a fire protection district, only applicants' information and map are required. A copy of the Colorado State Forest Service Wildfire Hazard Area Map with the subject property clearly and accurately located, shall be attached and marked as Exhibit A.

APPLICANT INFORMATION

1. Project Name Free- Eleven minor Sub
 2. Project Description minor sub, split 10 acres into 2 5 acres
 3. Type of application:

Zone ☐ Zone Change #1 ☐ Change #2 -- Use Designation Plan ☐ Zone Change #2 -- Final Development Plan ☐ Commercial Development Plan ☐ Change of Use of Property ☐ Commercial Development Modification	☐ Special Review Use Permit ☐ Conditional Use Permit ☐ Temporary Use Permit ☒ Subdivision
--	--
- Preliminary Plan Expansion of an existing Business or Industrial Use Minor Subdivision

3. The subject property is located at:

1115 Fremont St.

Address and or General Location (If general location only is used, it will be required that a legal description of the subject property be attached Marked as Exhibit 3.1) ☐ An exhibit is attached.

4. Fire protection will be provided in what manner and with what resources?

5. The source of water for fire protection is:



--- Water District – Name of District:

Penrose



--- Well – Colorado Division of Water Resources Well Permit Number:

Is the well approved for fire protection? ☐ Yes --- ☐ No Please explain: _____



--- Cistern – What is the cistern capacity?

Gallons – What is the water

source for filling the cistern?

6. What is the distance from the subject property to the nearest fire hydrant?

7. What public roadways provide access to the subject property?

Fremont st & 11th st

8. How many accesses to public roadways will the subject property have? 2

9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? ☐ Yes --- ☒ No Please explain by providing right-of-way and surface widths, length of roadway, surface types for all interior existing and proposed roadways and turning radii for cul-de-sacs.

10. What are the existing and or proposed interior roadway names?

n/a

☐ Yes --- ☐ No

11. Is the subject property located within a fire protection district?

If yes, please provide the district name: Florence Fire

If the subject property is not located within a fire protection district please answer the following questions and the form will be considered completed for submittal. If the subject property is located within a fire protection district then answers to the following will not be required, however the remainder of the form shall be addressed by a representative of the fire protection district in which the subject property is located.

a. What is the name of the fire protection district closest to the subject property? Florence

b. What is the distance from the subject property to the nearest fire protection district boundary?

c. Is it logical and feasible to annex the subject property to a fire protection district?

☐ Yes ---- ☐ No Please explain: n/a

d. What types of fire protection improvements are proposed for the subject property and or structures to be housed on the property? Please explain: n/a

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.

Applicant understands that any required private or public improvements imposed as a contingency for approval of the application may be required as a part of the approval process.

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 Board regarding the Application to be null and void.

Travis Jenkins
 Applicant Printed Name


 Signature

5-13-26
 Date

FIRE PROTECTION AUTHORITY INFORMATION

6. The location of the closest fire hydrant to the subject property is:

Fremont and 11th St.

7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development? ☒ Yes --- ☐ No Please explain: _____

8. Are the existing public roadways accessing the subject property adequate for fire vehicle access? ☒ Yes --- ☐ No Please explain: _____

9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? ☒ Yes --- ☐ No Please explain: YES

10. Are the proposed fire protection measures adequate for any existing or proposed structures to be housed on the subject property? ☒ Yes --- ☐ No Please explain: _____

11. What are the wildfire hazard classifications for the subject property, as prepared by the Colorado State Forest Service?

Type text here

Contact BLM Office in Canon City

12. Recommendations concerning fire protection in general, fire protection improvements, suggested road names, for this project are as follows: **NOTE:** Be sure to list type, size and location of improvements recommended (*i.e.*; *hydrants, water lines, cisterns, dry hydrants, roadway improvements, etc.*). **Please indicate whether recommendations or requirements are the result of codes or regulations, and provide supporting information which will assist the Planning Commission and the Board of County Commissioners to determine whether to adopt any or all of the recommendations as requirements of the permit.**

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be from a notebook or a standard ruled sheet of paper. The lines are thin and black. The background is plain white.

Bill Ritter
Signature and title of Authorized Fire Protection Representative

Date 05/18/2026

FREE_ELEVEN MINOR SUBDIVISION

11TH ST

11TH ST

MS 26-001

FREMONT ST

FREMONT ST



US HWY 50
US HWY 50

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FREE_ELEVEN MINOR SUBDIVISION

R1

R1

R1

R1

R1

R1

R1

11TH ST

11TH ST

MS 26-001

FREMONT ST

FREMONT ST

R2

R2

R2

R2

R2

R2



US HWY 50

R2

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6-23-2026



Scale 1" = 100'

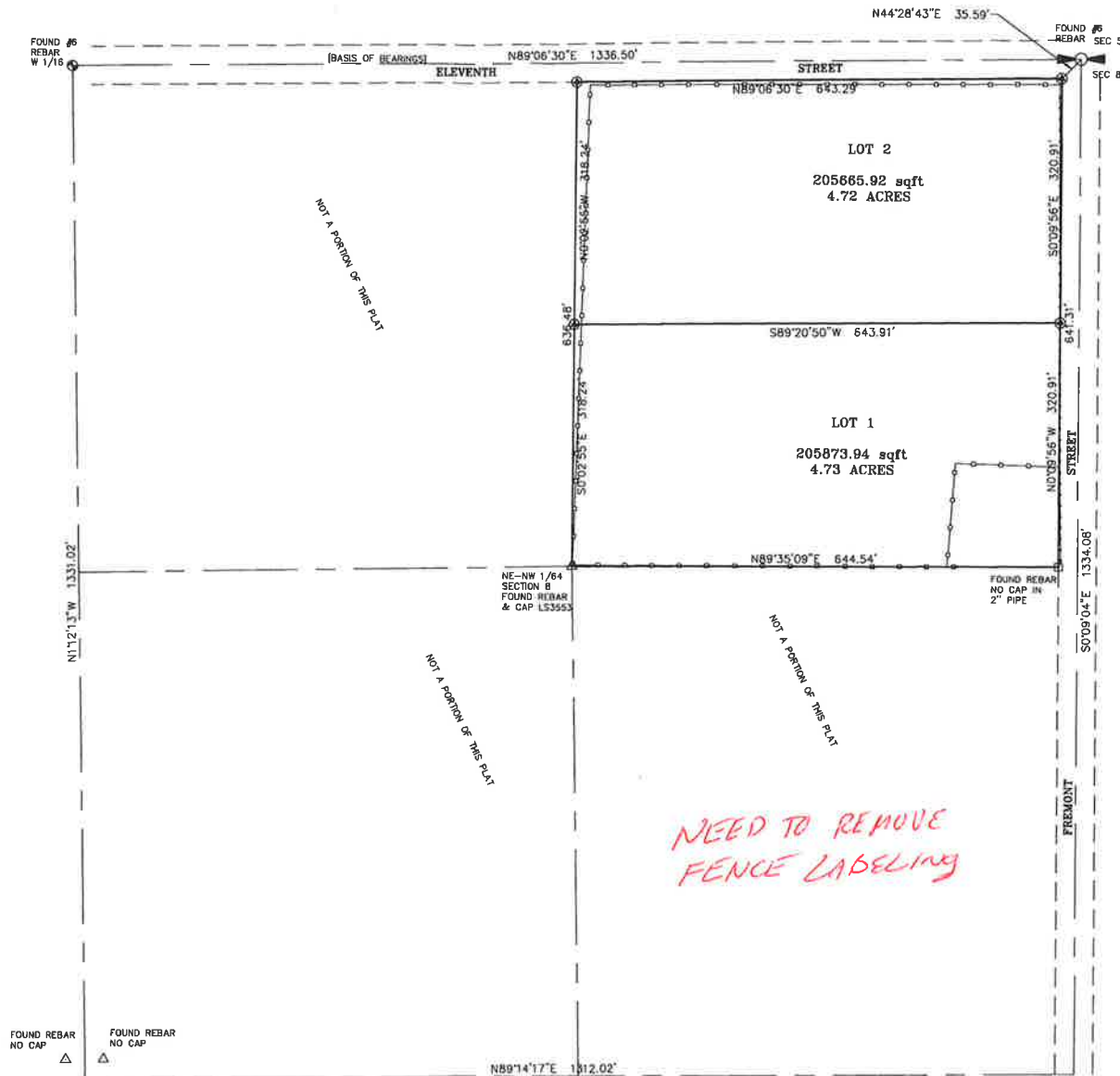
- FOUND QUARTER CORNER AS DESCRIBED
- FOUND SIXTEENTH CORNER AS DESCRIBED
- FOUND AS SHOWN AND DESCRIBED
- FOUND AS SHOWN AND DESCRIBED
- SET REBAR AND CAP C.P.L.S. 38118
- SECTION LINES
- STREET RIGHT OF WAY LINES
- SUBJECT LOT LINES
- EXISTING FENCE LINE



VICINITY MAP
n.t.a.

FREE_ELEVEN MINOR SUBDIVISION

A VACATION AND REPLAT OF LOT 5,
BEAVER PARK LAND AND IRRIGATION PLAT NO. 1
IN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 68 WEST OF THE 6th P.M.,
FREMONT COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS THAT

TRAVIS JENKINS AND REBECCA JENKINS

ARE THE OWNERS OF THE FOLLOWING DESCRIBED LAND:

TO WIT

LOT 5, SECTION 8, TOWNSHIP 19 SOUTH, RANGE 68 WEST OF THE 6th P.M.,
BEAVER PARK PLAT NO. 1, ACCORDING TO THE RECORDED PLAT
COUNTY OF FREMONT, STATE OF COLORADO
CONTAINING 411539.89 SQUARE FEET OR 9.45 ACRES

DEDICATION WE

TRAVIS JENKINS AND REBECCA JENKINS

BEING THE OWNERS OF THE ABOVE DESCRIBED LAND BEING PLATTED AND/OR
SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF

FREE_ELEVEN MINOR SUBDIVISION

HAVE LAID OUT, PLATTED AND/OR SUBDIVIDED THE SAME AS SHOWN ON THIS
PLAT AND DO HEREBY DEDICATE TO THE PUBLIC AT LARGE THE STREETS,
ALLEYS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON AND HEREBY
DEDICATE THOSE PORTIONS OF THE LAND LABELED AS EASEMENTS FOR THE
INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.
THE SOLE RIGHT TO ASSIGN USE OR VACATE IS VESTED WITH THE BOARD OF
COUNTY COMMISSIONERS.

IN WITNESS WHEREOF

TRAVIS JENKINS AND REBECCA JENKINS

HAVE SUBSCRIBED THEIR NAMES THIS _____ DAY OF _____, A.D. 20____

BY

TRAVIS JENKINS

REBECCA JENKINS

NOTARY STATEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, A.D. 20____ BY

TRAVIS JENKINS AND REBECCA JENKINS

MY COMMISSION EXPIRES _____

MY ADDRESS IS _____

WITNESS MY HAND AND OFFICIAL SEAL. _____
NOTARY PUBLIC

ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT

THE UNDERSIGNED CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF
FREMONT COUNTY, COLORADO HEREBY CERTIFIES THAT THE PLAT WAS
APPROVED AND ALL ROADS, STREETS AND EASEMENTS ARE HEREBY ACCEPTED
PROVIDED, HOWEVER, THAT SUCH ACCEPTANCE SHALL NOT IN ANY WAY BE
CONSIDERED AS AN ACCEPTANCE FOR MAINTENANCE PURPOSES. MAINTENANCE
OF, OR SHOW REMOVAL FROM SAID ROAD OR STREETS SHALL BE ONLY UPON A
SEPARATE RESOLUTION OF THE BOARD OF THE COUNTY COMMISSIONERS.

CHAIRMAN, FREMONT COUNTY BOARD OF COMMISSIONERS

DATE

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, GEORGE R. HALL, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO
DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY
DIRECTION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS
AMENDED, AND THAT THIS PLAT DOES ACCURATELY SHOW THE DESCRIBED
TRACT OF LAND AND THE SUBDIVISION THEREOF, TO THE BEST OF MY
KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT ANY PORTION(S) OF THIS
PROPERTY WHICH DO LIE WITHIN THE DESIGNATED FLOOD HAZARD AREA AS
SHOWN ON THE F.E.M.A. FIRM MAPS ARE ACCURATELY SHOWN HEREON.

George R. Hall, C.P.L.S. 38118

COUNTY CLERK AND RECORDERS STATEMENT

State of Colorado

County of _____

This plat was filed for record in the office of the County Clerk

and Recorder of _____ County, Colorado

at _____, M., on _____ day of _____, 20____ A.D.

under Reception No. _____

County Clerk and Recorder

EASEMENT STATEMENT

EASEMENTS FOR PUBLIC PURPOSES, INCLUDING UTILITIES, ARE AS INDICATED
ON THE PLAT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING
VESTED WITH THE ADJACENT PROPERTY OWNERS EXCEPT AS OTHERWISE
NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A FIVE (5) FOOT EASEMENT
ON BOTH SIDES OF LOT LINES. EXTERIOR SUBDIVISION BOUNDARY IS SUBJECT
TO A TEN (10) FOOT EASEMENT.

Crown Point Land Services

719-275-5005 Office

P.O. Box 749

Canon City, CO 81215-0749

391 Arrowhead Drive

Florissant, CO 80816

crownland@outlook.com

NOTES

This survey does not constitute a title search by Crown Point Land Services to determine
ownership or easements of record. For all information regarding easements, right of way
and title of record, we relied upon Title Commitment No. 330-102715-26 prepared by
Fidelity National Title Company, dated March 18, 2026.

BASES OF BEARINGS:

Bearings are based on G.P.S. observation on the CENTERLINE line of 11th STREET
as being N 89°06'30" E, as shown hereon.

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Planning and Zoning Department

615 Macon Avenue Room 210, Canon City, Colorado 81212

Telephone (719) 276-7360 / Facsimile (719) 276-7374

Email planning@fremontco.com

Inspection Checklist

Date 7/7/2026

Project Name: MS 26-001 Free Eleven Minor Sub

Any Current Permits? ☐ Yes or ☒ No

Any Past Permits? ☐ Yes or ☒ No

Current Violation? ☐ Yes or ☒ No

Past Violations ☐ Yes or ☒ No

VISUAL OBSERVATIONS CHECKLIST

of buildings: 0

Types: N/A

SMM on site? No

Does the site plan match site conditions? Yes

Structures Code/Zoning Compliant : Yes

Land Use Compliant: Yes

Notes/Concerns

At the time of our inspection, we did not see any land use concerns.

Matt Tafoya

July 7, 2026

George Meffley

July 7, 2026



Planning and Zoning Department

615 Macon Avenue Room 210, Canon City, Colorado

Telephone (719) 276-7360 / Facsimile (719) 276-7374

Email planning@fremontcountyco.gov

July 8, 2026
Travis Jenkins
1195 Top Notch Trail
Penrose, CO 81240

SUBJECT: MS 26-001 Free Eleven Minor Subdivision Requesting approval for a minor subdivision that will create a total of two (2) lots. Located at 1115 Fremont Street, in Penrose.

At the regular Planning Commission meeting on July 7, 2026, the **Fremont County Planning Commission** recommended **approval** of your request for a **Minor Subdivision** for file #**MS 26-001 Free Eleven Minor Subdivision** with the following waivers, contingencies and conditions:

Contingency items:

1. Registered Land Surveyor to correct additional red lines.
2. Registered Land Surveyor shall add a note to the plat stating "DRAINAGE PLAN FOR LOT 1 & 2 WAS DEFERRED TO THE TIME OF DEVELOPMENT. THEREFOR PRIOR TO BUILDING, A SITE-SPECIFIC DRAINAGE PLAN WILL BE REQUIRED.

Approved Waiver Requests:

1. Waiver Request #1 – Drainage Plan and Report
2. Waiver Request #2 - Appendix 1, Section B. #10. *Wherever possible, the depth of the lots should not be greater than twice its width.*

Conditions:

None

If you have any questions, please contact the Department of Planning and Zoning.

FREMONT COUNTY,

Dan Victoria
Planning Director

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**FREMONT COUNTY
PLANNING COMMISSION MEETING MINUTES
July 7, 2026, AT 3:00 P.M.**

MEMBERS PRESENT

John Hamrick
Dale McCullough
Rudl Mergelman
John Carper

STAFF PRESENT

Danielle Adamic, Senior Planning Coordinator
Joanne Kohl, Office Manager

1. CALL TO ORDER

Chairman Hamrick Called the meeting to order at 3:12 pm.

2. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

3. APPROVAL OF THE July 7, 2026, PLANNING COMMISSION AGENDA

Chairman Hamrick asked if there were any changes, additions or corrections to the July 7, 2026, Fremont County Planning Commission Agenda.

MOTION

Mr. McCullough motioned to accept the July 7, 2026, Fremont County Planning Commission Meeting agenda.

SECOND

Mr. Carper second the motion.

Chairman Hamrick called for a roll call vote, and the motion passed unanimously. (4 of 4)

4. APPROVAL OF THE April 7, 2026, PLANNING COMMISSION MEETING MINUTES

Chairman Hamrick asked if there were any changes, additions or corrections to the April 7, 2026, Fremont County Planning Commission Meeting Minutes.

MOTION

Mr. Mergelman motioned for approval of the April 7, 2026, minutes.

SECOND

Chairman Hamrick second the motion.

Chairman Hamrick called for a roll call vote, and the motion passed unanimously. (4 of 4)

5. NEW BUSINESS:

(1.) ZC 26-002 Carr

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Applicants John and Haley Carr are not present for this meeting. The Board of Planning Commissioners did discuss the fact that the applicants were not present and they each agreed (4 of 4) to let staff present the application and the board can vote on it.

Chairman Hamrick asks staff for a staff report.

Coordinator Adamic states, the purpose of this rezone is to change the zone district from Business to Residential One (R1). The applicant would like to build a garage/shop for personal use. The north, east, & south lots adjacent to this property are zoned Residential One (R1), and have dwellings develop on them. The West adjacent lot is zoned Business and is vacant.

The property is in the Upper Arkansas Planning District, which discourages commercial development of properties along the highway corridors when the highway is not essential to the success of the development.

LOCATION

The property is located at 7367 US Highway 50, in Howard.

Legal Description is: LOT 2, CARR LOT LINE ADJUSTMENT, COUNTY OF FREMONT, STATE OF COLORADO.

LAND USE AND ZONING

NORTH: Residential One

EAST: Residential One

SOUTH: Residential One

WEST: Business

NUMBER OF ACCESS POINTS: One (1) US Highway 50.

FLOODPLAIN: Flood Zone A (approximately 50% of the property)

PUBLIC COMMENTS/CONCERNS: None Received

AGENCY COMMENTS

Staff requested comments from various review agencies. Staff has incorporated comments received to date either in their entirety or in part into this staff report.

FCDOT:

No Concerns

STAFF COMMENTS

WAIVERS:

None

RECOMMENDATION:

Having found the application is in compliance with the requirements of the Fremont County Zoning Resolution, staff recommends **APPROVAL** of the Zone Change #1 from Business to Residential One.

CONTINGENCIES:

None

CONDITIONS:

None

Chairman Hamrick states he is open for a motion.

MOTION

Mr. Carper Motioned to Approve ZC 26-002 Carr as presented.

SECOND

Mr. McCullough second the motion.

Chairman Hamrick called for a roll call vote, and the motion passed unanimously. (4 of 4)

(2.) MS 26-001 Free Eleven

Requesting approval for a minor subdivision that will create a total of two (2) lots. Located at 1115 Fremont Street, in Penrose.

Applicant: Travis Jenkins

Mr. Jenkins states this is just a simple Minor Sub, it's a 10-acre parcel to split into two 4.5 acre lots, both residential. Both lots are on Fremont Street with paved access.

UTILITY COMPANIES THAT SERVICE THIS MINOR SUBDIVISION:

LOT 1

- **Water Source: Penrose Water District**
- Sanitation Source: Proposed OWTS
- Electrical Source: Black Hills Energy
- Natural Gas Source: Atmos
- Telephone Source: Century Link
- Cable Television Source: Spectrum
-

LOT 2

- Water Source: Penrose Water District
- Sanitation Source: Proposed OWTS
- Electrical Source: Black Hills Energy
- **Natural Gas Source: Atmos**
- Telephone Source: Century Link
- Cable Television Source: Spectrum

IMPROVEMENTS:

LOT 1

- Vacant Land

LOT 2

- Vacant Land

WAIVER REQUESTS:

1. Requesting a deferment of the Drainage Plan and Report till the time of development. (Exhibit 40.1)
 - The applicant states that the drainage plan at this stage would be purely speculative on where the structures would be located, the size of the structures, and any alterations to the lot for driveways and such.
2. Requesting a variance of the Fremont County Subdivision Regulations for lot one & two due to Appendix 1, Section B. #10. *Wherever possible, the depth of the lots should not be greater than twice its width.* (Exhibit 40)
 - Lot one (1) and lot two (2) exceeds by 2.09’.

COMMENTS RECEIVED:

Fremont County Building Official/Environmental Health

This department has received an application MS 26-001 Free Eleven Minor Subdivision located in the Penrose area of Fremont County. This department has no violations against the property. There has been a septic permit issued for this property. (S26-022)

Fremont County Department of Transportation:

1. The DOT requires applicant obtain an access permit for all new access points from Fremont Street.
2. It will be the property owners’ responsibility to maintain and mitigate any water from leaving their property. Water will need to be kept off of the County r-o-w and contained within their property lines.
3. It will be the property owners’ responsibility to maintain vegetation within their property lines so as not to create site distance issues to the traveling public. Trees/vegetation must be trimmed away from the r-o-w at all times.
4. 11th Street going toward SH50 is not maintained by the County, nor will we be accepting it into maintenance.

Planning & Zoning Department Recommends APPROVAL with the following:

Approval of #1 & #2 Waiver Requests:

1. Waiver Request #1 – Drainage Plan and Report

2. Waiver Request #2 - Appendix 1, Section B. #10. *Wherever possible, the depth of the lots should not be greater than twice its width.*

Contingency items:

1. Registered Land Surveyor to correct additional red lines.
2. Registered Land Surveyor shall add a note to the plat stating "DRAINAGE PLAN FOR LOT 1 & 2 WAS DEFERRED TO THE TIME OF DEVELOPMENT. THEREFOR PRIOR TO BUILDING, A SITE-SPECIFIC DRAINAGE PLAN WILL BE REQUIRED.

Conditions: N/A

Chairman Hamrick asks the applicant if he is dividing up a quarter section into two lots, are you automatically not going to meet the two times the depth, two times the width.

Coordinator Adamic states she is not sure. If you redo some things a little different, and maybe have some L shapes in there, flag lots, you could probably then meet it.

Chairman Hamrick states he is open for a motion.

MOTION

Mr. Mergelman Motioned to Approve MS 26-001 Free Eleven with staff recommendations.

SECOND

Mr. Carper second the motion.

Chairman Hamrick called for a roll call vote, and the motion passed unanimously. (4 of 4)

6. ADJOURNMENT

Chairman Hamrick adjourned the meeting at 3:24 p.m.

CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION

DATE