

JAN 2 0 2025

Planning & Zoning



## FREMONT COUNTY

## DEPARTMENT OF PLANNING AND ZONING

615 MACON AVENUE, ROOM 210, CAÑON CITY, COLORADO, 81212 Telephone 719-276-7360 / Facsimile 719-276-7374 Email: Planning@fremontco.com

> SUBDIVISION EXEMPTION \$250.00

PROPERTY INFORMATION: Provide information to identify property.

**Property Address: STATE HWY 009** 

Tax ID/Parcel Number: 99504245 Zone District: R3

Total Acreage and/or Square Footage: 15 ACRES

PROPERTY OWNER(S) INFORMATION: Indicate the person(s) or organization(s) who own the property requesting an exemption. Attach additional sheets if there are multiple property owners.

Name(s): Don J Embry **Mailing Address:** PO Box 37 Coaldale, CO 81222-0037 Telephone: 719-371-1748 **Email Address:** jackembry2@gmail.com

## APPLICANT INFORMATION

Name:	Gannon E Long
Mailing Address:	0044 1/2 County Road 11, Canon City, CO 81212
Telephone:	719-431-9691
Email:	longgannon@gmail.com

Please provide a brief description of the land use currently:
Parcel 99504245 is an unimproved 15 acre lot without structures or outbuildings.
<ol> <li>Please provide in detail with the reason(s) for requesting this exemption:</li> <li>(Attach additional sheets if necessary, Mark as Exhibit 1)</li> </ol>
The current land owner had purchased a large portion of land along highway Q in the 12 mile area
in 2000 and proceeded to subdivide the land into various parcels including parcel 99504245
when the surrounding parcels were sold parcel 99504245 was split off by highway 0 and is
bordering subdivision Double Creek which the parcel is not a part of leaving it a single 15 acre lot separate of surrounding subdivisons. The request for variance/exemption is based on the
desire to use the land for residential purposes and build a home.
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3. When was the first deed recorded: 9/01/2000 Reception #
4. Attach the most current recorded deed. Marked as Exhibit 2.
5. Attach an aerial view of the property. Marked as Exhibit 3.
Signing this application is a declaration by the Applicant that all material information contained herein is true and correct. The applicant understands that any misrepresentation of facts in this application shall automatically withdraw all requested waivers.
If the application for a subdivision exemption is approved by the Board and all contingencies have been completed, approval documents shall be filed as a public land record with the County Clerk and Recorder.
Gannon E Long Dammon & Long 01/17/2025
Printed Name Applicant Signature Date
on J. Embry Over Signature O1/14/2025

Exhibit

## WARRANTY DEED

THIS DEED, Made this 1st day of September DELORES E. HARVEY

2000 , between STATE DOCUMENTANTY PEE EP 0 6 2000

of the said County of DON J. EMBRY AND BARBARA E. EMBRY

and State of INDIANA

, grantor, and

**DECLARATION ATTACHED** 

whose legal address is 3271 E. HWY 50

CANON CITY, CO

if any, situate, lying and being in the said County of FREMONT

of the said County of FREMONT

and State of COLORADO

, grantee:

and State of Colorado described as follows:

WITNESS, that the grantor, for and in consideration of the sum of Ten dollars and other good and valuable consideration DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements,

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 17 SOUTH, RANGE 72 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO LYING SOUTH AND WEST OF COLORADO STATE HIGHWAY 9.

also known by street and number as: VACANT LAND, FREMONT COUNTY, CO

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, raxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except 2000 taxes and all subsequent years, restrictions, reservations, covenants, easements and rights-of-way of record, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above. DELORES E. HARVEY

State of Indiana

County of Elkhart

ent was acknowledged before me this

31st

day of August

2000

. Witness my hand and official seal.

Exhibit 3



 $\Box \longleftrightarrow Z$ 

I, Don J Embry, grant Gannon Long permission to represent me to the Fremont County Commissioners for a variance application on property parcel #99504245 and only property parcel #99504245. The situs address is State Highway 9,

Don J Embry

719-371-1748

PO Box 37 Coaldale Colorado, 81222-0037

Don J Embry