

JAN 20 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

1. Please provide a brief description of the land use currently:

Parcel 99504245 is an unimproved 15 acre lot without structures or outbuildings.

2. Please provide in detail with the reason(s) for requesting this exemption:
(Attach additional sheets if necessary. Mark as Exhibit 1)

The current land owner had purchased a large portion of land along highway 9 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 9 and is bordering subdivision Double Creek which the parcel is not a part of leaving it a single 15 acre lot separate of surrounding subdivisions. The request for variance/exemption is based on the desire to use the land for residential purposes and build a home.

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

Printed Name

Gannon E Long

Applicant Signature

01/17/2025

Date

Don J. Embry

Printed Name

Don J. Embry

Owner Signature

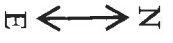
01/17/2025

Date



*Property lines outlined for visual purposes only - not to scale.

Exhibit 3



January 17, 2025

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

X 
Don J Embry