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STAFF REPORT
Minor Subdivision
#25-004 6E Minor Subdivision
Date: October 28th, 2025

APPLICANT / CONSULTANT(S): Travis Jenkins

REQUEST: Requesting approval for a minor subdivision that will create a total of two (2) lots. Located at 560 6th Street, in Penrose.

ZONING DISTRICT DEVELOPMENT REQUIREMENTS:

<u>DEVELOPMENT REQUIREMENTS:</u> <u>4.02 Residential Two (R2)</u>	<u>LOT 1</u>	<u>LOT 2</u>	<u>MINIMUM REQUIREMENTS</u>
Lot Area:	<i>5.03 acres</i>	<i>4.51 acres</i>	<i>4.5 acres</i>
Lot coverage:	<i>0 %</i>	<i>1.6 %</i>	<i>Maximum 15%</i>
Minimum lot width:	<i>338.39'</i>	<i>304'</i>	<i>300'</i>
Front yard:	<i>Vacant</i>	<i>125'</i>	<i>50'</i>
Side/Corner yards:	<i>Vacant</i>	<i>180'</i>	<i>25'/50'</i>
Rear yard:	<i>Vacant</i>	<i>225'</i>	<i>50'</i>



SUBDIVISION REGULATIONS APPENDIX 1:

LOT STANDARDS	LOT 1	LOT 2
Front on public street	E Street & 6 th Street	6 th Street
Corner Lots	Yes	No
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.	Meets 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	County Maintained
Street Improvements	No	No



UTILITY COMPANIES THAT SERVICE THIS MINOR SUBDIVISION:

LOT 1

- Water Source: Provided a Tap & Water Service Agreement Contract with Penrose Water District
- Sanitation Source: Proposed OWTS

LOT 2

- Water Source: Penrose Water District
- Sanitation Source: 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

- Dwelling
- Shed
- Lean-to

WAIVER REQUESTS:

1. Requesting a deferment of the Drainage Plan and Report till the time of development on lot one (1). (Exhibit 29.1)
 - 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 two (2) due to Appendix 1, Section B. #10. *Wherever possible, the depth of the lots should not be greater than twice its width.* (Exhibit 40.1)
 - The applicant states this was done to optimize the size of the hayfield, while maintain the minimum lot requirement size of 4.5 acres on lot one (1).
 - Lot two (2) exceeds by 58.97'.



COMMENTS RECEIVED:

Beaver Park Water Inc.

There is an underground irrigation pipe on the north fence line of proposed lot two (2) that provides water to both proposed lot one (1) and lot two (2). That will remain the same as a water delivery to both lots. The underground pipe is the responsibility of the property owner. Beaver Park Water Inc. maintenance ends at the concrete box on 6th street.

Fremont County Building Official/Environmental Health

A soil classification test report was submitted and it is the recommendation of this department to designate the N/W corner of this property for the installation of an OWTS.

County Engineer:

Deferment until development is reasonable.

Fremont County Department of Transportation:

- The DOT requires applicant to obtain an access permit for all new access points when ready to develop.
- It will be the property owners' responsibility to maintain and mitigate 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.

Planning & Zoning Department Recommends APPROVAL with the following:

Approval of #1 & #2 Waiver Requests due to:

1. Waiver Request #1
 - The Registered Land Surveyor has added a note to the plat stating "DRAINAGE PLAN FOR LOT 1 WAS DEFERRED TO THE TIME OF DEVELOPMENT. THEREFOR PRIOR TO BUILDING, A SITE-SPECIFIC DRAINAGE PLAN WILL BE REQUIRED.
2. Waiver Request #2
 - In Fremont County Master Plan, Chapter 4, Category D. Agriculture our goal is to encourage farm and rural ranch land to remain in active and productive agricultural use.

**Fremont County**

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

Contingency items:

None.

Conditions:

1. Remove the note from the plat "ALONG WITH A SPECIFIC SEPTIC DESIGN AND ADDRESS".
2. Plat note that states the N/W corner of lot 1 be the primary OWTS location.



Planning and Zoning Department

615 Macon Avenue Room 210, Canon City, Colorado

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

Email planning@fremontcountyco.gov

October 14, 2025

Travis Jenkins
1195 Top Notch Trail
Penrose, CO 81240

SUBJECT: PLANNING COMMISSION COMMENTS: MS 25-006 6E MINOR SUBDIVISION

At the regular meeting on October 7, 2025, the Fremont County Planning Commission **recommended Approval** of Dept. file MS 25-006 6E Minor Subdivision, a request for a Minor Subdivision, with the following recommended waivers and conditions:

Waiver Approvals:

1. Plat note- Drainage Plan for lot 1 deferred until time of development.
2. Variance for lot 2, Appendix 1, section B, #10 wherever possible, the depth of the lots should not be greater than twice its width.

Conditions:

1. Remove note from plat "Along with a specific septic design and address"
2. Plat note that states the NW corner of lot 1 be the primary OWTS location.

This item will be scheduled for the Board of County Commissioners meeting to be held on **Tuesday, October 28, 2025 at 9:00 A.M.** The Meeting will be in the County Commissioner's Meeting Room (LL3, lower level) at the Fremont County Administration Building. **THE APPLICANT AND/OR A REPRESENTATIVE ARE REQUIRED** to attend the aforementioned Meeting.

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

FREMONT COUNTY,

Dan Victoria
Planning Director

exhibit 29.1

8/7/2025

Travis Jenkins

Waiver request

6E minor subdivision

To whom it may concern,

I am formally requesting a waiver on item 29 of the Fremont County minor subdivision application form. I would like to defer the drainage plan until the time of building. The drainage plan at this stage would be purely speculative on where the structure would be located, the size of the structure, and any alterations to the lot for driveways and such.

Thank you for your consideration,

Travis Jenkins

exhibit 40.1

9/8/25

To: Fremont County Planning

From: Travis Jenkins

Ref: 6E Minor Sub

I would like to ask for a waiver on item 40, Appendix 1, I. B. 10, of the Fremont County application. The lot dimensions of lot 2 are twice as long as its width (please see the plat for dimensions). This was done to optimize the size of the hay field (lot 1) while maintaining the minimum lot requirement size of 4.5 acres on the home side.

Thank you,

Travis Jenkins.



FREMONT COUNTY MINOR SUBDIVISION APPLICATION

1. Project Name: 6E ^{minor} subdivision
2. Name: Travis Jenkins & Rebecca Jenkins
Mailing Address: 1195 top notch trail Penrose
Telephone Number: 719-270-2736 Facsimile Number: _____
Email Address: travisjenkins 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. _____
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 10 m/l 9.54 Square Footage 415,519.62
9. What is the proposed size of each lot after platting?
a. Acreage 5.03 Square Footage 219,246.44
b. Acreage 4.51 Square Footage 196,273.18
c. Acreage _____ Square Footage _____
10. What is the current Zone District for the subject property?
The subject property is currently located in the R 2 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: R 2 Residential
- 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. single family
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: see attached

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. Lot is greater than twice its width
17. What is the name and or number of the public right-of-way(s) that will provide access to each proposed lot? 6th st and E 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 _____
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-F06777-25 Effective Date of Document 8/06/25

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.

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. Aguila - TR 2, Gas line access
- 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. Irrigation pipe access. Plat map
- f. Do any existing easements contain improvements? ☐ Yes --- ☒ No If answered yes, please identify the easement and describe the improvements.

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 8-6-25

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>no</u>	Effect	_____
b. Natural water courses	<u>no</u>	Effect	_____
c. Dry gulches or drainage ways	<u>no</u>	Effect	_____
d. Bluffs or cliffs	<u>no</u>	Effect	_____
e. Fault lines or other geologic hazards	<u>no</u>	Effect	_____
f. FEMA flood hazard area	<u>no</u>	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: NRCS

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
 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 Beaver Park
 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
 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
 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

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 water Mail date 8-6-25 Received date _____
Sanitation source _____ Mail date _____ Received date _____
Electrical source Black Hills Mail date 8-6-25 Received date _____
Natural Gas source Atmos Mail date 8-6-25 Received date _____
Telephone source Century link Mail date 8-6-25 Received date _____
Cable Television source Spectrum Mail date 8-6-25 Received date _____
Other required notice Beaver park Mail date 8-5-25 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
- 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
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.

<u>Travis Jenkins</u>	<u></u>	<u>8-7-25</u>
Applicant Printed Name	Signature	Date
<u>same</u>	<u></u>	<u></u>
Owner Printed Name	Signature	Date



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 9/16/2025

Project Name: MS 25-004 6E Minor Subdivision

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: 3

Types: Dwelling, shed, lean-to

SMM on site? Yes

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 didn't see any problems with this property.

George Meffley

September 16, 2025

Matthew Tafoya

September 16, 2025

[Table of Contents](#)



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 25-004, 6E Minor Subdivision

DATE: September 3, 2025, / September 29, 2025, Revised

This department has received an application MS 25-004, 6E Minor Subdivision located at the S/E corner of 6th Street and E Street in the Penrose area of Fremont County. There are no violations against this property by this department.

Please address the following.

Question #31 on page 7 of the application. What is the sewage disposal source for each proposed lot? This question was not answered. An On-site Wastewater Treatment System (OWTS) is the only logical answer for this question.

A soil classification test report was submitted with this application as evidence that an OWTS can be installed. This test is not a detailed soil analysis certified by a licensed Colorado Engineer or a CPOW certified soils technician that is necessary to submit for an OWTS. The information that was submitted by the applicant in the proposed septic file is for the existing residence. This information will not be acceptable for the subdivided vacant parcel. This office recommends that a certified soil analysis be performed to prove that the newly created parcel can accommodate an OWTS.

September 29, 2025, Revised

The applicant has submitted the information that had been requested by this department, if the applicant had not submitted this information to your department I have included it with this revised response.

Because of the high possibility of shale located on this property as referenced in the soil analysis it is the recommendation of this department to designate the N/W corner of this property for the installation of an OWTS, failing to do so could lead to this property not being able to accommodate an OWTS or a system requiring a sand filter pressure dosing pump type system that could possibly be in a cost range of 30 to upwards of 50 thousand.



August 29, 2025

Joanne Kohl
Fremont County Planning and Zoning Department

Re: 6E Minor Subdivision
Part of the SE ¼ of the SW ¼ of Sec. 32, Twp. 18 South, Rng. 68 West, 6th P.M.
Water Division 2, Water District 12
CDWR Referral No. 34375

Dear Joanne Kohl:

This letter addresses the submission regarding the subdivision of approximately 10 acres into two lots: Tract 1 will be approximately 5.03 acres, and Tract 2 will be approximately 4.51 acres.

Water Supply

The Water Supply Information Summary, [Form No. GWS-76](#), was not included with the submittal, therefore, there was no estimated water supply volume to serve the subdivision within the application. The application stated the lots would be for “single-family residence,” indicating that there may be one dwelling per lot. Additionally, paperwork was submitted indicating only one additional tap will be installed for the subdivision, indicating only one additional dwelling will be served with this subdivision.

It should be noted that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot per year for each ordinary household, 0.05 acre-foot per year for four large domestic animals, and 0.05 acre-foot per year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The Applicant has indicated that water for the parcel is supplied by Penrose Water District (“District”) and included a signed agreement for installation of one additional adequate water tap and meter for the subdivision.



This office has information indicating the District estimates water commitments based on the number of water taps, with each tap using 0.35 acre-feet of water per year. As of March 25, 2022, the District had 1799 water taps, committing an estimated 630.35 acre-feet of water each year. The Pleasant Valley Ditch and Beaver Park Water, as of 2022, yield an estimated 1287 acre-feet of water per year. This means that there is an available water supply surplus of 656.65 acre-feet per year, which is more than enough needed to supply one additional tap for this subdivision, estimated at an increase of 0.35 acre-feet per year.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is adequate is based on our determination that the amount of water required annually to serve the subdivision is currently physically available.

Our opinion that the water supply can be provided without causing injury is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Should you have any questions, please contact Katharine Anderson of this office at Katharine.Anderson@state.co.us, or 303-866-3581 x8207.

Sincerely,



Ailis Thyne, P.E.

Water Resource Engineer



Fremont County

Department of Transportation

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

8.28.2025

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

RE: MS 25-004 6E Minor Subdivision

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.
- It will be the property owners' responsibility to maintain and mitigate 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.

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

Sincerely,

Michael Whitt

Michael Whitt
FCDOT Director

exhibit 30.1

Transfer from: JOHN CAMPBELL

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

Acct. No. 01543

THIS AGREEMENT, entered into on this 6TH day of June 2025 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:

TR-54 SEC 32-18-68 BEAVER PARK

commonly known as 540 6TH 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 ☐ Non-commercial ☐ 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.

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

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

PENROSE WATER DISTRICT,
a special district

By: Ashley Higgins
District

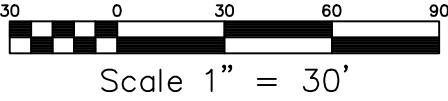
TRAVIS & REBECCA JENKINS

1195 TOP NOTCH TRAIL

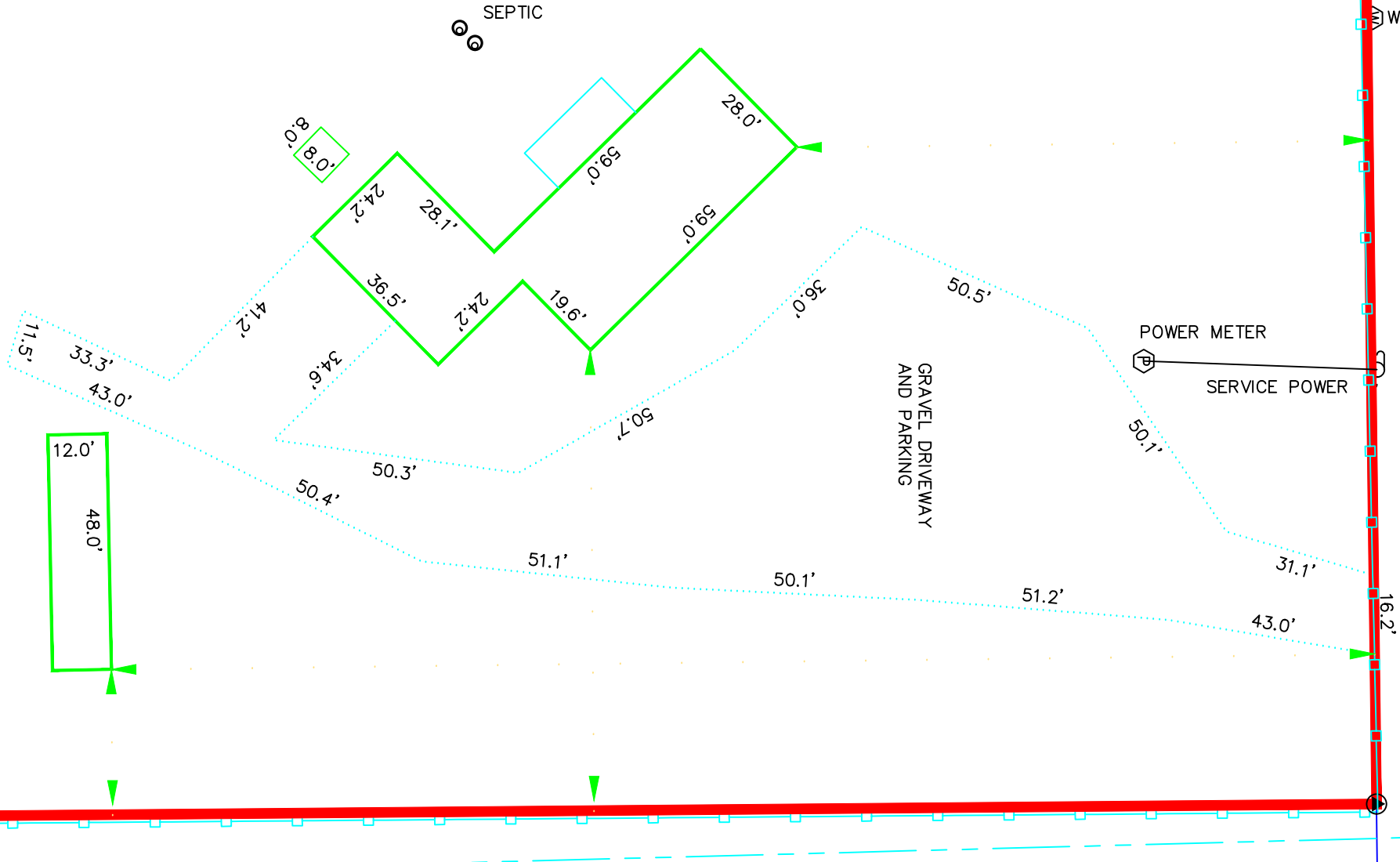
PENROSE, CO 81240

[Signature]
Owner

6E MINOR SUBDIVISION
IMPROVEMENTS



- ALIQUOT SECTION LINES
- ROAD RIGHT OF WAY
- SUBJECT PARCEL
- EXISTING IRRIGATION UNDERGROUND DITCH
- EXISTING FENCE LINES
- EXISTING POWER LINES AND POLES
- PHONE PEDISTAL
- WATER METER
- POWER METER
- SEPTIC TANKS
- BUILDING LINES
- GRAVEL DRIVEWAY LINES



6th STREET

DRAWN BY: GRH 2025156SIXTH1540IMPROVEMENTS 07/09/2025	Client: JENKINS TRAVIS 1195 TOP NOTCH TRAIL PENROSE, CO 81240-9297	NOTICE According to Colorado law you must commence any legal action based on any defect in this survey within three years after you first discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon. Any person who knowingly removes, alters or defaces any Public Land Survey Monument or Land Boundary Monument or Accessory, commits a class two (2) misdemeanor pursuant to Colorado State Statute 18-6506, of the Colorado Revised Statutes LINEAL UNITS Lineal units = U.S. Survey foot = 1.00' = 12 inches	Crown Point Land Services 719-275-5005 Office 391 Arrowhead Drive P.O. Box 749 Florissant, CO 80816 Canon City, CO 81215-0749 crown.land@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-F06777-25 prepared by Fidelity National Title Company, dated June 9, 2025	BASES OF BEARINGS Bearings are based on G.P.S. observation on the WEST line of SE1/4SW1/4 SECTION 32 as being S 00°12'34" E.
--	--	--	---	---	--

exhibit 20



Order No.: 330-F06777-25

Doc Fee: \$36.00

SPECIAL WARRANTY DEED

THIS DEED, Made this 6th day of June, 2025, between

John Brian Campbell and Amanda L. Campbell

grantor(s), and

Travis Jenkins and Rebecca Jenkins, in joint tenancy

whose legal address is 1195 Top Notch Trail Penrose CO 81240

grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of Three Hundred Sixty Thousand And No/100 Dollars (\$360,000.00), 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 grantee(s), their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Fremont, State of COLORADO, described as follows:

Tract 54, Section 32, Township 18 South, Range 68 West of the 6th P.M., Beaver Park Land and Irrigation Company's Plat No. 1 according to the recorded plat

County of Fremont
State of Colorado

also known by street and number as 540 6th St, Penrose, CO 81240-9310

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs, and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

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(s) has executed this deed on the date set forth above.

GRANTOR:

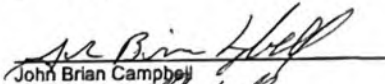
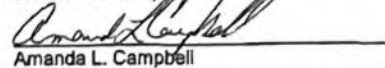

John Brian Campbell

Amanda L. Campbell

exhibit 21

ity National Title

804 Main Street
Canon City, CO 81212
Phone: (719)275-3304 / Fax: (719)269-3353

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Page 2 of 2

SPECIAL WARRANTY DEED
(continued)

STATE OF COLORADO

COUNTY OF Front

The foregoing instrument was acknowledged before me this 6th day of June, 2025, by John Brian Campbell and Amanda L. Campbell.

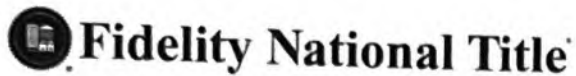
CW
Notary Public

My Commission Expires: _____

(SEAL)

CLAUDINE WERNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934011785
MY COMMISSION EXPIRES AUGUST 27, 2025

exhibit 21



804 Main Street
Canon City, CO 81212
Phone: (719)275-3304 / Fax: (719)269-3353

Travis Jenkins and Rebecca Jenkins
1195 Top Notch Trl
Penrose CO 81240-9297

File No.: 330-F06777-25
Policy No.: 330-F06777-25
Property: 540 6th St
Penrose, CO 81240-9310

Dear New Property Owner:

Congratulations on your real estate purchase. Enclosed is your Policy of Title Insurance. This policy contains important information about your real estate transaction, and it insures you against certain risks to your ownership. Please read it and retain it with your other valuable papers.

A permanent record of your recorded title documents is accessible through our office. These records will enable prompt processing of future title orders and save valuable time should you wish to sell or obtain a loan on your property. Visit or call our office and simply give us your personal policy file number when you need assistance.

In the event you sell your property or borrow money from a mortgage lender you may be entitled to a discount rate if you order your title insurance through this company.

We appreciate the opportunity of serving you and will be happy to assist you in any way in regard to your future title service needs.

Sincerely,

Fidelity National Title Company

EXHIBIT "A"
Legal Description

Tract 54, Section 32, Township 18 South, Range 68 West of the 6th P.M., Beaver Park Land and Irrigation Company's Plat No. 1 according to the recorded plat

County of Fremont
State of Colorado

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**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Water rights, claims of title to water, whether or not shown by the Public Records.
6. All taxes and assessments for the year 2025 and subsequent years, a lien but not yet due or payable.
7. Rights of way for irrigating ditches and laterals, all public highways as located and the right of way for the Florence and Cripple Creek Railroad Company and all oils and gases with the right to use so much of the surface as is necessary to remove the same as reserved in Deed recorded June 10, 1907 in Book 139, page 550.
8. Rights of way for roads, necessary irrigating ditches, laterals, storm drains and necessary structures in connection therewith, as reserved on Plat No. 1, Beaver Park, filed November 2, 1907, Reception No. 80781.
9. Right of way for the Beaver Park Ditch as described on document recorded May 15, 2008, Reception No. 851288 and on Map recorded May 15, 2008, Reception No. 851287.
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Aquila
Purpose: installation and maintenance of utilities
Recording Date: February 22, 2007
Recording No: 833107

END OF SCHEDULE B

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OWNER'S POLICY OF TITLE INSURANCE

Policy Number:

330-F06777-25

Issued by:



Fidelity National Title
Insurance Company

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
 - a. a defect in the Title caused by:
 - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
 - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
 - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
 - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
 - vii. a defective judicial or administrative proceeding; or
 - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
 - b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
 - a. the occupancy, use, or enjoyment of the Land;
 - b. the character, dimensions, or location of an improvement on the Land;
 - c. the subdivision of the Land; or
 - d. environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.

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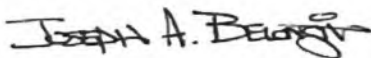
- An exercise of the power of eminent domain, but only to the extent:
- a. of the exercise described in an Enforcement Notice; or
 - b. the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
- a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
 - i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
 - ii. voidable transfer under the Uniform Voidable Transactions Act; or
 - b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
 - i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
 - ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

Fidelity National Title Company
804 Main Street
Canon City, CO 81212

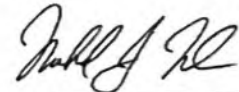
Countersigned By:



Authorized Officer or Agent

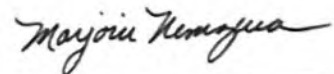
Fidelity National Title Insurance Company

By:



Michael J. Nolan, President

Attest:



Marjorie Nemzura, Secretary

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Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Property Address: 540 6th St, Penrose, CO 81240-9310

SCHEDULE A

Name and Address of Title Insurance Company: **Cindy Pebley**
Fidelity National Title Company
804 Main Street
Canon City, CO 81212

Policy Number: 330-F06777-25

Date of Policy	Amount of Insurance
June 9, 2025 at 02:18 PM	\$360,000.00

1. The Insured is:

Travis Jenkins and Rebecca Jenkins

2. The estate or interest in the Land insured by this policy is:

Fee Simple

3. The Title is vested in:

Travis Jenkins and Rebecca Jenkins

4. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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exhibit 24



Fremont County Treasurer

Statement of Taxes Due

Account Number R036959

Parcel 99920385

Legal Description

Situs Address

540 6TH ST

TR-54 SEC 32-18-68 BEAVER PARK
REF FROM 690-01-510
MANUF #93000-05-440 PURGED 2003

Account: R036959
JENKINS TRAVIS
1195 TOP NOTCH TRAIL
PENROSE, CO 81240-9297

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	\$1,741.48	\$0.00	\$0.00	(\$1,741.48)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 08/06/2025					\$0.00

Tax Billed at 2024 Rates for Tax Area 29B - 29B

Authority	Tax Rate	Amount	Values	Actual	Assessed
PENROSE WATER	0.0056270000	\$133.03	SINGLE FAMILY	\$138,424	\$9,274
S.E. COLO WATER CONS DISTRI	0.0007470000*	\$17.66	RESID		
UPPER ARKANSAS WATER CONS D	0.0003900000*	\$9.22	SINGLE FAMILY	\$214,437	\$14,367
SCHOOL DISTRICT RE-2	0.0311190000	\$735.68	RESID		
PENROSE PARK & RECREATION D	0.0024500000	\$57.92	Total	\$352,861	\$23,641
FREMONT COUNTY	0.0123250000	\$291.38			
FREMONT CONSERVATION DISTRI	0.0005000000	\$11.82			
PENROSE COMMUNITY LIBRARY D	0.0055080000	\$130.21			
FLORENCE FIRE	0.0149980000	\$354.56			
Taxes Billed 2024	0.0736640000	\$1,741.48			

* Credit Levy

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United States
Department of
Agriculture

NRCS

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**

6E MINOR SUBDIVISION



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.

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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 (6E MINOR SUBDIVISION)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

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:
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 22, Aug 29, 2024

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—May 21, 2020

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 (6E MINOR SUBDIVISION)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
65	Manvel silt loam, 0 to 2 percent slopes	18.9	87.2%
83	Penrose-Minnequa complex, 1 to 15 percent slopes	2.8	12.8%
Totals for Area of Interest		21.7	100.0%

Map Unit Descriptions (6E MINOR SUBDIVISION)

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

65—Manvel silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2rgql
Elevation: 3,600 to 6,500 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

Landform: Terraces, fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Convex, 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: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
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): 2e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R069XY006CO - Loamy Plains
Forage suitability group: Loamy, Limy (G069XW022CO)

Other vegetative classification: Loamy Plains #6 (069XY006CO_2), Loamy, Limy (G069XW022CO)
Hydric soil rating: No

Minor Components

Minnequa

Percent of map unit: 10 percent
Landform: Ridges, pediments
Landform position (two-dimensional): Shoulder, summit
Landform position (three-dimensional): Crest
Down-slope shape: Linear
Across-slope shape: Convex, linear
Ecological site: R069XY006CO - Loamy Plains
Other vegetative classification: Loamy (G069XW017CO)
Hydric soil rating: No

Manzanola

Percent of map unit: 5 percent
Landform: Drainageways, fans
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R069XY006CO - Loamy Plains
Other vegetative classification: Saline Overflow #37 (069XY037CO_2), Clayey (G069XW001CO)
Hydric soil rating: No

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

Map Unit Setting

National map unit symbol: 2rgr8
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
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Penrose

Setting

Landform: Hills, hogbacks, scarps
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Crest, side slope
Down-slope shape: Convex, linear

Custom Soil Resource Report

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

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

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

Custom Soil Resource Report

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
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: Shaly Plains #46 (069XY046CO_2), Needs Field Review (G069XW050CO)
Hydric soil rating: No

Rock outcrop

Percent of map unit: 5 percent
Hydric soil rating: No

Willid

Percent of map unit: 5 percent
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

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Sanitary Facilities

This folder contains a collection of tabular reports that present soil interpretations related to sanitary facilities. The reports (tables) include all selected map units and components for each map unit, limiting features and interpretive ratings. Sanitary facilities interpretations are tools designed to guide the user in site selection for the safe disposal of sewage and solid waste. Example interpretations include septic tank absorption fields, sewage lagoons, and sanitary landfills.

Sewage Disposal (6E MINOR SUBDIVISION)

This table shows the degree and kind of soil limitations that affect septic tank absorption fields and sewage lagoons. The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 72 inches or between a depth of 24 inches and a restrictive layer is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

Sewage lagoons are shallow ponds constructed to hold sewage while aerobic bacteria decompose the solid and liquid wastes. Lagoons should have a nearly level floor surrounded by cut slopes or embankments of compacted soil. Nearly impervious soil material for the lagoon floor and sides is required to minimize seepage and contamination of ground water. Considered in the ratings are slope, saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, flooding, large stones, and content of organic matter.

Saturated hydraulic conductivity (Ksat) is a critical property affecting the suitability for sewage lagoons. Most porous soils eventually become sealed when they are used as sites for sewage lagoons. Until sealing occurs, however, the hazard of pollution is severe. Soils that have a Ksat rate of more than 14 micrometers per second are too porous for the proper functioning of sewage lagoons. In these soils, seepage of the effluent can result in contamination of the ground water. Ground-water contamination is also a hazard if fractured bedrock is within a depth of 40 inches, if the water table is high enough to raise the level of sewage in the lagoon, or if floodwater overtops the lagoon.

A high content of organic matter is detrimental to proper functioning of the lagoon because it inhibits aerobic activity. Slope, bedrock, and cemented pans can cause construction problems, and large stones can hinder compaction of the lagoon floor. If the lagoon is to be uniformly deep throughout, the slope must be gentle enough and the soil material must be thick enough over bedrock or a cemented pan to make land smoothing practical.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.

Report—Sewage Disposal (6E MINOR SUBDIVISION)

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Sewage Disposal—Fremont County Area, Colorado					
Map symbol and soil name	Pct. of map unit	Septic tank absorption fields		Sewage lagoons	
		Rating class and limiting features	Value	Rating class and limiting features	Value
65—Manvel silt loam, 0 to 2 percent slopes					
Manvel	85	Somewhat limited		Somewhat limited	
		Slow water movement	0.47	Seepage	0.53
83—Penrose-Minnequa complex, 1 to 15 percent slopes					
Penrose	50	Very limited		Very limited	
		Depth to bedrock	1.00	Depth to hard bedrock	1.00
				Slope	1.00
				Seepage	0.32
Minnequa	35	Very limited		Very limited	
		Depth to bedrock	1.00	Depth to soft bedrock	1.00
		Slow water movement	0.92	Seepage	0.50
				Slope	0.32

Soil Analysis and Evaluation Report

Property Owner

Name: Travis Jenkins

Address: 1195 TOP NOTCH TRAIL PENROSE, CO 81240-9297

Septic Installer: Denis

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 Cody Lyons Date: 8/7/2025

Print: Edward "Cody" Lyons

Soil Analysis and Site Information

Legal Description: TR-54 SEC 32-18-68 BEAVER PARK

Property Address: 540 6TH Street Penrose Colorado

Size of Property in Acres: 10

Number of Bedrooms: 3

Depth of Bedrock: +8ft

Depth of Groundwater: +8ft

Percentage of Rock: 15%

Percentage of Slope from Homesite to Leach Field: 2-3%

Water Source: City water

System to be used by: Residential

Date of Evaluation: 8/7/2025

Test Hole #1

Depth	Soil Classification
0-10in	Topsoil or Root System
10-96in	Sandy Clay Loam
36-96in	Shale

Test Hole #2

Depth	Soil Classification
0-12in	Topsoil or Root System
12-96in	Sandy Clay Loam
36-96in	Shale

Soil Type: 3 Clay LoamTreatment Level: 1Long Term Acceptance Rate (LTAR): 0.35



AUG 13 2025

**PUBLIC UTILITY, IRRIGATION COMPANY, IMPROVEMENT DISTRICT EASEMENT
OF RECORD NOTIFICATION LETTER**

Planning & Zoning

TO: Beaver Park Water
 FROM: Travis Jenkins
Name of Subject Property Owner / Applicant
 DATE: 8-2-25
 Reference: 540 6th st 6E minor sub
Project Name

This is to inform you that the Subject Property Owner, listed above, has made an application for the action as marked below with the Fremont County Department of Planning and Zoning (Department):

- ☒ -- Minor Subdivision
 ☐ -- Preliminary Plan
 ☐ -- Vacation of a Public R-O-W
☐ -- Vacation of Interior Lot Line & Utility / Drainage Easement
☐ -- Lot Line Adjustment
 ☐ -- Boundary Line Adjustment

The subject property, as referenced above is located at 540 6th st
General Location or Address (Vicinity Map Exhibit A)

The subject property is legally described as: _____

☒ Check here if legal description is attached as Exhibit B.

☒ A copy of the proposed subdivision and or re-plat drawing has been enclosed with this mailing.

Minor Subdivision, Preliminary Plan and Vacation of Public R-O-W applications are always first heard by the Fremont County Planning Commission (Commission) and then the Fremont County Board of County Commissioners (Board). Normally Vacation of Interior Lot Line, Lot Line Adjustment and Boundary Line Adjustment applications are administrative reviews and only reviewed by the Department.

If you would like to attend either the Commission or Board meeting, please contact the Department of Planning and Zoning for the date and time of meetings:

Telephone 719-276-7360 Email: planning@fremontco.com

These meetings are held in room LL3 (*lower level Board Meeting Room*) of the Fremont County Administration Building, 615 Macon Avenue, Cañon City, Colorado. You and or your representative (*representative documentation may be required*) may attend the meeting to present your oral comments or written comments will be accepted at the meeting or prior to the meeting at the Department of Planning and Zoning (Department) in Room 210 of the Administration Building. Oral comments cannot be accepted except at the meeting at which the application is to be heard.

If you would like further information regarding the application you can contact the Department by telephone at (719) 276-7360, facsimile (719) 276-7374 or by email at planning@fremontco.com to schedule an appointment to review the application. For further reference regarding the governing regulations:

the Fremont County Zoning Resolution may be viewed on the Internet at
<http://www.fremontco.com/planningandzoning/zoningresolution.shtml>
 and the Fremont County Subdivision Regulations may be viewed on the Internet at
<http://www.fremontco.com/planningandzoning/subdivisionregulations.shtml>

The Department, Commission and Board would welcome your comments regarding this application and will include written comment, on or accompanied by this form, in the Commission or Board's review packet if received by the Department with enough time to include prior to finalization of the review packets. Please complete the following information with any written comments or can be used as the "sign in" sheet at a meeting that you intend to attend and provide oral comments. Only written comments can be accepted by the Department for administrative reviews and must be received by the Department within ten (10) days of your acknowledged receipt of this notification.

Failure to provide written comment prior to the meeting, written comment at the meeting or oral comment at the meeting at which the application is to be heard or written comment on administratively reviewed applications will result in the Department, Commission and Board assuming that you have no comments with regard to the submitted application.

Entity Name: Beaver Park Water Inc. Name of contact person: Connie Johnson
Title: Superintendent Telephone: 719-371-4312 Email: cjohnson@beaverparkwater.net
Mailing Address: 209 Broadway Pennose Co 81240
Street Address City State Zip

Does your entity currently service the subject property? ☒ Yes --- ☐ No

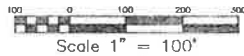
Will your entity be able to service the subject property as proposed by the subdivision or re-plat?
☒ Yes --- ☐ No Please explain _____

Our entity has the following comments and or recommendations regarding the proposed action: _____

Underground irrigation pipe on north fence line of Lot 54-2 provides water to both Lot 54-1 and 54-2. That will remain the same as a water delivery. Under ground pipe is the responsibility of property owner, Beaver Park Water, Inc. maintenance ends at concrete box on 6th Street.


Signature of Authorized Entity Representative

8/7/25
Date



A Vacation and Re-Plat of Tract 54
in the SE1/4SW1/4 Section 32,
Township 18 South, Range 68 West of The 6th Principal Meridian,
of The Beaver Land and Irrigation Company, Plat No. 1,
County of Fremont, State of Colorado.

- ① FORD ALLOYST MANAGEMENT
- ② FORD ALLOYST CARRIER BUSINESSES & GAP INCORP.
- ③ FORD REPAIR AND SERVICE
- ④ FORD REPAIR & GAP 2018
- ⑤ ALLOYST WORKING LINES
- ⑥ FORD REPAIR & SERVICE
- ⑦ ALLOYST PARTS
- ⑧ FORD REPAIR WORKING LINES
- ⑨ CREDIT WORKING LINES
- ⑩ FORD REPAIR LINES, AND PARTS
- ⑪ FORD REPAIR
- ⑫ FORD REPAIR
- ⑬ FORD REPAIR
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VICINITY MAP
2.46

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE THE COUNTY CLERK AND
RECORDER OF FREMONT COUNTY, AT _____ A.M. ON THE _____ DAY
OF _____ 20____ A.D. UNDER SEQUENCE NUMBER _____

JAMES TRAVIS
 3185 70th NORTH TRAIL
 PLEASANT, ID 83240-8229

[illegible]

JAMES TRAVIS
 3185 70th NORTH TRAIL
 PLEASANT, ID 83240-8229

718-276-2225 Office
P.O. Box 749
Ossau, ME 05543
www.hanillabio.com

The Strong One and a half inch x 12 inch by Green Point Line Service to complete community or economic record. For all information regarding amounts, right of way and title of record, we called upon 12th Street/12th St. 120-120777-25 prepared by Hillyard National 12th Company, dated June 5, 2005.

Receipts are based on G.P.S. observations on the WEST line of 10/4/55/4.

100

DATE _____

ARE THE OWNERS OF THE FOLLOWING DESCRIBED LAND:

TRACT 54, SECTION 32, TOWNSHIP 18 NORTH, RANGE 18 WEST OF THE 6TH
NORTHWEST QUARTER, THE GRANT LAND AND IRRIGATION COMPANY,
PLAT NO. 1 A SUBDIVISION TO THE RECENTLY PLAT,
COUNTY OF WINNEBAGO, STATE OF ILLINOIS.

BEING THE OWNERS OF THE ABOVE DESCRIBED LAND HERE PLATED AND/OR
SURVEYED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF

HAVE LATE RICE PLANTED AND AM SPOONING THE SAME AS SANDS ON BOB PLAT AND GO HEAVY DRAINAGE TO THE POND AT LAKE THE STRONG ALIVE, DRAIN AND OTHER FLOODING AREAS AS THEIR REASON AND HEAVY DRAINAGE, THOSE PORTIONS OF THE LAND SAVED AS EASEMENTS FOR THE REHABILITATION AND MAINTENANCE OF PUBLIC UTILITIES AS GOING HEREIN. THE SOLE RIGHT TO ADDON SIZE GO WILFATE IS WRITTEN WITH THE GRANT OF

I HAVE SUBSCRIBED THIS _____ DAY OF _____ A.D. 20____

BY _____

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

DATE OF BIRTH: 01/01/1945

VOLUME 5 NUMBER 4 THE JOURNAL OF LAW, ECONOMICS, & ORGANIZATION, WINTER 1989

BY CONJUNCTION ESTIMATES _____

SEE ALSO: 18

WHERE MY HAND AND OFFICIAL SEAL

THE UNDERSIGNED CHAIRMAN OF THE BOARD OF ELECTION COMMISSIONERS OF
TARRANT COUNTY, TEXAS, HEREBY CERTIFIES THAT THE PLAN WAS
APPROVED BY ALL ELECTION STUDENTS AND CANDIDATES FOR ELECTION ACCEPTED
FINANCIAL TOWNSHIP, THAT SUCH ACCEPTANCE SHALL NOT BE SET
CONSIDERED AS AN ACCEPTANCE FOR MAINTENANCE PURPOSES, AND THAT
OF, OR FROM REVENUE FROM THE SAID STUDENTS SHALL BE ONLY AFTER A
SEPARATE RESOLUTION OF THE BOARD OF THE COUNTY COMMISSIONERS.

DOMESTIC FLIGHTS: HONEY BEE COLONY MANAGEMENT

ENCLOSURES FROM PUBLIC PURPOSES, PROHIBITED LANDING, ARE AS PRESENTED ON THE PLAT, WITH THE SOLE RESPONSIBILITY FOR COMPLIANCE BEING NOTED WITH THE ADJUDICATORY PROPERTY OWNERS EXCEPT AS OTHERWISE NOTED. ALL ENCLOSURE LOT LINES ARE SUBJECT TO A FIVE (5) FOOT CATCHMENT OR FIVE (5) FEET LOT LINES. ENCLOSURE TERMINATION BOUNDARY IS INDICATED BY A ONE (1) FOOT CATCHMENT.

CRASHAGE PLAN FOR THIS SUBDIVISION WAS DEFERRED TO THE TIME OF DEVELOPMENT. THEREFOR PRIOR TO BUILDING, A SITE SPECIFIC CRASHAGE PLAN WILL BE REQUIRED, ALONG WITH A SPECIFIC SEPTIC DESIGN AND JOURNAL.

1. GEORGE H. PAUL, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH THE COLORADO REVENUE STATUTE, AUTHORIZED AND THAT THIS PLAN DOES NOT VIOLATE ANY OF THE ORDINANCES, ORDERS OR LAWS AND THE REGULATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT ANY VIOLATION OF THIS PROVISION WHICH COULD BE WITHIN THE DESCRIBED PLANNED NAGANI ANKA AREA UNDER THE F.E.M.A. FLOOD MAPS ARE ADVERSELY AFFECTED THEREBY.

Table of Contents

EXHIBIT "A"
Legal Description

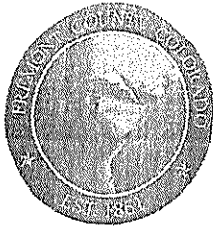
Tract 54, Section 32, Township 18 South, Range 68 West of the 6th P.M., Beaver Park Land and Irrigation Company's Plat No. 1 according to the recorded plat

County of Fremont
State of Colorado

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Florence Fire Dist

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 6 E minor sub
2. Project Description one 10 acre lot split into 2 5 acre m/c lots.

3. Type of application:

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

3. The subject property is located at:

540 6th st Penrose

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? 6th st and 'E' 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. Drive ways only

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

11. Is the subject property located within a fire protection district? ☒ Yes --- ☐ No

If yes, please provide the district name: Florence

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? N/A

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: _____

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

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.

Travis Jenkins
Applicant Printed Name

[Signature]
Signature

7-14-25
Date

Travis Jenkins
Owner Printed Name

[Signature]
Signature

7-14-25
Date

FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: Florence Fire Protection District
2. Name of contact person: Bill Ritter
Title: Fire Chief Telephone: 719-280-3811
3. The name and address of the responding fire station is: FFPD Station 2
207 Broadway Penrose, CO. 81240
4. The distance from the subject property, by public roadway, to the responding fire station is: 1 mile
5. The estimated response time to the subject property is: 3 minutes
6. The location of the closest fire hydrant to the subject property is: Seventh and E Street
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: _____

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? Please contact the BLM Office in Cañon 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.**

Bill Ritter
Signature and title of Authorized Fire Protection Representative

8/8/2025
Date

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Colorado Springs, CO 80905

OFFICIAL USE

Certified Mail Fee

\$5.30

\$

\$4.40

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

\$0.00

☐ Return Receipt (electronic)

\$

\$0.00

☐ Certified Mail Restricted Delivery

\$

\$0.00

☐ Adult Signature Required

\$

\$0.00

☐ Adult Signature Restricted Delivery

\$

\$0.00

Postage

\$0.78

\$

Total Postage and Fees

\$10.48

\$

Sent To

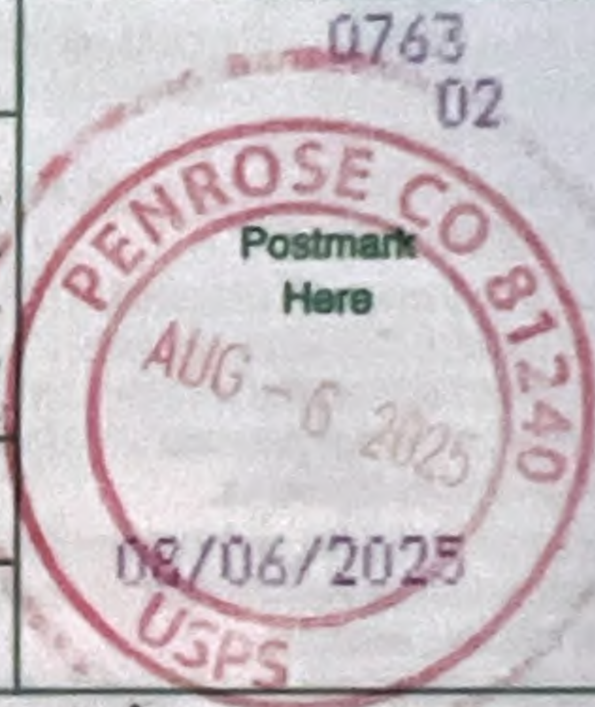
Golden Cycle LLC

Street and Apt. No., or PO Box No.

142 S Raven mine dr

City, State, ZIP+4®

Colo springs CO 80905



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7022 0410 0002 6419 9322

SUBDIVISION - MINERAL INTEREST OWNER NOTIFICATION FORM

To: Golden Cycle Investments LLC
Mineral Interest Owner

From: Travis Jenkins
Subject Property Owner

Date: 7-14-25

Reference: 6E Minor Sub.
Proposed Subdivision Name

It has been determined by research of the Fremont County Assessor's Records that you own a severed mineral interest of a property proposed for subdivision. As required by the Fremont County Subdivision Regulations (FCSR) you are entitled to notice of the proposed subdivision.

- Type of application: ☒ **Minor Subdivision** – Said notice to be post marked a minimum of thirty (30) days prior to the Fremont County Planning Commission (Commission) meeting at which the application is anticipated to be heard, not to include the day of the meeting.
- ☐ **Sketch Plan** – Said notice to be post marked a minimum of thirty (30) days prior to the Commission meeting at which the application is anticipated to be heard, not to include the day of the meeting.
- ☐ **Preliminary Plan** – Said notice to be post marked a minimum of thirty (30) days prior to the Commission meeting at which the application is anticipated to be heard, not to include the day of the meeting.
- ☐ **Final Plat** – Said notice to be post marked a minimum of thirty (30) days prior to the Fremont County Board of County Commissioners (Board) meeting at which the application is anticipated to be heard, not to include the day of the meeting.

The subject property, as referenced above is located at 540 6th st
General Location or Address (see Vicinity Map Exhibit A)

The subject property is legally described as: TR-54 Sec 32-18-68 Beaver park

☐ Check here if legal description is attached as Exhibit B.

The proposed subdivision will result in the creation of 2 lots with a density of _____ units per acre.

The proposed land use for the proposed lots is Residential

This application is anticipated to be heard by the ☐ Commission on _____
 The public meeting starts at 3:00 PM.

This application is anticipated to be heard by the ☒ Board on 9-9-25
 The public meeting starts at 9:30 AM.

These meetings are held in Room LL3 (*lower level Board Meeting Room*) of the Fremont County Administration Building, 615 Macon Avenue, Cañon City, Colorado. You and or your representative (*representative documentation may be required*) may attend the meeting to present your comments or written comments will be accepted at the meeting or prior to the meeting at the Department of Planning and Zoning (Department) in Room 210 of the Administration Building. Oral comments cannot be accepted except at the meeting at which the application is to be heard.

Parcel Map Check Report

Client:

6E MINOR SUBDIVISION

TRAVIS JENKINS

540 6th STREET

Date: 07/14/2025 11:43:35 AM

Prepared by:

GEORGE HALL

CROWN POINT LAND SERVICES

P.O. BOX 749 CANON CITY

Parcel Name: Site 1 – LOT54-1

Segment# 1: Line

Course: S0° 23' 48"E

Length: 645.21'

Segment# 2: Line

Course: S89° 04' 01"W

Length: 340.51'

Segment# 3: Line

Course: N0° 12' 34"W

Length: 646.61'

Segment# 4: Line

Course: N89° 17' 58"E

Length: 338.39'

Perimeter: 1,970.73'

Area: 219,246.44Sq.Ft.

Error Closure: 0.0047

Course: N39° 57' 10"E

Precision 1: 419,302.13

Parcel Name: Site 1 – 54-2

Segment# 1: Line

Course: N0° 23' 48"W

Length: 645.21'

Segment# 2: Line

Course: N89° 17' 58"E

Length: 304.00'

Segment# 3: Line

Course: S0° 29' 05"E

Length: 643.97'

Segment# 4: Line

Course: S89° 04' 01"W

Length: 305.00'

Perimeter: 1,898.18'

Area: 196,273.18Sq.Ft.

Error Closure: 0.0025

Course: S28° 59' 15"W

Precision 1: 759,272.00

Parcel Name: TR 54

Segment# 1: Line

Course: N89° 17' 58"E

Length: 642.39'

Segment# 2: Line

Course: S0° 29' 05"E

Length: 643.97'

Segment# 3: Line

Course: S89° 04' 01"W

Length: 645.51'

Segment# 4: Line

Course: N0° 12' 34"W

Length: 646.61'

Perimeter: 2,578.48'

Area: 415,519.61Sq.Ft.

Error Closure: 0.0023

Course: N51° 43' 07"E

Precision 1: 1,121,078.26

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6E MINOR
SUBDIVISION

6TH-ST

6TH-ST

E-ST

E-ST

MS 25-004

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6E MINOR SUBDIVISION

MS 25-004

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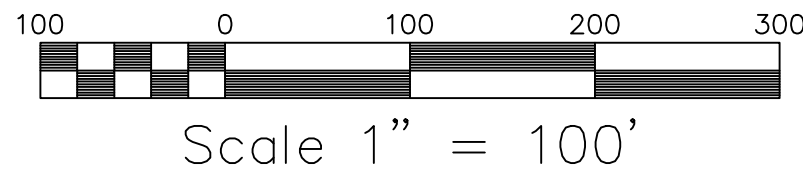
09/16/2025



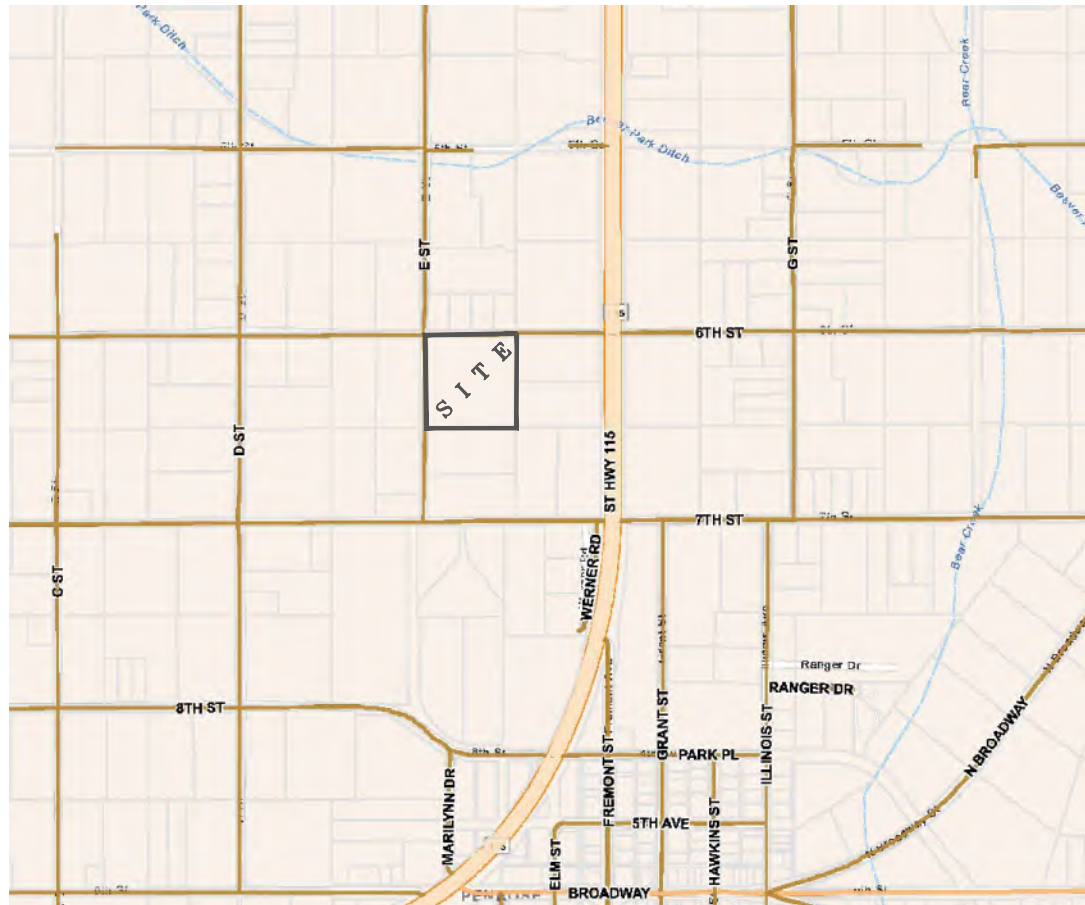
08/26/2025



09/16/2025



- FOUND ALIQUOT MONUMENT
- FOUND ALIQUOT CORNER REBAR & CAP LS3553
- FOUND REBAR AS SHOWN
- SET REBAR & CAP CPLS 38118
- ALIQUOT SECTION LINES
- ROAD RIGHT OF WAY
- SUBJECT PARCEL
- EXISTING IRRIGATION UNDERGROUND DITCH
- UTILITY AND DRAINAGE EASEMENT AS DEDICATED
- EXISTING FENCE LINES
- EXISTING POWER LINES AND POLES
- PHONE PEDISTAL
- WATER METER
- POWER METER
- SEPTIC TANKS
- INDEX CONTOUR LINES
- CONTOUR LINES
- SOILS LINES
- BUILDING LINES
- GRAVEL DRIVEWAY LINES



VICINITY MAP
n.t.s.

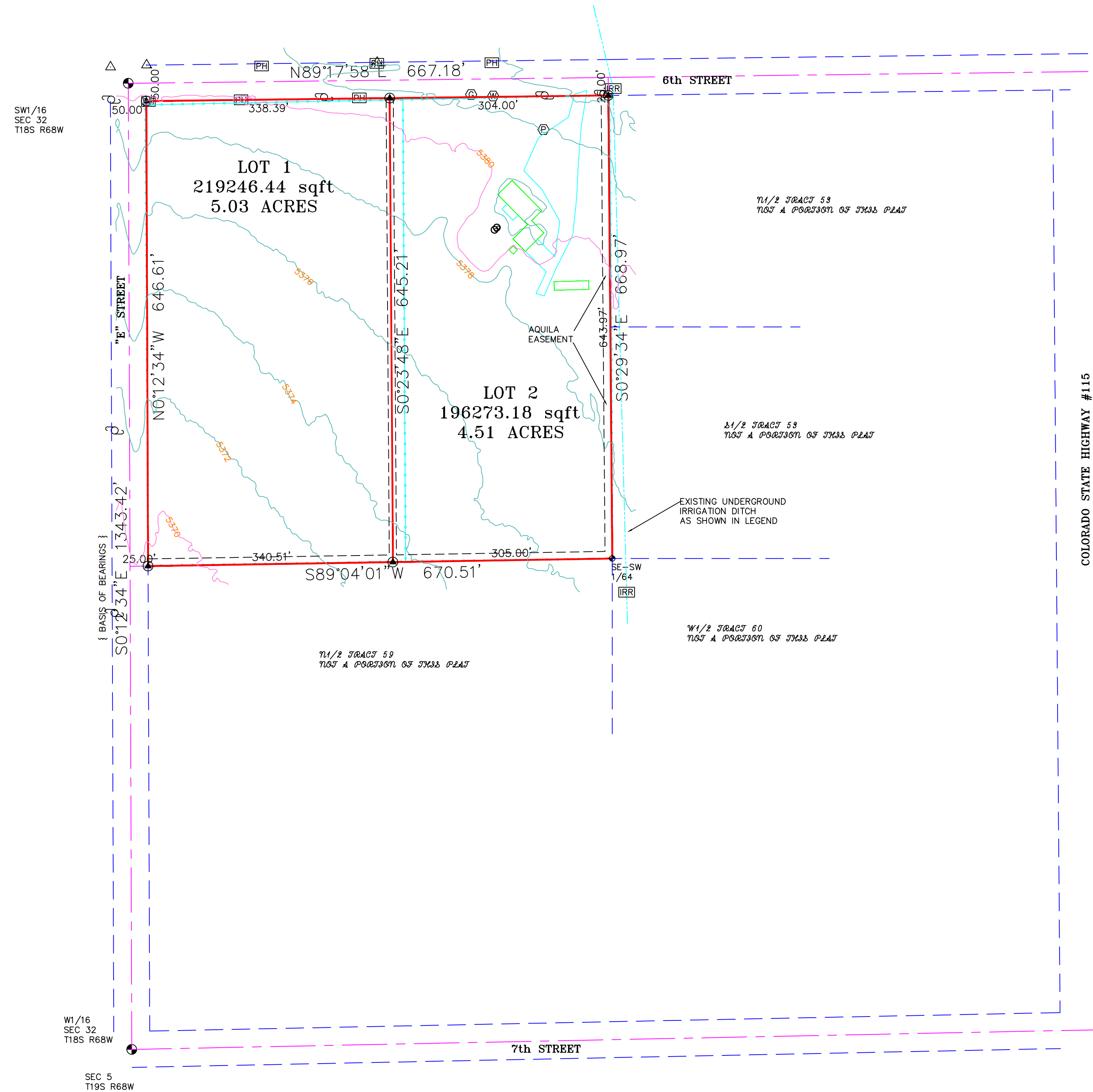
COUNTY CLERK AND RECORDS STATEMENT

STATE OF COLORADO }
COUNTY OF FREMONT }
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE THE COUNTY CLERK AND
RECORDER OF FREMONT COUNTY, AT _____ M., ON THE _____ DAY
OF _____, 20____ A.D., UNDER RECEPTION NUMBER _____

FREMONT COUNTY CLERK & RECORDER

6E MINOR SUBDIVISION

A Vacation and Re-Plat of Tract 54
in the SE1/4SW1/4 Section 32,
Township 18 South, Range 68 West of The 6th Principal Meridian,
of The Beaver Land and Irrigation Company, Plat No. 1,
County of Fremont, State of Colorado.



KNOW ALL MEN BY THESE PRESENTS THAT

TRAVIS JENKINS AND REBECCA JENKINS
ARE THE OWNERS OF THE FOLLOWING DESCRIBED LAND:

TO WIT

TRACT 54, SECTION 32, TOWNSHIP 18 SOUTH, RANGE 68 WEST OF THE 6TH
PRINCIPAL MERIDIAN, THE BEAVER LAND AND IRRIGATION COMPANY,
PLAT NO. 1 ACCORDING TO THE RECORDED PLAT,
COUNTY OF FREMONT, STATE OF COLORADO.

CONTAINING 415519.61 sqft OR 9.54 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

6E 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 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 SNOW 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

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.

NOTE

DRAINAGE PLAN FOR LOT 1 WAS DEFERRED TO THE TIME OF DEVELOPMENT.
THEREFOR PRIOR TO BUILDING, A SITE SPECIFIC DRAINAGE PLAN WILL BE REQUIRED.
ALONG WITH A SPECIFIC SEPTIC DESIGN AND ADDRESS.

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 F.I.R.M. MAPS ARE ACCURATELY SHOWN HEREON.

GEORGE R HALL, PLS # 38118 _____ DATE

DRAWN BY: GRH
FILENAME: 2025156SIXTHst540
DATE: 07/09/2025 09/04/2025

Client: JENKINS TRAVIS
1195 TOP NOTCH TRAIL
PENROSE, CO 81240-9297

NOTICE
According to Colorado law you must commence any legal action based on any defect in
this survey within three years after the date of certification shown hereon.
Any person who knowingly removes, alters or defaces any Public Land Survey Monument
or Land Boundary Monument or Accessory Monument is liable for imprisonment
pursuant to Colorado State Statute 18-6-506, of the Colorado Revised Statutes.
LINEAL UNITS
Lineal units = U.S. Survey foot = 1.00' = 12 inches

Crown Point Land Services
719-275-5005 Office
P.O. Box 749
Canon City, CO 81215-0749
391 Arrowhead Drive
Florissant, CO 80816
crown.land@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-F06777-25 prepared by
Fidelity National Title Company, dated June 9, 2025

BASIS OF BEARINGS:
Bearings are based on G.P.S. observation on the WEST line of SE1/4SW1/4
SECTION 32 as being S 0012°34' E.