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**Submittal Review/Staff Report -Land Use Application  
ZC 21-001 Self**

**Applicant(s):** Dale Self

**Representative:** Matt Koch – Cornerstone Land Surveying

**Request:** Requesting approval of a Zone Change I, Department File # ZC 21-001 to change the zone district for property located at state Highway 115 and Telck Road from Agricultural Living to Agricultural Suburban.

**Staff:** Sean Garrett, Fremont County Planning & Zoning Director

**Zone District:** Current Agricultural Living    Proposed: Agricultural Suburban

**Application Date:** 12/16//2020

**Waiver Requests:** None

**Contingencies:** None

**Planning Commission:** The Planning Commission recommended approval of the request at the March 2<sup>nd</sup> Meeting.

**Staff Recommendation:** The application is complete and a true representation of the request. The Department recommends approval of the request. Approval criteria as noted below has been met and the request will be in conformance with the Master Plan.

**Items on notation:**

1. The property is located within three miles of two towns: Brookside & Williamsburg. Both have been notified and comments have not been received.
2. Telck Road stems from Highway 115, as does the access road on the eastern boundary. Both the applicant and the Department have notified CDOT of the application. Comments have not been received.
3. The water source is a well. Additional water is available for the proposed subdivision via this well. Additional information and documents would be required with submittal of the subdivision application and addressed at that time. The source and current documents are sufficient for the ZC application.

Zone Change Approval Criteria (per the applicant)

- The property was not properly zoned when existing zoning was imposed
- Additional land is needed in the proposed zone district

- ☒ There has been a material change in the neighborhood that justifies the zone change
- ☒ That the zone change will be in conformance to the Fremont County Master Plan in relation to the are

**Narrative:**

The current zoning of the property is Agricultural Living. The minimum lot size for this Zone District is nine (9) acres. The parcel is currently 16.704 acres or 727,626 square feet in size.

The proposed zoning is Agricultural Suburban. The minimum lot size for this zone district is four-and-one-half (4.5) acres for the location, water, and sanitation sources.

**Zoning Comparison:**

**Agricultural Living** allows for numerous and more intense uses whether such uses are permitted, or require Issuance of a Conditional Use Permit, or Special Review Use Permit in comparison to AS. AL requires larger lot, parcel, or tract sizes as the minimum is nine (9) acres. Lot coverage for AL is a maximum of ten (10) percent. For the current property size this would allow for 1.67 acres or 72,762.6 square feet of coverage.

**Agricultural Suburban** uses are more limited and not as intense in comparison to AL. AS minimum lot size ranges from 15,000 square feet to 4.5 acres depending upon the water and septic/sanitation sources. For this proposal the minimum is 4.5 acres. The proposal is to subdivide the property into three lots:

Lot 1 will be 4.5 acres, Lot 2 is proposed at 6.10 acres, & Lot 3 is proposed at 6.09 Acres. The maximum lot coverage in total would be 4.12 acres (roughly) between the three lots.

Both Zone districts allow for agricultural uses to occur. Those associated with AS would be more limited, and lot size affects the number of animal units (livestock) that would be allowed.

If approved the Agricultural Suburban Zone District allows for smaller lots, an increase in density, and an increase in lot coverage. In comparison the existing Agricultural Living Zone District could potentially result in a more intense use, but would result in less lot coverage and density in the area.

**Impacts: If approved the following are increased and/or changes to impacts to the area.**

Traffic will increase with development of the lots.

Density in the area would increase

Stormwater

The potential impacts are not expected to be large. Subdivisions and land use applications require drainage plans and reports to address stormwater impacts. Traffic increases, and access is also reviewed and addressed with subdivision and land use applications.

**Location and Zoning Map:**



**Fremont County Zoning Regulations & Requirements:**

<b><u>Compliance Factors</u></b>	<b><u>Proposal</u></b>	<b><u>Notes/Findings</u></b>
Application & Exhibits:	Submitted & provided	Required documents have been provided unless noted as a contingency below.
FCZR Citing: 8.12	Zone Change	Property is eligible
8.12.1 Site Drawing	Submitted	
8.12.2.1 Statement for justification for the rezone	Provided	Additional land is needed & Master Plan
8.12.2.2 Buildings & Use	Information provided	Meets requirements
8.12.3 Buildings in the area	Information provided	Meets requirements
8.12.4 Public need for change	Information provided	Meets requirements
8.12.2.5 county/neighborhood benefit	Information provided	Meets requirements
8.12.2.6 Current Deed/Right to occupy	Provided	Current deed is provided
8.12.2.7 Roadway impact form		Not provided
8.12.2.8 effects on adjacent uses	Provided	Minimal impacts are expected
8.12.2.9 Harmony Statement	Provided	Provided
8.12.2.10 Owners within 500'	List provided	Dept will verify prior to BOCC
8.12.2.11 Mineral Interests	Information provided	Provided and notification has occurred
8.12.12 Proof of water	Provided	Copy of well permit provided
8.12.2.13 Proof of sanitation	Provided	Testing and design submitted
8.12.2.14 Statement how proposal meets intent & purpose of FCZR	Provided	Provided
8.12.2.15 Statement regarding proposal meeting the intent, purpose and applicable goals and objectives of the current Fremont County Master Plan	Provided	Statement provided
8.12.2.16 Proof of access	Provided	Provided
8.12.2.17 CDOT Access	Provided	Property is not directly access from a CDOT controlled road
8.12.2.18 CDOT Notification if within 500'	Provided	Telck Rd & Other access stems from highway 115. Notification has not occurred.
8.12.2.19 Other/additional information	N/A	Not requested

## **Master Plan Goals & Objectives: Urban Renewal Growth District**

The current boundary and proposed expansion area are located within the Urban Growth District. The district includes the municipalities of Canon City, Florence, and the smaller Coal Towns. It consists of rural areas and high-density areas.

A.1 Encourage cooperation with all municipalities concerning land-use issues in the planning district. **Land use applications located near municipality limits are sent for review and comment.**

A.2 Encourage preservation of limited highly productive agricultural lands in the District. **The subject property is currently zoned agricultural living and is used for agricultural purposes. Future proposal is to subdivide the property into a total of three lots. Agricultural uses could still occur in a more limited fashion. The placement of structures and development would affect agricultural land in a minimal fashion.**

A.3 Protect the integrity of existing infrastructure of the District and maximize benefits from expenditures for upgrades and improvements to infrastructure. **The parcel is existing and the development is an infill development. Utility providers are notified and provide comments and input for applications. Utilities exist in the area and no upgrades are expected. Access is off of an established and maintained roads and accesses that stem from Colorado Highway 115.**

A.4 Encourage a variety of quality housing options to be developed in the District. **The proposal includes the creation of additional lots for housing.**

A.5 Concentrate commercial development in existing commercial use areas to save on infrastructure costs and gain the benefit of centrally located commercial uses. **The subject property is not located in an area with dense commercial development.**

A.6 Protect the Arkansas River corridor through the District--its water quality, wildlife habitat, recreational value, and visual resources. **The property is located south of the river. The potential additional lots would result in more density and potentially structures. Additional applications would require drainage plans to address stormwater. The proposal should not affect recreational value or wildlife in the area.**

A.7 Ensure land-use compatibility between mining and other land uses. **The proposal does not include any mining operations.**

**FREMONT COUNTY  
PLANNING COMMISSION MEETING MINUTES  
March 2, 2021 AT 3:00 P.M.**

**MEMBERS PRESENT**

Byron Alsup (Chairman)  
Mark Masar  
Larry Brown  
Michael Pullen  
Larry Baker  
Gardner Fey

**STAFF PRESENT**

Sean Garrett, Planning Director  
Alicia Stone, Office Manager

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**

February 2, 2021 Planning Commission Meeting

5. **UNFINISHED BUSINESS**
6. **NEW BUSINESS**

A. **ZC 21-001 Self:** Requesting approval of a Zone Change I, Department File # ZC 21-001 to change the zone district for property located at state Highway 115 and Telck Road from Agricultural Living to Agricultural Suburban.

Representative: Matt Koch

7. **ADJOURNMENT**
- 

1. **CALL TO ORDER**  
Chairman Byron Alsup called the meeting to order at 3:00 p.m.
2. **PLEDGE OF ALLEGIANCE**  
Pledge of Allegiance was recited.
3. **APPROVAL OF AGENDA**

Chairman Alsup asked if there were any changes, additions or corrections to the March 2, 2021 Fremont County Planning Commission Agenda.

**MOTION**

Mr. Larry Brown motioned to accept the March 2, 2021 Fremont County Planning Commission Meeting agenda.

**SECOND**

Mr. Gardner Fey seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed unanimously. (6 of 6)

**4. APPROVAL OF THE February 2, 2021 PLANNING COMMISSION MEETING MINUTES**

Chairman Alsup asked if there were any changes, additions or corrections to the February 2, 2021 Fremont County Planning Commission Meeting Minutes.

**MOTION**

Mr. Michael Pullen motioned for approval of the February 2, 2021 minutes.

**SECOND**

Mr. Larry Baker seconded the motion.

Chairman Alsup called for a roll call vote and the motion passed unanimously. (6 of 6)

**5. UNFINISHED BUSINESS**

**6. NEW BUSINESS**

**A. ZC 21-001 Self**

Chairman Alsup called Director Sean Garrett to give a staff report.

Director Garrett stated the Department has received all of the minimum requirements for submittal. The property is located off of Highway 115 and Telck road and is currently zoned Agricultural Living with the proposed zone district being Agricultural Suburban. He stated there are no real issues with the proposal, it fits into the Master Plan and is within the urban growth district to allow for more lots and more available housing. He noted that there has been a material change within the neighborhood to justify the zone change.

Chairman Alsup called Mr. Matt Koch to present.

Mr. Matt Koch stated that they are proposing a zone change in order to subdivide into 4 ½ acre parcels. He noted that they will make 3 lots total and each of their kids will have a lot.

Chairman Alsup noted that he saw there is an application for a minor subdivision currently and inquired if they could have been submitted together.



Director Garrett noted that the application was just submitted, but it can be timed to go to the BOCC meeting together and get approved at the same time.

Mr. Koch noted that was the plan as this will need to be scheduled as a public hearing for the zone change, which gives them more time to deal with the subdivision.

Chairman Alsup asked about the unregistered well listed on the application.

Mr. Gardner Fey asked if it becomes regulated at some point.

Mr. Koch stated that it is now a matter of record with the county. He noted that there are unregistered wells all over the place that are not monitored, but if they ever go dry, then they need to go through the well process and get it permitted. He stated that currently it is an active, working well.

Chairman Alsup asked if there is any paperwork needing to be completed currently.

Mr. Koch stated not at this time, and that is actually the well that services the existing house on the property.

Mr. Fey asked if the other well listed is a pure irrigation well.

Mr. Koch stated that it will be changed for the use of the residence.

Mr. Fey asked if it will be changed to service all three houses.

Mr. Koch stated that it will be for the two new houses and will still be used for some agricultural uses and noted that the water district is allowing them to tie the two new proposed residences into it.

Mr. Fey asked if it was 44 feet deep.

Mr. Koch stated that is about right.

Chairman Alsup asked the commissioners if they had any questions.

Mr. Michael Pullen stated that it is pretty straight forward, but inquired about the roadway impact statement not being included in the application.

Director Garrett stated that the impact isn't changing, so it wasn't needed.

Mr. Fey asked about the driveway access and if driveways need to be installed.

Mr. Koch stated that there will be when construction begins and the two new lots will use the existing easement off of Highway 115 and will obtain access permits when they are to begin construction.

Mr. Pullen asked how many vehicles per day use Telck Road.

Mr. Koch stated that there are three residential uses there currently and some agricultural uses, so very minimal use. He stated probably no more than 20 trips per day.

Mr. Pullen asked if the irrigation water from the well is sufficient.

Mr. David Self stated that they will allocate 1.28 acre-feet for the two houses and the other remaining for the alfalfa field.

Mr. Fey asked for clarification if he will be able to irrigate, but the other two properties will not, or if there is enough water for all of the properties.

Mr. Self noted that there is plenty of water for irrigating and servicing all of the residences.

**MOTION**

Mr. Masar motioned to approve ZC 21-001 Self and noted that the request meets all of the criteria for approval.

**SECOND**

Mr. Baker seconded the motion.

Chairman Alsup called for a roll call vote and the motion passed unanimously (6 of 6)

7. **ADJOURNMENT**

Chairman Alsup adjourned the meeting at 3:14 p.m.

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CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION

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DATE



# Fremont County Department of Transportation

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

1.19.2021

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

RE: ZC 21-001 Self

Dear Mr. Garrett,

The FCDOT has reviewed the application and has the following comment:

- Driveway access permit for each lot is required.

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

Sincerely,

*Tony Adamic*

Tony Adamic  
FCDOT Director



**FREMONT COUNTY**  
**DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT**  
**201 N 6<sup>TH</sup> STREET**  
**CANON CITY, CO 81212**  
**(719) 276-7450 FAX NUMBER (719) 276-7451**  
**[amy.jamison@fremontco.com](mailto:amy.jamison@fremontco.com)**

**TO:** Fremont County Planning & Zoning  
**FROM:** Amy Jamison, Fremont County Environmental Health Officer  
**SUBJECT:** ZC 21-001 Self

**DATE:** February 1, 2021

**Comments:**

For septic system requirements, please contact the Fremont County Building Department.

If there are no commercial applications with this Zone Change, there are no requirements from The Fremont County Department of Public Health and Environment at this time.



February 2, 2021

Sean Garrett  
Planning Director  
Fremont County Planning and Zoning  
615 Macon Ave. Room 210  
Canon City, Colorado 81212

Re: ZC 21-001 Self

Dear Mr. Garrett,

This is provided as a courtesy comment as this proposal does not involve a subdivision requiring comment by the State Engineer's Office pursuant to C.R.S. 30-28-101(10)(a). Therefore, pursuant to the State Engineer's March 4, 2005 memorandum to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The submittal indicates the above-proposed Zoning change from Agricultural Living to Agricultural Suburban for 3600 Telck Rd., Florence CO 81226 (Fremont County Parcel No. 394112000016 aka 97000030). This 16.7-acre parcel is owned by Dale and Myrna Self and located in the NW ¼ SE ¼ of Section 12, Township 19 S, Range 70 W of the 6<sup>th</sup> Prime Meridian. The submission indicates this zoning change would allow for the creation of two new lots, each with one new home on it.

#### **History:**

According to our records, there is one registered groundwater well on the parcel. Non-exempt Permit Number 5600-F (WDID 1205021) allows for irrigation use. It was decreed absolute as Farmer Well No. 5600-F in Case No. W-4029 for irrigation of 15 acres at a maximum rate of 0.6 cfs.

The application indicates the water supply for the additional proposed homes would be the well with permit 5600-F. The application included a letter for a Substitute Water Supply Plan (SWSP) through Colorado Water Protective and Development Association (CWPDA) to cover replacements for domestic used on two homes. There is also mention of an unregistered well on the property, however no information as to its location, status, or use was provided.

#### **Plan of Operation:**

From prior conversations with CWPDA, it is our understanding that the applicant intends to late-register the unregistered well on the property for historical household use and continue it to use it to supply the existing residence, as it has always done. This structure will remain exempt.

In order to support the water supply on the two new parcels, the applicant will add a separate meter to the existing non-exempt well (WDID 1205021) and split the uses between CWPDA's Rule 14 Plan (A meter-irrigation) and CWPDA's Post-85 Plan (B meter- domestic)- which will operate as a SWSP until the well can be added in water court.



**Compliance:**

Well WDID 1205021 is subject to *the Amended Rules and Regulations Governing the Diversion and Use of Tributary Ground Water in the Arkansas River Basin*, and therefore can only be pumped if operated under a State Engineer approved Substitute Water Supply Plan, well replacement plan (Rule 14), or Water Court approved plan for augmentation.

This well is also subject to the *Amended Rules and Regulations Governing the Measurement of Tributary Ground Water in the Arkansas River Basin, Colorado*. In order to pump the well, the well must have a current measurement test on file with Division 2.

This well is eligible for a Rule 14 Plan but can only operate under the Rule 14 Plan for the existing pre-1985 irrigation uses. This well is covered for irrigation use by the owner's membership with CWPDA. The applicant is also working with CWPDA to obtain SWSP approval while being added to the Post-85 augmentation plan (07CW0128) for domestic uses to be metered separately.

Under the Rule 14 plan, WDID 1205012 does have a current 3.1 measurement test on file for the A meter, which is valid through 8/2024. The current Rule 13 entry from 2000 indicates sole source flood irrigation of 15 acres. A new Form 13 will be requested at the time of the meter reconfiguration.

Once the SWSP is approved, the applicant will need to install a new meter on WDID 1205012 for the domestic uses and have it certified before it can be put to use. A new Form 13 will need to be submitted indicating domestic use in two residences for this B meter. Pursuant to the SWSP, the applicant will also need to re-permit this structure to allow for domestic uses in addition to irrigation. However, the permit for added uses will not be issued until the SWSP or Court Decreed Plan for Augmentation is approved.

To date, no permit application has been received for the other, unregistered, structure. However, once permitted, the late-registered well will be exempt and not subject to the above rules. It must only be used within the context of its newly issued permit.

Once the applicant has received the SWSP approval and proceeds forward with adding the non-exempt structure to CWPDA's Post-85 decreed augmentation plan, it is my opinion that the all parcels would have a legal source of water.

*Please contact me with questions or concerns by phone at (719) 542-3368, ext. 2102 or by email at [bethany.arnold@state.co.us](mailto:bethany.arnold@state.co.us)*

Sincerely,



Bethany Arnold, P.E., Water Resources Engineer - Division 2

ECC: Rachel Zancanella, P.E., Assistant Division Engineer - Division 2  
Monica Long, Data Analyst  
Martha Archuleta, Data Analyst  
Dan Henrichs, District 12 Water Commissioner  
Kaleb Dunn, Groundwater Commissioner  
CWPDA





## *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](mailto:planning@fremontco.com)

### Inspection Checklist

**Date** 1/21/2021

**Type:** Zone Change

**Project Name:** ZC 21-001 Self

**Proposed Use:** Zone Change

**Address:** 3600 Telck Road, Florence

**Code Officer(s):** Adamic

**Under Violation:** No

**Violation:**

**Case #**

**Will Approval Bring into compliance:**

**Prior Violations:**

**Type:**

### VISUAL OBSERVATIONS CHECK LIST

**# of buildings:** 4

**Types:** Dwelling, Garage, Studio, & Shed

**Residence/ watchman quarters on site:** Yes

**Location:** South West of Property

**Other Permits:**

**Area(s) of use:** 16.58 Acres

**SMM on site/ in use:** No

**SMM Compliant:** N/A

**Individual on site:** Yes Dale Self Owner

**Structures Code/Zoning Compliant:** Yes

**Land Use Compliant:** Yes

**Proposed Area of Use:** 16.58 Acres

**Area of new construction/expansion:**

#### Notes/Concerns

At the time of the inspection there were no concerns or violations. They do have a Studio type building that appears to be a business. The owner Dale Self said they bought the "Spicy Pickle" sign from an auction and it is only decoration for their building, they are not running a business.

Danielle Adamic

January 21, 2021

[Home](#)



01/21/2021 16:17





01/21/2021 16:18



01/21/2021 16:18

Spicy Pickle



01/21/2021 16:19



HOWARD  
DISPOSAL  
Residential & Commercial  
275-6955

01/21/2021 16:19



01/21/2021 16:20



01/21/2021 16:21



01/21/2021 16:26



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01/21/2021 16:28



## FREMONT COUNTY ZONE CHANGE #1 APPLICATION

1. Project Name: SELF ZONE CHANGE
2. Applicant: DALE SELF Address: 3600 TELCK RD  
City: FLORENCE State: CO Zip Code: 81212  
Telephone #: 303-249-8520 Facsimile # \_\_\_\_\_  
Email Address: \_\_\_\_\_
3. Owner: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone #: \_\_\_\_\_ Facsimile # \_\_\_\_\_  
Email Address: \_\_\_\_\_
4. Consultant: CORNERSTONE Address: 1022 PHAY AVE.  
City: CANON CITY State: CO Zip Code: 81212  
Telephone #: 719-275-8881 Facsimile # \_\_\_\_\_  
Email Address: CSSURVEYING90@GMAIL.COM

### Please read prior to completion of this application

Property owners and other potential applicants are encouraged to meet informally or communicate with Planning and Zoning Department staff to gain familiarity with the application process prior to formal submittal of an application and to continue the communications throughout the application process. For more details on application meetings, see Section 8.3 of the Fremont County Zoning Resolution (FCZR).

The Zone Change #1 Application Form is for zone change applications that change property to Agricultural and or Single-family Residential zone districts. (*AF – Agricultural Forestry, AF & R – Agricultural Farming & Ranching, AL – Agricultural Living, AR – Agricultural Rural, AE – Agricultural Estates, AS – Agricultural Suburban and LDR – Low Density Residence*)

No zone change (ZC) application which has been denied by the Fremont County Board of County Commissioners (Board) within the past three (3) years can be resubmitted unless there is valid new evidence or a substantial change in conditions of the original application.

Any application for ZC that has been submitted after the use requiring the ZC has been established on the property shall be subject to a penalty fee in addition to the set application fee for the ZC. The penalty fee shall be the same amount as the initial application fee for the ZC. In effect a double application fee shall be charged at the time of submittal in such circumstances. As with all land use applications payment of associated fees does not insure approval of the application.

Any application for ZC where the intention is to house more than one (1) primary use on the property or in a single building will require that the property and or building be subdivided.

In the circumstance of a ZC application that will require a Preliminary Plan/Final Plat or Minor Subdivision application the ZC approval will not go into affect without final approval of the subdivision application.

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 (*copies of deeds, contracts, leases etcetera are acceptable*) at the time of application submittal along with the application fee, set as per Resolution of the Board. Submittals shall be made to the Department no later than 3:00 pm on the submittal deadline date.

After an adequate submittal, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter), which will state the submittal deficiencies which must be addressed by the applicant, Department comments and/or questions about the application and 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 ZC-22.1, the fifth attached document supporting the narrative provided for application item 22 would be marked - Exhibit ZC-22.5*). Exhibit numbers should be placed in the lower right hand area of the exhibit.

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 the contingencies shall be provided to the Department within six (6) months of the approval date. If not the approval shall be deemed rescinded and the application expired. Re-submittal of the entire application, including fees, and procedural requirements, including public meetings and notices would be required.

If the application is approved by the Board requiring improvements, all such improvements must be completed at the expense of the applicant prior to recording of the ZC.

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 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 ZC 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 (FCSR) may be viewed on the Internet at <http://www.fremontco.com/planningandzoning/forms/subdivisionregulations.pdf> and the Fremont County Master Plan may be viewed on the Internet at <http://www.fremontco.com/planningandzoning/forms/masterplan.pdf>



1. If the owner is not the applicant, written authorization from the current property owner, specifying the extent to which the representation is authorized shall be attached marked as Exhibit ZC-5.1.  An exhibit has been attached. NA

2. In the circumstance of corporate ownership, documentation evidencing whom is eligible to execute documents on behalf of the corporation, shall be attached to this application. Attachments for this application item shall be marked as Exhibit ZC-6.1.  An exhibit has been attached. NA

3. What is the current zoning of the property? AGRICULTURAL LIVING

4. What is the proposed zoning of the property? AGRICULTURAL SUBURBAN

5. What is the total acreage of the property? 16.704

6. What is the total acreage of the property to be rezoned? 16.704

7. What is the legal description of the proposed zone change boundary? \_\_\_\_\_

If the legal description is long an attachment can be made marked as Exhibit ZC-11.1.  An exhibit has been attached.

8. Is the boundary of the property to be rezoned the total property legally described in the current deed of record (*most recent deed of the property recorded in the Fremont County Clerk & Recorder's Office*)?  
 Yes ---  No If **no**, please explain: \_\_\_\_\_

**NOTE:** *If the property to be rezoned is a portion of the total property in the current deed of record, then a subdivision or exemption process will be required to be completed, as a contingency item, if this request is approved. All subdivisions or exemptions must comply with the development requirements of the zone district in which the property is or will be located and appropriate requirements of the FCSR met.*  A contingency is being requested.

9. A copy of the current deed of record identifying the current property owner for the subject property shall accompany this application marked as Exhibit ZC-13.1.  An exhibit has been attached.

10. What is the general location of the proposed ZC site? COLORADO HIGHWAY 115 AND TELKE ROAD.

11. What is the current land use of the subject property? RESIDENTIAL / AGRICULTURAL

**NOTE:** *The current land use must be incorporated into the proposed use, removed from the property or the property shall be subdivided so that each use is contained on a separate property. Please explain how the current land use will be addressed.* RESIDENCE WILL REMAIN.

12. What is the proposed use of the property? (*explain in detail*) RESIDENCE / AGRICULTURAL

13. Provide the FCZR citing that allows the proposed use of the property: 4.6.2.4

14. Is the proposed land use an  --- Allowed use,  --- Conditional Use Permit (CUP),  --- Special Review Use Permit (SRUP) or  --- Temporary Use Permit (TUP) in the proposed zone district? Please explain: \_\_\_\_\_

If the proposed use is a use allowed through the issuance of a CUP, SRUP or TUP in the proposed zone district then appropriate applications will be required to be  --- submitted to coincide with this application or to be submitted as a  --- contingency of approval of this application. **NOTE: Approval of a ZC application does not guarantee the approval of a use permit application.**

15. Is the proposed use not specifically listed in the FCZR but thought to be a similar use to an allowed use or a use allowed by permit?  Yes ---  No If **yes**, then an application for similar use designation in accordance with requirements of the FCZR and associated fee, shall be made prior to submittal of this application or submitted in conjunction with this application. Said application shall be attached and marked as Exhibit ZC-19.1.  An exhibit has been attached.

16. A written statement of justification for the rezoning, to include references to at least one (1) of the listed conditions, also documentation should be provided to support the justification evidence. Check all boxes thought to be justification for the proposed ZC: (*supportive documentation may be attached marked as Exhibit ZC-20.1*)  An exhibit has been attached.)

- a.  - Evidence that the property was not properly zoned when the existing zoning was imposed.
- b.  - Evidence that additional land is needed in the proposed zone district.
- c.  - Evidence that there has been a material change in the neighborhood that justifies the requested zone change.
- d.  - Evidence that the proposed zone change will be in conformance to Fremont County Master Plan the Master Plan in relation to the area.

Please provide a justification statement specifically indicating how each of the conditions marked are applicable for this application:

THE AREA HAS CHANGED TO A MORE RESIDENTIAL USE. TO THE NORTH AND EAST USES HAVE BEEN MOVED AWAY FROM AG TYPE USES TO OTHER USES. THE MASTER PLAN ENCOURAGES GROWTH IN ESTABLISHED AREAS WITH UTILITIES AND ACCESS.

17. Provide evidence that there is a public need for the proposed zone change (*supportive documentation may be attached and marked as Exhibit ZC-21.1*)  An exhibit has been attached.). BUILDABLE LOTS ARE A NEED NOW. THESE LOTS WILL BE USED FOR FAMILY.

18. Provide evidence that there will be a County or neighborhood benefit from the proposed zone change, in that it will tend to preserve and promote property values in the neighborhood (*supportive documentation may be attached and marked as Exhibit ZC-22.1*)  An exhibit has been attached).

NEWER RESIDENCES AND ADDITIONAL TAXES FOR MAINTENANCE.

19. Provide a written description of buildings and uses proposed on the property to be rezoned.

RESIDENCES AND OUT BUILDINGS SIMILAR TO THOSE ON ADJACENT PROPERTIES.

20. Provide a written description of land uses, buildings and structures (and their uses) within five-hundred (500) feet of the boundary of the proposed area of change, in all directions from the subject property.

Northerly: RESIDENCE AG USE

Southerly: VACANT - HWY 115

Easterly: RESIDENCE & MINI-STORAGE

Westerly: VACANT - AG USE

21. Explain what effect the proposed rezoning and proposed use would have on adjacent uses. If no positive or adverse effect on adjacent uses is expected, explain why there will be no positive or adverse effect on adjacent uses.

NO ADVERSE EFFECT. USE OF CURRENT UTILITIES AND ROADWAYS, NO NEW IMPROVEMENTS.

22. Provide evidence explaining how the proposed development will be in harmony and compatible with the surrounding land uses and existing development in the neighborhood of the property to be rezoned (supportive documentation may be attached and marked as Exhibit ZC-26.1.  An exhibit has been attached).

RESIDENCES AND AG USES WILL BE COMPARABLE TO OTHERS IN THE AREA.

23. The project site must be served with utilities necessary to adequately accommodate the proposed use.

a. Will the proposed use require service from a public water system?  Yes ---  No If yes, will connection to the system require more than a service line type connection, at the applicant and/or owner's expense?  Yes ---  No If yes, please explain.

If water service is to be provided from a public water system, then documentation from the provider evidencing the ability to provide water and commitment to serve the project, including fire protection, shall be attached marked as Exhibit ZC-27a.1.  An exhibit has been attached.

In addition, Fremont County's Colorado Division of Water Resources Information Form for Special Use, Zoning, and Other Land Use Actions shall be completed and attached, marked as Exhibit ZC-27a.2.  An exhibit has been attached.

b. Is the proposed use to be serviced by an individual well?  Yes ---  No If yes, then Fremont County's Colorado Division of Water Resources Information Form for Special Use, Zoning, and Other Land Use Actions Shall be completed, marked as Exhibit ZC-27b.1.  An exhibit has been attached.

c. Will the proposed use require service from a public sewer system?  Yes ---  No If yes, will the connection to the system require more than a service line type connection, at the applicant and/or owner's expense?  Yes ---  No Please explain. \_\_\_\_\_

If sewer service is to be provided from a public sewer system, then documentation from the provider evidencing the ability to provide service and commitment to serve the project shall be attached marked as Exhibit ZC-27c.1.  An exhibit has been attached.

d. Will the proposed use be serviced by an onsite wastewater treatment system?  Yes ---  No If yes, then a percolation test and report in conjunction with a system design by a Colorado Registered Professional Engineer adequate to accommodate the proposed use shall be attached for a new system marked as Exhibit ZC-27d.1.  An exhibit has been attached. If yes, but the intention is to use an existing system then documentation as to the system's adequacy from the Fremont County Environmental Health Office shall be attached marked as Exhibit ZC-27d.2.  An exhibit has been attached.

28. The proposed use should have a minimal effect on adjacent uses, the use and its location should be compatible and harmonious with its surrounding neighborhood, should not create undesirable sanitary conditions, should not overburden utilities, should not create adverse environmental influences, should not adversely affect wildlife, should not impact the rural character of the County and should not impair the public health, welfare, prosperity and safety. If the proposed use is anticipated to create any undesirable conditions, provide an explanation of the proposed mitigation procedures. Address the following items:

a. What are the current zone district classifications adjacent to the proposed use site?

Northerly: AG LIVING

Southerly: AG LIVING ; AG FARMING

Easterly: AG SUBURBAN  
AG LIVING

Westerly: AG LIVING

b. What are the current land uses adjacent to the proposed use site?

Northerly: RESIDENCE AND AG

Southerly: VACANT

Easterly: RESIDENCE & MWI STORAGE

Westerly: VACANT AG

29. Is the proposed project site located within the Urban Growth Boundaries or other areas of influence of any municipality?  Yes ---  No If **yes**, please identify the municipality and area(s) of influence.

If **yes**, does the proposed use meet the requirements of the municipality influence area, Urban Growth Boundary policies and Master Plan document?  Yes ---  No Please explain \_\_\_\_\_

Will the proposed use require any variances to the requirements of the municipality influence area, Urban Growth Boundary policies, requirements of the municipality Master Plan document or any land use regulations of the County?  Yes ---  No Please explain. \_\_\_\_\_

30. Does the project site property lie adjacent to a municipal boundary line (*city or town limits*)?  Yes ---  No If **yes**, please identify the municipality. \_\_\_\_\_

If **yes**, is this a use that should be annexed inside the municipal boundary?  Yes ---  No If **no**, please explain why not. \_\_\_\_\_

31. Does the subject property lie within three (3) miles of any municipal boundary line and/or a county boundary line?  Yes ---  No If **yes**, please identify the entity(s). \_\_\_\_\_

32. Does the proposed project site adjoin lands currently in public ownership (*BLM, USFS, CDOW, CSFS, municipal ownerships, etcetera*)?  Yes ---  No If **yes**, is the project landowner willing to provide access from the public roadway that serves the site across the site property for public access to the public lands in question?  Yes ---  No Please explain. \_\_\_\_\_

33. Will the proposed use utilize existing buildings and/or structures currently located on the subject property?  Yes ---  No Please explain. EXISTING HOUSE AND BUILDINGS WILL REMAIN.

34. The **intent** of the Fremont County Zoning Resolution is to regulate the use of buildings, structures and land for trade, industry, residence, recreation, public and other purposes; the location, height, bulk and size of buildings and other structures; the lot size and percentage that may be occupied; the size of yards, courts and other open spaces; the density and distribution of population. Provide a statement as to how the proposed use meets this intent: ZONE CHANGES WILL ALLOW FOR DEVELOPMENT OF LOTS CONFORMING TO ZONE. PROPOSED RESIDENCES WILL BE BUILT TO COUNTY RECS.

35. The **purpose** of the Fremont County Zoning Resolution is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Fremont County, including lessening the congestion of the streets or roads, or reducing the waste of excessive amounts of roads; promoting energy conservation, securing safety from fire, floodwater and other dangers; providing adequate light and air; classifying land uses and land development and utilization, protecting the tax base, securing economy in governmental expenditures, fostering the State's agricultural and other industries and protecting both urban and non-urban development. Please provide a statement explaining how the proposed use complies with this purpose. THIS DEVELOPMENT WILL ALLOW FOR TWO NEW LOTS. TWO NEW RESIDENCES FOR FAMILY ARE PROPOSED. THIS WILL PROMOTE ORDER, CONVENIENCE, WELFARE AND SAFETY

36. **Fremont County Master Plan Approval Criteria:** The proposed use should comply with the "Goals, Objectives and Implementation Strategies", in general, of the twelve categories listed in Chapter Four of the Fremont County Master Plan. The applicant is familiar with said document and feels that the proposed project is in compliance with the document.  Yes ---  No Please explain. THIS MEETS THE DEVELOPMENT DESCRIPTION AS SHOWN.

37. **MASTER PLAN - PLANNING DISTRICTS** - The Fremont County Master Plan divides the County into six distinctive planning districts, with objectives and strategies for each planning district that will be used in review of all land use applications as a portion of the justification that the proposed project would meet the intent of the Master Plan. An attachment, marked as Exhibit ZC-37.1, that addresses how the proposed ZC will meet the objectives and strategies of the Planning District in which the subject property is located shall be provided.

In which Planning District is the proposed project site located?

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> District One - The Urban Growth District | <input type="checkbox"/> District Two - The Penrose/Beaver Park District |
| <input type="checkbox"/> District Three - The Mountain District              | <input type="checkbox"/> District Four - The Royal Gorge Impact District |
| <input type="checkbox"/> District Five - The Arkansas Valley District        | <input type="checkbox"/> District Six - The Plains District              |
| <input type="checkbox"/> An exhibit has been attached.                       |  |

38. The subject property must be served by roadways adequate to provide acceptable access for the proposed use, not endanger users of the roadway by creating traffic hazards or congestion and not create a maintenance problem. Please provide, with this application, the following:
- a. If the subject property has access via a County Road, a completed Fremont County Roadway Impact Analysis Form, marked as Exhibit ZC-38.1a  An exhibit has been attached
- or
- b. If the subject property accesses a roadway controlled by the CDOT, an issued Colorado Department of Transportation Access Permit for the specified use, to include documented proof of access rights to a public roadway, marked as Exhibit ZC-38.1b  An exhibit has been attached.
39. If the property does not have adequate frontage on a County Road, then proof of access rights to public roads shall be provided marked as Exhibit ZC-39.1.  An exhibit has been attached.
40. When access to the subject property is proposed to be via a County Road that accesses a roadway controlled by the CDOT within 500 feet of the intersection of the CDOT road and the County Road, proof of CDOT notification of the proposed Zone Change and CDOT's comments and requirements shall be provided marked as Exhibit ZC-40.1.  An exhibit has been attached.
41. Once a public hearing date has been set by the Board the Applicant shall be responsible for mailing notice (*see FCZR 8.5.5.1*) to all property owners within five-hundred (500) feet of the subject property. A list of names and complete mailing addresses, and Assessor's Parcel Numbers for all property owners within five-hundred (500) feet of the property boundary shall be attached to this application and marked as Exhibit ZC-41.1.  An exhibit has been attached.
42. 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 \_\_\_\_\_  
 As per the FCZR Section 8.5.5.2, a notice 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 Zoning – Mineral Interest Owner Notification Form. Evidence of said notice and mail receipt shall be attached to this application, marked as Exhibit 42.1.  An exhibit has been attached.
43. Five (5) full size and five (5) reduced (8½"x11" or 11"x17") copies of a site plan drawing, drawn to professional standards, to include, at a minimum, the following (*the Department, Commission or Board can require additional information*) (*Note 1: At least one (1) copy shall be of adequate size to use for display at public meetings; Note 2: More than one sheet may be used if it is easier to express the required information, provided they are adequately labeled for identification*):
- a. Drawing size: Minimum sheet size 11"X17" to a maximum sheet size of 24"X36";
  - b. Drawing scale, unless a different scale is approved by the Department prior to submittal: Minimum scale of 1"=200' to a maximum scale of 1"=50';
  - c. Appropriate title (Owner or Project Name ZONE CHANGE REQUEST);
  - d. Appropriate subtitle ( \_\_\_\_\_ Zone District to \_\_\_\_\_ Zone District);

- e. Boundary drawing of the property with bearings and dimensions which illustrates the legal description of the subject property;
- f. Legal description of the subject property;
- g. The total amount of square footage and acreage contained in the subject property;
- h. Zoning classification for all adjoining lots, parcels, or tracts;
- i. The drawing shall clearly label or show by identified line symbol the boundary of the property proposed to be rezoned;
- j. Written and graphic scale;
- k. A North Arrow;
- l. A vicinity map locating the property to be rezoned in relation to the surrounding area, streets, major natural features, etcetera;
- m. The drawing shall illustrate the size, shape and location of all existing buildings, structures and improvements which will remain on the subject property after development including: *(Note: Typical type drawings and or tables may be used to express the required information if appropriate.)*
  - 1) Each such building, structure and or improvement shall have a label and or note that identifies it and states its existing and / or proposed use.
  - 2) Location dimensions from at least two (2) property lines for each such building, structure and or improvement.
  - 3) Square footage and dimensions of all such buildings and structures.
- n. The drawing shall contain tables or notes that will provide the following:
  - 1) The maximum number of lots that could be created from the subject property taking into consideration the minimum lot size allowed in the proposed zone district and the available potable water and sewage disposal source for the property, with a comparison to the amount allowed in the current zone district.
  - 2) The potential maximum amount of the land, in square feet and acres that would be allowed to be covered on the subject property in the proposed zone district, with a comparison to the amount allowed in the current zone district.
- o. Location and dimension(s) of all access points from the subject property to the public roadway system. Locate each access point by providing dimensions from property lines.
- p. Identify and locate all drainageways including FEMA flood areas, by dimensions from property lines.
- q. Identify and locate, by dimensions, significant natural features of the subject property.
- r. Identify by label or note all existing easements located on the subject property including:
  - 1) Dimensions from property lines at the beginning and end of the easement and centerline information for the entire easement.
  - 2) Width at the beginning and the end of the easement and at any points along the easement where the width changes.
  - 3) If existing easements are to be vacated or relocated, appropriate information shall be provided by label or note.
- s. Identify by label or note all proposed easements to be located on the subject property after the zone change including:
  - 1) Dimensions from property lines at the beginning and end of the easement and centerline information for the entire easement.
  - 2) Width at the beginning and the end of the easement and at any points along the easement where the width changes.



- ✓ If the drawing requires the use of symbols or lines that cannot or should not be identified by label, then the drawing shall include a legend in which to identify them.
  - ✓ If the drawing requires notes in order to understand different aspects of the property and or proposal, then the drawing shall contain a note section in which each note is identified by a numerical or alpha designation.
  - v. Date of preparation and date of revision, if necessary.
44. The proposed use must comply with the FCZR, concerning the off-street parking and loading area (*every proposed use must provide adequate areas for employee, customer, delivery and shipping parking off-street*) requirements. Provide the following information:
- a. How many off-street parking spaces are proposed (total)? 6 +
  - b. What is the proposed number of standard size spaces (9' X 18')? 6 +
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>DALE SELF</u> Applicant Printed Name	<u>[Signature]</u> Signature	<u>1/19/21</u> Date
<u>MYRNA SELF</u> Owner Printed Name	<u>[Signature]</u> Signature	<u>1/19/21</u> Date

## EXHIBIT "A"

A TRACT OF LAND IN THE NW1/4SE1/4 AND THE NE1/4SW1/4 OF SECTION 12,  
TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 12 AND RUNNING THENCE NORTH  
89°50' EAST 812 FEET; THENCE SOUTH 36°35' EAST 315 FEET; THENCE SOUTH 36°05'  
WEST 78 FEET; THENCE SOUTH 51°35' EAST 248 FEET; THENCE SOUTH 35°22' WEST 640  
FEET TO THE NORTH BOUNDARY OF HIGHWAY 115; THENCE NORTH 48°35' WEST  
1039.78 FEET, ALONG SAID HIGHWAY TO THE WEST LINE OF SAID NW1/4SE1/4;  
THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID HIGHWAY RIGHT OF WAY  
TO THE NORTH BOUNDARY LINE OF SAID NE1/4NSW1/4; THENCE EASTERLY ALONG  
THE NORTH BOUNDARY OF SAID NE1/4SW1/4 A DISTANCE OF 264.1 FEET, MORE OR  
LESS, TO THE POINT OF BEGINNING.

COUNTY OF FREMONT, STATE OF COLORADO.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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Commitment for Title Insurance (8-1-2016)  
Technical Correction 4-2-2018  
Schedule A

Page 2

ZC-11.1



1100  
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WARRANTY DEED

THIS DEED, Made this 30th day of June, 2006 between  
Philip J. Mc Donald  
of the County of El Paso and State of COLORADO, grantor, and  
Dale L. Self and Myrna C. Self  
whose legal address is 16789 Quail Run Road, Keenesburg, CO 80643,  
of the County of Weld, State of Colorado, grantees:

STATE DOCUMENTARY FEE  
Date JUL 05 2006  
Amount \$ 2500

DECLARATION ATTACHED

WITNESS, That the grantor, for and in consideration of the sum of Two Hundred Fifty Thousand Dollars and NO/100's, (\$250,000.00),

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 grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of Fremont, and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as 3600 Telck Road, Florence, CO 81226

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, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8a "Title Review", of the contract dated April 25, 2006, between the parties.

5DF - \$25.00

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

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.  
SELLER:

Philip J. Mc Donald

STATE OF COLORADO  
COUNTY OF Fremont

}SS:

The foregoing instrument was acknowledged before me this 30th day of June, 2006 by Philip J. Mc Donald

Witness my hand and official seal  
My Commission expires  
My Commission Expires 3-24-2007

Notary Public

ZC - 13.1



822867

Page: 2 of 2  
07/05/2008 08:35A  
D 25.00

NORMA HATFIELD FREMONT CTY CL&REC CO R 11.00

Exhibit A

A tract of land in the NW1/4SE1/4 and the NE1/4SW1/4 of Section 12, Township 19 South, Range 70 West of the 6<sup>th</sup> P.M., described as follows:

Beginning at the center of said Section 12 and running thence North 89° 50' East 812 feet; thence South 36° 35' East 315 feet; thence South 36° 05' West 78 feet; thence South 51° 35' East 248 feet; thence South 35° 22' West 640 feet to the North boundary of Highway 115; thence North 48° 35' West 1039.78 feet, along said Highway to the West line of said NW1/4SE1/4; thence in a Northwesterly direction along said Highway right of way to the North boundary of said NE1/4SW1/4; thence Easterly along the North boundary of said NE1/4SW1/4 a distance of 264.1 feet, more or less, to the point of beginning.

County of Fremont, State of Colorado





**FREMONT COUNTY'S  
COLORADO DIVISION OF WATER RESOURCES  
INFORMATION FORM FOR  
SPECIAL USE, ZONING, AND OTHER LAND USE ACTIONS**

The Fremont County Department of Planning & Zoning (Department) is required to submit proposed land use actions to the State Engineer's Office (SEO) at the Colorado Division of Water Resources (CDWR). The SEO is responsible for providing an opinion regarding material injury likely to occur to decreed water rights by virtue of diversion of water necessary or proposed to be used to supply the proposed land use action.

This CDWR Information Form must be filled out completely and accurately to ensure that the submittal to the CDWR regarding this proposed land use action includes the necessary information required by that agency. The CDWR has 21 days to respond to County submittals. Incomplete submittals will be returned to the County for additional information and then must be resubmitted to the CDWR.

Please note that the CDWR timeframe for review may not coincide with the County deadlines or meetings, and if the CDWR requires additional information, further delays may occur.

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 8 would be marked - Exhibit CDWR-8.1, the fifth attached document supporting the narrative provided for application item 8 would be marked - Exhibit CDWR-8.5*). Exhibit numbers should be placed in the lower right hand area of the exhibit.

1. Name of proposed project: SELF ZONE CHANGE
2. Provide a map of proposed improvements with an identified location that includes a quarter-quarter, section, township, range and principle meridian (PLSS).
3. Legal description of subject property: NW 1/4 SE 1/4 ; NE 1/4 SW 1/4  
SECTION 12, T. 19. S., R. 70 W. 6TH P.M.
4. What is the size of the existing parcel? 16.7  Acres ---  Square feet
5. What are the proposed uses of the subject property?  
 Residential Only  
 Commercial  
 Commercial and Residential
6. What are the current uses of water on this parcel?
  - a. Are there any established uses that require water?  Yes ---  No
  - b. Number of existing homes: 1

If one or more, date this use was established: \_\_\_\_\_

c. Home lawn / garden irrigation:  Yes ---  No

If yes, amount: 400  Acres ---  Square feet

Date this use was established: \_\_\_\_\_

d. Livestock watering:  Yes ---  No

If yes, commercial or non-commercial livestock? (Circle one)

If yes, date this use was established: \_\_\_\_\_

e. Other uses: \_\_\_\_\_

Dates established: \_\_\_\_\_

7. What will be the proposed uses of water for this parcel?

a. Number of proposed homes (including the home above if it will remain): 3

b. Lawn / garden watering, amount: 2000  Acres ---  Square feet

c. Livestock watering:  Yes ---  No

If yes, commercial or non-commercial livestock? (Circle one)

d. Number of Employees per day: 0 Number of days open per year: 0

e. Number of Customers per day: 0 Number of days open per year: 0

f. Bed / Breakfast Customers per day: 0 Number of days open per year: 0

g. Describe other water needs: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8. Source of water for the uses described above: (If more than one source is utilized for parcel, describe which sources will supply which proposed uses) WELL'S

a. Is Municipal water available to parcel:  Yes ---  No

b. Is water available to parcel from an independent water district?  Yes ---  No

c. Are the uses described above proposed to be provided water by a municipality?

Yes --  No

Name of provider: \_\_\_\_\_

5600-F

d. Is water hauled:  Yes ---  No

e. Is there an existing permitted well?:  Yes ---  No

If yes, permit number: 5600 - F

f. Is there a Substitute Water Supply Plan? *(Substitute water supply plans provide water users a mechanism to replace out-of-priority depletions on an interim basis.)*

Yes ---  No

If yes, name of plan: \_\_\_\_\_

g. Is there an unregistered well?  Yes ---  No

h. Is there a Surface Spring?  Yes ---  No

If yes, Court Adjudication Number and Spring Name: \_\_\_\_\_

9. What is the Waste Water Method?

Municipal

Septic with Leach Field

Closed Vault, Waste Water hauled to: \_\_\_\_\_

**By signing this form, the Applicant, or the agent/representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the form and any attachments to the form, is true and correct to the best of Applicant's knowledge and belief.**

**Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Department regarding the Application to be null and void.**

**Signing this form is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this form, provided that the same is in conformance with the Fremont County Zoning Resolution.**

\_\_\_\_\_

Applicant Printed Name

Matthew

Signature

1-18-21

Date

\_\_\_\_\_

Property Owner Printed Name  
(If different from applicant)

Signature

\_\_\_\_\_  
Date

Form No. GWS-11 11/2011  
COLORADO DIVISION OF WATER RESOURCES  
DEPARTMENT OF NATURAL RESOURCES  
1313 Sherman St., Ste 821, Denver, CO 80203  
Main: (303) 866-3581 Fax: (303) 866-2223 [dwrpermitsonline@state.co.us](mailto:dwrpermitsonline@state.co.us)

For Office Use Only

3/6/12 AS

**CHANGE IN OWNER NAME/ADDRESS  
CORRECTION OF THE WELL LOCATION**

Review instructions on the reverse side prior to completing the form.

RECEIVED

MAR 07 2012

WATER RESOURCES  
STATE ENGINEER  
COLO.

Name, address and phone of person claiming ownership of the well permit:

Name(s): DALE SELF

Mailing Address: P.O. BOX 68

City, St. Zip: FLORENCE, CO. 81226

Phone: 303-249-8520 Email Address: GAVINOSVINEYARD@gmail.com

This form is filed by the named individual/entity claiming that they are the owner of the well permit as referenced below. This filing is made pursuant to C.R.S. 37-90-143.

WELL LOCATION: Well Permit Number: 5600F Receipt No.: \_\_\_\_\_ Case Number: W4029  
County FREMONT Well Name or # (optional) FARMER WELL NO. 5600  
3600 TELCK ROAD (Address) FLORENCE (City) CO (State) 81226 (Zip)  
NW 1/4 of the SE 1/4, Sec. 12, Twp. 19  N. or  S., Range 70  E. or  W., 5 P.M.

Distance from Section Lines: \_\_\_\_\_ Ft. From  N. or  S., \_\_\_\_\_ Ft. From  E. or  W. Line.

OR: GPS well location information in UTM format. You must check GPS unit for required settings as follows:  
Format must be UTM,  zone 12 or  zone 13; Units must be meters; Datum must be NAD83; Unit must be set to true north.  
Easting 485219 Northing 4251333

Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_, Block \_\_\_\_\_, Filing/Unit \_\_\_\_\_

The above listed owner(s) say(s) that he, she (they) own the well permit described herein. The existing record is being amended for the following reasons:  
 Change in name of owner  Change in mailing address  Correction of location for exempt wells permitted prior to May 8, 1972 and non-exempt wells permitted before May 17, 1965.

Please see the reverse side for further information regarding correction of the well location.

I (we) claim and say that I (we) (am) (are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge.

Sign or enter the name(s) of the new owner(s) <u>DALE SELF</u>	If signing print name & title <u>DALE SELF - OWNER</u>	Date (mm/dd/yyyy) <u>2/15/12</u>
---	---	-------------------------------------

It is the responsibility of the new owner of this well permit to complete and/or sign this form. If an agent is signing or entering information please see instructions.

Please send confirmation of acceptance of change in owner name/address via:  Email address listed above  US Mail

Dale Wolfe  
State Engineer

ACCEPTED AS A CHANGE OF OWNERSHIP  
AND/OR MAILING ADDRESS

By [Signature]

Date 3-7-12



WRA-25-73  
THIS FORM MUST BE SUBMITTED PRIOR TO THE EXPIRATION OF THE PERMIT. TYPE OR PRINT IN BLACK INK. COPY OF ACCEPTED STATEMENT MAILED ON REQUEST.

# COLORADO DIVISION OF WATER RESOURCES

300 Columbine Bldg., 1845 Sherman St.  
Denver, Colorado 80203



FOR OFFICE USE ONLY  
Div. \_\_\_\_\_ City. \_\_\_\_\_

STATEMENT OF BENEFICIAL USE OF GROUND WATER  
AMENDMENT OF EXISTING RECORD

PERMIT NUMBER 5600-F

STATE OF COLORADO

COUNTY OF Fremont } SS.

### LOCATION OF WELL

THE AFFIANT(S) Leslie K. Farmer & Patricia Farmer County Fremont - 22  
whose mailing address is Box 92A, Route #1, Florence, Colo. 80443 NW 1/4 of the SE 1/4 Section 12  
City Florence Colorado 81226 Twp. 19 S, Rng. 70 W, 6 P.  
(STATE) (ZIP) (N OR S) (E OR W)

being duly sworn upon oath, deposes and says that he (they) is (are) the owner(s) of the well described hereon; the well is located as described above, at distances of \_\_\_\_\_ feet from the \_\_\_\_\_ section line and \_\_\_\_\_ feet from the \_\_\_\_\_ section line; water from this well was first applied to a beneficial use for the purpose(s) described herein on the 1st day of June, 19 64; the maximum sustained pumping rate of the well is 350 gallons per minute, the pumping rate claimed hereby is 350 gallons per minute; the total depth of the well is 44 feet; the average annual amount of water to be diverted is \_\_\_\_\_ acre-feet; for which claim is hereby made for irrigation purpose(s); the legal description of the land on which the water from this well is used is \_\_\_\_\_ which totals

15.6 acres and which is illustrated on the map on the reverse side of this form; that this well was completed in compliance with the permit approved therefor; this statement of beneficial use of ground water is filed in compliance with law; he (they) has (have) read the statements made hereon; knows the content thereof; and that the same are true of his (their) knowledge.

Signature Patricia L. Farmer AND Leslie K. Farmer

Subscribed and sworn to before me on this 14th day of May, 19 73

My Commission Expires \_\_\_\_\_  
Orlinda C. Orndorff  
Fremont County Clerk & Recorder

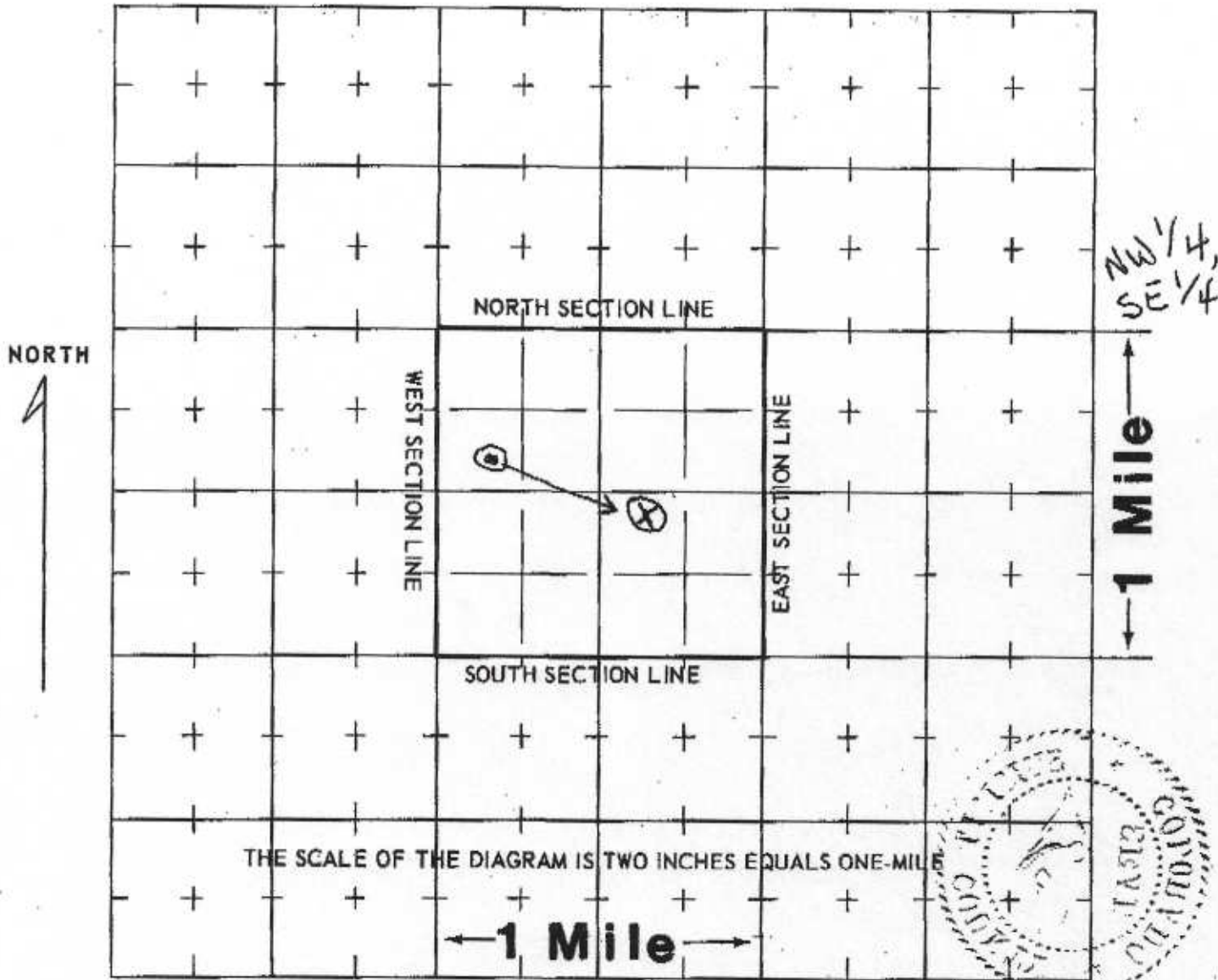
ACCEPTED FOR FILING BY THE STATE ENGINEER OF COLORADO  
PURSUANT TO THE FOLLOWING CONDITIONS:

FOR OFFICE USE ONLY  
Court Case No. \_\_\_\_\_  
Sec. \_\_\_\_\_ 1/4, \_\_\_\_\_ 1/4, \_\_\_\_\_ 1/4  
Well Use 6  
Dist. 2-12 Basin \_\_\_\_\_ Man. Dis. \_\_\_\_\_  
Prior. \_\_\_\_\_ Mo. \_\_\_\_\_ Day \_\_\_\_\_ Yr. \_\_\_\_\_

Well drilled by William Beltramo Lic. No. 561  
 Pump installed by Edward A. Adamic & William Beltramo Lic. No. 561  
 Meter Serial No. \_\_\_\_\_  Flow Meter  Electric Meter  Fuel Meter  
 Owner of land on which water is being used Leslie K. Farmer & Patricia L. Farmer

**THE LOCATION OF THE WELL MUST BE SHOWN AND THE AREA ON WHICH THE WATER IS USED MUST BE SHADED OR CROSS-HATCHED ON THE DIAGRAM BELOW.**

This diagram represents nine (9) sections. Use the **CENTER SQUARE** (one section) to indicate the location of the well, if possible.



**WATER EQUIVALENTS TABLE (Rounded Figures)**

- An acre-foot covers 1 acre of land 1 foot deep.
- 1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm).
- 1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.
- 1,000 gpm pumped continuously for one day produces 4.42 acre-feet.
- 100 gpm pumped continuously for one year produces 160 acre-feet.

NOV 10 1964

B.M. RECEIVED JUL 10 1964 GROUND WATER SEC COLORADO STATE ENGINEER

STATE OF COLORADO DIVISION OF WATER RESOURCES OFFICE OF THE STATE ENGINEER GROUND WATER SECTION

Index No. 177 IDWD 2-12 Use Irrigation Registered 7-10-64

LOG AND HISTORY OF WELL

(For State Engineer's Use)

PERMIT NO. 5600F

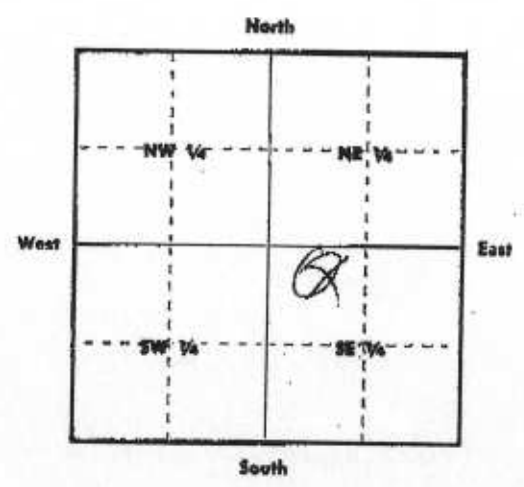
WELL LOCATION

Driller W.M. Belmont Lic. No. 561 Owner Edward A. Adams Street 17th Blvd 179 City Comanche, Colo. Tenant Use of Water Irrigation On or By Comanche No. Acres 15.6 Date Started May 1964 Date Completed June 1964 Yield 500 500 GPM or CFS

WELL LOCATION Fremont County NW 1/4 of SE 1/4 of Sect 12 Twp 19 S Rge 70 W Q 6 PM

WELL DESCRIPTION:

Depth to Water 26 ft. Total Depth 44 ft. (measured from ground surface) Hole Diameter from 13" ft. to ft., in. from 13" ft. to ft., in. from ft. to ft., in.



TEST DATA:

How Tested Pump or Bailed Date Tested June 1, 1964 Length 4 hrs. Rate Same GPM Drawn Down Total ft.

ABOVE DIAGRAM REPRESENTS ONE FULL SECTION. LOCATE WELL ACCURATELY IN SMALL SQUARE REPRESENTING 40 ACRES.

PUMP DATA:

Pump Type Turbine Outlet Size 2 1/2 in. Driven by Elec HP

If the above is not applicable fill in:

CASING RECORD:

Plain Casing

Size 13", Kind from 44 ft. to ft. Size from ft. to ft. Size from ft. to ft.

Perforated Casing

Size 13", Kind 38 from 44 ft. to ft. Size from ft. to ft. Size from ft. to ft.

No. Street City or Town Lot, Block Subdivision (include filing or number)

TO BE MADE OUT IN QUADRUPPLICATE: Original Blue and Duplicate Green Copy must be filed with the State Engineer within 30 days after well is completed. White copy is for the Owner and Yellow copy for the Driller. SIGN BLUE COPY

Home

# WELL LOG

Ground Elevation \_\_\_\_\_ (if known)

How Drilled Case Drilled

FROM FEET	TO FEET	TYPE OF MATERIAL	REMARKS (such as Cementing, Packing, Shut off, etc.)	Indicate Water Bearing Formation	Indicate Perforated Casing Location
0	72	<i>Gravel</i>			
72	44	<i>Sand &amp; Gravel</i>			

(If more space is required use additional sheet)

### WELL DRILLER'S STATEMENT

This well was drilled under my supervision and the above information is true and correct to the best of my knowledge and belief.

Signed *W.M. Bell*

By \_\_\_\_\_

Dated *June 1 1964*

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Form C Rev.  
9-62/10M

STATE OF COLORADO

RECEIVED

APPLICATION FOR:  A PERMIT TO USE GROUND WATER  
 A PERMIT TO CONSTRUCT A WELL

MAY 12 1964  
GROUND WATER S  
COLORADO  
STATE ENGINEER

Applicant Edward A. Adamie

P. O. Address Rt. 1 Box 179 Canon City, Colo.

Quantity applied for 350 gpm or \_\_\_\_\_ AF Storage

Used for Irrigation Purposes

on/at \_\_\_\_\_  
(legal description of land site)

Total acreage irrigated and other rts. 18.6

ESTIMATED DATA OF WELL

Hole size: 13 in. to 44 ft.  
13 in. to 44 ft.

Casing Plain 8 in. from 0 to 44 ft.  
\_\_\_\_\_ in. from \_\_\_\_\_ to \_\_\_\_\_ ft.

Open or Perf. \_\_\_\_\_ in. from 26 to 44 ft.  
\_\_\_\_\_ in. from \_\_\_\_\_ to \_\_\_\_\_ ft.

PUMP DATA: Type Turbine HP 7 1/2 Size 4 Outlet

Use initiation date None Apr 1964  
(Use Supplemental pages for additional data)

Driller to furnish Log and History (Form E) within 30 days after completion of well.

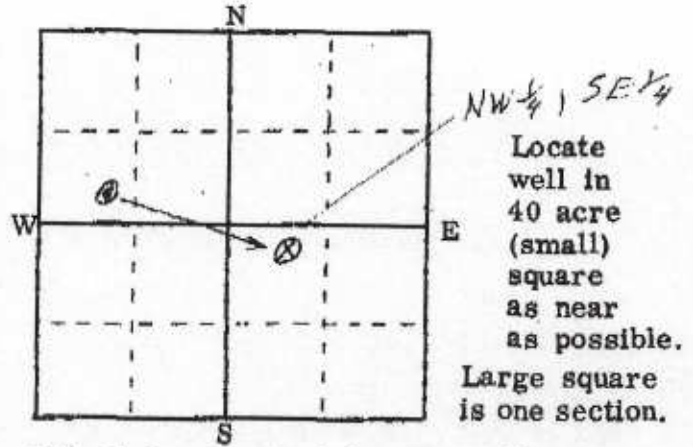
LOCATION OF WELL  
County Fremont County

NW 1/4 of SE 1/4 of Sect. 12, Twp. 19 S.

Rge. T. 10 W. of the 10th Property OR

Rural Route  
Street Address or Lot & Block No. \_\_\_\_\_

Town or Subdivision \_\_\_\_\_



\$25.00 fee required for uses other than Domestic or Livestock.

Applicant Edward A. Adamie

Agent or Driller William Beltrame No. 561

Address Mc. Kenzie Ave.

THIS APPLICATION APPROVED  
PERMIT NO. 5600-F  
ISSUED:  
DATE MAY 12 1964 1964

NOTE - SATISFACTORY COMPLETION REQUIRED FOR APPROVAL OF APPLICATION

Canon  
C. J.  
Colli



September  
22<sup>nd</sup> 2020

## Colorado Water Protective and Development Association

205 S. Main Street  
Fowler, CO 81039  
Phone: (719) 826-2597  
Fax: (719) 826-2599

[kent@cwpa.org](mailto:kent@cwpa.org)  
[www.cwpa.org](http://www.cwpa.org)

Re: Confirmation of Replacement Water for Substitute Water Supply Plan,  
Dale Self; Well WDID No. 1205021

To Whom it May Concern:

This letter is intended to document that CWPDA will provide replacement water under the proposed Substitute Water Supply Plan for the subject well with WDID No. 1205021 located in the SE $\frac{1}{4}$  of Section 12, T.19S., R.70W. of the 6th P.M owned by Dale Self. The subject well will provide water to two residences. Replacement water will be provided by fully consumable water stored in Pueblo Reservoir or other augmentation sources available to CWPDA.

Please feel free to contact me with additional questions.

Best Regards,

---

Kent Ricken  
General Manager  
Colorado Water Protective and Development Association

ZC-27b.1

[Home](#)

## SOIL PERCOLATION AND TEST REPORT

OWNER:  
DALE SELF

PROJECT:  
3600 TELCK ROAD

PROJECT NO. 080611B

DATE:  
06/08/11

PERC TEST PREPARED BY:

RICHARD W. OWENS  
2520 STATE HIGHWAY 9  
CANON CITY, CO 81212  
(719) 269-2472

CONSULTING ENGINEERS, LTD.  
PHILIP C. FREYTAG, P.E.  
P.O. BOX 213 COROZAL TOWN,  
COROZAL, BELIZE, C.A.  
PHONE AND FAX 011-501-423-1047  
EMAIL FREEMART @BTL.NET

2C-27d.2

[Home](#)

**SITE DESCRIPTION:**

SEE ATTACHED LEGAL DESC.  
FREMONT COUNTY, COLORADO

**SITE DIMENSIONS:**

SEE ATTACHED SITE PLAN

**RESIDENCE INFORMATION:**

3 BEDROOM

**MAXIMUM SEWAGE FLOW:**

NUMBER OF PERSONS IS 6 BASED ON A 2 PERSON PER BEDROOM. THIS YIELDS A  
6 X 75 GPD=450 GPD OR A MAXIMUM FLOW OF 450 X 1.5 =675 GPD.

**FIELD TEST DATA**

HOLE #	HOLE DEPTH	PERC RATE MIN/INCH
1	24	12
2	24	12
3	24	15

**AVERAGE PERCOLATION RATE**

13

**SOIL CLASSIFICATION**

AN INSPECTION HOLE WAS DUG WITH A BACKHOE WHICH REVEALED THE  
FOLLOWING:

0'-6"	topsoil
6"-10'	med brown sandy loamy material

GROUND WATER TABLE:

NONE ENCOUNTERED

BEDROCK:

NONE ENCOUNTERED

SLOPE OF GROUND AT SITE:

RELATIVELY FLAT

SUITABILITY OF SOIL:

GOOD

TYPE OF USE:

RESIDENTIAL

SOURCE OF WATER:

WELL



**REQUIRED ABSORPTION AREA:**

THE INDIVIDUAL SEWAGE DISPOSAL REGULATIONS FOR FREMONT COUNTY WERE ADHERED TO IN THE PREPARATION OF THIS TEST REPORT.

$A = \frac{Q \times t}{5}$  A=REQUIRED ABSORPTION AREA IN SQUARE FEET  
t=AVERAGE PERCOLATION RATE IN MINUTES/INCH  
Q=MAXIMUM SEWAGE FLOW IN GALLONS PER DAY

$A = \frac{675 \times 13}{5} = 487$

<u>APPLIANCES</u>	<u>FACTOR</u>	<u>INSTALLED</u>	<u>ADDITIONAL AREA</u>
GARBAGE DISPOSAL	2	NO	
WASHER	4	YES	195
TOTAL NET AREA REQUIRED: 487+195=682			

**RECOMMENDATIONS**

SEPTIC TANK SIZE	1000 GALLONS
LEACH FIELD	682 SQ. FT.

NO WARRANTY IS MADE ON THE INSTALLATION OF THIS SYSTEM BEYOND THE ACCURACY OF THE INFORMATION CONTAINED IN THIS REPORT. FIELD INSPECTION OF THE INSTALLATION BY THE ENGINEER BEFORE BACKFILLING IS RECOMMENDED.

**CERTIFICATION:** THIS DESIGN AND REPORT HAVE BEEN PREPARED UNDER MY SUPERVISION AND THE INFORMATION CONTAINED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT THE PROPOSED INSTALLATION OF THE SEPTIC SYSTEM IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA AS SHOWN ON THE FEMA FIRM MAPS DATED SEPTEMBER 29, 1989.

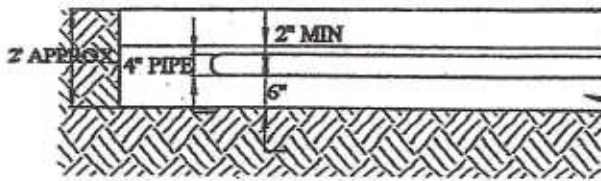
*Philip C. Freytag*  
PHILIP C. FREYTAG



# STANDARD LEACH FIELD

A FINAL COVER OF SOIL SUITABLE FOR VEGETATION AT LEAST 10 INCHES DEEP IS TO BE PLACED FROM THE TOP OF THE HAY, STRAW OR SIMILAR PERVIOUS MATERIAL TO THE FINISHED SURFACE GRADE OF THE SEEPAGE BED.

THE TOP OF THE GRAVEL IS TO BE COVERED WITH A LAYER OF HAY, STRAW OR SIMILAR PERVIOUS MATERIAL.



CLEAN GRADED GRAVEL, ROCK OR MATERIAL OF EQUAL EFFICIENCY WHICH MAY RANGE IN SIZE FROM 1/2" TO 2 1/2".

4" OF SUITABLE SOIL MUST EXIST BELOW BOTTOM OF LEACH FIELD

TYPICAL ABSORPTION FIELD INSTALLATION DIAGRAM

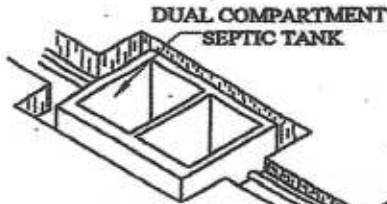
THE SEPARATING DISTANCE BETWEEN PARALLEL DISTRIBUTION LINES IN A SEEPAGE BED SHOULD NOT EXCEED 6 FEET AND A DISTRIBUTION LINE SHOULD BE LOCATED WITHIN 3 FEET OF EACH SIDEWALL OF THE SEEPAGE BED.

PERFORATED DISTRIBUTION PIPE FOR GRAVITY DISTRIBUTION SHOULD BE NO LESS THAN 4 INCHES IN DIAMETER AND NO MORE THAN 100 FEET IN LENGTH.

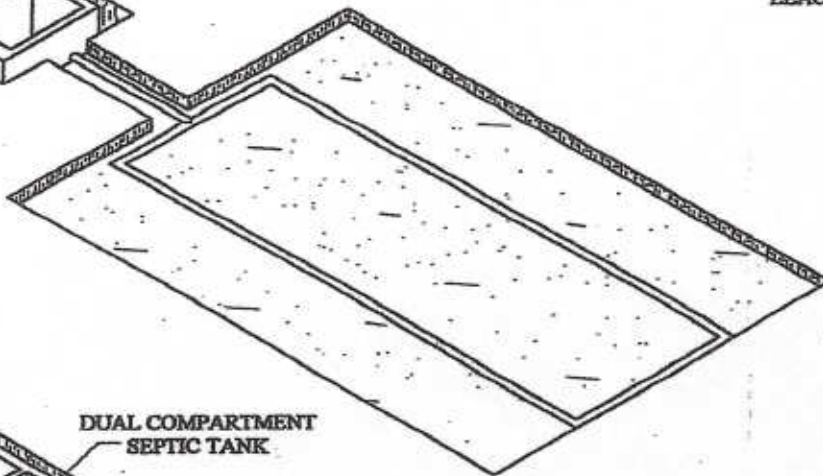
LEACH FIELD MUST BE LOCATED A MINIMUM OF:

- 100 FEET FROM WELLS
- 25 FEET FROM POTABLE WATER SUPPLY
- 20 FEET FROM AN OCCUPIED BUILDING
- 10 FEET FROM PROPERTY LINES
- 10 FEET FROM DRAINS
- 50 FEET FROM WATERCOURSES
- 25 FEET FROM DRY GULCHES
- 6 FEET FROM SEPTIC TANK

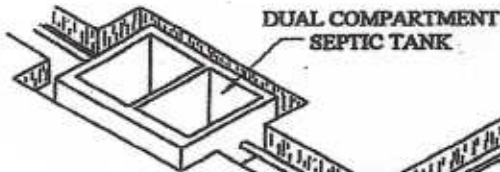
THE BED AND DISTRIBUTION PIPE SHALL BE LEVEL.



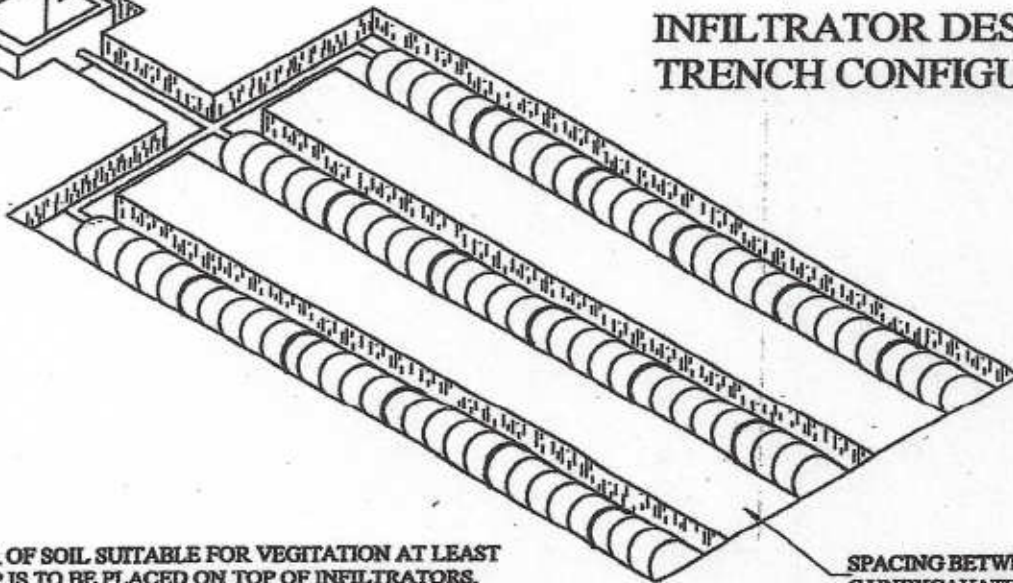
DUAL COMPARTMENT SEPTIC TANK



## INFILTRATOR DESIGN TRENCH CONFIGURATION



DUAL COMPARTMENT SEPTIC TANK



A FINAL COVER OF SOIL SUITABLE FOR VEGETATION AT LEAST 10 INCHES DEEP IS TO BE PLACED ON TOP OF INFILTRATORS.

SPACING BETWEEN SHALL BE 6' UNEXCAVATED MINIMUM

**ABSORPTION FIELD  
DESIGN**

**PHILIP C. FREYTAG, P.E.**  
750 CONE AVENUE  
CANON CITY, CO 81212  
719-475-3115

DATE: REV. SEPT. 7, 1999

DRAWN BY: BRYANA COOPER

## Master Plan - Urban Growth District

The proposed property will use existing utilities and roadways. The proposal will fit the rural nature of the area. The planned subdivision will create 2 new lots for residences. The current zone does not allow for lots the size that is typical for this area.. The new lots will be located in an existing developed area along Highway 115. The residences will utilize existing utilities and roadways. No new improvements will be required.

20-37-1



## Fremont County Department of Planning and Zoning Roadway Impact Analysis Form

This form shall be used in conjunction with any applications submitted in accordance with Section 8 of the Fremont County Zoning Resolution and or Section VI of the Fremont County Subdivision Regulations. This form is considered a minimum application submittal item and shall be required to be provided at the time of application submittal. This form is intended to provide the minimum items that must be addressed in the roadway impact analysis. The form can be expanded or attachments can be made to further address the roadway impact of the proposed use. **If the estimated average daily traffic increase is less than thirty (30) vehicle trips per day (one trip to be considered as a single or one-direction vehicle movement with either the origin or the destination [exiting or entering] inside the subject property) as per the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions for the entire development, as estimated by the project engineer, then a Roadway Impact Analysis will not be required to be completed by an engineer. In such situations other minimum items shall be addressed by the applicant.**

1. Project Name SELF ZONE CHANGE ; SUB

2. Type of application:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Zone Change #1                           | <input type="checkbox"/> Special Review Use Permit    |
| <input type="checkbox"/> Zone Change #2 – Use Designation Plan               | <input type="checkbox"/> Conditional Use Permit       |
| <input type="checkbox"/> Zone Change #2 – Final Development Plan             | <input type="checkbox"/> Temporary Use Permit         |
| <input type="checkbox"/> Commercial Development Plan                         | <input type="checkbox"/> Change of Use of Property    |
| <input type="checkbox"/> Commercial Development Modification                 | <input type="checkbox"/> Subdivision Preliminary Plan |
| <input type="checkbox"/> Expansion of an existing Business or Industrial Use |   |

3. Engineer: \_\_\_\_\_ Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Telephone #: ( ) \_\_\_\_\_ Facsimile #: ( ) \_\_\_\_\_ Email \_\_\_\_\_

4. Provide a detailed description of the proposed use: RESIDENCE AND  
AG USES.

5. Provide the estimated average daily traffic to be generated by the proposed use(s), using the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions. The estimated volumes of traffic to be generated by the proposed use(s) shall include as a minimum, the average weekday traffic volume and the peak-hour (morning and afternoon) traffic volumes. Specify the number of trips in each category. (one trip to be considered as a single or one-direction vehicle movement with either the origin or the destination [exiting or entering] inside the subject property)

Residential: 20 daily, \_\_\_\_\_ peak-hour am, 6 peak-hour pm 6  
 Employee: \_\_\_\_\_ daily, \_\_\_\_\_ peak-hour am, \_\_\_\_\_ peak-hour pm \_\_\_\_\_

Customer: \_\_\_\_\_ daily, \_\_\_\_\_ peak-hour am, \_\_\_\_\_ peak-hour pm

Truck generated by the proposed use: \_\_\_\_\_ daily, \_\_\_\_\_ peak-hour am, \_\_\_\_\_ peak-hour pm

Delivery – required by the use: \_\_\_\_\_ daily, \_\_\_\_\_ peak-hour am, \_\_\_\_\_ peak-hour pm

Total Vehicle Trips: \_\_\_\_\_ daily, \_\_\_\_\_ peak-hour am, \_\_\_\_\_ peak-hour pm

I certify that based on the proposed use(s) the total vehicle trips using the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions will average less than thirty (30) trips per day based on any fourteen (14) day time frame.

\_\_\_\_\_  
Colorado Licensed Professional Engineer Date \_\_\_\_\_ Seal

*If the above has been certified, then the applicant can complete the form and acknowledge it. If completed by the applicant only the questions marked by asterisk (\*) are required to be answered.*

**NOTE:** If the additional information provided warrants improvements to the roadway system, even though the traffic generated by the proposed use is less than thirty (30) trips per day, such improvements will be required. If in the future the use exceeds an average of thirty (30) trips per day a complete analysis could be required.

6. \*What is the general location of the subject property? HIGHWAY 115 ;  
TELCK ROAD.

7. \*What are the names and/or the numbers of the public roadways that serve the site?  
C.S.H 115 ; TELCK ROAD  
WEST OF FLORENCE.

Provide a site plan drawing that shows the subject property, its proposed access points and all public roadways within a one-half (1/2) mile radius of the subject property, marked as Exhibit 7.1.  An exhibit has been attached.

8. \*What is the classification, according to the Fremont County Master Plan, of the roadway from which the project site will gain access to the public transportation system?

Expressway or Freeway ---  Major Arterial ---  Arterial ---  Collector ---  Local

9. \*Do the roadways in question lie within a three (3) mile radius of any incorporated town or city limits or the boundary of another County?  Yes -->  No

If yes, provide the name(s) of the jurisdiction(s): \_\_\_\_\_

In addition if a new roadway is to be constructed, how will it comply with the transportation plan in effect for the municipality? \_\_\_\_\_

10. \*Will this project require a Fremont County Driveway Access Permit or a Colorado Department of Transportation (CDOT) State Highway Access Permit?  Yes ---  No

Please explain: FREMONT COUNTY ACCESS.

11. \*Will the project require construction of, or improvement to any roadway maintained by the CDOT?  
 Yes ---  No  
If yes, will the proposed construction or improvement be in compliance with CDOT's "5 Year Transportation Plan"?  Yes ---  No Please Explain \_\_\_\_\_

Has CDOT required that the applicant provide a traffic study?  Yes ---  No  
If yes, a copy of the study shall be attached to this application, marked as Exhibit 11.1.  An exhibit has been attached.

12. \*Will the project require construction of, or improvement to any roadway currently maintained or proposed to be maintained by the County?  Yes ---  No  
If yes, what would be the social, economic, land use, safety and environmental impacts and effects of the new roadway on the existing transportation system and neighborhood? \_\_\_\_\_

13. \*Are any roadways proposed to be vacated or closed in conjunction with the proposed project?   
Yes ---  No  
If yes, please explain. \_\_\_\_\_

14. \*Is the proposed project site adjacent to or viewable from any portion of the Gold Belt Tour Scenic Byway or other scenic corridor designated by the Master Plan?  Yes ---  No  
If yes, identify the byway and or scenic corridor: \_\_\_\_\_  
If yes, explain how the scenic quality will be affected by the proposed project. \_\_\_\_\_

If yes, what measures will be taken to not have a negative impact on the byway and or scenic corridor? \_\_\_\_\_

15. \*Will the proposed project gain access to the public transportation system via 3<sup>rd</sup>, 9<sup>th</sup>, K and or R Streets in the Penrose-Beaver Park Area of the County?  Yes ---  No

16. \*Does the subject property have frontage on a public roadway?  Yes ---  No  
If answered no, then documentation evidencing a "right of access" to the subject property for the proposed use shall be attached marked as Exhibit 16.1.  An exhibit has been attached. If answered no, then please explain what the right of access consists of: \_\_\_\_\_

17. \*What is the right-of-way width of the public roadway(s) that serve the site? TELK IS 45' +/- AND 20' EASEMENT ON EAST SIDE.

18. \*What is the surface type of the public roadway(s) that serve the site? GRAVEL

19. \*What is the surface width of the public roadway(s) that serve the site? 20' +-
20. \*What are the existing drainage facilities for the public roadway(s) that serve the site? BORROW DITCHES
21. \*Does the public roadway(s) that serves the site have curb and gutter?  Yes ---  No  
If answered yes, what is the type of curb and gutter? \_\_\_\_\_
22. \*Does the public roadway(s) that serves the site have adjacent sidewalks or other pedestrian ways?  
 Yes ---  No  
If answered yes, what is the width(s) and surface type(s)? \_\_\_\_\_
23. \*How many access points will the subject property have to public roadways? 3
24. \*Will the proposed roadways that access the public roadways intersect the public roadways other than at perpendicular?  Yes ---  No  
If answered yes, please explain: \_\_\_\_\_
25. \*What are the sight distances, in all directions, from the subject property access point(s) along the public roadway that serves the site? (mark and provide distance for each that is applicable)  
 Northerly, site distance: 200'  Southerly, site distance: 100'  
 Easterly, site distance: 300'  Westerly, site distance: 150'
26. \*What are the distances from the subject property access point(s), in all directions, to the nearest intersection with another public roadway along the public roadway that serves the site? (mark and provide distance for each that is applicable)  
 Northerly, distance: —  Southerly, distance: 150'  
 Easterly, distance: —  Westerly, distance: 150'
27. \*What are the distances from the subject property access point(s), in all directions, to the nearest driveway(s) along the public roadway that serves the site? (mark and provide distance for each that is applicable)  
 Northerly, distance: \_\_\_\_\_  Southerly, distance: 50'  
 Easterly, distance: 600'  Westerly, distance: —
28. \*What are the distances from the subject property access point(s), in all directions, to the nearest blind curve(s) along the public roadway that serves the site? (mark and provide distance for each that is applicable)  
 Northerly, distance: —  Southerly, distance: —  
 Easterly, distance: —  Westerly, distance: —

29. \*What are the distances from the subject property access point(s), in all directions, to the nearest blind hill(s) along the public roadway that serves the site? (mark and provide distance for each that is applicable)

Northerly, distance:       —             Southerly, distance:       —        
 Easterly, distance:       —             Westerly, distance:       —      

30. \*Identify any and all hazardous conditions with regard to the public roadway(s) that provide access to the subject property in the general area of the subject property:       NONE      

If the public roadway(s) that currently serve the subject property have any hazardous conditions, then recommendations shall be made for improvements that will decrease the hazardous conditions on the public roadway(s):  
\_\_\_\_\_  
\_\_\_\_\_

31. \*Explain what effect the proposed use will have on the existing traffic in the neighborhood. If no change is expected, please explain why no change is expected:       NONE -      

      RESIDENTIAL TRAFFIC      

32. \*Will the proposed use, due to the increase in traffic or the type of vehicle traffic generated by the proposed use, change the level and or type of required maintenance for the public roadway(s) that serve the site?  Yes ---  No, (please explain) \_\_\_\_\_

If the proposed use, due to the increase in traffic or the type of vehicle traffic generated by the proposed use, changes the level and or type of required maintenance for the public roadway(s) that serve the site, then recommendations shall be made that would lessen the maintenance impact for the entity in control of maintenance of the public roadway(s):  
\_\_\_\_\_  
\_\_\_\_\_

**Note:** If improvements are required, it may be mandatory that such improvement be installed prior to final approval of the application.

33. \*Are new roadways proposed to be constructed, on or off site, in association with the proposed project?  Yes ---  No If yes, provide evidence that the roadways will be constructed to conform to natural contours in order to minimize soil disturbance, cut and fills, protect drainageways and not create to unstable slopes. \_\_\_\_\_



34. Provide an analysis of the existing traffic volumes on the adjacent roadway system, including the average weekday traffic (*vehicles per day*) and the weekday peak-hour traffic (*vehicles per hour – am and pm*), showing the dates and times of traffic counts or source utilized for traffic volume counts. Determine the existing level of service or percentage of roadway capacity currently in use.

Roadway name or # \_\_\_\_\_ average weekday traffic \_\_\_\_\_  
 Weekday peak-hour traffic \_\_\_\_\_ am \_\_\_\_\_ dates \_\_\_\_\_ times  
 Weekday peak-hour traffic \_\_\_\_\_ pm \_\_\_\_\_ dates \_\_\_\_\_ times  
 Current level of service - % of roadway in use \_\_\_\_\_

Roadway name or # \_\_\_\_\_ average weekday traffic \_\_\_\_\_  
 Weekday peak-hour traffic \_\_\_\_\_ am \_\_\_\_\_ dates \_\_\_\_\_ times  
 Weekday peak-hour traffic \_\_\_\_\_ pm \_\_\_\_\_ dates \_\_\_\_\_ times  
 Current level of service / % of roadway in use \_\_\_\_\_

Roadway name or # \_\_\_\_\_ average weekday traffic \_\_\_\_\_  
 Weekday peak-hour traffic \_\_\_\_\_ am \_\_\_\_\_ dates \_\_\_\_\_ times  
 Weekday peak-hour traffic \_\_\_\_\_ pm \_\_\_\_\_ dates \_\_\_\_\_ times  
 Current level of service / % of roadway in use \_\_\_\_\_

35. Provide an estimate of the probable traffic directional distribution from and to the subject property based on the proposed use(s) and assignment of the estimated traffic volumes to the adjacent roadway network. Estimate the future background and resulting total traffic volumes (*including the estimated generated traffic due to the proposed use*) on the adjacent roadway system for a twenty (20) year design period, showing volumes for both left and right turn movements as well as through traffic.

36. Determine the projected future levels of service or percentage of roadway capacity to be in use at the subject property's access points and key adjacent intersections. Provide recommendations for street and access improvements if any portions of the roadways do not have the capacity to accept the additional estimated traffic volumes. All necessary improvements will be required to be designed, completed and accepted by the County prior to any final action regarding the application.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

37. Please provide any additional information considered by the Certifying Engineer to be pertinent to the roadway impact in association with the proposed project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**I hereby certify that the foregoing information was prepared by myself or under my direct supervision and is true and correct to the best of my knowledge and belief.**

\_\_\_\_\_  
Colorado Licensed Professional Engineer      Date \_\_\_\_\_

SEAL

If not completed by an Engineer, then the following acknowledgement shall be signed by the applicant and/or owner.

**By signing this Application, the Applicant, or the agent/representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of Applicant's knowledge and belief.**

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

**Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Board regarding the Application to be null and void.**

**Signing this Application is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this Application, provided that the same is in conformance with the Fremont County Zoning Resolution.**

\_\_\_\_\_  
Applicant Printed Name      Signature      Date

\_\_\_\_\_  
Owner Printed Name      Signature      Date



DANIEL ADAMIC  
1108 SHORT STREET  
CANON CITY, CO 81212-4261

ANNA & ERIC ADAMIC  
110 KEY LANE  
FLORENCE, CO 81226-9579

ANTHONY & SHANDA TELCK  
3653 TELCK ROAD  
FLORENCE, CO 81226-9550

DIRK & SHARON POSTMA  
5271 STATE HIGHWAY 115  
FLORENCE, CO 81226-8200

DARYL & DEB REV. TRUST  
PO BOX 63  
ROCKVALE, CO 81244-0063

KEN & DIANE LUND  
5281 STATE HIGHWAY 115  
FLORENCE, CO 81226-9520

EUGENE HANCE TRUST  
PO BOX 6925  
PUEBLO WEST, CO 81007-6925

FRREMONT PAVING & REDI MIX  
839 MAC KENZIE AVE.  
CANON CITY, CO 81212-9323

2C-41.1

**KNOW ALL MEN BY THESE PRESENTS:**

That Leslie G. Coughman is the owner of a portion of the SE 1/4 of Section 12, T19S, R70W of the 6th P.M., Fremont County, Colorado, described as follows:

TO WIT: Beginning at a point on the N 1/2 right-of-way line of McCumber Lane located 119.65' North and 50' West of the SE corner of said Sec. 12; thence N89°31'15"N, 378.78'; thence S0°12'34"E, 177.45' to the N 1/2 R.O.W. line of Colorado State Hwy. 115; thence N 1/2 along said N 1/2 line on a curve to the right, said curve having a radius of 1800; an arc length of 745.00' and a 746.73' chord that bears N10°24'46"W; thence N89°31'15"W along said N 1/2 line 231.30' to the South line of the NE 1/4 of said Sec. 12; thence S89°37'15"E along said South line, 184.88'; thence N0°12'34"E, 24.63'; thence N89°37'15"W, 231.63' to the N 1/2 line of said Hwy. 115; thence N59°03'03"W along said N 1/2 line, 509.95' to the East line of a road; thence N34°00'15"E along said East line, 613.65' to an old fence corner; thence S53°18'48"E along an old fence line, 302.73'; thence S10°02'43"W, 101.48'; thence S34°03'03"W, 210.33'; thence S17°10'10"E, 350.32'; thence S76°54'50"E, 126.80'; thence N88°02'43"E, 319.37'; thence N59°03'34"E, 78.46'; thence N88°53'09"E, 416.93'; thence N0°02'02"W, 72.15'; thence S89°53'12"E, 152.75' to a point on the N 1/2 R.O.W. line of McCumber Lane; thence S0°12'34"E along said N 1/2 line 372.55' to the point of beginning.

# SAWMILL SUBDIVISION

**A Tract of Land in the SE 1/4 of Section 12, T19S, R70W of the 6th P.M., Fremont County, Colorado**

**DEDICATION:**

The above owner has caused said tract of land to be platted into lots, blocks, streets and easements as indicated on this plat. The undersigned does hereby grant unto the County of Fremont these easements as indicated on the plat and further restricts the use of all easements to the County of Fremont and/or its assigns, provided however, that the sole right and authority to release or quit claim all or any of such easements shall remain exclusively vested in the County of Fremont. All streets are hereby dedicated to the County of Fremont for public use. This tract of land as herein platted will be known as Sawmill Subdivision, Fremont County, Colorado.

**EASEMENTS:**

Easements for public purposes, including utilities, are as indicated on the plat with the sole responsibility for maintenance being reserved to the adjacent property owners. Except as otherwise noted, a 5 foot wide easement shall be provided on each side of all side and rear lot lines not fronting public ways.

**IN WITNESS WHEREOF:**

The aforementioned have executed these presents this 12<sup>th</sup> day of May, 1982.

Leslie G. Coughman, Leslie G. Coughman

STATE of COLORADO }  
COUNTY of FREMONT } SS

The above and foregoing statement was acknowledged before me this 15<sup>th</sup> day of May, 1982, A.D. by Leslie G. Coughman.

Witness my hand and official seal:

Judith J. Rupp, Notary Public  
Commission Expires February 19, 1983



At the time of platting there was no physical evidence that the following features affected the land area of this subdivision:

- 1) Pueblo Canal Company E.O.M. (Book 52, Page 197)
- 2) Southern Colorado River Company easement (Book 240, Page 497)
- 3) Drainage Ditch shown on Survey Plat prepared by L.S. No 96-95 dated Sept. 28, 1970

**CERTIFICATE OF APPROVAL**  
This is to certify that this plat was submitted to and approved by the Planning Department of Fremont County, Colorado. Dated this 15<sup>th</sup> day of May, 1982, A.D.  
Bill Hindson  
Planning Director

This is to certify that this plat was submitted to and approved by the Planning Commission of Fremont County, Colorado. Dated this 15<sup>th</sup> day of May, 1982, A.D.  
Donald J. Smith  
Chairman of the Planning Commission

**ACKNOWLEDGEMENT AND ACCEPTANCE OF DEED**  
The undersigned, Gale Decker, as Chairman of the Board of County Commissioners, Fremont County, State of Colorado, does hereby acknowledge and accept on behalf of said County this plat and the streets, avenues and easements indicated thereon. Dated this 15<sup>th</sup> day of May, 1982, A.D.  
Gale Decker  
Chairman, Board of County Commissioners

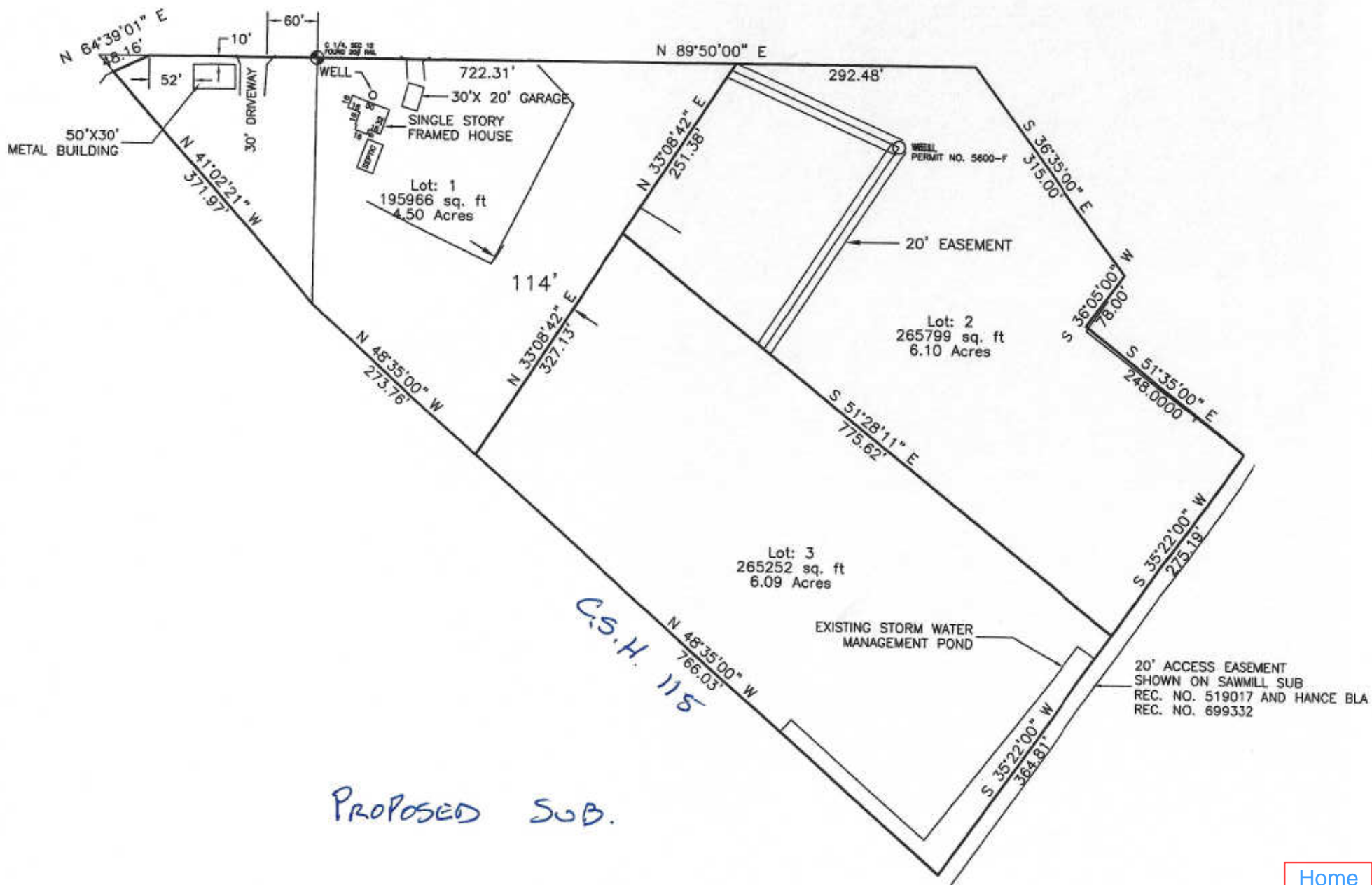
STATE of COLORADO }  
COUNTY of FREMONT } SS  
This plat was filed for record in the office of the County Clerk and Recorder of Fremont County, Colorado at 3:42 pm on the 15<sup>th</sup> day of May, 1982, A.D. in Book 321, at Page 321, under Reciprocity Act S.P. 617, 1982.  
Patricia Hoffstad  
County Clerk and Recorder

**REGISTERED LAND SURVEYORS CERTIFICATE**  
The undersigned Registered Professional Engineer and Land Surveyor in the State of Colorado does hereby certify that this plat has been prepared under his direction in accordance with Chapter 38 Colorado Revised Statutes, and all amendments thereto, and that said plat does accurately show the described tract of land, and the subdivision thereon to the best of his knowledge and belief. No portion of this subdivision has within an identified 100-year flood plain. Dated this 15<sup>th</sup> day of May, 1982, A.D.  
Wesley R. Rupp  
Registered Professional Engineer and Land Surveyor

**NOTES**  
All dimensions are given in feet.  
• denotes 25' center line of road, not  
• denotes corners set by L.S. No. 96-95  
• denotes 25' Rail, fence  
Base of Bearings: the East line of the SE 1/4 of Sec. 12, T19S, R70W of the 6th P.M., to be known as N88°12'30"W

Ponderosa Engineering  
Canon City, Colorado





M. WELLS

7020 1610 0000 1556 6491

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
Postage	\$0.55	
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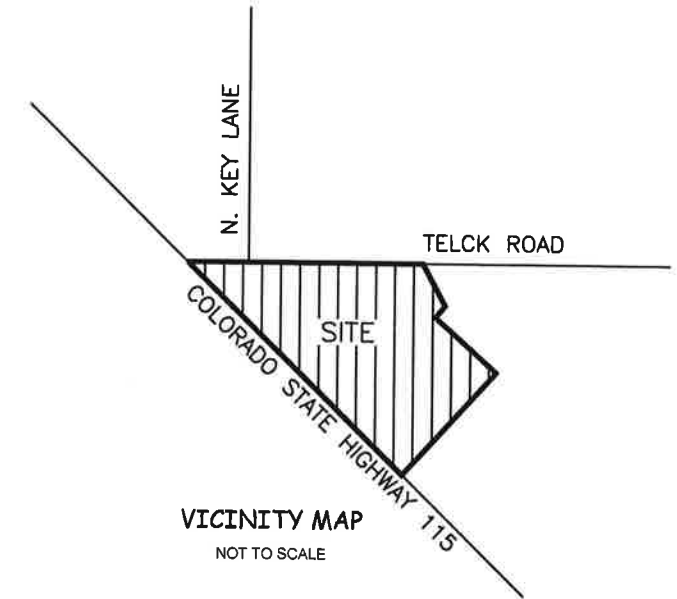
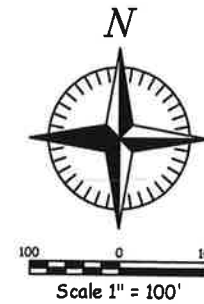
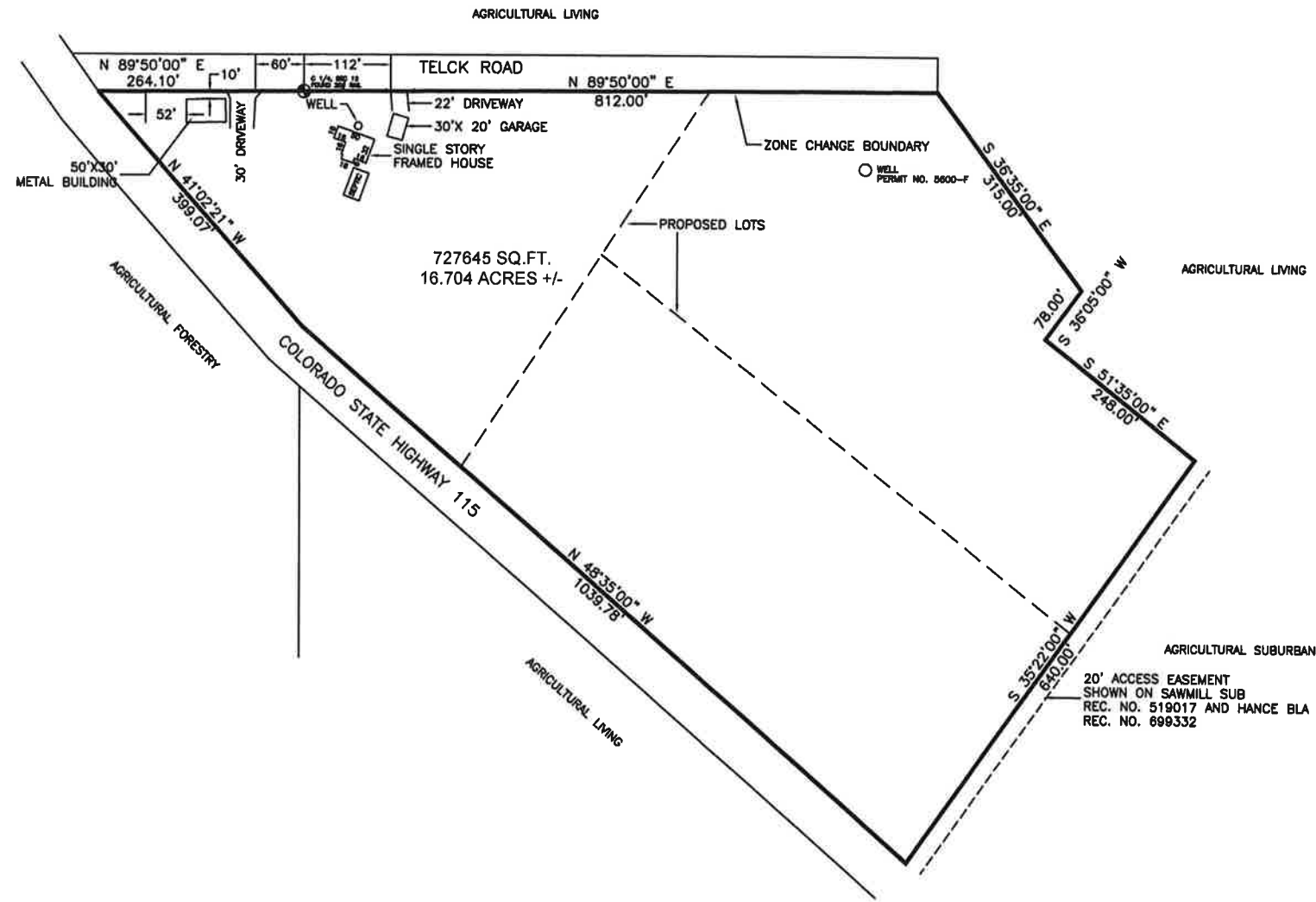
Certified Mail Fee	\$3.55	0773 13  Postmark Here  01/19/2021
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
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 City, State, ZIP+4®: **PUEBLO CO 81008**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

# SELF ZONE CHANGE REQUEST

FOR  
 AGRICULTURAL LIVING TO AGRICULTURAL SUBURBAN  
 LOCATED IN SECTION 12, TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH P.M.  
 FREMONT COUNTY, COLORADO



#### LEGAL DESCRIPTION

A TRACT OF LAND IN THE NW1/4SE1/4 AND THE NE1/4SW1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE CENTER OF SAID SECTION 12 AND RUNNING THENCE NORTH 89°50' EAST 812 FEET; THENCE SOUTH 36°35' EAST 315 FEET; THENCE SOUTH 36°05' WEST 78 FEET; THENCE SOUTH 51°35' EAST 248 FEET; THENCE SOUTH 35°22' WEST 640 FEET TO THE NORTH BOUNDARY OF HIGHWAY 115; THENCE NORTH 48°35' WEST 1039.78 FEET, ALONG SAID HIGHWAY TO THE WEST LINE OF SAID NW1/4SE1/4;  
 THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID HIGHWAY RIGHT OF WAY TO THE NORTH BOUNDARY LINE OF SAID NE1/4NSW1/4; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID NE1/4SW1/4 A DISTANCE OF 264.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.  
 COUNTY OF FREMONT, STATE OF COLORADO .

#### PROPOSED DEVELOPMENT

- MAXIMUM 3 - 4.5+ ACRE LOTS
- NO DRAINAGEWAYS OR FEMA FLOOD HAZARD AREAS IMPACT THIS PROPERTY
- NO SIGNIFICANT FEATURES IMPACT THIS PROPERTY
- NO EASEMENTS PROPOSED. NEW EASEMENTS WILL BE ESTABLISHED AT THE TIME OF SUBDIVISION

NOTICE  
 ACCORDING TO C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

**CORNERSTONE  
 LAND SURVEYING, L.L.C.**  
 1022 PHAY AVE.  
 CAÑON CITY, COLORADO 81212  
 719-275-8881