



FREMONT COUNTY MINOR SUBDIVISION APPLICATION

1. Project Name: FOUNDATION SUBDIVISION
2. Name: LINCOLN TRUST
Mailing Address: 3157 N. RAINBOW BLVD. #528
LAS VEGAS, NV 89108-4578
Telephone Number: 702-328-2772 Facsimile Number: _____
Email Address: JOHNV@GTSIASIA.NET
3. Name: _____
Mailing Address: _____
Telephone Number: _____ Facsimile Number: _____
Email Address: _____
4. Name: CORNERSTONE LAND
Mailing Address: 1022 PHAY, CAROL CITY, CO 81212
Telephone Number: 719-275-8881 Facsimile Number: _____
Email Address: CSURVEYING90@GMAIL.COM

Please read prior to completion of this application

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

Any application which is not complete or does not include all minimum submittal requirements will not be accepted by the Fremont County Department of Planning and Zoning (Department). Further, any application that is inadequately prepared, or is incomplete, may be subject to postponement (*until an adequate submittal is provided*) of placement on an agenda of the Fremont County Planning Commission (Commission).

The applicant shall provide **one (1) original document, four (4) copies, and an electronic copy (either CD or flash/thumb drive)** of the application and all of its attachments. After submittal, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter). The letter will state the submittal

deficiencies, Department comments and or questions about the application, which must be addressed by the applicant. In addition the letter will note the number of revised application packets that must be supplied to the Department in order to place the application on an agenda of the Commission.

Attachments can be made to this application to provide expanded narrative for any application item including supportive documentation or evidence for provided application item answers. Please indicate at the application item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*as an example, the first attached document providing evidence in support of the answer given at application item number 22 would be marked - Exhibit 22.1, the fifth attached document supporting the narrative provided for application item 22 would be marked - Exhibit 22.5*).

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

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

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

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

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

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

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

and the Fremont County Subdivision Regulations may be viewed on the Internet at

<http://www.fremontco.com/planningandzoning/forms/subdivisionregulations.pdf>

5. Has the subject property been previously platted? Yes --- No If yes, please explain the circumstances. _____

6. The total number of properties involved in the subject property prior to this application for minor subdivision are ONE

7. The total number of lots as a result of this minor subdivision are TWO

8. What is the existing size of the subject property prior to this application?
Acreage 3,476 Square Footage 151,415

9. What is the proposed size of each lot after platting?
a. Acreage 1.10 Square Footage 47,798
b. Acreage 2.38 Square Footage 103,616
c. Acreage _____ Square Footage _____

10. What is the current Zone District for the subject property? SUBURBAN
The subject property is currently located in the AGRICULTURAL Zone District.

11. Is there a proposal to change the current zoning classification for any portion of the subject property? Yes --- No If yes, please state what change is proposed. _____

12. What is the current land use of the subject property?
This current land use of the subject property is conforming non-conforming with the current zone district requirements. Please explain: TWO RESIDENCES ON ONE PARCEL.

If the current use is a non-conforming use and proposed to remain on the subject property, an application for "non-conforming use status" shall be filed with the Department and copy shall be attached to this application as Exhibit 12.1. An exhibit has been attached. *It should be noted that if this use is determined not to be a non-conforming use, said use shall be removed from the subject property.*

13. What is the proposed land use of the subject property? RESIDENTIAL
This proposed land use of the subject property will be conforming non-conforming with the current or proposed zone district requirements. Please explain: _____

14. Does the subject property contain any existing structures that will remain on the property after subdivision? Yes --- No. If yes, the proposed lot(s) housing the existing structures must comply with the development requirements of the proposed zone district

regarding the structures; please provide all setback dimensions for each structure from the proposed lot lines and the percentage of the lot coverage for each lot which will continue to house an existing structure: TWO HOUSES - SEE SITE PLAN.

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

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

17. What is the name and or number of the public right-of-way(s) that will provide access to each proposed lot? POPLAR AVE AND ASH STREET

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

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

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

In Book _____ at Page _____ and under Reception Number 992772

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

Document Number 1539377 Effective Date of Document 12-28-21

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

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

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

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

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

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

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

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

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

Date of Tax Certificate APRIL 21, 21

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

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

- a. Bodies of water NONE Effect _____
- b. Natural water courses NONE Effect _____
- c. Dry gulches or drainage ways NONE Effect _____
- d. Bluffs or cliffs NONE Effect _____
- e. Fault lines or other geologic hazards NONE Effect _____
- f. FEMA flood hazard area NONE Effect _____

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

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

Project Surveyor Signature _____ Date _____

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

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

WAIVER REQUESTED

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

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

32. Does the subject property currently have **irrigation rights**? Yes --- No If yes, Name of Irrigation Company _____
Is the subject property encumbered by right of easement or right of use by any irrigation company? Yes --- No If yes, Name of Irrigation Company DEWEES DYE
As per the FCSR Section XIII., D., 10. If any property involved in a minor subdivision has irrigation rights, and is subject to easement or is physically traversed by an irrigation ditch, the irrigation company shall be sent notice of the proposed subdivision, by certified mail (return receipt requested) and a copy of said notice and mailing receipts shall be attached to this application, marked as Exhibit 32.1. An exhibit has been attached.

33. Does the subject property lie within a Fire Protection District? Yes --- No If yes, Name of District _____
As per the FCSR Section XIII., D., 9., attach an executed copy of the Fremont County Fire Protection Plan Form from the appropriate Fire Protection District marked as Exhibit 33.1. An exhibit has been attached.

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

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

35. Based on the real estate records of the county, which include the records of the County assessor, and "requests for notification" filed by a mineral estate owner in the records of the County Clerk and Recorder, have the mineral interests of the subject property been severed? Yes --- No If yes, name of mineral interest owner UNKNOWN

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

36. Do any persons or entities have any right of easement on or across the subject property? Yes --- No If yes, Name of Person(s) or Entity _____

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

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

Water source CANON CITY Mail date _____ Received date _____

Sanitation source _____ Mail date _____ Received date _____

Electrical source BLACK HILLS Mail date _____ Received date _____

Natural Gas source ATMOS Mail date _____ Received date _____

Telephone source CENTURY LINK Mail date _____ Received date _____

Cable Television source SPECTRUM Mail date _____ Received date _____

Other required notice DEWEISE Mail date _____ Received date _____

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

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

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

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

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

TO: UTILITY : DITCH COS
FROM: CORNERSTONE LAND SURV.
Name of Subject Property Owner / Applicant
DATE: 1-18-22
Reference: FOUNDATION SURV
Project Name

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

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

The subject property, as referenced above is located at 1611 ASH - 1740 POPLAR
General Location or Address (Vicinity Map Exhibit A)

The subject property is legally described as: Plot m + B
S. 33 T. 18. S., R. 68. W
FREMONT COUNTY Check here if legal description is attached as Exhibit B.

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

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

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

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

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

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

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



Planning and Zoning Department

615 Macon Avenue Room 210, Canon City, Colorado

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

Email planning@fremontco.com

January 31, 2022

Cornerstone Land
1022 Phay
Canon City, CO 81212

Reference: Department Comments and Submittal Deficiencies – MS 22-001 Foundation Subdivision

In review of your application, MS 22-001 Foundation Subdivision, requesting approval of a Minor Subdivision by Fremont County, the following items will need further explanation, corrections, changes or additional information submitted to the Department prior to scheduling this item on the agenda of a Fremont County Planning Commission meeting:

1. **Application Item #21:** A title insurance commitment or policy with an effective date within thirty (30) days of the application submittal which shall set forth the names of all owners of property included in the proposed plat, and shall include a list of all mortgages, judgments, liens, easements, contracts, agreements, and other interests of record in the County, which affect the property covered by such plat. (An updated title insurance commitment or policy shall be required prior to recording of the subdivision plat, if said recording date is more than sixty (60) days from the effective date of the title insurance commitment or policy. An updated title insurance commitment or policy may necessitate further requirements of the applicant, prior to recording the plat). Effective date of commitment submitted December 28, 2021.
2. Please submit documentation giving John Vernetti authority to sign plat as trustee.
3. **Please address all the redline corrections indicated on the site plan.**

Please submit the above listed items and one hardcopy and one electronic complete revised submittal packets to the Fremont County Department of Planning and Zoning on or before **August 1, 2022** before 12:00 p.m. (noon), so that this item can be placed on the Fremont County Planning Commission Meeting Agenda for the September meeting. This meeting is to be held on the first Tuesday of the month at 3:00 p.m. in the Fremont County Board of County Commissioners Meeting Room (LL3) at the Fremont County Administration Building, 615 Macon Avenue, Cañon City, Colorado.

When items are submitted to the Department to meet the requirements of the Department Comments & Submittal Deficiencies Letter, they shall be accompanied by a cover letter explaining

how the items submitted will meet the requirements of the Department Letter. Deficiencies will not be accepted, if not accompanied by a cover letter. Submittal deficiencies must be made to a Department representative, who will review the deficiency submittal with the person making the submittal. If submittal is made without review of a representative the submittal will not be considered accepted and will be returned to the applicant.

A full application fee will be charged to the applicant, if all deficiencies as per the initial application review letter are not adequately addressed or provided. Each subsequent deficiency review letter 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.

This item will be considered, as a complete application upon submittal of the aforementioned items unless, upon submittal of these items the Department of Planning and Zoning determines that additional information or documentation will be necessary for review of the application.

You and/or your designated representative must attend the above-mentioned meeting. If you and/or your designated representative are unable to attend the meeting, please contact the Department as soon as possible for rescheduling on the following months meeting agenda.

The Department will send a representative to the site, to video tape the site prior to the Planning Commission Meeting. If there are locked gates or guard animals, please contact the Department as soon as possible to arrange for the representative's site visit. This procedure is a valuable asset to the Planning Commission Members as they cannot all visit the site and this video can be very helpful in their understanding of your request.

If you have questions, feel free to contact the Department.

Fremont County,

Mica Simpleman,
Director
Fremont County Planning and Zoning

cc. Crown Point Land Services
P.O. Box 749
Canon City, CO 81215-0749

Submittal Review/Staff Report -Minor Subdivision

Project Name: MS 22-001 Foundation. Minor Subdivision

Applicant(s): Lincoln Trust

Consultant: Cornerstone Land, Matt Koch

Request: Requesting approval for minor subdivision that will create a total of 2 lots. The subject property is located in the Agricultural Suburban Zone District, on Dozier Ave, across from Serenity Lane

Fremont County Zoning Regulations & Requirements:

<u>Compliance Factors</u>	<u>Proposal</u>	<u>Notes/Findings</u>
Application & Exhibits:	Submitted & provided	Required documents have been provided unless noted as a contingency below.
Plat Drawing Requirements:	Submitted	Requirements are met, including the required plat language.
Current Deed of Record	Provided	Current deed is provided
Title Commitment or policy	Provided	Provided: Document # 1539377 Dated 12/28/2021
Property Interests:	No noted	Per records and title commitment no liens, mortgages are present,
Tax Certificate:	Provided	Taxes are current
Plat Improvements:	Provided on separate drawing	Reviewed-regulations met, all items are indicated
Proof of water:	Submitted	Water Bill from Canon City Water Department
Proof of sewer:	N/A	Will need a OWTS
Proof of access to public right-of way:	Indicated	Access for lot 2 will be off Ash Street
Topographic & Soils Information:	Provided	Information provided
Drainage Plan & Report:	Provided	Applicant requests waiver to drainage plat is noted
Fire Protection Form:	Provided	Form is complete and signed by district
Ditch Company Notification:	Provided	Ditch company has been notified
Rec District Notification:	Provided	Notification has occurred
Mineral Interests Notification:	Submitted	Owner has been notified no comments have been received.
Utility Companies Notification:	Submitted	Utility Companies have been notified.
Additional Information: 1. Information for addressing 2. Closure Sheets 3. Driveway Access Permit 4. Detailed Utility plan 5. Quit Claim deed – Drainage 6. Mylar & tow polyester copies – After approval 7. Additional Information Requested	1. Available 2. Provided 3. See Note 4. Contingency 5. Note on plat 6. Contingency 7. None Requested	1. Information is available for the department. Addresses shall be issued upon approval. 2. Closure Sheets have been provided 3. Access permit will be required for lot 1 4. Utilities are in the area, lot 2 has existing. 5. Maintenance is noted on plat 6. Applicant will provide upon approval

		7. None requested or needed.
<p>Zone District Development Requirements:</p> <p>Lots comprising an area of fifteen-thousand (15,000) square feet or more but less than one (1) acre shall be serviced by public water and public sewer systems.</p> <p>Lots comprising an area of one (1) acre or more but less than four and one half (4 ½) acres shall be serviced by a public domestic water system but may be serviced by an individual sewage disposal system. Lots comprising four and one half (4 ½) acres may be serviced by an individual well and individual sewage disposal system.</p> <p>4.6.5.3 Minimum lot width:</p> <p>4.6.5.3.1 One-hundred (100) feet with public water and sewer service.</p> <p>4.6.5.3.2 One-hundred and fifty (150) feet with public water service and individual sewage disposal.</p> <p>4.6.5.3.3 Three-hundred (300) feet with individual well and sewage disposal.</p>	Subject Property is zoned Agricultural Suburban	<p>Lots meet minimal development requirements for the zone district.</p> <p>Minimum lot width is meet.</p> <p>Lot 1 = 19.11 Acreage</p> <p>Lot 2 = 19.16 Acreage</p>
<p>Appendix 1: (A) -General Standards</p> <ol style="list-style-type: none"> 1. Preservation of natural terrain, drainage, trees, wildlife habitat, and mineral resource areas 2. Hazardous conditions such as landslides, mud flows, avalanche, rock falls, mine subsidence, floods, etc. shall be mitigated. 	Statement Provided:	<ol style="list-style-type: none"> 1. Preservation requirements are met 2. No hazardous conditions are noted for the proposal
<p>Appendix 1: (b) Lot Standards:</p> <ol style="list-style-type: none"> 1. No lot shall be divided by a municipal or county boundary line 2. Lots shall not be divided by a road, alley or other lot 3. Wedge Shaped Lots: Width shall not be less than permitted width for the zone district. Building setback lines shall be located. 	<ol style="list-style-type: none"> 1. Noted on plat 	<ol style="list-style-type: none"> 1. Property is contained within county boundary lines 2. Lots are not divided by roads, other lots, or alleys 3. No wedge-shaped lots 4. Adequate Frontage to public roads is provided 5. Not adjacent to a highway

<ul style="list-style-type: none"> 4. Frontage to public street required 5. Frontage to major highways shall be provided as applicable 6. Double Frontage Lots: Access shall be limited to one street 7. Corner lots: Enough width to permit buildings sites with orientation from both streets, unless access is limited to one. 8. Access for each lot to a public dedicated street within the network of county, city, state, and federal roadways 9. Side lines of all lots, as practicable shall be right angles 10. Wherever possible depth shall not be greater than twice the width 11. Each site shall have an adequate building area 		<ul style="list-style-type: none"> 6. N/A 7. N/A 8. Access is provided 9. Meets regulations 10. Depth does exceed width. The current size and layout of the existing lot is rectangular in nature. Based upon access points and layout the proposed division equates to greater depth. 11. All lots/sites have adequate building area
Appendix 1 (c): Access Standards <ul style="list-style-type: none"> 1. Public right of way-lots shall have frontage 2. Private Roads 3. Street Improvements 	Noted	<ul style="list-style-type: none"> 1. Frontage is provided 2. N/A 3. Access is provided off of platted county-maintained roads/streets.
Appendix 1(d-m): Street Design Standards	Not applicable	No proposed streets
Appendix 1 (II) Utilities Design	Notification provided	Utilities are existing. Cost is associated with developer. No upgrades to existing services are necessary.
Appendix 1 (III) General Design – Drainage	Drainage Plan Provided	Drainage plan is provided and approved by County Engineer

DETERMINATION:

Contingency Items:

- 1. None

Waiver Requests:

Requesting waiver for Drainage report

Department Recommendations:

The department has reviewed the application and found it to be complete and a true representation of the request as stated herein. The department finds that all minimal requirements per the Fremont County Subdivision Regulations will be satisfied by this application. This Department recommends **approval**.

Submittal Review/Staff Report -Minor Subdivision

Project Name: MS 22-001 Foundation. Minor Subdivision

Applicant(s): Lincoln Trust

Consultant: Cornerstone Land, Matt Koch

Request: Requesting approval for minor subdivision that will create a total of 2 lots. The subject property is located in the Agricultural Suburban Zone District, on Dozier Ave, across from Serenity Lane

Fremont County Zoning Regulations & Requirements:

<u>Compliance Factors</u>	<u>Proposal</u>	<u>Notes/Findings</u>
Application & Exhibits:	Submitted & provided	Required documents have been provided unless noted as a contingency below.
Plat Drawing Requirements:	Submitted	Requirements are met, including the required plat language.
Current Deed of Record	Provided	Current deed is provided
Title Commitment or policy	Provided	Provided: Document # 1539377 Dated 12/28/2021
Property Interests:	No noted	Per records and title commitment no liens, mortgages are present,
Tax Certificate:	Provided	Taxes are current
Plat Improvements:	Provided on separate drawing	Reviewed-regulations met, all items are indicated
Proof of water:	Submitted	Water Bill from Canon City Water Department
Proof of sewer:	N/A	Will need a OWTS
Proof of access to public right-of way:	Indicated	Access for lot 2 will be off Ash Street
Topographic & Soils Information:	Provided	Information provided
Drainage Plan & Report:	Provided	Applicant requests waiver to drainage plat is noted
Fire Protection Form:	Provided	Form is complete and signed by district
Ditch Company Notification:	Provided	Ditch company has been notified
Rec District Notification:	Provided	Notification has occurred
Mineral Interests Notification:	Submitted	Owner has been notified no comments have been received.
Utility Companies Notification:	Submitted	Utility Companies have been notified.
Additional Information: 1. Information for addressing 2. Closure Sheets 3. Driveway Access Permit 4. Detailed Utility plan 5. Quit Claim deed – Drainage 6. Mylar & tow polyester copies – After approval 7. Additional Information Requested	1. Available 2. Provided 3. See Note 4. Contingency 5. Note on plat 6. Contingency 7. None Requested	1. Information is available for the department. Addresses shall be issued upon approval. 2. Closure Sheets have been provided 3. Access permit will be required for lot 1 4. Utilities are in the area, lot 2 has existing. 5. Maintenance is noted on plat 6. Applicant will provide upon approval

		7. None requested or needed.
<p>Zone District Development Requirements:</p> <p>Lots comprising an area of fifteen-thousand (15,000) square feet or more but less than one (1) acre shall be serviced by public water and public sewer systems.</p> <p>Lots comprising an area of one (1) acre or more but less than four and one half (4 ½) acres shall be serviced by a public domestic water system but may be serviced by an individual sewage disposal system. Lots comprising four and one half (4 ½) acres may be serviced by an individual well and individual sewage disposal system.</p> <p>4.6.5.3 Minimum lot width:</p> <p>4.6.5.3.1 One-hundred (100) feet with public water and sewer service.</p> <p>4.6.5.3.2 One-hundred and fifty (150) feet with public water service and individual sewage disposal.</p> <p>4.6.5.3.3 Three-hundred (300) feet with individual well and sewage disposal.</p>	Subject Property is zoned Agricultural Suburban	<p>Lots meet minimal development requirements for the zone district.</p> <p>Minimum lot width is meet.</p> <p>Lot 1 = 19.11 Acreage</p> <p>Lot 2 = 19.16 Acreage</p>
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<p>Appendix 1: (b) Lot Standards:</p> <ol style="list-style-type: none"> 1. No lot shall be divided by a municipal or county boundary line 2. Lots shall not be divided by a road, alley or other lot 3. Wedge Shaped Lots: Width shall not be less than permitted width for the zone district. Building setback lines shall be located. 	<ol style="list-style-type: none"> 1. Noted on plat 	<ol style="list-style-type: none"> 1. Property is contained within county boundary lines 2. Lots are not divided by roads, other lots, or alleys 3. No wedge-shaped lots 4. Adequate Frontage to public roads is provided 5. Not adjacent to a highway

<ul style="list-style-type: none"> 4. Frontage to public street required 5. Frontage to major highways shall be provided as applicable 6. Double Frontage Lots: Access shall be limited to one street 7. Corner lots: Enough width to permit buildings sites with orientation from both streets, unless access is limited to one. 8. Access for each lot to a public dedicated street within the network of county, city, state, and federal roadways 9. Side lines of all lots, as practicable shall be right angles 10. Wherever possible depth shall not be greater than twice the width 11. Each site shall have an adequate building area 		<ul style="list-style-type: none"> 6. N/A 7. N/A 8. Access is provided 9. Meets regulations 10. Depth does exceed width. The current size and layout of the existing lot is rectangular in nature. Based upon access points and layout the proposed division equates to greater depth. 11. All lots/sites have adequate building area
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Appendix 1 (III) General Design – Drainage	Drainage Plan Provided	Drainage plan is provided and approved by County Engineer

DETERMINATION:

Contingency Items:

- 1. None

Waiver Requests:

Requesting waiver for Drainage report

Department Recommendations:

The department has reviewed the application and found it to be complete and a true representation of the request as stated herein. The department finds that all minimal requirements per the Fremont County Subdivision Regulations will be satisfied by this application. This Department recommends **approval**.

CHECKLIST FOR MINOR SUBDIVISION

Department Checklist for Minor Subdivision	Yes	No	N/A	Comments & Explanations
<i>Subdivision Name</i>				Foundation Subdivision
<i>Applicant</i>				Lincoln Trust
<i>Owner</i>				Lincoln Trust
<i>Consultant</i>				Cornerstone Land Surveying
<i>Job number</i>				MS 22-001
<i>Location number</i>				7019-4,4,1
<i>Schedule number?</i>				19079314
<i>Has the subject property been previously platted?</i>		X		
<i>What is the Zoning of the subject property?</i>				Agricultural Suburban
<i>Does the proposed lot size meet the requirements of the zone district</i>	X			
<i>Is the public right-of-way that access the site a County, State or Federal right-of-way? Is the right-of-way adequate?</i>	X			Access to the site is off of a county maintained road
<i>Does each lot have adequate frontage on the public right-of-way?</i>	X			
<i>Is a current deed of record provided?</i>	X			
<i>Do the properties involved in this application have easements of record as per the title commitment? Are the easements involved located by dimension and width and/or by recording information?</i>		X		
<i>Do the properties involved have easements not of record?</i>		X		
<i>Are any easements to be vacated by this application?</i>		X		
<i>Are any easements to be relocated by this application?</i>		X		
<i>Are any new easements being proposed?</i>	X			Per the easement statement per regulations
<i>Do any of the easements contain improvements?</i>		X		
<i>Does the subject property lie within the Colorado Department of Natural Resources, Colorado Geological Survey "Mining & Surface Features Maps"</i>		X		
<i>Are topographic and soils information been provided?</i>	X			A soils report is provided
<i>Is a Drainage Plan Map & Report provided?</i>	X			A drainage report is provided, asking for a waiver

Date Jan. 27, 2022

Job # MS 22-001

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Draftsman initials 

Name Foundation Subdivision

CHECKLIST FOR MINOR SUBDIVISION

Is the property located within any water district boundary? If so, which water district is the property located in?	X			City of Canon City
Is the property located within any sewer district boundary? If so, which sewer district is the property located in?		X		
Is the property located within any irrigation ditch boundary? If so, which ditch boundary is the property located in?	X			DeWeese Dye Ditch Company
Is the property located within a Fire Protection District? If so, what district is it located in?	X			Canon City Fire District
Is the property located within a Recreation District or within one mile of an independent Recreation District or within three miles of a municipality that contains a Recreation District?				Canon City Area Metropolitan Recreation and Park District
Have the mineral interest been severed from the property?	X			Owner unknown
Have the certified receipts for the utility companies been provided?	X			
Is the drawing scale 1"=100' or larger?				The plat is drawn to a scale of 1"=40'
Are there multiple sheets, if so, is a key map provided?		X		
Is the plat title acceptable?	X			
Is the subtitle acceptable?	X			
Does the plat contain the total acreage being platted?	X			
Does the plat contain an acreage and or square footage for each proposed lot?	X			
Are all lots and blocks consecutively numbered?	X			
Does the plat contain the name and address of the preparer?	X			
Does the plat contain the date of preparation?	X			
Does the plat contain a north point?	X			
Does the plat contain a written and graphic scale?	X			
Does the plat contain an adequate vicinity map?	X			

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Name Foundation Subdivision

CHECKLIST FOR MINOR SUBDIVISION

Do the lots contain appropriate survey information showing the lengths to hundredths of a foot and angles and bearings to seconds of a degree?	X			
Bearings and dimensions for irregularly shaped lots shall be shown.			X	
Does the plat contain a survey tie to an aliquot survey monument?	X			
Does the plat identify the basis of bearings?	X			
Does the plat drawing provide length and bearing for all exterior boundaries?	X			
Does the plat contain sufficient data for the re-establishment of curves?			X	No curves are being proposed
Are all non-radial lot or boundary lines noted?			X	
Are all survey monuments set or found noted?	X			
Are any "Reference Monuments" and or "Witness Corners" noted?			X	
Does the plat include centerline bearing, distance and curve information for all existing and proposed right-of-way?	X			
Are all proposed street names acceptable?			X	No streets are being proposed
Are the existing easements noted or labeled as to use, with bearings and dimensions?			X	No easements exists
Are the proposed easements noted or labeled as to use, with bearings and dimensions?				Per the easement statement
Are excepted parcels adequately labeled on the drawing?	X			
Are all stem, flag lots or irregular shaped lots contain setback lines?			X	No stem lots are being proposed
Is the required Subdivision Plat Language been provided on the plat drawing?		X		There are a few red line corrections that needs to be made on the plat drawing
Does the plat boundary close?	X			No closure sheet is provided for the boundary
Do all the proposed lot boundaries close?	X			Closure sheets are provided
Are there any existing deed restrictions on the property that might affect the subject property?		X		
Are closure sheets provided for each lot and the subdivision boundary?				Closure sheets are provided for the lots, not for the boundary

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Name Foundation Subdivision

CHECKLIST FOR MINOR SUBDIVISION

Is the property located in the Canon City Urban Growth Boundary?	X			
What planning district is the property located in?				Urban Growth Planning District
Do any of the proposed lots lie within a FEMA Flood Plain?		X		
Is the property located within three miles of any municipality?	X			City of Canon City, Town of Brookside and Town of Williamsburg
Is the property located in a Department of Energy notice area?		X		
Additional notes				

NEED DOCUMENTATION GIVING JOHN VERNETTI AUTHORITY TO SIGN PLAT AS TRUSTEE,

Date Jan. 27, 2022

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Name Foundation Subdivision

HOME

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

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

Entity Name: Black Hills Colorado Electric UC Name of contact person: Craig Cutter
Title: Planner Telephone: 719-546-5853 Email: craig.cutter@blackhillscorp.com
Mailing Address: 3110 Utility Ln Canon City CO 81212
Street Address City State Zip

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

Will your entity be able to service the subject property as proposed by the subdivision or re-plat?

Yes --- No Please explain _____

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

Craig D. Cutter
Signature of Authorized Entity Representative

1/25/22
Date

USDA United States
Department of
Agriculture
NRCS
Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for Fremont County Area, Colorado



28.1

January 17, 2022

HOME

Preface

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

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

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

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

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

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

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

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

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

Soil Map

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

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,260 if printed on A portrait (8.5" x 11") sheet



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

- Area of Interest (AOI)
- Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features**
- Water Features
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Fremont County Area, Colorado
 Survey Area Data: Version 19, Aug 31, 2021

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

Date(s) aerial images were photographed: May 18, 2020—May 21, 2020

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
34	Fort loam, 1 to 3 percent slopes	6.9	97.1%
124	Wann-Shanta, dry, association	0.2	2.9%
Totals for Area of Interest		7.2	100.0%

Map Unit Descriptions

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

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

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

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

Custom Soil Resource Report

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

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

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

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

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

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

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

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

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

Fremont County Area, Colorado

34—Fort loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2t50g
Elevation: 5,100 to 6,500 feet
Mean annual precipitation: 12 to 14 inches
Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 125 to 175 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Fort and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fort

Setting

Landform: Interfluves, fan remnants
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium derived from sedimentary rock and/or eolian deposits derived from sedimentary rock

Typical profile

A - 0 to 4 inches: loam
Bt - 4 to 16 inches: loam
Btk - 16 to 21 inches: loam
Bk1 - 21 to 35 inches: loam
Bk2 - 35 to 79 inches: loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: High (about 9.3 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: B
Ecological site: R069XY006CO - Loamy Plains, LRU's A and B 10-14 Inches, P.Z.
Forage suitability group: Loamy (G069XW017CO)

Custom Soil Resource Report

Other vegetative classification: Loamy (G069XW017CO)
Hydric soil rating: No

Minor Components

Willid

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R069XY006CO - Loamy Plains, LRU's A and B 10-14 Inches, P.Z.
Other vegetative classification: Loamy Plains #6 (069XY006CO_2), Loamy (G069XW017CO)
Hydric soil rating: No

Kimera

Percent of map unit: 5 percent
Landform: Interfluves, fan remnants
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: R069XY006CO - Loamy Plains, LRU's A and B 10-14 Inches, P.Z.
Other vegetative classification: Loamy (G069XW017CO)
Hydric soil rating: No

124—Wann-Shanta, dry, association

Map Unit Setting

National map unit symbol: jqh6
Elevation: 5,000 to 5,400 feet
Mean annual precipitation: 11 to 12 inches
Mean annual air temperature: 50 to 53 degrees F
Frost-free period: 140 to 170 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Wann and similar soils: 55 percent
Shanta, dry, and similar soils: 35 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wann

Setting

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear

Custom Soil Resource Report

Parent material: Alluvium

Typical profile

Ap - 0 to 12 inches: fine sandy loam
Cg1 - 12 to 48 inches: stratified sandy loam to silt loam
Cg2 - 48 to 60 inches: extremely gravelly sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 12 to 36 inches
Frequency of flooding: OccasionalNone
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R069XY030CO - Salt Meadow LRU's A and B
Hydric soil rating: No

Description of Shanta, Dry

Setting

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear

Typical profile

A - 0 to 27 inches: loam
C - 27 to 60 inches: stratified loam to silty clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: RareNone
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.3 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R069XY037CO - Saline Overflow LRU's A and B

Custom Soil Resource Report

Hydric soil rating: No

Minor Components

Bloom

Percent of map unit: 5 percent

Landform: Terraces

Hydric soil rating: Yes

Aquic ustifluvents

Percent of map unit: 5 percent

Hydric soil rating: No

References

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- Federal Register. September 18, 2002. Hydric soils of the United States.
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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

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

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



FREMONT COUNTY FIRE PROTECTION PLAN AND DISTRICT COMMENT FORM

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

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

Attachments can be made to this form to provide expanded narrative for any application item including supportive documentation or evidence for provided form item answers. Please indicate at the form item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*as an example, the first attached document providing evidence in support of the answer given at application item number 4 would be marked - Exhibit 4.1, the fifth attached document supporting the narrative provided for application item 4 would be marked - Exhibit 4.5*). Exhibit numbers should be placed in either the lower right hand area or the upper right hand area of the exhibit.

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

APPLICANT INFORMATION

1. Project Name FOUNDATION SUB
2. Project Description M+B SEC 33 T. 18 S
R. 68 W
3. Type of application:

<input 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	<input type="checkbox"/> Minor Subdivision
3. The subject property is located at:
1611 ASH ST. 1740 POPLAR
Address and or General Location (*If general location only is used, it will be required that a legal description of the subject property be attached Marked as Exhibit 3.1*) An exhibit is attached.
4. Fire protection will be provided in what manner and with what resources?
CITY WATER - CC FIRE DEPT

5. The source of water for fire protection is:

--- Water District - Name of District: CANON CITY

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

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

--- Cistern - What is the cistern capacity? _____ Gallons - What is the water source for filling the cistern? _____

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

7. What public roadways provide access to the subject property? POPLAR AVE
ASH ST.

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

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

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

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

If yes, please provide the district name: CANON CITY

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

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

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

c. Is it logical and feasible to annex the subject property to a fire protection district?
 Yes ----- No Please explain: _____

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


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

1-17-22

Date

Owner Printed Name

Signature

Date

FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: _____
2. Name of contact person: _____
Title: _____ Telephone: _____
3. The name and address of the responding fire station is: _____

4. The distance from the subject property, by public roadway, to the responding fire station is: _____
5. The estimated response time to the subject property is: _____
6. The location of the closest fire hydrant to the subject property is: _____
7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development? Yes --- No Please explain: _____

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

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

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

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

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

Signature and title of Authorized Fire Protection Representative

Date

Lot Name: 1
 Lot Area (Square Feet): 47798.28
 Lot Area (Acres): 1.10
 Closing Direction: S23°28'11"E
 Closing Distance: 0.0050

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	5401.3848	11689.5800	S00°20'50"E	293.04 ✓
	5108.3502	11691.3559	N89°34'50"E	162.39 ✓
	5109.5390	11853.7415	N00°01'29"E	292.22
	5401.7589	11853.8676	S89°52'16"W	164.29 ✓
End	5401.3894	11689.5780		
Error of Closure	1 : 182896			
Departure in Y (Northing):	-0.0046			
Departure in X (Easting):	0.0020			

Lot Name: 2
 Lot Area (Square Feet): 103616.44
 Lot Area (Acres): 2.38
 Closing Direction: N19°22'16"E
 Closing Distance: 0.0041

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	5108.3454	11691.3560	N89°34'50"E	300.39
	5110.5444	11991.7380	S00°01'32"W	347.73
	4762.8145	11991.5829	N89°50'58"W	298.14
	4763.5979	11693.4439	N00°20'50"W	344.75
End	5108.3416	11691.3547		
Error of Closure	1 : 317504			
Departure in Y (Northing):	0.0038			
Departure in X (Easting):	0.0013			

44.6



Fremont County Department of Transportation

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

1.17.2022

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

RE: MS 22-001 Foundation Subdivision

Dear Mr. Simpleman,

The FCDOT has reviewed the application and we do not have any issues, as there are existing structures and access points.

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

Sincerely,

Tony Adamic

Tony Adamic
FCDOT Director



FREMONT COUNTY

Project Engineer

615 Macon Avenue – Room 204

Canon City, Colorado 81212

Office (719) 276-7367 Cell (719) 792-9372

Email lucas.teigen@fremontco.com

February 15, 2022

Mica Simpleman, Director
Fremont County Department of Planning and Zoning
615 Macon Avenue, Room 210
Canon City, CO 81212

Subject: Foundation Minor Subdivision.

The application is to split a 3.48 acre lot located at 1611 ASH ST in Canon City into 1.1 and 2.38 acre lots.

Review of the application packet information resulted in the following comments:

Stormwater Drainage Plan and Report:

- A waiver of the Stormwater Drainage Plan and Report has been requested.
- The 1.1 northern property drains to the north towards Poplar Street and the 2.38 acre southern property drains to the to the South East toward Ash Street.

Based on the recent dirt work at the southern proposed lot, it seems like building is planned for the near future. Since the properties drain in a fashion that does not impact adjacent properties, I would recommend that the Stormwater Drainage Plan and Report be deferred until time of building rather than being waived altogether.

If you have questions, please don't hesitate to contact me.

Lucas Teigen

Lucas Teigen
Fremont County Project Engineer

DRAINAGE REPORT

WAIVER REQUESTED

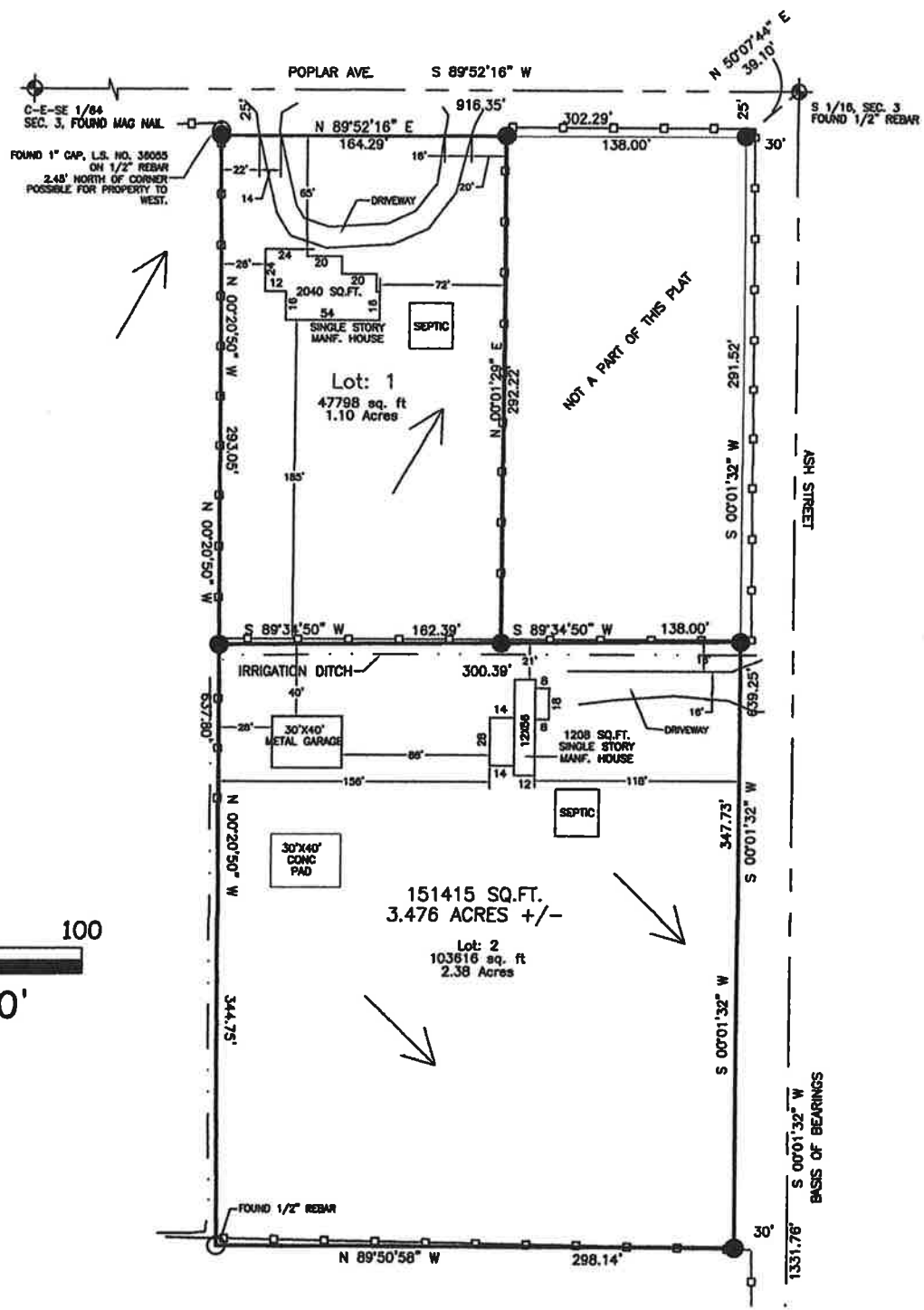
THE SITE IS ALL EXISTING. THE PARCEL CONTAINS TWO RESIDENCES WHICH IS NON-CONFORMING AND HAS BEEN FOR MANY YEARS. THIS APPLICATION IS TO CREATE TWO LOTS, PLACING ONE RESIDENCE ON EACH LOT.

THE SITE DRAINS POSITIVELY AND CREATES NO EROSION CONCERNS OR IMPACTS TO THE NEIGHBORING LOTS.

THE PROPOSED LOTS DRAIN TO ROADWAY DRAINAGE AND CREATES NO DRAINAGE ISSUES.

29.1

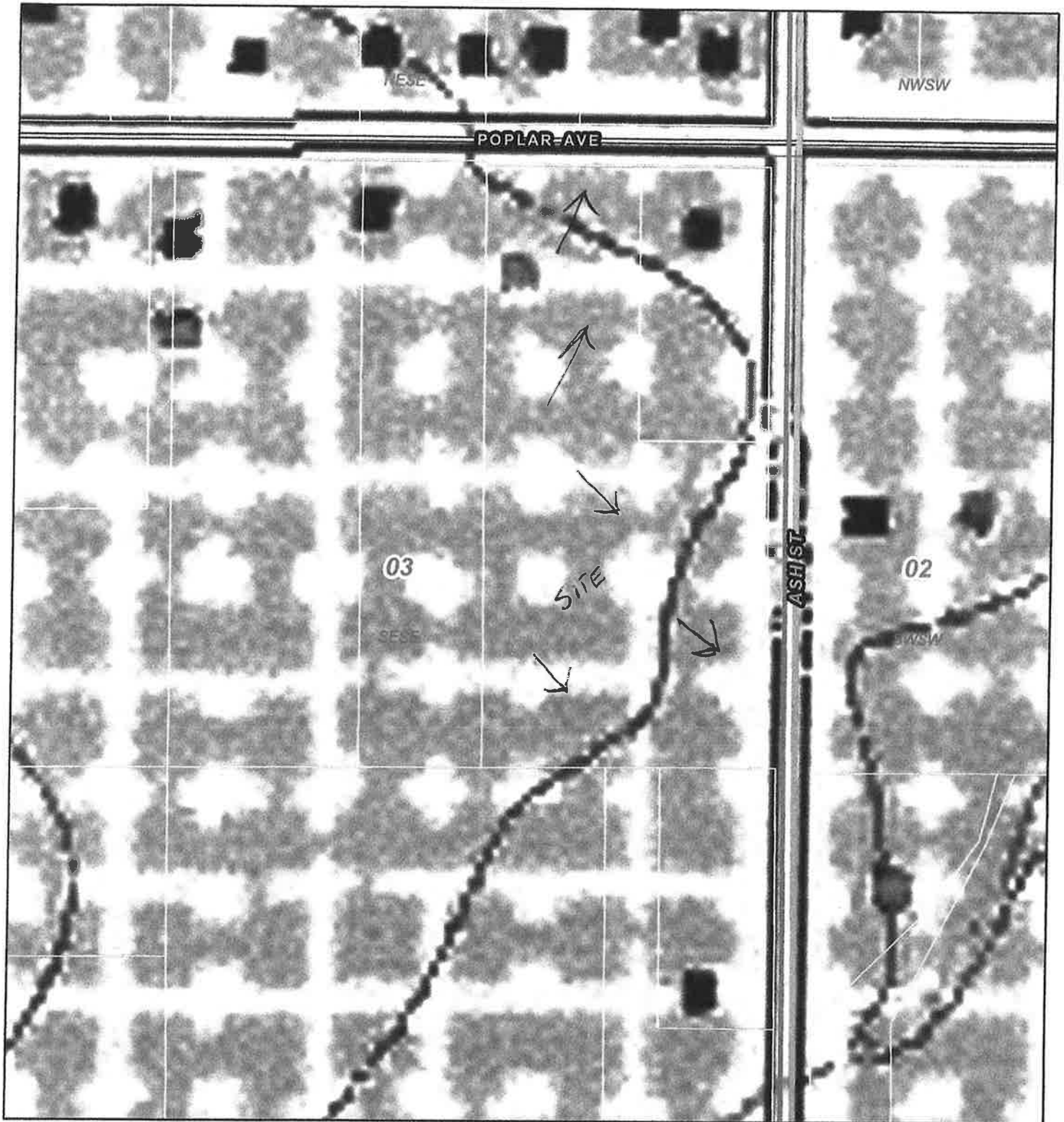
HOME



Scale 1" = 100'

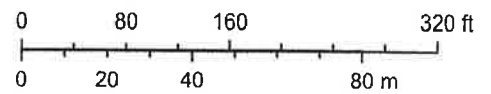
SITE IS EXISTING. DRAINAGE IS SHOWN BY ARROWS.

Fremont County Regional GIS Authority, CO



January 17, 2022

1:2,257





CITY OF CANON CITY

CITY OF CANON CITY-UTILITIES
PO BOX 17047
DENVER CO 80217-0047

FOR BILLING INFORMATION
CALL: (719)269-9015

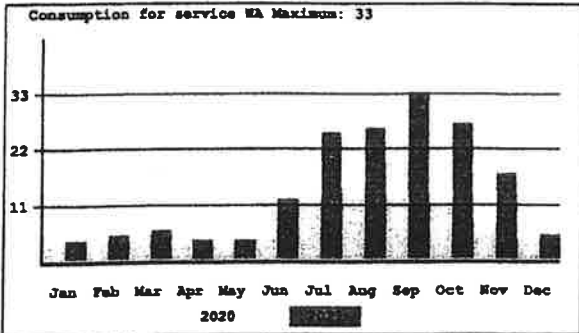
LINCOLN TRUST

CYCLE 3

3ZSA

777800

Account #	Service Address	Billing Period	Bill Date	Due Date	TOTAL DUE			
5176	1740 Poplar Ave	10/26/21 to 11/25/21	11/25/2021	12/25/2021	\$ 101.78			
Service Code & Description	Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge
WA WATER CHARGES	10/01	1582	11/01	1599		LAST PAYMENT 11/26/2021		383.98
Usage cost on 4 x	2.350000	=		9.40		17	7	101.78
Usage cost on 8 x	4.690000	=		37.52				
Usage cost on 5 x	7.020000	=		35.10				
Base Fee:	19.76							
ZC ZONE 0 - lincoln park	10/01	1582	11/01	1599		17	7	0.00
CURRENT CHARGES								101.78
TOTAL AMOUNT DUE								101.78



PAY YOUR BILL: At City Hall, 128 Main St. Canon City, Online www.canoncity.org, US Mail PO Box 17047 Denver, Co 80217, Auto pay from a debit or credit card, ACH draft from checking, or use one of our two drop boxes located at 128 Main St. Canon City. Bills are due the 25th of each month by 5:00pm. A late fee of \$5.00 or 1.5%, whichever is greater, will be applied 5 days after the due date and monthly thereafter until account balance, including fees, has been paid in full. Additional fees may apply if balance remains unpaid: \$10.00 Delinquent shut off notice, \$60.00 disconnect fee and \$50.00 reconnect fee. Charges for water service create a lien against the real property where water service has been received until such charges have been paid in full. See Section 12.080.170, Canon City Municipal Code.

DETACH AND RETURN STUB WITH REMITTANCE



CITY OF CANON CITY

CITY OF CANON CITY-UTILITIES
PO BOX 17047
DENVER CO 80217-0047

PayID	Account #	Bill Date	TOTAL DUE
3ZSA	5176	11/25/2021	\$ 101.78
Type	Due Date	Amount Paid	
CYCLE 3	12/25/2021		

||| CAR-RT SORT ** C007
 ||| LINCOLN TRUST
 ||| 2401 CLAYTON AVE
 ||| CANON CITY CO 81212-2620

||| WATER DEPT
 ||| PO BOX 17047
 ||| DENVER CO 80217-0047

LOT 1

0000051763 0000101782

HOME



City of Cañon City - Utilities
 PO Box 17047
 Denver, CO 80217-0047



AUTOSCH 5-DIGIT 81212 5 PSS 128904AC28-A-1
 1264 1 AV 0.423



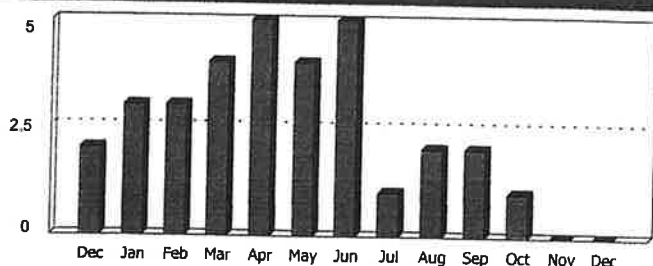
LINCOLN TRUST
 2401 CLAYTON AVE
 CANON CITY CO 81212-2620



FOR BILLING INFORMATION:
 (719) 269 - 9015
 MONDAY-FRIDAY 8 AM TO 5 PM

YOUR MONTHLY USAGE

(Thousands of Gallons)



Last Year

This Year

SPECIAL MESSAGE

Bills are due the 25th of each month by 5:00pm. A late fee of \$5.00 or 1.5%, whichever is greater, will be applied 5 days after the due date and monthly thereafter until account balance, including fees, has been paid in full. Additional fees may apply if balance remains unpaid. See back of bill for more details.

ACCOUNT INFORMATION

ACCOUNT NUMBER: 5355
 SERVICE ADDRESS: 1611 ASH ST
 PAYMENTS RECEIVED: \$19.76
 USAGE FROM: 11/01/21 TO: 12/01/21
 BILL DATE: 12/25/21
 DUE DATE: 01/25/22

ACCOUNT ACTIVITY (IN THOUSAND GALLONS)

METER	PREVIOUS	CURRENT	USAGE
53774387	309	309	0

CURRENT CHARGES

DESCRIPTION	AMOUNT
METER CHARGE	19.76

TOTAL CURRENT CHARGES BY 01/25/22 \$19.76

AMOUNT DUE

TOTAL CURRENT CHARGES BY 01/25/22	\$19.76
OUTSTANDING BALANCE	\$0.00
OUTSTANDING PENALTIES	\$0.00
TOTAL AMOUNT DUE	\$19.76

CREDIT CARD

YOUR CREDIT CARD WILL BE CHARGED ON 01/20/2022



PAYMENT COUPON

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT. PLEASE MAKE YOUR CHECK PAYABLE TO:
 CITY OF CAÑON CITY

ACCOUNT NUMBER: 5355
 SERVICE ADDRESS: 1611 ASH ST
 USAGE FROM: 11/01/21 TO: 12/01/21
 BILL DATE: 12/25/21
 DUE DATE: 01/25/22

LINCOLN TRUST
 2401 CLAYTON AVE
 CANON CITY CO 81212-2620

AMOUNT DUE

TOTAL AMOUNT DUE \$19.76

AMOUNT ENCLOSED

CREDIT CARD

REMIT PAYMENT TO:

YOUR CREDIT CARD WILL BE CHARGED ON 01/20/2022



CITY OF CAÑON CITY - UTILITIES
 PO BOX 17047
 DENVER, CO 80217-0047

Lot 2



FREMONT COUNTY'S COLORADO DIVISION OF WATER RESOURCES INFORMATION FORM FOR SUBDIVISION EXEMPTION

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: FOUNDATION SUB.
2. Provide a plat map of the proposed parcels with an identified location that includes a quarter-quarter, section, township, range and principle meridian (PLSS), marked as Exhibit CDWR-2.1.
 An exhibit has been attached.
3. Total number of parcels to be created: 2
4. Are any of the proposed parcels intended to be used for drinking and sanitary facilities inside an individual commercial business? Yes --- No
5. Proposed Parcel One:
 - a. Lot name / number: 1
 - b. Size of parcel: 1.10 AC
 - c. Proposed uses:
 Residential Only
 Commercial

Commercial and Residential

d. Proposed number of residences: _____ or number of existing residences to remain on created parcel: 1

e. Proposed size of home lawn / garden: 1000 square feet

f. Proposed non-commercial livestock watering: Yes --- No

g. Source of water uses listed above:

Municipality: Name of Entity: CANON CITY

Existing permitted well, Permit Number: _____

Unregistered Well: Yes --- No

Proposed well to be constructed: Yes --- No

Surface Spring, Court Adjudication Number and Spring Name: _____

Other: _____

h. Waste Water Method:

Municipal: Name of Entity: _____

Septic with Leach Field

Closed Vault, Waste Water hauled to: _____

6. Proposed Parcel Two:

a. Lot name / number: 2

b. Size of parcel: 2.38 AC

c. Proposed uses:

Residential Only

Commercial

Commercial and Residential

d. Proposed number of residences: _____ or number of existing residences to remain on created parcel: 1

e. Proposed size of home lawn / garden: 1000 square feet

f. Proposed non-commercial livestock watering: Yes --- No

g. Source of water uses listed above:

Municipality: Name of Entity: CITY OF CANON CITY

Existing permitted well, Permit Number: _____

Unregistered Well: Yes --- No

Proposed well to be constructed: Yes --- No

Surface Spring, Court Adjudication Number and Spring Name: _____

Other: _____

h. Waste Water Method:

Municipal: Name of Entity: _____

Septic with Leach Field

Closed Vault, Waste Water hauled to: _____

7. Proposed Parcel Three:

a. Lot name / number: _____

b. Size of parcel: _____

c. Proposed uses:

Residential Only

Commercial

Commercial and Residential

d. Proposed number of residences: _____ or number of existing residences to remain on created parcel: _____

e. Proposed size of home lawn / garden: _____ square feet

f. Proposed non-commercial livestock watering: Yes --- No

g. Source of water uses listed above:

Municipality: Name of Entity: _____

Existing permitted well, Permit Number: _____

Unregistered Well: Yes --- No

Proposed well to be constructed: Yes --- No

Surface Spring, Court Adjudication Number and Spring Name: _____

Other: _____

h. Waste Water Method:

Municipal: Name of Entity: _____

Septic with Leach Field

Closed Vault, Waste Water hauled to: _____

8. If commercial use is requested for any of the parcels utilizing wells, the appropriate Commercial Drinking and Sanitary Well Worksheet, as selected, must also be completed and submitted with this form. For parcels outside of the Designated Basins of Colorado, use Form Number GWS-57 Commercial Drinking and Sanitary Well Worksheet. For Parcels

located in the Designated Basins of Colorado, use Form Number GWS-61 Commercial Small Capacity Well Water Use Breakdown Worksheet.

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 Signature 1-17-22
Date

Property Owner Printed Name Signature Date
(If different from applicant)

Owner

LINCOLN TRUST
1611 ASH ST.
CANON CITY, CO. 81212

Legal Description

SUBD M & B OR UNKNOWN
ACCT # R018437
PARCEL # 19079314

- * Long Term Acceptance Rate .50 SOIL TYPE ZA LOAM
- * 3 Bedroom/ 6 Person 450 GPD
- * Gravity Distribution 450 ÷ .5 = 900
- * 900 SQ FT. Leach Field
- * Trench System 900 x .7 = 630 ÷ 12 = 52.5
- * 52.5 Chambers
- * 54 Chambers in 3 Trenches
- * 1500 Gallon Septic Tank

Notes: NEW INSTALL, ALL SETBACKS ARE MAINTAINED

All Tests Were Performed By

Justin Kaiser
CPOW Certified Technician
P.O. BOX 413
Cotopaxi, CO. 81223
(719)-942-4374

31.1

Soil Observation Log

1



Client/Address: LINCOLN TRUST
 1611 ASH ST. CANON CITY CO
 Soil Parent Material(s): Till (circle one) Outwash
 Lacustrine (circle one) Alluvium Loess Organic Matter Bedrock
 Landscape Position: Summit Shoulder Back/Side Slope Foot Slope (circle one) Toe Slope
 Slope Shape: LINEAR
 Vegetation: LT. GRASS
 Slope (%): < 2%
 Weather conditions/Time of Day: DRY
 Observation #/Location/Method: EXCAVATOR
 Elevation: @ 5600'

Date: 5/7/21

Legal Description/GPS: SEE ATTACHED
 ACCT # RO18436

Depth (in)	Texture	Rock Frag %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Structure Shape	Structure Grade	Consistence
0" Co	LT. ORGANIC MATTER	< 2%	MED BROWN	NO	Concentrations Depletions Gleyed	Granular Platy Blocky Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
6" Soils	LOAM	< 2%	LT. BROWN	NO	Concentrations Depletions Gleyed	Granular Platy Blocky Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
6" 96"	SOIL TYPE ZA	< 2%	LT. BROWN	NO	Concentrations Depletions Gleyed	Granular Platy Blocky Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
	LTAR . SO				Concentrations Depletions Gleyed	Granular Platy Blocky Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
					Concentrations Depletions Gleyed	Granular Platy Blocky Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
					Concentrations Depletions Gleyed	Granular Platy Blocky Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid

Comments:

BEDROCK DEPTH 8+', NO LIMITING LAYERS, NO GROUNDWATER PRESENT

Certified Statement: I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

J. KAISER

(Signature)

(License #)

5/7/21 (Date)

Soil Observation Log

2



Client/Address: LINCOLN TRUST Date: 5/7/21
1611 ASH ST. CANON CITY, CO
 Soil Parent Material(s): Till Legal Description/GPS: SEE ATTACHED
 (circle all that apply) ACCT # RO18436
 Landscape Position: Summit Lacustrine Alluvium Loess Organic Matter Bedrock
 (circle one) Back/Side Slope Foot Slope Toe Slope Slope Shape: LINEAR
 Vegetation: LT. GRASS Soil Survey Map Unit(s):
 Weather conditions/Time of Day: DRY Observation #/Location/Method: EXCAVATOR Slope (%): < 2% Elevation: SECO

Depth (in)	Texture	Rock Frag %	Matrix Color(s)	Mottle Color(s)	Rebox Kind(s)	Structure Shape	Structure Grade	Consistence
0" - 6"	LT. ORGANIC MATTER LOAM	< 2%	MED. BROWN	NO MOTTLING	Concentrations Depletions Gleyed	Granular Platy Blocky Prismatic Single Grain Massive	Weak Moderate Strong LOOSE	Loose Friable Firm Extremely Firm Rigid
6" - 9"	LOAM SOIL TYPE ZA	< 2%	LT. BROWN	NO MOTTLING	Concentrations Depletions Gleyed	Granular Platy Blocky Prismatic Single Grain Massive	Weak Moderate Strong LOOSE	Loose Friable Firm Extremely Firm Rigid
9" - 12"	LTAC .50				Concentrations Depletions Gleyed	Granular Platy Blocky Prismatic Single Grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
					Concentrations Depletions Gleyed	Granular Platy Blocky Prismatic Single Grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
					Concentrations Depletions Gleyed	Granular Platy Blocky Prismatic Single Grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid

Comments: BEDROCK DEPTA 84', NO LIMITING LAYERS, NO GROUNDWATER PRESENT
 Certified Statement: I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.
 Signature: J. KAISER License #: _____ Date: 5/7/21

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

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

hh. Has all required Subdivision Plat Language (FCSR Section XIII., B., 34.) been provided?
 Yes --- No

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LINCOLN TRUST	<i>John W Venetti Sr Trustee</i>	1/16/2022
Applicant Printed Name	Signature	Date
LINCOLN TRUST	<i>Katherine Venetti Trustee</i>	1/16/2022
Owner Printed Name	Signature	Date

Exhibit A

Parcel No. 1

E1/2NE1/4SE1/4SE1/4 of Section 3, Township 19 South, Range 70 West of the 6th P.M. , except the North 25 feet and the East 30 feet thereof, and further excepting the following described tract:
Beginning at a point which is South 0°09'04" E 25 feet and North 89°53'32" W 30 feet from the Northeast corner of said SE1/4SE1/4; thence South 00°09'49" E and parallel to the East line of said a distance of 291.52 feet; thence South 89°50'11" W 138 feet; thence North 0°09'49" W and parallel to the East line of said SE1/4SE1/4 292.22 feet to a point 25 feet South of the North line of said SE1/4SE1/4; thence South 89°53'32" E and parallel to said North line 138 feet to the point of beginning.

Parcel No. 2

A tract of land located in the SE1/4 SE1/4 of Section 3, Township 19 South, Range 70 West of the 6th P.m., being described as follows:
Beginning at a point which is South 0°09'04" E 25 feet and North 89°53'32" W 30 feet from the Northeast corner of said SE1/4SE1/4; thence South 00°09'49" E and parallel to the East line of said a distance of 291.52 feet; thence South 89°50'11" W 138 feet; thence North 0°09'49" W and parallel to the East line of said SE1/4SE1/4 292.22 feet to a point 25 feet South of the North line of said SE1/4SE1/4; thence South 89°53'32" E and parallel to said North line 138 feet to the point of beginning.

County of Fremont
State of Colorado

WARRANTY DEED

THIS DEED, Made this 2nd day of November, 2020 between

Sue Lan Britt

of the County of Fremont, State of Colorado, grantor and

Lincoln Trust

whose legal address is: 1611 Ash Street & 1750 Poplar Avenue, Canon City, CO 81212

of the County of Fremont, State of Colorado, grantee:

WITNESSETH, 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 grantee, his heirs and assigns forever, 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 1611 Ash Street & 1750 Poplar Avenue, Canon City, CO 81212

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 grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

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

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

SELLER:

Sue Lan Britt

Sue Lan Britt

STATE OF Colorado
COUNTY OF Denver

}ss:

The foregoing instrument was acknowledged before me this 30th day of October, 2020 by Sue Lan Britt

[Signature]
Notary Public

Witness my hand and official seal.

My Commission expires: 08/30/2023

ALVARO GAUCIN-CHAVEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194033236
MY COMMISSION EXPIRES 08/30/2023





January 28, 2022

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

Re: Minor Subdivision Application - Foundation Subdivision

Dear Sir/Madam,

This letter 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 Minor Subdivision Application on behalf of Lincoln Trust for the property stated below, located in and being a portion of the SE1/4 of the SE1/4 of Section 3, Township 19 South, Range 70 West of the Sixth P.M., Fremont County, State of Colorado, being designated and more particularly described as Parcel A, excepting therefrom Parcel B (1750 Poplar Street, Cañon City, Fremont County, Colorado; Parcel ID No. 3941034000088) per that certain ALTA Commitment for Title Insurance, Commitment No. 1539377, dated December 28th, 2021, by Empire Title, A Division of Stewart Title:

- 1611 Ash Street, Cañon City, Fremont County, Colorado (Parcel ID No. 3941034000089).

The purpose of this Minor Subdivision Application is to conform to current Fremont County land use regulations whereas it has been indicated on the Minor Subdivision Application that there are currently two residences on one parcel.

History:

According to our records, there are no registered groundwater wells on the parcel. Applicant indicates there are "existing taps" for potable municipal water supply for each proposed lot being furnished by the City of Canon City at the time of Minor Subdivision application.

Applicant declares subject property maintains current irrigation rights, and is encumbered by right of easement or right of use benefiting the DeWeese Dye Irrigation Company. Total number and/or quantity of shares not specified on application. Division of said shares per proposed Minor Subdivision not specified on application.

Compliance:

The source of water for this adjustment will be municipal water provided by the City of Canon City Water Department upon completion of this application. According to the submittal, this action does not involve expanded or changed use of ground or surface water. Therefore, the Division of Water Resources does not have applicable comments to provide to the county regarding the proposed action at this time.



Please contact me with any questions or concerns by email at ivan.valles@state.co.us

Sincerely,

Ivan G. Valles
Data Analyst - Water Division 2

ECC: Bethany Arnold, P.E., Water Resources Engineer
GW Info Team
Dan Henrichs, District 12 Water Commissioner



FOUNDATION SUBDIVISION

A PORTION OF THE SOUTHEAST 1/4,
SECTION 33, T. 18 S., R. 68 W. OF THE 6TH P.M.,
FREMONT COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS that LINCOLN TRUST, is the owner of the following described land:

TO WIT

THE E 1/2 OF THE NE1/4SE1/4SE1/4, SECTION 3, TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH P.M., LESS THE NORTH 25 FEET AND THE EAST 30 FEET, ALSO EXCEPT FOR THE FOLLOWING:

BEGINNING AT A POINT THAT IS S 0°09'49" W, 25 FEET AND N 89°53'32" W, 30 FEET FROM THE NORTHEAST CORNER OF SAID SE1/4SE1/4; THENCE S 0°09'49" E AND PARALLEL TO THE EAST LINE OF SAID SE1/4SE1/4 A DISTANCE OF 291.52 FEET; THENCE S 89°50'11" W, 138 FEET; THENCE N 0°09'49" W, 292.22 FEET TO A POINT BEING 25 FEET SOUTH OF THE NORTH LINE OF THE SE1/4SE1/4; THENCE S 89°53'32" E AND PARALLEL TO THE NORTH LINE OF SAID SE1/4SE1/4, 138 FEET TO THE POINT OF BEGINNING,

CONTAINING 3.48 ACRES MORE OR LESS

COUNTY OF FREMONT
STATE OF COLORADO

DEDICATION

That LINCOLN TRUST, being the owner of the above described land being platted and/or subdivided in Fremont County, Colorado, under the name of FOUNDATION SUBDIVISION, have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the public at large the streets, alleys, roads and other public areas as shown hereon and hereby dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon. The sole right to assign use or vacate is vested with the Board of County Commissioners.

IN WITNESS WHEREOF

The said LINCOLN TRUST, has subscribed her name this _____ day of _____ A.D. 20__

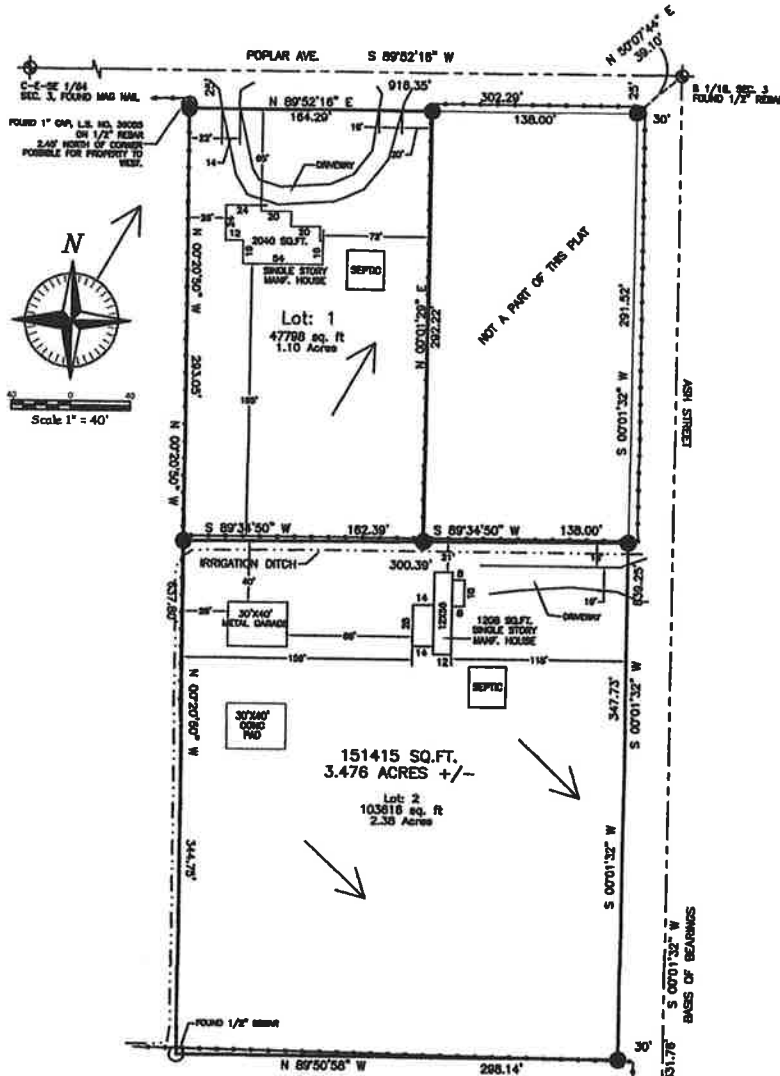
By
JOHN VERNETTI - TRUSTEE

NOTARY STATEMENT

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20__ by JOHN VERNETTI,

My commission expires _____
My address is _____
Witness my hand and official seal

Notary Public



LEGEND

- ⊕ = ALIQUOT SECTION CORNER
- = SET 1/2" X 18" REBAR W/ 1" PLASTIC CAP L.S. NO. 37907
- = FOUND MONUMENT AS DESCRIBED
- = EXISTING WIRE FENCE

NOTES:

- 1.) BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SE 1/4, SECTION 3, TOWNSHIP 19 SOUTH, RANGE 70 WEST, BEING S 0°01'32" W, ASSUMED PER GPS OBSERVATION, BETWEEN THE FOUND 1/2" REBAR AND THE 3 - 1/2" COOT CAP AS SHOWN HEREON.
- 2.) TITLE WORK: 1536377, PREPARED BY EMPIRE TITLE.
- 3.) DIMENSIONS SHOWN IN U.S. SURVEY FEET.

ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT

The undersigned Chairman of the Board of County Commissioners of Fremont County, Colorado, hereby certifies that the plat was approved and all roads, streets and easements are hereby accepted provided, however, that such acceptance shall not in any way be considered as an acceptance for maintenance purposes. Maintenance of, or snow removal from said road or streets shall be only upon a separate resolution of Board of County Commissioners.

Chairman, Fremont County Board of County Commissioners Date

EASEMENT STATEMENT

Easements for public purposes, including utilities, are as indicated on the plat, with the sole responsibility for maintenance being vested with the adjacent property owners. Except as otherwise noted, all interior lot lines are subject to a five (5) foot utility easement on both sides of lot lines. Exterior subdivision boundary is subject to a ten (10) foot utility easement.

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, MATTHEW J. KOCH, a registered land surveyor in the State of Colorado do hereby certify that this plat has been prepared under my direction in accordance with the Colorado Revised Statutes, as amended, and that this plat does accurately show the described tract of land and the subdivision thereof, to the best of my knowledge and belief. I further certify that any portion(s) of this property which do lie within the designated flood hazard area as shown on the F.E.M.A. F.I.R.M. maps are accurately shown hereon.

MATTHEW J. KOCH P.L.S. 37907

COUNTY CLERK AND RECORDERS STATEMENT

STATE OF COLORADO
COUNTY OF FREMONT

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

County, Colorado, at _____ M., on the _____ day of _____ 20__

A.D. under reception number _____

Fremont County Clerk & Recorder

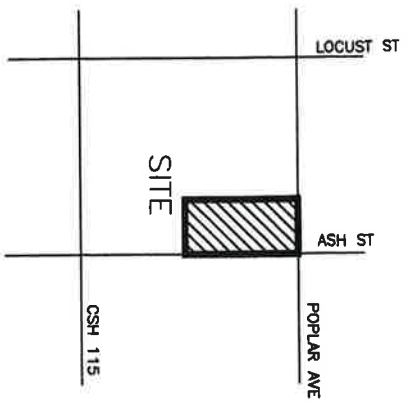
CORNERSTONE
LAND SURVEYING, LLC
1022 PHAY AVE.
CANON CITY, COLORADO 81212
719-275-8881

33,1

1-27-2022

FOUNDATION SUBDIVISION

A PORTION OF THE SOUTHEAST 1/4, SECTION 33, T. 18 S., R. 68 W. OF THE 6TH P.M., FREMONT COUNTY, COLORADO



VICINITY MAP N.T.S.

KNOW ALL MEN BY THESE PRESENTS that LINCOLN TRUST, is the owner of the following described land:

TO WIT

THE E 1/2 OF THE NE 1/4 SE 1/4 SE 1/4, SECTION 3, TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH P.M., LESS THE NORTH 25 FEET AND THE EAST 30 FEET, ALSO EXCEPT FOR THE FOLLOWING: *AND further excepting of the following thereof, which is*

BEGINNING AT A POINT THAT IS S 07°09'49" W, 25 FEET AND N 89°53'32" W, 30 FEET FROM THE NORTHEAST CORNER OF SAID SET/4SE1/4; THENCE S 07°09'49" E AND PARALLEL TO THE EAST LINE OF SAID SET/4SE1/4 A DISTANCE OF 291.52 FEET; THENCE S 89°50'11" W, 1.38 FEET; THENCE N 07°09'49" W, 292.22 FEET TO A POINT BEING 25 FEET SOUTH OF THE NORTH LINE OF THE SE 1/4 SE 1/4; THENCE S 89°53'32" E AND PARALLEL TO THE NORTH LINE OF THE SE 1/4 SE 1/4, 1.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.48 ACRES MORE OR LESS

** AND Parallel to the East line of said set 1/4*

COUNTY OF FREMONT
STATE OF COLORADO

DEDICATION

The, LINCOLN TRUST, being the owner of the above described land being platted and/or subdivided in Fremont County, Colorado, under the name of FOUNDATION SUBDIVISION, have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the public at large the streets, alleys, roads and other public areas as shown hereon and hereby dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon. The sole right to assign use or vacate is vested with the Board of County Commissioners.

IN WITNESS WHEREOF

The said LINCOLN TRUST, has subscribed y^r name this _____ day of _____ A.D. 20__ by **HIS**

By JOHN VERNETTI - TRUSTEE

NOTARY STATEMENT

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20__ by JOHN VERNETTI.

My commission expires _____
My address is _____
Witness my hand and official seal _____

Notary Public _____

ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT

The undersigned Chairman of the Board of County Commissioners of Fremont County, Colorado, hereby certifies that the plat was approved and all roads, streets and easements are hereby accepted provided, however, that such acceptance shall not in any way be considered as an acceptance for maintenance purposes. Maintenance of or snow removal from said road or streets shall be only upon a separate resolution of Board of County Commissioners.

Chairman, Fremont County Board of County Commissioners _____ Date _____

EASEMENT STATEMENT

Easements for public purposes, including utilities, are as indicated on the plat, with the sole responsibility for maintenance being vested with the adjacent property owners. Except as otherwise noted, all interior lot lines are subject to a five (5) foot utility easement on both sides of lot lines. Exterior subdivision boundary is subject to a ten (10) foot utility easement.

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, MATTHEW J. KOCH, a registered land surveyor in the State of Colorado do hereby certify that this plat has been prepared under my direction in accordance with the Colorado Revised Statutes, as amended, and that this plat does accurately show the described tract of land and the subdivision thereon, to the best of my knowledge and belief. I further certify that any portion(s) of this property which do lie within the designated flood hazard area as shown on the F.M.A. F.I.R.M. maps are accurately shown hereon.

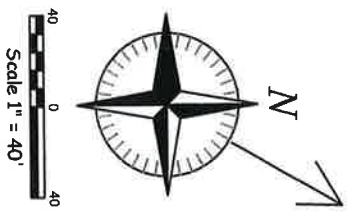
MATTHEW J. KOCH P.L.S. 37907

COUNTY CLERK AND RECORDERS STATEMENT

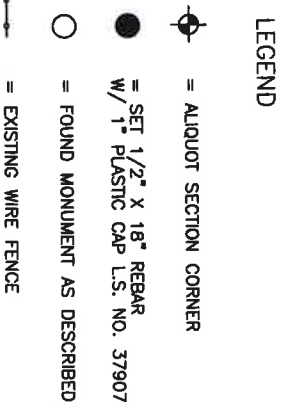
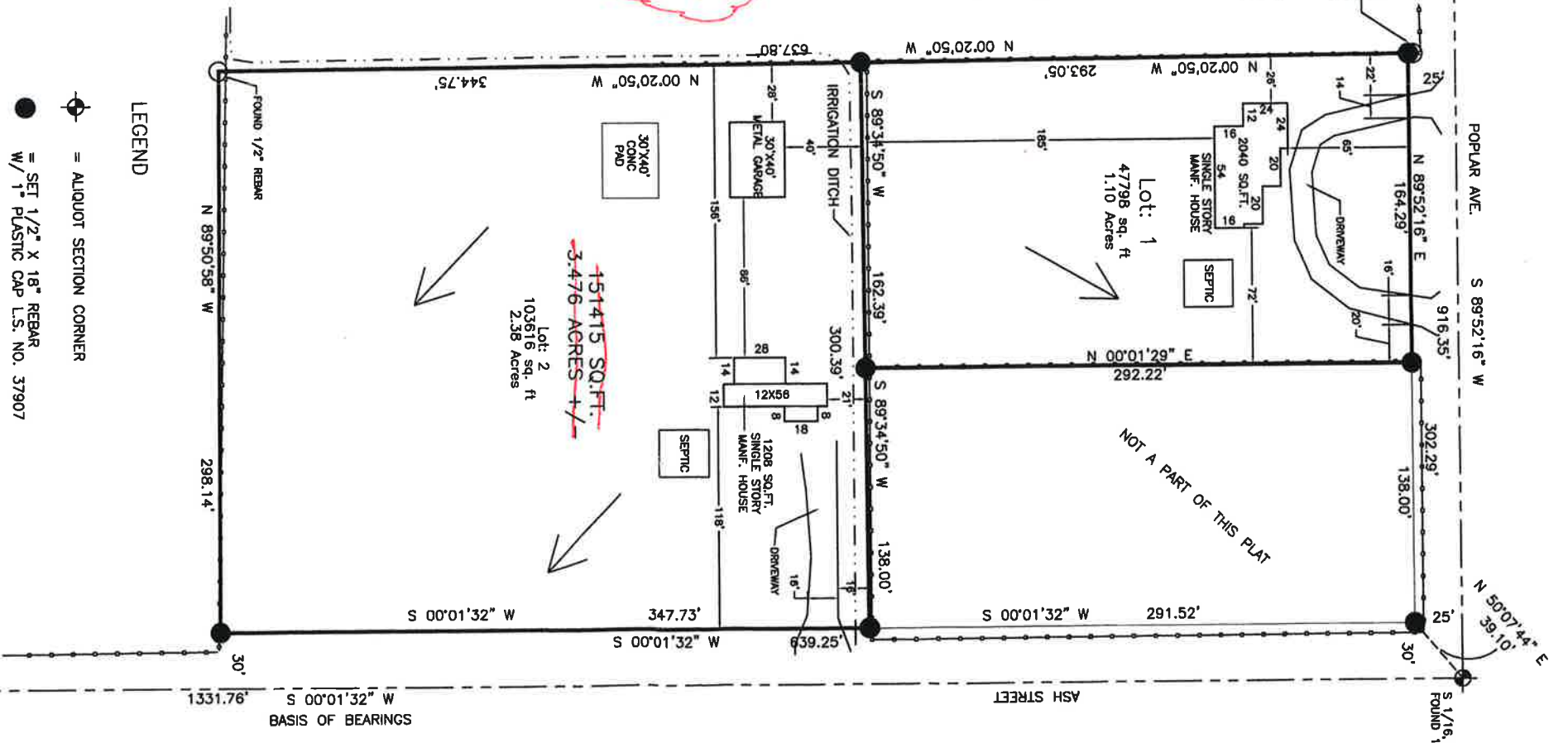
This plat was filed for record in the office of the County Clerk and Recorder of Fremont County, Colorado, at _____ M., on the _____ day of _____, 20__

A.D. under reception number _____

Fremont County Clerk & Recorder _____



CHANGES IN THE PLAN ARE TO BE RECORDED



- NOTES:
- 1.) BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SE 1/4, SECTION 3, TOWNSHIP 19 SOUTH, RANGE 70 WEST, BEING S 07°01'32" W, ASSUMED PER GPS OBSERVATION, BETWEEN THE FOUND 1/2" REBAR AND THE 3 - 1/2" DOT CAP AS SHOWN HEREON.
 - 2.) TITLE WORK: 1539377, PREPARED BY EMPIRE TITLE.
 - 3.) DIMENSIONS SHOWN IN U.S. SURVEY FEET.

ACCORDING TO C.R.S. 1848-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE FIRST DISCOVERY OF SAID DEFECT. THE TIME PERIOD FOR COMMENCING ANY LEGAL ACTION SHALL BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION.

CORNERSTONE
LAND SURVEYING, LLC
1022 PLAY AVE
CANNON CITY, COLORADO 81212
719-275-8881
JOB # VERNETTI
1-16-2022