

TOWNSHIP 18 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

- SECTION 25: NE $\frac{1}{4}$ SW $\frac{1}{4}$ , W $\frac{1}{2}$ NE $\frac{1}{4}$ , S $\frac{1}{2}$ SW $\frac{1}{4}$  and SW $\frac{1}{4}$ SE $\frac{1}{4}$ , except Right of Way to Fremont County, as recorded in Book 240, page 195.
- SECTION 34: NE $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ .
- SECTION 36: SE $\frac{1}{4}$ , except right of way to Fremont County as recorded in Book 240, page 195.

TOWNSHIP 19 SOUTH, RANGE 69 WEST OF THE 6th P.M.

- SECTION 1: SW $\frac{1}{4}$ SW $\frac{1}{4}$ , NE $\frac{1}{4}$ , and that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  lying North of Highway 50, as recorded in Book 530 at Page 410,
- SECTION 2: SE $\frac{1}{4}$ SE $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$  lying South of Highway 50, and NE $\frac{1}{4}$ NW $\frac{1}{4}$  lying South of Highway 50, as recorded in Book 530 at Page 410,
- SECTION 11: NE $\frac{1}{4}$
- SECTION 12: SW $\frac{1}{4}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ SW $\frac{1}{4}$  and NE $\frac{1}{4}$ SW $\frac{1}{4}$ , and NW $\frac{1}{4}$ NW $\frac{1}{4}$

IN WITNESS WHEREOF we have hereunto set our hands and seals the 31st day of May A. D. 1907.

W.F. Schuyler (Seal)  
C. Spiess (Seal)  
K.C. Schuyler (Seal)

STATE OF COLORADO ) SS.  
CITY AND COUNTY OF DENVER )

Before me Clifford P Gehman a Notary Public within and for the said County, in the State aforesaid, personally appeared W.F. Schuyler, C. Spiess and K. C. Schuyler personally known to me to be the persons who subscribed the foregoing Articles of Incorporation, and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31st day of May A. D. 1907.

My Commission expires Oct. 5, 1908  
Clifford P Gehman  
Notary Public.

(Notarial Seal)

79509  
Warranty Deed  
From Henry R. Wolcott

To  
Clarence C. Hamlin  
Filed for Record  
at 10:05 A.M.  
June 10 1907  
Geo P Nix Recorder

By Clark Cooper Deputy.

*Witnesses, Sub.*

THIS DEED, Made this first day of June A. D. 1907, between Henry R. Wolcott, of the City and County of Denver and State of Colorado, party of the first part, and Clarence C. Hamlin, of the County of El Paso and State of Colorado,

party of the second part,  
WITNESSETH: That the said party of the first part, for and in consideration of the sum of fifty nine thousand Dollars (\$59000.00) to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, his heirs and assigns forever, all of the following described lots or parcels of land situate, lying and being in the County of Fremont, in the State of Colorado, to-wit:

The Southeast Quarter (SE 1/4) of Section Twenty-eight (28), Township Eighteen (18) South of Range Sixty-eight (68) West of the Sixth (5th) Principal Meridian.

The South Half (S 1/2) of Section Twenty-nine (29), in said Township and Range.

The North Half (N 1/2), the Southeast Quarter of the Southwest Quarter (SE 1/4), SW 1/4, and the North Half of the Southwest Quarter (NW 1/2, SW 1/4), and the Southeast Quarter (S 1/4,) of Section Thirty-one (31), in said Township and Range.

All of Section Thirty-two (32), in said Township and Range.

All of Section Thirty-three (33), in said Township and Range.

The Southwest Quarter (SW 1/4) of Section Thirty-four (34), in said Township and Range.

The South Half of the Northwest Quarter (S 1/2, NW 1/4), the Northwest Quarter of the Southwest Quarter (NW 1/4, SW 1/4), the East Half of the Southwest Quarter (E 1/2, SW 1/4), the Southwest Quarter of the Northeast Quarter (SW 1/4, NE 1/4), and the Northwest Quarter of the Southeast Quarter (NW 1/4, SE 1/4), of Section Six (6), Township Nineteen (19) South, Range Sixty-eight (68) West.

All of Section Five (5), Township Nineteen (19) South, Range Sixty-eight (68) West.

All of Section Four (4), Township Nineteen (19) South, Range Sixty-eight (68) West.

All of Section Three (3), Township Nineteen (19) South, Range Sixty-eight (68) West.

The West Half (W 1/2), the West Half of the Southeast Quarter (W 1/2, SE 1/4), the Southeast Quarter of the Southeast Quarter (SE 1/4, SE 1/4,) of Section Two (2), Township Nineteen (19) South, Range Sixty-eight (68) West.

The East Half (E 1/2) of Section Seven (7), Township Nineteen (19) South,

Range Sixty-eight (68) West.

All of Section Eight (8), Township Nineteen (19) South, Range Sixty-eight (68) West.

The Northeast Quarter (NE 1/4), the Northwest Quarter (NW 1/4), the Southwest Quarter (SW 1/4), and the West Half of the Southeast Quarter (W 1/2, SE 1/4), of Section Nine (9), Township Nineteen (19) South, Range Sixty-eight (68) West.

All of Section Ten (10), Township Nineteen (19) South, Range Sixty-eight (68) West.

All of Section Eleven (11), Township Nineteen (19) South, Range Sixty-eight (68) West.

The Southwest Quarter (SW 1/4), and the West Half of the Northwest Quarter (W 1/2, NW 1/4) of Section Twelve (12), Township Nineteen (19) South, Range Sixty-eight (68) West.

The West Half (W 1/2), the West Half of the Northeast Quarter (W 1/2, NE 1/4), and the West Half of the Southeast Quarter (W 1/2, SE 1/4), of Section Thirteen (13), Township Nineteen (19) South, Range Sixty-eight (68) West.

All of Section Fourteen (14), Township Nineteen (19) South, Range Sixty-eight (68) West.

All of Section Fifteen (15), Township Nineteen (19) South, Range Sixty-eight (68) West.

The South Half (S 1/2), and the Northeast Quarter (NE 1/4), of Section Twenty-five (25), township Eighteen (18) South, Range Sixty-nine (69) West.

All of Section Thirty-three (33), Township Eighteen (18) South, Range Sixty-nine (69) West.

The South Half (S 1/2), and the Northwest Quarter (NW 1/4), of Section Thirty-four (34), Township Eighteen (18) South, Range Sixty-nine (69) West.

The North Half of the Southwest Quarter (N 1/2, SW 1/4), and the East half of the Southeast Quarter (E 1/2, SE 1/4), of Section Twelve (12), Township Nineteen (19) South, Range Sixty-nine (69) West.

The Northeast Quarter (NE 1/4) of Section Eleven (11), Township Nineteen (19) South, of Range Sixty-nine (69) West.

Also: An undivided Three fourths (3/4) interest of, in and to the following described lots and parcels of land situate in said Fremont County, to-wit:

The North Half (N 1/2), and the Southwest Quarter (SW 1/4), of Section One (1), Township Nineteen (19) South, Range Sixty-nine (69) West.

All of Section Two (2), Township Nineteen (19) South, Range Sixty-nine (69) West. The Northeast Quarter of the Northeast Quarter (NE 1/4, NE 1/4), the West Half of the Northeast Quarter (W 1/2, NE 1/4), the Northwest Quarter of the Southeast Quarter (NW 1/4, SE 1/4), and the Northwest Quarter (NW 1/4), of Section Three (3), Township Nineteen (19) South, Range Sixty-nine (69) West.

The Northwest Quarter (NW 1/4), of Section Twelve (12), Township Nineteen (19) South, Range Sixty-nine (69) West.

Also: An undivided One-fourth (1/4) interest of, in and to the following described lots or parcels of land situate in said Fremont County, to-wit:

The North Half (N 1/2), and the Southwest Quarter (SW 1/4), of Section One (1), Township Nineteen (19) South, Range Sixty-nine (69) West.

All of Section Two (2), Township Nineteen (19) South, Range Sixty-nine (69) West. The North east Quarter of the Northeast Quarter (NE 1/4, NE 1/4), the West Half of the Northeast Quarter (W 1/2, NE 1/4), the Northwest Quarter of the Southeast Quarter (NW 1/4, SE 1/4), and the Northwest Quarter (NW 1/4), of Section Three (3), Township Nineteen (19) South, Range Sixty-nine (69) West.

The Northwest quarter (NW 1/4), the West Half of the Northeast Quarter (W 1/2, NE 1/4), and the Southeast Quarter of the Northeast Quarter (SE 1/4, NE 1/4), of Section Twelve (12), Township Nineteen (19) South, Range Sixty-nine (69) West.

Excepting and reserving, however, all oils and gases in, upon or under the lands last described, with the right to use so much of the surface thereof as shall be necessary in removing such oils and gases; the premises affected by this exception and reservation being described as follows, to-wit:

An undivided one-fourth (1/4) interest of, in and to the following described lots or parcels of land situate in said Fremont County, to-wit:

The North Half (N 1/2), and the Southwest Quarter (SW 1/4), of Section One (1), Township Nineteen (19) South, Range Sixty-nine (69) West.

All of Section Two (2), Township Nineteen (19) South, Range Sixty-nine (69) West. The Northeast Quarter of the Northeast Quarter (NE 1/4, NE 1/4), the West Half of the Northeast Quarter (W 1/2, NE 1/4), the Northwest Quarter of the Southeast Quarter (NW 1/4, SE 1/4), and the Northwest Quarter (NW 1/4), of Section Three (3), Township Nineteen (19) South, Range Sixty-nine (69) West.

The Northwest Quarter (NW 1/4), the West Half of the Northeast Quarter (W 1/2, NE 1/4), and the Southeast Quarter of the Northeast Quarter (SE 1/4, NE 1/4), of Section Twelve (12), Township Nineteen (19) South, Range Sixty-nine (69) West.

Expressly excepting and reserving also all oils and gases in, upon or under, that portion of the land hereby conveyed, with the right to use so much of the surface thereof as shall be necessary in removing such oils and gases, described as follows, to-wit:

The South Half of the Northwest Quarter (S 1/2, NW 1/4), the North Half of the South west Quarter (N 1/2, SW 1/4), the Southwest quarter of the Northeast Quarter (SW 1/4, NE 1/4), and the Northwest Quarter of the Southeast Quarter (NW 1/4, SE 1/4), of Section Six (6), Township Nineteen (19) South, Range Sixty-eight (68) West.

The West Half of the Southwest Quarter (W 1/2, SW 1/4) of Section Five (5), Township Nineteen (19) South, Range Sixty-eight (68) West.

The East Half (E 1/2) of Section Seven (7), Township Nineteen (19) South, Range Sixty-eight (68) West.

The West Half (W 1/2), and the Southeast Quarter (SE 1/4), of Section Eight (8), Township Nineteen (19) South, Range Sixty-eight (68) West.

The West Half of the Southwest Quarter (W 1/2, SW 1/4) of Section Fifteen (15), Township Nineteen (19) South, Range Sixty-eight (68) West.

The Northeast Quarter (NE 1/4) of Section Eleven (11), Township Nineteen (19) South, Range Sixty-nine (69) West.

The East Half of the Southeast Quarter (E 1/2, SE 1/4), and the North Half of the Southwest Quarter (N 1/2, SW 1/4), of Section Twelve (12), Township Nineteen (19) South, Range Sixty-nine (69) West.

Reserving also a right of way for all such ditches and laterals as may be necessary to convey water from Beaver Creek for irrigating lands owned by the party of the first part, in Township Nineteen (19) South, of Range Sixty-nine (69) West, and not conveyed to the said second party.

This conveyance is subject to rights of way for all irrigating ditches and laterals and all public highways now located upon the lands hereby conveyed, and the right of way of the Florence and Cripple Creek Railroad Company.

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 what soever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, except as hereinabove limited.

TO HAVE AND TO HOLD The said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said Henry R. Wolcott, party of the first part, for himself, his heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said party of the

second part, his heirs and assigns, that at the time of the enrolling and delivery of these presents he 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 of all former and other taxes, assessments and incumbrances of whatever kind or nature soever, excepting the taxes assessed for the year 1907 which the party of the second part assumes and agrees to pay; and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Henry R Wolcott (Seal)

STATE OF NEW YORK )  
                          ) SS.  
County of New York )

I, Philip F W Ahrens a Notary Public within and for said County, do hereby certify that HENRY R. WOLCOTT, personally known to me to be the person whose name is subscribed to the foregoing deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS My hand and notarial seal this third day of June, A. D. 1907.  
My commission expires March 30th 1908

Philip F W Ahrens  
Notary Public.

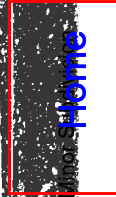
(Notarial Seal)  
( D:S:5:29:07)

79510  
QUIT CLAIM DEED.  
From Henry R. Wolcott  
To  
Clarence C. Hamlin.  
Filed for Record  
June 10 1907  
at 10:04 A.M.  
Geo F Nix Recorder  
By Ed Minor Deputy.

QUIT CLAIM DEED.  
This Deed, Made this first day of June, in the year of our Lord One Thousand Nine Hundred and S even, between Henry R. Wolcott, of the City and County of Denver, State of Colorado, of the first part, and Clarence C. Hamlin, of the County of El Paso, in the State of Colorado, of the second part.  
Witnesseth: That the said party of the first part, for and in consideration of the sum of One thousand Dollars (\$1000.00) to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and quit claimed, and by these presents does remise, release, sell, assigns forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described real estate, situated, lying and being in the County of Fremont and State of Colorado, to-wit: The North Half of the Northeast Quarter ( N 1/2, NE 1/4), and the Northeast Quarter of the Northeast Quarter ( SE 1/4, NE 1/4), of Section Six (6), Township Nineteen (19) South, of Range Sixty-eight (68) West of the Sixth (6th) Principal Meridian. The Southeast Quarter ( SE 1/4, SE 1/4), of Section Six (6), Township Nineteen (19) South, of Range Sixty-eight (68) West. The East half of the Southeast Quarter ( E 1/2, SE 1/4, SW 1/4), of Section Five (5), Township Nineteen (19) South, Range Sixty-eight (68) West. The West Half of the Southwest Quarter ( W 1/2, SW 1/4), of Section Five (5), Township Nineteen (19) South, Range Sixty-eight (68) West. The East Half ( E 1/2) of Section Seven (7), Township Nineteen (19) South, Range Sixty-eight (68) West.  
This conveyance is subject to rights of way for all irrigating ditches and laterals and all public highways now located upon the lands hereby conveyed.  
TO HAVE AND TO HOLD The same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the said party of the second part, his heirs and assigns forever, except as above limited.  
IN WITNESS WHEREOF The said party of the first part has hereunto set his hand and seal the day and year first above written.  
Henry R Wolcott ( Seal)

State of New York )  
                          ) SS.  
County of New York )  
I, Philip F W Ahrens a Notary Public within and for said County, in the State aforesaid, do hereby certify that Henry R. Wolcott, personally known to me to be the person whose name is subscribed to the foregoing deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act and deed, for the uses and purposes therein set forth.  
WITNESS My Hand and Notarial Seal this third day of June, A. D. 1907.  
My Commission expires March 30th 1908  
Philip F W Ahrens  
Notary Public.  
(Notarial Seal)  
( D:S:5:29:07)

*See page 567*



in the State aforesaid, personally appeared W.F. Schuyler, C. Spiess and K. C. the said instrument of writing as their free and voluntary act and deed, for the

My Commission expires Oct. 5, 1908

(Notarial Seal) Clifford P Gehman Notary Public.

Book 139 Page 550

79509 Warranty Deed From Henry R. Wolcott To Clarence C. Hamlin Filed For Record at 10:03 A.M. June 10 1907 Geo P Nix Recorder By Clark Cooper Deputy.

Warranty Deed.

THIS DEED, Made this first day of June A. D. 1907, between Henry R. Wolcott, of the City and County of Denver and State of Colorado, party of the first part, and Clarence C. Hamlin, of the County of El Paso and State of Colorado, party of the second part,

WITNESSETH; That the said party of the first part, for and in consideration of the sum of Fifty nine thousand Dollars (\$59000.00) to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these pre- second part, his heirs and assigns forever, all of the following described lots or parcels of land situate, lying and being in the County of Fremont, in the State of Colorado, to-wit;

- The Southeast Quarter (SE 1/4) of Section Twenty-eight (28), Township Eighteen (18) South of Range Sixty-eight (68) West of the Sixth(6th) Principal Meridian.
The South Half (S 1/2) of Section Twenty-nine (29), in said Township and Range.
The North Half (N 1/2), the Southeast Quarter of the Southwest Quarter (SE 1/4) Quarter (S 1/4,) of Section Thirty-one (31), in said Township and Range.
All of Section Thirty-two (32), in said Township and Range.
All of Section Thirty-three (33), in said Township and Range.
The Southwest Quarter (Sw 1/4) of Section Thirty-four (34), in said Township and Range.

- The South Half of the Northwest Quarter (S 1/2, NW 1/4), the Northwest Quarter of the Southwest Quarter (NW 1/4, SW 1/4), the East half of the Northwest Quarter (E 1/2, SW 1/4), the Southwest Quarter of the Northeast Quarter (SW 1/4, NE 1/4), and the Northwest Quarter of the Southeast Quarter (NW 1/4, SE 1/4), of Section Six (6), Township Nineteen (19) South, Range Sixty-eight (68) West.
All of Section Five (5), Township Nineteen (19) South, Range Sixty-eight (68) West.
All of Section Four (4), Township Nineteen (19) South, Range Sixty-eight (68) West.
All of Section Three (3), Township Nineteen (19) South, Range Sixty-eight (68) West.

- The West Half (W 1/2), the West Half of the Southeast Quarter (W 1/2, SE 1/4), the Southeast Quarter of the Southeast Quarter (SE 1/4, SE 1/4), of Section Two (2), Range Sixty-eight (68) West.
All of Section Seven (7), Township Nineteen (19) South, West.
All of Section Eight (8), Township Nineteen (19) South, West.
The Northeast Quarter (NE 1/4), the Northwest Quarter (NW 1/4), the Southwest Quarter (SW 1/4), and the West half of the Southeast Quarter (W 1/2, SE 1/4), of Section Nine (9), Township Nineteen (19) South, Range Sixty-eight (68) West.
All of Section Ten (10), Township Nineteen (19) South, Range Sixty-eight (68) West.
All of Section Eleven (11), Township Nineteen (19) South, Range Sixty-eight (68) West.

- The Southwest Quarter (Sw 1/4), and the West Half of the Northwest Quarter (W 1/2, NE 1/4), of Section Twelve (12), Township Nineteen (19) South, Range Sixty-eight (68) West.
The West Half (W 1/2), the West Half of the Northeast Quarter (W 1/2, NE 1/4), and the West Half of the Southeast Quarter (W 1/2, SE 1/4), of Section Thirteen (13), Township Nineteen (19) South, Range Sixty-eight (68) West.
All of Section Fourteen (14), Township Nineteen (19) South, Range Sixty-eight (68) West.
All of Section Fifteen (15), Township Nineteen (19) South, Range Sixty-eight (68) West.

- The South Half (S 1/2) of Section Twelve (12), Township Nineteen (19) South, Range Sixty-eight (68) West.
The West Half (W 1/2), the West Half of the Northwest Quarter (W 1/2, NE 1/4), and the West Half of the Southeast Quarter (W 1/2, SE 1/4), of Section Thirteen (13), Township Nineteen (19) South, Range Sixty-eight (68) West.
All of Section Fourteen (14), Township Nineteen (19) South, Range Sixty-eight (68) West.
All of Section Fifteen (15), Township Nineteen (19) South, Range Sixty-eight (68) West.
The South Half (S 1/2) of Section Twelve (12), Township Nineteen (19) South, Range Sixty-eight (68) West.

Southeast Quarter ( E 1/2, SE 1/4 ), of Section Twelve (12), Township Nineteen (19) South, Range Sixty-nine (69) West.

The Northeast Quarter (NE 1/4) of Section Eleven (11), Township Nineteen (19) South, of Range Sixty-nine (69) West.

Also: An undivided Three fourths (3/4) interest of, in and to the following described lots and parcels of land situate in said Fremont County, to-wit: The North Half (N 1/2), and the Southwest Quarter ( SW 1/4 ), of Section One (1), Township Nineteen (19) South, Range Sixty-nine (69) West.

All of Section Two (2), Township Nineteen (19) South, Range Sixty-nine (69) West. The Northeast Quarter of the Northeast Quarter (NE 1/4, NE 1/4), the West Half of the Northeast Quarter (W 1/2, NE 1/4), the Northwest Quarter of the Southeast Quarter (NW 1/4, SE 1/4), and the Northwest Quarter (NW 1/4), of Section Three (3), Township Nineteen (19) South, Range Sixty-nine (69) West.

The Northeast Quarter (NE 1/4), and the Northwest Quarter of the Northeast Quarter ( NE 1/4, NE 1/4 ), of Section Twelve (12), Township Nineteen (19) South, Range Sixty-nine (69) West.

Also: An undivided One-fourth (1/4) interest of, in and to the following described lots or parcels of land situate in said Fremont County, to-wit:

The North Half (N 1/2), and the Southwest Quarter (SW 1/4), of Section One (1), Township Nineteen (19) South, Range Sixty-nine (69) West.

All of Section Two (2), Township Nineteen (19) South, Range Sixty-nine (69) West. The Northeast Quarter of the Northeast Quarter (NE 1/4, NE 1/4), the West Half of the Northeast Quarter (W 1/2, NE 1/4), the Northwest Quarter of the Southeast Quarter (NW 1/4, SE 1/4), and the Northwest Quarter (NW 1/4), of Section Three (3), Township Nineteen (19) South, Range Sixty-nine (69) West.

The Northeast Quarter ( NW 1/4 ), the West Half of the Northeast Quarter ( W 1/2, NE 1/4 ), and the Southeast Quarter of the Northeast Quarter ( SE 1/4, NE 1/4 ), of Section Twelve (12), Township Nineteen (19) South, Range Sixty-nine (69) West.

Excepting and reserving, however, all oils and gases in, upon or under the lands last described, with the right to use so much of the surface thereof as shall be necessary in removing such oils and gases; the premises affected by this exception and reservation being described as follows, to-wit:

An undivided one-fourth (1/4) interest of, in and to the following described lots or parcels of land situate in said Fremont County, to-wit:

The North Half (N 1/2), and the Southwest Quarter (SW 1/4), of Section One (1), Township Nineteen (19) South, Range Sixty-nine (69) West.

All of Section Two (2), Township Nineteen (19) South, Range Sixty-nine (69) West. The Northeast Quarter of the Northeast Quarter (NE 1/4, NE 1/4), the West Half of the Northeast Quarter (W 1/2, NE 1/4), the Northwest Quarter of the Southeast Quarter (NW 1/4, SE 1/4), and the Northwest Quarter (NW 1/4), of Section Three (3), Township Nineteen (19) South, Range Sixty-nine (69) West.

The Northwest Quarter ( NW 1/4 ), the West Half of the Northeast Quarter ( W 1/2, NE 1/4 ), and the Southeast Quarter of the Northeast Quarter ( SE 1/4, NE 1/4 ), of Section Twelve (12), Township Nineteen (19) South, Range Sixty-nine (69) West.

Expressly excepting and reserving; also all oils and gases in, upon or under, that portion of the land hereby conveyed, with the right to use so much of the surface thereof as shall be necessary in removing such oils and gases, described as follows, to-wit:

The South Half of the Northwest Quarter ( S 1/2, NW 1/4 ), the North Half of the South West Quarter ( N 1/2, SW 1/4 ), the Southwest Quarter of the Northeast Quarter ( SW 1/4, NE 1/4 ), and the Northwest Quarter of the Southeast Quarter ( NW 1/4, SE 1/4 ), of Section Six (6), Township Nineteen (19) South, Range Sixty-eight (68) West.

The West Half of the Southwest Quarter ( W 1/2, SW 1/4 ) of Section Five (5), Township Nineteen (19) South, Range Sixty-eight (68) West.

The West Half ( W 1/2 ), and the Southeast Quarter ( SE 1/4 ), of Section Eight (8), Township Nineteen (19) South, Range Sixty-eight (68) West.

The West Half of the Southwest Quarter ( W 1/2, SW 1/4 ) of Section Fifteen (15), Township Nineteen (19) South, Range Sixty-eight (68) West.

The Northeast Quarter ( NE 1/4 ) of Section Eleven (11), Township Nineteen (19) South, Range Sixty-nine (69) West.

The East Half of the Southeast Quarter ( E 1/2, SE 1/4 ), and the North Half of the Southwest Quarter ( N 1/2, SW 1/4 ), of Section Twelve (12), Township Nineteen (19) South, Range Sixty-nine (69) West.

Reserving also a right of way for all such ditches and laterals as may be necessary to convey water from Beaver Creek for irrigating lands owned by the party of the first part, in Township Nineteen (19) South, of Range Sixty-nine (69) West, and not conveyed to the said second party.

This conveyance is subject to rights of way for all irrigating ditches and laterals and all public highways now located upon the lands hereby conveyed, and the right of way of The Florence and Cripple Creek Railroad Company.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand what soever of the said party of the first part, either in law or equity, of the

above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.  
IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Henry R Wolcott (Seal)

STATE OF NEW YORK )  
 ) SS.  
County of New York )

I, Philip F W Ahrens a Notary Public within and for said County, do hereby certify that HENRY R. WOLCOTT, personally known to me to be the person whose name is subscribed to the foregoing deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act and deed, for the uses and purposes therein set forth.  
WITNESS MY hand and notarial seal this third day of June, A. D. 1907.

My commission expires March 30th 1908

( Notarial Seal )  
( D.S:5:29:07 ) Philip F W Ahrens  
Notary Public.

79510  
QUIT CLAIM DEED.  
From Henry R. Wolcott  
To  
Clarence C. Hamlin.  
Filed for Record  
June 10 1907  
at 10:04 A.M.  
Geo P Nix Recorder  
By Ed Minor Deputy.

QUIT CLAIM DEED.

This Deed, Made this first day of June, in the year of our Lord One Thousand Nine Hundred and 8 even, between Henry R. Wolcott, of the City and County of Denver, State of Colorado, of the first part, and Clarence C. Hamlin, of the County of El Paso, in the State of Colorado, of the second part, Witnesseth: That the said party of the first part, for and in consideration of the sum of One thousand Dollars (\$1000.00) to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has remises, released, sold, conveyed and quit claimed, and by these presents does remise, release, sell, convey and quit claim unto the said party of the second part, his heirs and assigns forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described real estate, situate, lying and being in the County of Fremont and State of Colorado, to-wit: The North Half of the Northeast Quarter ( N 1/2, NE 1/4), the Southeast Quarter of the Northeast Quarter ( SE 1/4, NE 1/4), and the Northeast Quarter of the Southeast Quarter ( NE 1/4, SE 1/4), of Section Six (6), Township Nineteen (19) South, of Range Sixty-eight (68) West of the Sixth (6th) Principal Meridian. The East half of the Southeast Quarter ( E 1/2, SE 1/4) of Section Nine (9), Township Nineteen (19) South, of Range Sixty-eight (68) West.  
The West Half of the Southwest Quarter ( W 1/2, SW 1/4) of Section Five (5), Township Nineteen (19) South, Range Sixty-eight (68) West.  
The East Half ( E 1/2) of Section Seven (7), Township Nineteen (19) South, Range Sixty-eight (68) West.

This conveyance is subject to rights of way for all irrigating ditches and laterals and all public highways now located upon the lands hereby conveyed. TO HAVE AND TO HOLD The same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest, or in anywise thereunto appertaining, party of the first part, either in law or equity, to the said party of the second part, his heirs and assigns forever, except as above limited.  
IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

State of New York )  
 ) SS.  
County of New York )

I, Philip F W Ahrens a Notary Public within and for said County, in the State aforesaid, do hereby certify that Henry R. Wolcott, personally known to me to be the person whose name is subscribed to the foregoing deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act and deed, for the uses and purposes therein set forth.  
WITNESS MY Hand and Notarial Seal this third day of June, A. D. 1907.

My Commission expires March 30th 1908  
Philip F W Ahrens  
Notary Public.

*See Page 567*



# FREMONT COUNTY TREASURER

## Certificate of Taxes Due

Account Number R027669  
Parcel 98102008

Certificate Number 27807  
Order Number  
Vendor ID Counter

Assessed To  
JENKINS TRAVIS L.  
1195 TOP NOTCH TRL  
PENROSE, CO 81240-9297

**Legal Description**

BEAVER PARK 02-19-68 TR 57  
REF FROM 690-80-022  
NOTE: CONTIGIOUS WITH 690- 80-021

**Situs Address**  
11TH ST

Year	Tax	Interest	Fees	Payments	Balance
2022	\$253.36	\$0.00	\$0.00	(\$253.36)	\$0.00
<b>Total Tax Charge</b>					\$0.00
<b>Grand Total Due as of 11/29/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 29B - 29B

Authority	Tax Rate	Amount	Values	Actual	Assessed
PENROSE WATER	0.0056270000	\$19.55	SINGLE FAMILY	\$50,000	\$3,475
S.E. COLO WATER CONS DISTRI	0.0008870000*	\$3.08	RESID		
UPPER ARKANSAS WATER CONS D	0.0004380000*	\$1.52	Total	\$50,000	\$3,475
SCHOOL DISTRICT RE-2	0.0303820000	\$105.57			
PENROSE PARK & RECREATION D	0.0022670000*	\$7.88			
FREMONT COUNTY	0.0123120000	\$42.78			
FREMONT CONSERVATION DISTRI	0.0005000000	\$1.74			
PENROSE COMMUNITY LIBRARY D	0.0055080000	\$19.14			
FLORENCE FIRE	0.0149940000	\$52.10			

Taxes Billed 2022

\* Credit Levy

All Tax Lien Sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's Office will need to be contacted prior to remittance. Special taxing districts and the boundaries of such districts may be on file with the Board of County Commissioners, the County Clerk, or the County Assessor.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

FREMONT COUNTY TREASURER



NOT A PORTION OF THIS SUBDIVISION

5310

NOT A PORTION OF THIS SUBDIVISION

5300

N89°55'20"W 639.87'

**LOT 1**

**203967.52 sqft**  
**4.68 Acres**

317.89'

NOT A PORTION OF THIS SUBDIVISION

5200

9'



United States  
Department of  
Agriculture



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



# Preface

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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](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

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

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

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

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# How Soil Surveys Are Made

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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

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.



# Soil Map

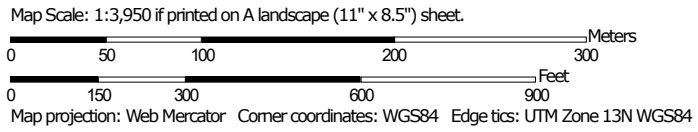
---

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

# Custom Soil Resource Report Soil Map




Soil Map may not be valid at this scale.





### MAP LEGEND


**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Fremont County Area, Colorado  
 Survey Area Data: Version 20, Sep 7, 2022

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
65	Manvel silt loam, 0 to 2 percent slopes	14.2	25.9%
83	Penrose-Minnequa complex, 1 to 15 percent slopes	40.5	74.1%
<b>Totals for Area of Interest</b>		<b>54.6</b>	<b>100.0%</b>

## 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

### 65—Manvel silt loam, 0 to 2 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2rgql  
*Elevation:* 3,600 to 6,500 feet  
*Mean annual precipitation:* 12 to 14 inches  
*Mean annual air temperature:* 48 to 54 degrees F  
*Frost-free period:* 130 to 170 days  
*Farmland classification:* Prime farmland if irrigated

#### Map Unit Composition

*Manvel and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Manvel

##### Setting

*Landform:* Fans, terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear, convex  
*Parent material:* Loess

##### Typical profile

*A - 0 to 5 inches:* silt loam  
*Bk1 - 5 to 32 inches:* silt loam  
*Bk2 - 32 to 48 inches:* silt loam  
*Bky - 48 to 79 inches:* silt loam

##### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 2.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 45 percent  
*Gypsum, maximum content:* 5 percent  
*Maximum salinity:* Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)  
*Sodium adsorption ratio, maximum:* 5.0  
*Available water supply, 0 to 60 inches:* Very high (about 12.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 2e  
*Land capability classification (nonirrigated):* 6c  
*Hydrologic Soil Group:* B  
*Ecological site:* R069XY006CO - Loamy Plains  
*Forage suitability group:* Loamy, Limy (G069XW022CO)

*Other vegetative classification:* Loamy, Limy (G069XW022CO), Loamy Plains #6 (069XY006CO\_2)  
*Hydric soil rating:* No

### Minor Components

#### Minnequa

*Percent of map unit:* 10 percent  
*Landform:* Pediments, ridges  
*Landform position (two-dimensional):* Summit, shoulder  
*Landform position (three-dimensional):* Crest  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear, convex  
*Ecological site:* R069XY006CO - Loamy Plains  
*Other vegetative classification:* Loamy (G069XW017CO)  
*Hydric soil rating:* No

#### Manzanola

*Percent of map unit:* 5 percent  
*Landform:* Fans, drainageways  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* R069XY006CO - Loamy Plains  
*Other vegetative classification:* Clayey (G069XW001CO), Saline Overflow #37 (069XY037CO\_2)  
*Hydric soil rating:* No

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

### Map Unit Setting

*National map unit symbol:* 2rgr8  
*Elevation:* 4,500 to 6,500 feet  
*Mean annual precipitation:* 12 to 14 inches  
*Mean annual air temperature:* 48 to 54 degrees F  
*Frost-free period:* 125 to 170 days  
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Penrose and similar soils:* 50 percent  
*Minnequa and similar soils:* 35 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Penrose

#### Setting

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

## Custom Soil Resource Report

*Across-slope shape:* Convex, linear  
*Parent material:* Slope alluvium over residuum weathered from limestone

### Typical profile

A - 0 to 4 inches: channery loam  
C - 4 to 15 inches: channery loam  
R - 15 to 79 inches: bedrock

### Properties and qualities

*Slope:* 1 to 15 percent  
*Depth to restrictive feature:* 10 to 20 inches to lithic bedrock  
*Drainage class:* Well drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 70 percent  
*Maximum salinity:* Nonsaline (0.1 to 1.0 mmhos/cm)  
*Sodium adsorption ratio, maximum:* 1.0  
*Available water supply, 0 to 60 inches:* Very low (about 1.8 inches)

### Interpretive groups

*Land capability classification (irrigated):* 6s  
*Land capability classification (nonirrigated):* 6s  
*Hydrologic Soil Group:* D  
*Ecological site:* R069XY058CO - Limestone Breaks  
*Other vegetative classification:* Limestone Breaks #58 (069XY058CO\_2)  
*Hydric soil rating:* No

### Description of Minnequa

#### Setting

*Landform:* Ridges, interfluves  
*Landform position (two-dimensional):* Summit, shoulder  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Linear  
*Across-slope shape:* Convex, linear  
*Parent material:* Slope alluvium over residuum weathered from limestone and shale

#### Typical profile

A - 0 to 6 inches: silt loam  
Bw - 6 to 18 inches: silt loam  
Bky - 18 to 32 inches: loam  
Cr - 32 to 79 inches: bedrock

### Properties and qualities

*Slope:* 1 to 9 percent  
*Depth to restrictive feature:* 20 to 39 inches to paralithic bedrock  
*Drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None



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*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 45 percent  
*Gypsum, maximum content:* 5 percent  
*Maximum salinity:* Nonsaline to slightly saline (0.1 to 4.0 mmhos/cm)  
*Sodium adsorption ratio, maximum:* 8.0  
*Available water supply, 0 to 60 inches:* Low (about 4.8 inches)

### Interpretive groups

*Land capability classification (irrigated):* 4e  
*Land capability classification (nonirrigated):* 6e  
*Hydrologic Soil Group:* C  
*Ecological site:* R069XY006CO - Loamy Plains  
*Forage suitability group:* Loamy (G069XW017CO)  
*Other vegetative classification:* Loamy (G069XW017CO)  
*Hydric soil rating:* No

### Minor Components

#### Shingle

*Percent of map unit:* 5 percent  
*Landform:* Hills, scree slopes  
*Landform position (two-dimensional):* Shoulder, backslope  
*Landform position (three-dimensional):* Side slope, head slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear, convex  
*Ecological site:* R069XY046CO - Shaly Plains  
*Other vegetative classification:* Needs Field Review (G069XW050CO), Shaly Plains #46 (069XY046CO\_2)  
*Hydric soil rating:* No

#### Rock outcrop

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

#### Willid

*Percent of map unit:* 5 percent  
*Landform:* Interfluves  
*Landform position (two-dimensional):* Footslope, toeslope  
*Landform position (three-dimensional):* Interfluve  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* R069XY006CO - Loamy Plains  
*Other vegetative classification:* Loamy (G069XW017CO), Loamy Plains #6 (069XY006CO\_2)  
*Hydric soil rating:* No

# **Soil Information for All Uses**

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## **Soil Reports**

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

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

## **AOI Inventory**

This folder contains a collection of tabular reports that present a variety of soil information. Included are various map unit description reports, special soil interpretation reports, and data summary reports.

## **Map Unit Description (Brief, Generated)**

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 in this report, along with the maps, provide information on the composition of map units and properties of their components.

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.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

## Report—Map Unit Description (Brief, Generated)

### Fremont County Area, Colorado

**Map Unit:** 65—Manvel silt loam, 0 to 2 percent slopes

**Component:** Manvel (85%)

The Manvel component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on fans on plains. The parent material consists of loess. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R069XY006CO Loamy Plains, Lru's A & B 10-14 Inches, P.z. ecological site. Nonirrigated land capability classification is 6c. Irrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 20 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

**Component:** Minnequa (10%)

Generated brief soil descriptions are created for major soil components. The Minnequa soil is a minor component.

**Component:** Manzanola (5%)

Generated brief soil descriptions are created for major soil components. The Manzanola soil is a minor component.

**Map Unit:** 83—Penrose-Minnequa complex, 1 to 15 percent slopes

**Component:** Penrose (50%)

The Penrose component makes up 50 percent of the map unit. Slopes are 1 to 15 percent. This component is on scarps on plains, hills on plains. The parent material consists of slope alluvium over residuum weathered from limestone. Depth to a root restrictive layer, bedrock, lithic, is 10 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential

is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R069XY058CO Limestone Breaks ecological site. Nonirrigated land capability classification is 6s. Irrigated land capability classification is 6s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 55 percent. There are no saline horizons within 30 inches of the soil surface.

**Component:** Minnequa (35%)

The Minnequa component makes up 35 percent of the map unit. Slopes are 1 to 9 percent. This component is on interflues on plains. The parent material consists of slope alluvium over residuum weathered from limestone and shale. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 39 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R069XY006CO Loamy Plains ecological site. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 35 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 5 within 30 inches of the soil surface.

**Component:** Shingle (5%)

Generated brief soil descriptions are created for major soil components. The Shingle soil is a minor component.

**Component:** Rock outcrop (5%)

Generated brief soil descriptions are created for major soil components. The Rock outcrop soil is a minor component.

**Component:** Willid (5%)

Generated brief soil descriptions are created for major soil components. The Willid soil is a minor component.

## Building Site Development

This folder contains a collection of tabular reports that present soil interpretations related to building site development. The reports (tables) include all selected map units and components for each map unit, limiting features and interpretive ratings. Building site development interpretations are designed to be used as tools for evaluating soil suitability and identifying soil limitations for various construction purposes. As part of the interpretation process, the rating applies to each soil in its described condition and does not consider present land use. Example interpretations can include corrosion of concrete and steel, shallow excavations,

dwellings with and without basements, small commercial buildings, local roads and streets, and lawns and landscaping.

## Dwellings and Small Commercial Buildings

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings and small commercial buildings.

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

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

*Dwellings* are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

*Small commercial buildings* are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

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

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

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

**Report—Dwellings and Small Commercial Buildings**

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

Dwellings and Small Commercial Buildings—Fremont County Area, Colorado							
Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
65—Manvel silt loam, 0 to 2 percent slopes							
Manvel	85	Not limited		Not limited		Not limited	
83—Penrose-Minnequa complex, 1 to 15 percent slopes							
Penrose	50	Very limited		Very limited		Very limited	
		Depth to hard bedrock	1.00	Depth to hard bedrock	1.00	Depth to hard bedrock	1.00
						Slope	0.88
Minnequa	35	Not limited		Somewhat limited		Somewhat limited	
				Depth to soft bedrock	0.29	Slope	0.01

**Sanitary Facilities**

This folder contains a collection of tabular reports that present soil interpretations related to sanitary facilities. The reports (tables) include all selected map units and components for each map unit, limiting features and interpretive ratings. Sanitary facilities interpretations are tools designed to guide the user in site selection for the

safe disposal of sewage and solid waste. Example interpretations include septic tank absorption fields, sewage lagoons, and sanitary landfills.

## Sewage Disposal

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

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

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

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

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

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

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inches, if the water table is high enough to raise the level of sewage in the lagoon, or if floodwater overtops the lagoon.

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

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

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

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

## Report—Sewage Disposal

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

Sewage Disposal—Fremont County Area, Colorado					
Map symbol and soil name	Pct. of map unit	Septic tank absorption fields		Sewage lagoons	
		Rating class and limiting features	Value	Rating class and limiting features	Value
65—Manvel silt loam, 0 to 2 percent slopes					
Manvel	85	Somewhat limited		Somewhat limited	
		Slow water movement	0.47	Seepage	0.53



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

## Soil Chemical Properties

This folder contains a collection of tabular reports that present soil chemical properties. The reports (tables) include all selected map units and components for each map unit. Soil chemical properties are measured or inferred from direct observations in the field or laboratory. Examples of soil chemical properties include pH, cation exchange capacity, calcium carbonate, gypsum, and electrical conductivity.

## Chemical Soil Properties

This table shows estimates of some chemical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

*Depth* to the upper and lower boundaries of each layer is indicated.

*Cation-exchange capacity* is the total amount of extractable cations that can be held by the soil, expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7.0) or at some other stated pH value. Soils having a low cation-exchange capacity hold fewer cations and may require more frequent applications of fertilizer than soils having a high cation-exchange capacity. The ability to retain cations reduces the hazard of ground-water pollution.

*Effective cation-exchange capacity* refers to the sum of extractable cations plus aluminum expressed in terms of milliequivalents per 100 grams of soil. It is determined for soils that have pH of less than 5.5.

*Soil reaction* is a measure of acidity or alkalinity. It is important in selecting crops and other plants, in evaluating soil amendments for fertility and stabilization, and in determining the risk of corrosion.

*Calcium carbonate* equivalent is the percent of carbonates, by weight, in the fraction of the soil less than 2 millimeters in size. The availability of plant nutrients is influenced by the amount of carbonates in the soil.

*Gypsum* is expressed as a percent, by weight, of hydrated calcium sulfates in the fraction of the soil less than 20 millimeters in size. Gypsum is partially soluble in water. Soils that have a high content of gypsum may collapse if the gypsum is removed by percolating water.

*Salinity* is a measure of soluble salts in the soil at saturation. It is expressed as the electrical conductivity of the saturation extract, in millimhos per centimeter at 25 degrees C. Estimates are based on field and laboratory measurements at representative sites of nonirrigated soils. The salinity of irrigated soils is affected by the quality of the irrigation water and by the frequency of water application. Hence, the salinity of soils in individual fields can differ greatly from the value given in the table. Salinity affects the suitability of a soil for crop production, the stability of soil if used as construction material, and the potential of the soil to corrode metal and concrete.

*Sodium adsorption ratio* (SAR) is a measure of the amount of sodium (Na) relative to calcium (Ca) and magnesium (Mg) in the water extract from saturated soil paste. It is the ratio of the Na concentration divided by the square root of one-half of the Ca + Mg concentration. Soils that have SAR values of 13 or more may be characterized by an increased dispersion of organic matter and clay particles, reduced saturated hydraulic conductivity and aeration, and a general degradation of soil structure.

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Chemical Soil Properties—Fremont County Area, Colorado								
Map symbol and soil name	Depth	Cation-exchange capacity	Effective cation-exchange capacity	Soil reaction	Calcium carbonate	Gypsum	Salinity	Sodium adsorption ratio
	<i>In</i>	<i>meq/100g</i>	<i>meq/100g</i>	<i>pH</i>	<i>Pct</i>	<i>Pct</i>	<i>mmhos/cm</i>	
65—Manvel silt loam, 0 to 2 percent slopes								
Manvel	0-5	15-21	—	7.9-8.4	1-10	0	0.0-2.0	0
	5-32	13-19	—	7.9-8.4	6-15	0	0.0-2.0	0-1
	32-48	12-18	—	7.9-8.4	15-30	0-2	0.0-2.0	0-2
	48-79	9.6-15	—	7.9-9.0	15-45	0-5	2.0-8.0	1-5
83—Penrose-Minnequa complex, 1 to 15 percent slopes								
Penrose	0-4	6.9-13	—	7.4-8.4	35-55	0	0.1-1.0	0
	4-15	2.9-12	—	7.9-9.0	40-70	0	0.1-1.0	0-1
	15-79	—	—	—	—	—	—	—
Minnequa	0-6	13-13	—	7.4-8.4	3-10	0-1	0.1-2.0	0-2
	6-18	11-20	—	7.9-9.0	10-25	0-5	0.1-4.0	0-8
	18-32	11-16	—	7.9-9.0	15-45	0-5	0.1-4.0	0-8
	32-79	—	—	—	—	—	—	—

## Soil Qualities and Features

This folder contains tabular reports that present various soil qualities and features. The reports (tables) include all selected map units and components for each map unit. Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

## Soil Features

This table gives estimates of various soil features. The estimates are used in land use planning that involves engineering considerations.

A *restrictive layer* is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers. The table indicates the hardness and thickness of the restrictive layer, both of which significantly affect the ease of excavation. *Depth to top* is the vertical distance from the soil surface to the upper boundary of the restrictive layer.

*Subsidence* is the settlement of organic soils or of saturated mineral soils of very low density. Subsidence generally results from either desiccation and shrinkage, or oxidation of organic material, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The table shows the expected initial subsidence, which usually is a result of drainage, and total subsidence, which results from a combination of factors.

*Potential for frost action* is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Silty and highly structured, clayey soils that have a high water table in winter are the most susceptible to frost action. Well drained, very gravelly, or very sandy soils are the least susceptible. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures.

*Risk of corrosion* pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel or concrete in installations that intersect soil boundaries or soil layers is more susceptible to

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corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion, expressed as *low*, *moderate*, or *high*, is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity of the saturation extract.

For concrete, the risk of corrosion also is expressed as *low*, *moderate*, or *high*. It is based on soil texture, acidity, and amount of sulfates in the saturation extract.

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Soil Features—Fremont County Area, Colorado									
Map symbol and soil name	Restrictive Layer				Subsidence		Potential for frost action	Risk of corrosion	
	Kind	Depth to top	Thickness	Hardness	Initial	Total		Uncoated steel	Concrete
		<i>Low-RV-High</i>	<i>Range</i>		<i>Low-High</i>	<i>Low-High</i>			
		<i>In</i>	<i>In</i>		<i>In</i>	<i>In</i>			
65—Manvel silt loam, 0 to 2 percent slopes									
Manvel		—	—		0	0	Moderate	Moderate	Moderate
83—Penrose-Minnequa complex, 1 to 15 percent slopes									
Penrose	Lithic bedrock	10-15-20	50-68	Indurated	0	0	Moderate	Low	Low
Minnequa	Paralithic bedrock	20-32-39	42-52	Very weakly coherent	0	0	Moderate	Moderate	Moderate

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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

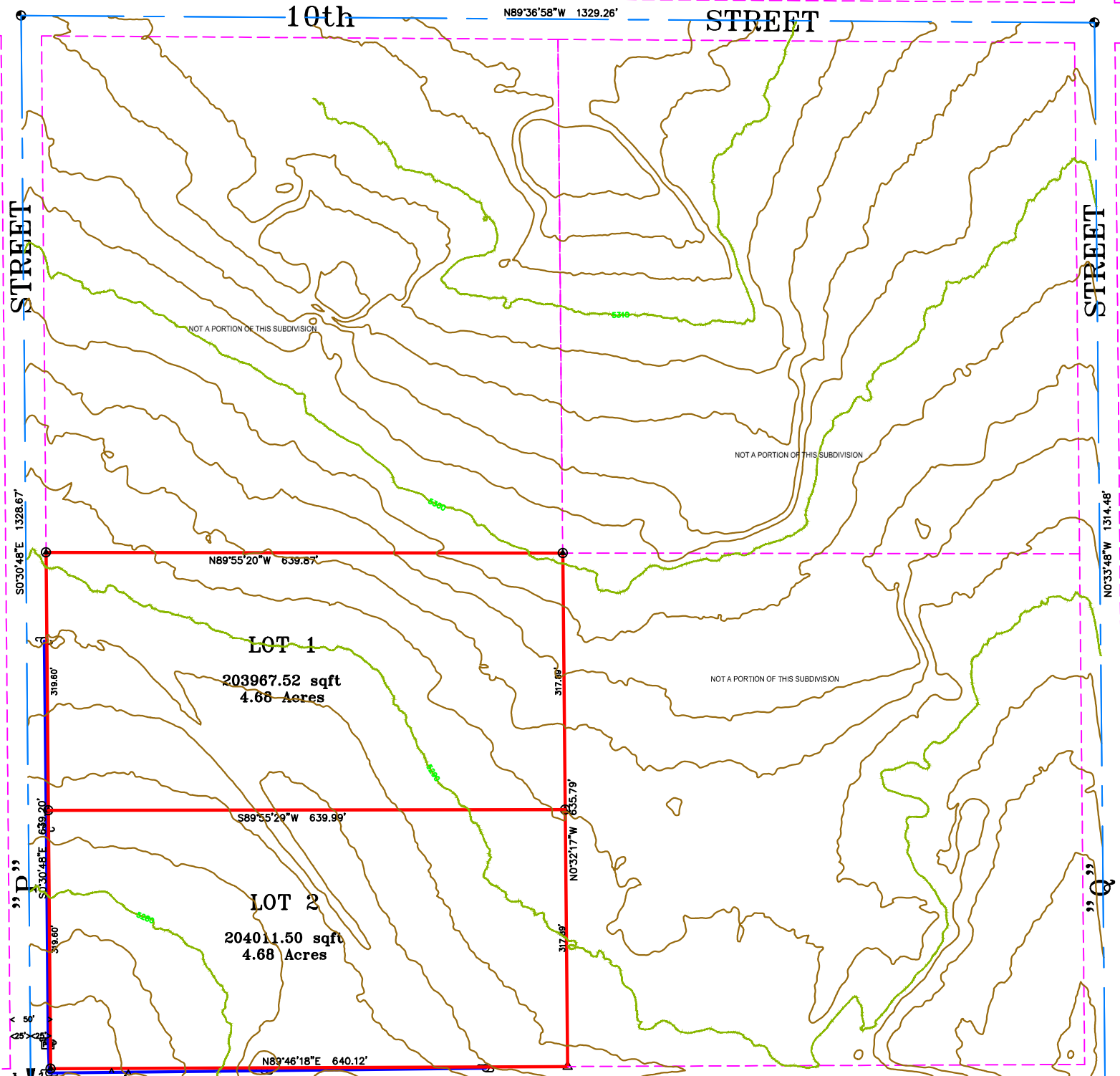
United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

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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](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)



240



KNOW ALL  
That *Travis L. ...*  
are the owners

TO WIT  
*Travis L. ...*  
The Owner of  
County of Fremont  
Containing a

DEDICATION  
*Travis L. ...*  
being the owner  
subdivided in F  
*T & L*  
have laid out,  
and do hereby  
other public or  
the land labeled  
public utilities  
vested with the

In witness  
*Travis L. ...*  
have subscribed  
By  
*Travis L. ...*  
*Abbece S. A.*

NOTARY  
The foregoing  
*Travis L. ...*  
My commission  
My address is  
Witness my ha

ACKNOWLEDGMENT  
The undersigned  
Fremont County  
and all roads  
however, that  
acceptance from  
from said road  
Board of the

EASEMENTS  
Easements for  
plot, with the  
adjacent prop  
are subject to  
subdivision bo

REGISTERED  
I, George R. H.  
do hereby cert  
in accordance  
this plot does  
subdivision th  
certify that a  
flood hazard  
shown hereon

# CROWN POINT LAND SERVICES

P. O. BOX 749  
CANON CITY, CO 81215-0749  
[crown.land@outlook.com](mailto:crown.land@outlook.com)  
(719) 275 – 5005  
(719) 429 – 0256



Exhibit 29.1 \_ 40.1

FREMONT COUNTY PLANNING AND ZONING  
615 MACON AVENUE, ROOM 210  
CANON CITY, CO 81212  
719-276-7360

To whom it may concern:

I am working with Jason & Stacey Hall developer of T & L MINOR SUBDIVISION.  
Here is the items we are asking for to be waived:

APPLICATION ITEM NO. 29

1. The drainage plan is being requested to be waived or deferred due to the size of the parcels. If not waived then can we make it to be site specific at the time that a building plan for the vacant lot is submitted for building.

Please accept these items for your consideration.

*George R. Hall*

George R. Hall, CPLS 38118  
Owner Crown Point Land Services

IRREVOCABLE WATER  
AVAILABILITY CONTRACT

This contract, entered into on this 11<sup>th</sup> day of **September, 2023**, by and between Penrose Water District, a special district, of 210 Broadway, Penrose, CO 81240, hereinafter referred to as the "District", and **Travis Jenkins** hereinafter referred to as "Owner":

WITNESSETH:

WHEREAS, the District is a legally formed and constituted special district situate in Fremont County, Colorado, by virtue of the laws of the State of Colorado and provides domestic water to its customers; and

WHEREAS, Owner is the holder of the legal title to real property situate within the District, more particularly described below and is desirous of continuing to reserve a commitment for water services from the District; and

WHEREAS, Owner is required to retain demonstrative proof of water for said lot created by prior act of subdivision; and

WHEREAS, Owner desires an irrevocable contract to reserve and guarantee unto Owner water availability from District for the purposes of providing water services to the lot referenced below, which lot is one resulting from the subdivision of Owner's property; and

WHEREAS, District is willing to provide such water service upon the terms and conditions set forth herein.

**NOW THEREFORE, THE PARTIES HERETO MUTUALLY AGREE AS FOLLOWS:**

1. Ownership. Owner owns the following real property situate in Fremont County, Colorado and described as follows:

**Proposed TL Subdivision**

**Legally described as: Tract 57; Sect. 2; T19S; R68W**

commonly known as 1096 P Street, Penrose, Colorado, hereinafter referred to as "Subject Property". Owner certifies that Owner is the fee owner of the subject property.

2. Anticipated Use. Owner anticipates the need to obtain a water tap to provide for the Subject Property and the current need to provide irrevocable proof of the availability of obtaining such tap to Fremont County, Colorado (hereinafter "County"). The parties recognize, however, that by entering into this contract, the District will be required to reserve such non-transferable tap for Owner's use which will therefore reduce the number of water taps available for sale to other customers of the District.

3. Availability of Water. District executes this contract specifically to reflect that Owner is entitled to receive a water tap for the subject property upon full payment of the cost for the same. District represents that it is capable of and shall commit to provide an adequate amount of water for service to the Subject Property. The parties agree that this contract will remain in full force and effect regardless of any action by County or any decision by Owner to abandon any projects for which proof of the availability of water is necessary subject to the terms and conditions hereinafter set forth.

4. Price. The initial cost paid by Owner was the sum of **\$3,200.00**. The parties acknowledge that this amount was equal to 20% of the cost of a prevailing tap fee charge for a **3/4" x 5/8" residential** water tap at time of original purchase of this commitment. As a requirement to maintain said irrevocable commitment for water service, the Owner will, on or before the anniversary dates of this contract, pay an additional 20% of the then existing prevailing tap fee until such time as such amounts are paid equal to the then prevailing cost of a water tap. As a courtesy to Owner, District will attempt to provide notice of pending anniversary payments due. However, the parties agree that it shall be the sole obligation of Owner to make such payments as are required under this agreement. If owner does not meet the required anniversary payments, then 60 days thereafter the District may convert this availability contract to a tap at the then prevailing tap fee and bill the owner for amount then due. If those amounts are not paid, then District may recover charges pursuant to Paragraph 11 herein. Owner acknowledges that District has the ability to increase or decrease the cost of taps in the future and that the annual amounts set forth in this paragraph will be 20% of such increased or decreased cost if District, by formal resolution, increases or decreases such water tap fees in the future. In the event that water taps fees are amended in the future, the total cost to be paid by owner for such taps shall be similarly amended notwithstanding any prior payments made by Owner.

5. Credit. The parties agree that any payments made by Owner pursuant to the preceding paragraph will be credited to Owner at the time, if ever, that Owner purchases the water tap for the Subject Property. Such credit is conditional, however, upon Owner being current on, and not otherwise in default in, Owner's obligations pursuant to this contract. Additionally, Owner understands that the cost of any such tap may, depending on the future actions of the District, be in an amount equal to, greater than, or less than the current amount of a tap fee. Any such ultimate purchase will be consistent with District's then usual practices with respect to such water tap purchases including, but not limited to, District's then existing form of contract for water tap purchases.

6. Monthly charges. Owner will additionally pay to District a monthly service charge in an amount equal to the monthly minimum charge imposed by District for water service for taps in the size contemplated notwithstanding the fact that the tap herein has not been purchased or installed. It is specifically agreed that such monthly service charges shall be paid effective with District's next regular billing cycle. No such payments are subject to the refund process described in the preceding paragraph.

7. Further Conditions of Service. The parties agree that the following terms and conditions are agreed upon, to-wit:

**This contract is a commitment for residential service to proposed LOT 1 (the North ½ of Tract 57). Service to proposed LOT 1 is available from an existing 12" main within P Street. Meter must be installed along street R.O.W. from which access is taken and the property is addressed. Service will be provided by way of the applicant, or owner, purchasing a new water tap. Proposed LOT 2 (the South ½ of Tract 57) currently has water service by way of an uninstalled tap. Acc. #01638.**

8. Lien. Until such time as Owner purchases a water tap for the Subject Property, the parties agree that District will have a perpetual lien against the Subject Property and such lien may be foreclosed in the same manner as provided by the law of the state of Colorado for the foreclosure of mechanics' liens (See § 31-1-1001(1)(j), CRS).

9. Address. Unless otherwise notified by the Owner in writing, all correspondence, notices or statements for the monthly service charges shall be mailed to Owner at the address shown on this contract.

10. Parties Bound. This contract shall be extended to and binding upon the agents, servants, employees, tenants, heirs, executors, administrators, successors and assigns of the parties hereto.

11. District Rules and Regulations. The District's Rules and Regulations, as the same may be hereinafter amended, are an integral part of this contract and any breach thereof by Owner shall constitute a breach of this contract.

12. Assignment. This contract may not be assigned by Owner without the express written permission of District.

13. Colorado Law. This contract shall be governed by the laws of the state of Colorado.

14. Necessary Documents. All parties agree to execute such documents as may be reasonably necessary to effectuate the terms of this contract.

15. Entire Contract. The terms of this contract constitute the final and total terms of the contract between the parties and each party understands that no other agreements, oral or otherwise, shall be binding between them.

IN WITNESS WHEREOF, the parties have executed this contract at Penrose, Colorado, on the date above indicated.

PENROSE WATER DISTRICT,  
special district

By: Ken A. Larson - Dist Mgr.

District

Travis Jenkins

1195 Top Notch Trail

Penrose, CO 81240



Owner

**SOIL CLASSIFICATION AND TEST REPORT**

**OWNER:  
TRAVIS JENKINS**

**PROJECT:  
T & L MINOR SUBDIVISION**

**PROJECT NO. 230825**

**DATE:  
08/25/2023**

**SOIL CLASSIFICATION PREPARED BY:**

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

**EMAIL: richwovens@gmail.com  
RECOGNIZED BY CPOW AS A  
CERTIFIED COMPETENT TECHNICIAN**

**SITE DESCRIPTION:**  
T & L MINOR SUBDIVISION  
FREMONT COUNTY, COLORADO

**SITE DIMENSIONS:**  
SEE ATTACHED SITE PLAN

**RESIDENCE INFORMATION:**  
4 BEDROOM

**MAXIMUM SEWAGE FLOW:**  
NUMBER OF PERSONS IS 8 BASED ON A 2 PERSON PER BEDROOM. THIS YIELDS A  
8 X 75 GPD=600 GPD FLOW.

**SOIL CLASSIFICATION INFO**

LTAR .50  
USDA SOIL TYPE 2A

GROUND WATER TABLE:  
BEDROCK:  
SLOPE OF GROUND AT SITE:  
SUITABILITY OF SOIL:  
TYPE OF USE:  
SOURCE OF WATER:

NONE ENCOUNTERED  
NONE ENCOUNTERED  
TO SOUTHWEST  
GOOD  
RESIDENTIAL  
PENROSE WATER

**REQUIRED ABSORPTION AREA:**

THE ON-SITE WASTEWATER TREATMENT SYSTEM REGULATIONS FOR FREMONT COUNTY WERE ADHERED TO IN THE PREPARATION OF THIS REPORT.

SOIL TREATMENT AREA IN SQUARE FEET= DESIGN FLOW (IN GALLONS/DAY)  
LTAR (IN GPD PER/ SQ. FOOT)

LTAR = .50

600/.50= 1200 SQ. FT.

Adjusted Soil Treatment Area = Required Soil Treatment Area x Size Adjustment Factors:

DESIGN:

1200 x 1.0(table 10.2 for gravity trench) .70 (chambers table 10.3)= 840 sq. ft.

840 sq. ft. /12=70 chambers= 2 ROWS OF 18 AND TWO ROWS OF 17 Q4 INF.

**RECOMMENDATIONS**

SEPTIC TANK SIZE  
LEACH FIELD

1250 GALLONS  
70 chambers in trenches

I CERTIFY THAT THE INFORMATION ON THIS FORM IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND THAT I PERFORMED ALL TESTS IN ACCORDANCE WITH THE PROVISIONS OF THE FREMONT COUNTY ON-SITE WASTEWATER TREATMENT SYSTEM REGULATIONS. I FURTHER CERTIFY THAT I AM RECOGNIZED BY CPOW AS A CERTIFIED COMPETENT TECHNICIAN.

  
RICHARD W. OWENS



PROFILE INFO #1	
DEPTH	TOPSOIL
0"-4"	TOPSOIL
4"-8"	Light Brown Loam USDA SOIL TYPE 2A LTAR .5

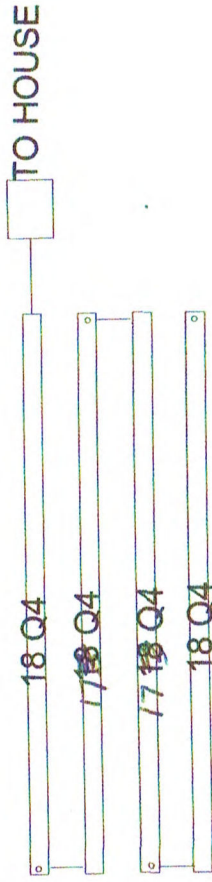
PROFILE INFO #2	
DEPTH	TOPSOIL
0"-6"	TOPSOIL
6"-8"	Light Brown Loam USDA SOIL TYPE 2A LTAR .5

## SYSTEM DETAILS

Leach field to be 2' deep on low side of lot not to exceed 4' in depth. Provide inspection ports.

Install inspection risers to grade for each lid.

1250 GALL. TANK





**Atmos Energy Corporation**

120 S. 6th Street  
Cañon City, CO 81212  
Certified Mailer: 7020 2450 0002 1852 9247

**Beaver Park Water, INC**

P. O. Box 286  
Penrose, CO, 81240  
Certified Mailer: 7020 2450 0002 1852 9285

**Black Hills Energy**

3110 Utility Lane  
Cañon City, CO 81212  
Certified Mailer: 7020 2450 0002 1852 9278

**CenturyLink**

141 E. Enterprise Drive  
Pueblo, CO 81007  
Certified Mailer: 7020 2450 0002 1852 9261

**Charter Communications / Spectrum**

402 Main Street  
Cañon City, CO 81212  
Certified Mailer: 7020 2450 0002 1852 9254

**Penrose Water District**

210 Broadway  
Penrose, CO 81240  
Certified Mailer: 7020 2450 0002 1852 9292

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Penrose, CO 81240

**OFFICIAL USE**

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$3.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$4.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
<b>Total Postage and Fees</b>	<b>\$16.56</b>

**Penrose Water District**  
210 Broadway  
Penrose, CO 81240  
Job #2023-208

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Penrose, CO 81240

**OFFICIAL USE**

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$5.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$3.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$4.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
<b>Total Postage and Fees</b>	<b>\$13.56</b>

**Beaver Park Water, INC**  
P. O. Box 286  
Penrose, CO, 81240  
Job #2023-208

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Cañon City, CO 81212

**OFFICIAL USE**

Certified Mail Fee	\$4.37
Extra Services & Fees (check box, add fee as appropriate)	\$7.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$3.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$4.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
<b>Total Postage and Fees</b>	<b>\$16.56</b>

**Black Hills Energy**  
3110 Utility Lane  
Cañon City, CO 81212  
Job #2023-208

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Cañon City, CO 81212

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<input type="checkbox"/> Adult Signature Required	\$4.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
<b>Total Postage and Fees</b>	<b>\$16.56</b>

**CenturyLink**  
141 E. Enterprise Drive  
Pueblo, CO 81007  
Job #2023-208

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Cañon City, CO 81212

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**Charter Communications / Spectrum**  
402 Main Street  
Cañon City, CO 81212  
Job #2023-208

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
<b>Total Postage and Fees</b>	<b>\$16.56</b>

**Atmos Energy Corporation**  
120 S. 6th Street  
Cañon City, CO 81212  
Job #2023-208

1926 2521 1852 0002 2450 0542 7020 2450 0220

1926 2521 1852 0002 2450 0220 7020 2450 0220

1926 2521 1852 0002 2450 0220 7020 2450 0220



## 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 T & L MINOR SUBDIVISION
2. Project Description  
9.37 ACER SITE TO BE SPLIT INTO 2 PARCELS BEING 4.68 ACERS
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 checked="" type="checkbox"/> Minor Subdivision
3. The subject property is located at:  
THE NORTH EAST CORNER OF "P" AND 11th STREET, PENROSE  
Address and or General Location (*If general location only is used, it will be required that a legal description of the subject property be attached Marked as Exhibit 3.J*)  An exhibit is attached.
4. Fire protection will be provided in what manner and with what resources?  
FLORENCE FIRE PROTECTION

5. The source of water for fire protection is: PENROSE WATER DISTRICT  
 --- Water District – Name of District: PENROSE WATER DISTRICT  
 --- 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?  
640' NORTH ON "P" STREET 640' EAST ON 11th

7. What public roadways provide access to the subject property?  
"P" STREET

8. How many accesses to public roadways will the subject property have?  
2

9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access?  Yes ---  No Please explain by providing right-of-way and surface widths, length of roadway, surface types for all interior existing and proposed roadways and turning radii for cul-de-sacs.  
N/A NO INTERIOR ROADWAYS ARE PLANNED ROADWAYS ARE COUNTY MAINTAINED ROADWAYS

10. What are the existing and or proposed interior roadway names?  
N/A

11. Is the subject property located within a fire protection district?  Yes ---  No  
 If yes, please provide the district name: PENROSE FIRE DISTRICT//FLORENCE FIRE PROTECTION  
*If the subject property is not located within a fire protection district please answer the following questions and the form will be considered completed for submittal. If the subject property is located within a fire protection district then answers to the following will not be required, however the remainder of the form shall be addressed by a representative of the fire protection district in which the subject property is located.*

a. What is the name of the fire protection district closest to the subject property?  
N/A

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

c. Is it logical and feasible to annex the subject property to a fire protection district?  
 Yes -----  No Please explain: \_\_\_\_\_  
ALREADY A PART OF

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

NONE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

Travis Jenkins  
Applicant Printed Name

  
Signature

10-4-23  
Date

Travis Jenkins  
Owner Printed Name

  
Signature

10-4-23  
Date

## FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: Flarence Fire Dist.
2. Name of contact person: \_\_\_\_\_  
Title: \_\_\_\_\_ Telephone: \_\_\_\_\_
3. The name and address of the responding fire station is: Penrose 207 Broadway  
\_\_\_\_\_  
\_\_\_\_\_
4. The distance from the subject property, by public roadway, to the responding fire station is: 3/ miles  
\_\_\_\_\_
5. The estimated response time to the subject property is: 8 mins.
6. The location of the closest fire hydrant to the subject property is: 10th & P  
\_\_\_\_\_
7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development?  Yes ---  No Please explain: 12" main  
\_\_\_\_\_  
\_\_\_\_\_
8. Are the existing public roadways accessing the subject property adequate for fire vehicle access?  
 Yes ---  No Please explain: wide, flat roads  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access?  Yes ---  No Please explain: N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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? N/A



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.**

NA

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\_\_\_\_\_  
 Signature and title of Authorized Fire Protection Representative

10-12-23  
 Date



## FREMONT COUNTY SUBDIVISION RECREATION PLAN AND DISTRICT COMMENT FORM

The Fremont County Subdivision Regulations require notification, of any recreation district when an application for Minor Subdivision or Preliminary Plan is made and any portion of the subject property is within a one (1) mile radius of a recreation district boundary. Evidence of notification is required at the time of submittal for said applications. In order to provide consistency, it shall be required to be submitted using 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*).

In addition, if any portion of the subject property is located within a Recreation District or within one (1) mile of a Recreation District Boundary, a map of the Recreation District Boundary in the area of the subject property shall be provided which locates the proposed subdivision marked at Exhibit A. Recreation District Boundaries shall be obtained from the appropriate district.

### APPLICANT INFORMATION

1. Proposed Subdivision Name: T & L Minor Subdivision
2. Type of Application:  Minor Subdivision     Preliminary Plan
3. The subject property is located at:  
THE NE CORNER OF P STREET AND 11TH STREET  
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. Has the applicant designated any portion of the proposed subdivision for public recreational purposes?  
 Yes ---  No If yes, please explain. \_\_\_\_\_
5. Has the applicant designated any portion of the proposed subdivision for recreational use of the residents of the proposed subdivision?  Yes ---  No If yes, please explain. \_\_\_\_\_
6. Has the applicant designated any portion of the proposed subdivision for public open space purposes?  
 Yes ---  No If yes, please explain. \_\_\_\_\_

7. Has the applicant designated any portion of the proposed subdivision for open space for the sole benefit of the residents of the proposed subdivision?  Yes ---  No If yes, please explain. \_\_\_\_\_

8. Is any portion of the subject property within a recreation district?  Yes ---  No If yes, provide the name of the Recreation District: **PENROSE RECREATION DISTRICT**

9. Is any portion of the subject property within one (1) mile of a recreation district boundary?

Yes ---  No If yes, provide the name of the Recreation District? \_\_\_\_\_  
N/A **ALREADY IN THE DISTRICT**

If no, what is the name of the closest Recreation District to the subject property? \_\_\_\_\_

What is the distance from the closest Recreation District boundary to the any portion of the subject property? \_\_\_\_\_

10. Is the applicant considering annexation of any portion of the subject property into a recreation district?

Yes ---  No Please explain:  
N/A **ALREADY IN THE DISTRICT**

Travis Jenkins  
Applicant / Owner Printed Name

  
Signature

10/4/23  
Date

**RECREATION DISTRICT INFORMATION**

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 will result in the Department, Commission and Board assuming that the Recreation District, has no comments with regard to the proposed subdivision.

1. The name of the Recreation District is: Penrose  
2. Name of contact person: Roberta Newton  
Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

3. Is any portion of the subject property located within the Recreation District?  Yes ---  No If no, is annexation of the subject property to the Recreation District logical and feasible?  Yes ---  No  
Please explain. \_\_\_\_\_  
\_\_\_\_\_

4. District recommendations concerning recreational needs for this proposed subdivision are as follows:  
None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] \_\_\_\_\_  
Signature of Authorized Recreation District Representative  
10-7-2023  
Date

## Plat revisions

- Title has been modified
  - Legend has been placed
  - Vicinity map has been labeled
  - Basis of bearings has been added
  - Revision date added
  - Note as to the drainage is added
  - Book 611 page 914 is added
  - Acreages and square footage is revised
- REVISED CLOSURE SHEETS

# Parcel Map Check Report

Parcel Name: revised – LOT 1

### Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

Segment# 1: Line	Length: 315.39'
Course: S0° 32' 17"E	
Segment# 2: Line	Length: 634.99'
Course: S89° 55' 29"W	
Segment# 3: Line	Length: 317.09'
Course: N0° 30' 48"W	
Segment# 4: Line	Length: 634.87'
Course: S89° 55' 20"E	Area: 200,782.09Sq.Ft.
Perimeter: 1,902.34'	Course: N9° 05' 11"E
Error Closure: 0.0051	East: 0.00081
Error North : 0.00508	
Precision 1: 373,007.84	

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Parcel Name: revised – LOT 2

### Segment# 1: Line

Course: S89° 46' 18"W Length: 635.12'

Segment# 2: Line  
Course: N0° 30' 48"W  
Segment# 3: Line  
Course: N89° 55' 29"E  
Segment# 4: Line  
Course: S0° 32' 17"E  
Perimeter: 1,902.59'  
Error Closure: 0.0064  
Error North : 0.00441  
Precision 1: 297,279.69

Length: 317.09'  
Length: 634.99'  
Length: 315.39'  
Area: 200,825.39Sq.Ft.  
Course: N46° 34' 55"W  
East: -0.00466

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Parcel Name: revised – EXTERIOR

Segment# 1: Line  
Course: S89° 46' 18"W  
Segment# 2: Line  
Course: N0° 30' 48"W  
Segment# 3: Line  
Course: S89° 55' 20"E  
Segment# 4: Line  
Course: S0° 32' 17"E  
Perimeter: 2,534.95'  
Error Closure: 0.0111  
Error North : -0.01051  
Precision 1: 228,373.87

Length: 635.12'  
Length: 634.17'  
Length: 634.87'  
Length: 630.79'  
Area: 401,607.48Sq.Ft.  
Course: S19° 11' 26"W  
East: -0.00366

*George R Hall*

George R Hall  
Crown Point Land Services

[Home](#)



**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: T & L MINOR SUBDIVISION
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: 203967.52 sqft
  - c. Proposed uses:  
 Residential Only  
 Commercial

Commercial and Residential

- d. Proposed number of residences: 1 or number of existing residences to remain on created parcel: 1
- 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: PENROSE WATER DISTRICT  
 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: 204011.50 sqft
- c. Proposed uses:  
 Residential Only  
 Commercial  
 Commercial and Residential

- d. Proposed number of residences: 1 or number of existing residences to remain on created parcel: 1
- 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: PENROSE WATER DISTRICT  
 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









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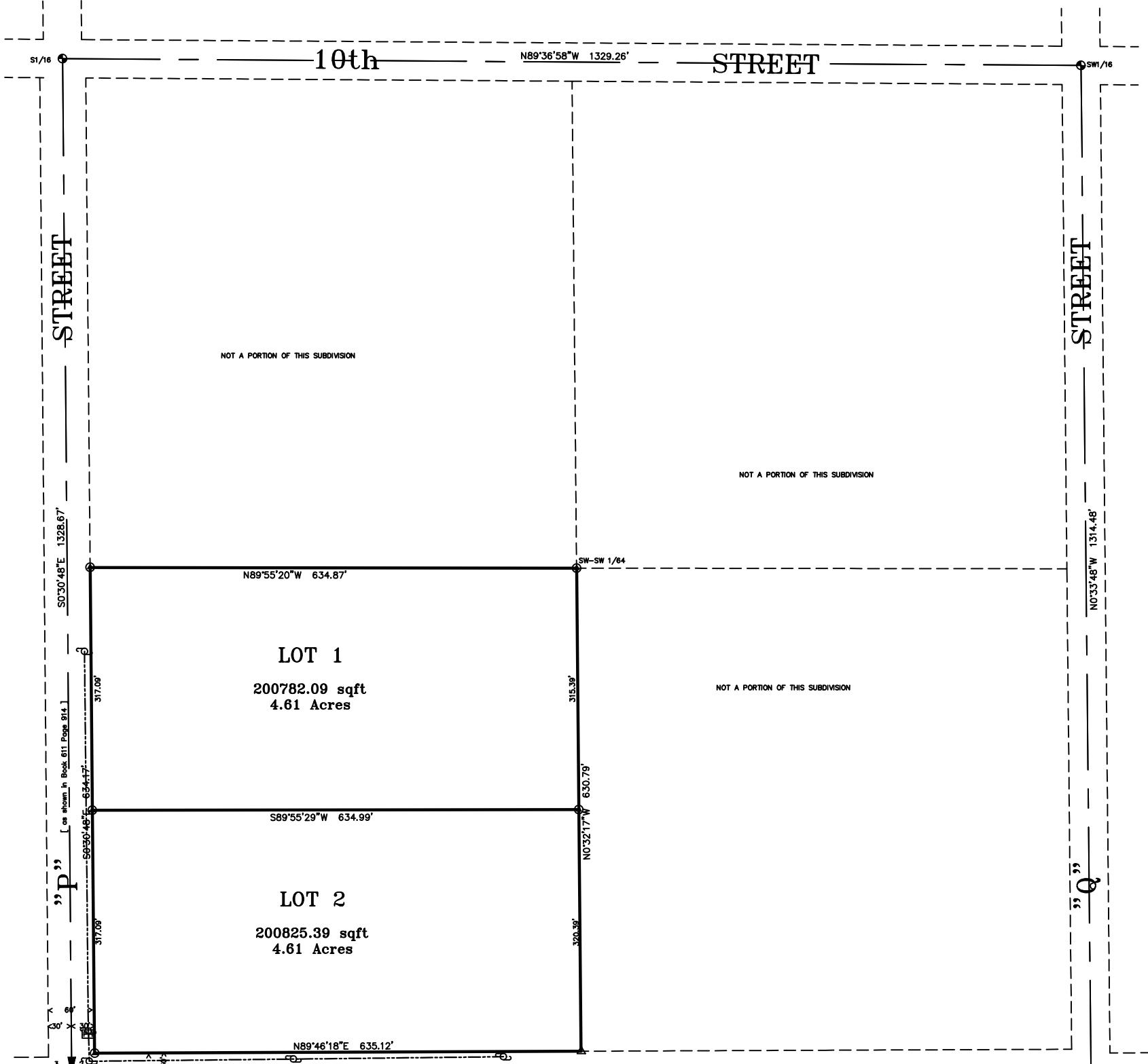


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AT #3



THE TIME OF DEVELOPMENT.  
PLAN WILL BE REQUIRED.

**KNOW ALL**  
*Travis L. J.*  
are the owners

**TO WIT**  
*Travis L. J.*  
*The Beaver Land*  
*County of F.*  
Containing 4.

**DEDICATE**  
*Travis L. J.*  
being the owner  
subdivided in F  
*T & L*  
have laid out,  
and do hereby  
other public or  
the land labels  
public utilities  
vested with the

**In witness**  
*Travis L. J.*  
have subscribed  
By  
*Travis L. J.*  
*Abbece S. A.*

**NOTARY**  
The foregoing  
*Travis L. J.*  
My commission  
My address is  
Witness my ha

**ACKNOWLEDGE**  
The undersigned  
Fremont County  
and all roads  
however, that  
acceptance for  
from said road  
Board of the

Chairman, Fr

**EASEMENTS**  
Easements for  
plot, with the  
adjacent prop  
are subject to  
subdivision b

**REGISTER**  
I, George R. H.  
do hereby cert  
in accordance  
this plat does  
subdivision th  
certify that a  
flood hazard  
shown hereon



## ***Planning and Zoning Department***

615 Macon Avenue Room 210, Canon City, Colorado  
Telephone (719) 276-7360 / Facsimile (719) 276-7374  
Email [planning@fremontco.com](mailto:planning@fremontco.com)

Crown Point Land Services  
P.O. Box  
Canon City, CO. 81212  
Owner- Travis and Rebecca Jenkins

Reference: Project History - MS 23-005 T & L Subdivision

Application Submittal Date: 10/24/2023

1<sup>st</sup> Deficiencies and Comments letter date: 11/16/2023

1<sup>st</sup> Addendum Letter Received: 11/29/2023.

- In the Addendum the Consultant was telling staff to modify his application for him. Staff cannot modify an application.
- Consultant was informed submission of a hardcopy and electronic copy of the revised application are a requirement of resubmittal. I explained these requirements when he was at the front counter.
- The consultant also informed staff in his Addendum that he would correct the violation on the property (SMM) prior to recording the final plat. Projects cannot move forward if a violation exists on the property. This was explained to the Consultant.

Revised Application Resubmittal (electronic only): 12/06/2023.

- Consultant sent first email contain synopsis of our conversation, requests clarification of synopsis if he was incorrect. Request is not standard practice of this department and presents possible significant time obligations. Email was not answered.
- Consultant was informed a hardcopy and electronic copy of the revised application is a requirement of resubmittal as they only provided an electronic copy.

2<sup>nd</sup> Deficiencies and Comment letter date: 12/7/2023

- D&C letter was created using electronic copy and addendum.

Phone call received, date 12/07/2023: Consultant called me and left a voice message swearing.

Email received from Owner 12/07/2023: Inquiring about re-application fee.

Email Received from Consultant 12/10/2023: Consultant emailed regarding getting an understanding of what I'm looking for. Consultant emailed two times telling me a date and time for an appointment that worked for him and stated lack of a response from me with confirm the appointment. Email was sent on a Sunday at 9:33pm.

Consultant came into office 12/11/2023: Consultant came into office and told the office manager he was here for an appointment with me. When he was told I was out sick he commented “real convenient”. He met with the Planning Coordinator at the front counter. The consultant had a raised voice and was banging on the counter while the Coordinator was trying to help him. The Coordinator told the consultant if he wanted her help, he would have to be respectful, the Consultant then stormed out of office.

Response email sent to Owner 12/12/2023

2<sup>nd</sup> Addendum Letter Received 12/12/2023:

- Applicant never submitted a reapplication fee or a hard copy of the application. One answer is still incorrect (44A).

Email from Consultant 12/12/2023: THIS SHOULD BE ON THE AGENDA FOR JANUARY

Red Lined Plat:

On both submissions of the red line plat, the Fremont County Land Use Technician noted he would prefer a direct tie to a section monument on the Southwest corner. The Consultant refused to modify stating he was in compliance with regulations by having a direct tie to a section monument on the Northeast corner on the interior of lot 1. While this is in compliance of the regulations, it adds additional steps for surveyors in the future.

Code enforcement Site Inspection date 12/14/2023:

- The SMM equipment was removed from the site. The Planning and Zoning Department was never notified that the violation was corrected.

On both D&C’s letter I referenced the Building Departments concerns regarding OWTS for lot 1. The Building Department has concerns about the suitability of this area and feels the Consultant did not adequately address this with the application. The Building Department also recommended the location that can accommodate an OWTS be designated. The only way to designate these locations would be by identifying them.

I would encourage the Commission to review the submitted addendum dated 11/29/2023 to see the responses that were provided from the Consultant to multiple County offices.

Daniel Victoria,  
Planning and Zoning Coordinator

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**FREMONT COUNTY  
PLANNING COMMISSION MEETING MINUTES  
January 2, 2024, AT 3:00 P.M.**

**MEMBERS PRESENT**

John Hamrick  
Gardner Fey  
Rudl Mergelman  
Larry Brown  
Travis Payne  
Dale McCullough  
John Carper

**STAFF PRESENT**

Danielle Adamic, Planning Coordinator  
Joanne Kohl, Office Manager

**1. CALL TO ORDER**

Vice Chairman Hamrick Called the meeting to order at 3:00 pm.

**2. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was recited.

**3. APPROVAL OF THE January 2, 2024, PLANNING COMMISSION AGENDA**

Vice Chairman Hamrick asked if there were any changes, additions or corrections to the January 2, 2024, Fremont County Planning Commission Agenda.

**MOTION**

Mr. Brown motioned to accept the January 2, 2024, Fremont County Planning Commission Meeting agenda.

**SECOND**

Mr. Fey second the motion.

Vice Chairman Hamrick called for a roll call vote, and the motion passed unanimously. (7 of 7)

**4. APPROVAL OF THE December 5, 2023, PLANNING COMMISSION MEETING MINUTES**

Vice Chairman Hamrick asked if there were any changes, additions or corrections to the December 5, 2023, Fremont County Planning Commission Meeting Minutes.

**MOTION**

Mr. McCullough motioned for approval of the December 5, 2023, minutes.

**SECOND**

Mr. Fey second the motion.

Vice Chairman Hamrick called for a roll call vote, and the motion passed unanimously. (7 of 7)

**5. UNFINISHED BUSINESS**

None

## **6. NEW BUSINESS**

### **A. Election of Chairman**

#### **MOTION**

Mr. Brown makes a motion to nominate John Hamrick for the position of Chairman of the Planning Commission for the year 2024.

#### **SECOND**

Mr. Payne second the motion.

Chairman Hamrick thanks the board for the nomination and called for a roll call vote, and the motion passed unanimously. (7 of 7)

Chairman Hamrick calls Mr. George Hall to present the next item on the agenda.

### **B. MS 23-005 T&L Minor Subdivision**

Mr. Hall states that he also has the client there, Mr. Travis Jenkins. He states that he will have a discussion about roadway but first states that the Fremont County Building Department has some concerns, that this project is not at the Building Department level at this point in time, they are still in the subdivision part of it and they fully understand that there are going to have to have to be perk tests for a specific type of house that might be going on each lot. They have completed a perk test on one of the lots and states that they have complied with the regulations. They have waived the drainage plan to the time of building permit, they have no problem putting dots on the plat as requested. The big thing they want to discuss is the road process. Suggested they hear from staff and then they can discuss the road.

Chairman Hamrick asks Coordinator Adamic for the staff report.

Coordinator Adamic states that the applicant is requesting approval for minor subdivision that will create a total of 2 lots. The subject property is located in the Agricultural Rural Zone District, at the intersection of P Street and 11<sup>th</sup> Street in Penrose. Lot 1: 4.68 acres 203,860.8 square feet. Lot 2: 4.68 acres 203,860.8 square feet.

#### **Utility Companies that will service this minor subdivision:**

Black Hills Energy  
Century Link Telephone  
Spectrum Cable Television  
Florence Fire District  
Atmos Energy Corporation  
Beaver Park Water INC  
Penrose Water District

#### **Zoning District Development Requirements: 4.7.5 DEVELOPMENT REQUIREMENTS:**



4.7.5.1 Minimum lot area:  
4 ½ Acres – Individual well and individual sewage disposal system.  
\*Meets requirements

**Improvements:**

P Street will be brought to County Road standards along the property frontage. The applicant is bidding the cost of upgrades and waiting for a sample improvement agreement to be provided by the County.

**Applicants Deferment Request:**

Drainage Plan & Report

**Comments Received:**

Fremont County Building Department: Please see attached letter from the Building Department. The Consultant was made aware of these concerns but felt he had complied with regulations.

Fremont County Department of Transportation: Application indicates applicant will be submitting drainage and utility plans before building, we will need a copy of those plans when available.

**Applicant contingency Requests:**

- 1) Upgrading P Street along the entire portion of the property to County Road standards.
- 2) Applying for access permits for each lot.
- 3) Properly executed ratification, consent and release forms if a mortgage is required due to the improvement agreement.

**Planning & Zoning Department Recommendations:**

The Planning and Zoning Department recommends approval with the following **contingency**:

- P street be upgraded to Rural Local Street standards along the frontage of the proposed lots.

The Planning and Zoning Department recommends approval with the following **conditions**:  
Per Subdivision Regulations of Fremont County, Colorado Section XIII D General Information #8.

- **DRAINAGE PLAN AND REPORT.** Department recommends that a note be on the plat stating “at time of development, drainage plan and report is required.”

Per FCDOT letter:

- Drainage and utility plans be submitted to FCDOT prior to building.

Per Subdivision Regulations of Fremont County, Colorado Section XIII E ADDITIONAL REQUIREMENTS #1.

- Address Issuance application applied for at time of development on each lot.

Per Subdivision Regulations of Fremont County, Colorado Section XIII E ADDITIONAL REQUIREMENTS #3.

- Driveway access applied for and approved at time of development of each lot.

Per Subdivision Regulations of Fremont County, Colorado Appendix I, #3 Street Improvements, B.

- Plat note indicating lot #2 shall take access from P Street.

Chairman Hamrick asks the Board if they have any questions at this time.

Mr. McCullough states he has a question regarding the perk test, one was done for the 10-acre parcel, will that be in a location that if you don't split the lots, it would be a viable location in the vicinity of the leach field.

Mr. Hall replies yes and that complies with the current county regulations.

Coordinator Adamic states that the Building Department was concerned with the shell in the area and if they would have to do a raised septic system and would cost quite a bit of money. Following regulations, it would have to be done at time of development.

Chairman Hamrick states that they do have 5 conditions proposed for this application and asks Mr. Hall if any of these conditions are a problem.

Mr. Jenkins, the applicant, states that his concern with the road is he's been getting bids from local contractors, and they are coming in about 50,000 to upgrade 660 feet of road in the middle of an unmaintained section. He states that if he was dividing more lots, he could divide that cost amongst those. But for 2 lots in Penrose, that's 25,000 per lot, on a lot that's worth only 80-85,000 dollars. He states that his goal is to make 2 lots and put 2 manufactured homes for affordable housing. He states in his opinion it is an undue financial burden to make this road and nobody benefits from it. The roads in front of the property are 24,25,26 ft. roadways that are flat and level. Fire and emergency vehicles, utility vehicles, garbage trucks can go up and down them. He states that, how can he be guaranteed if he spends 50,000 for a road, when the county road, just up the street, the county isn't even maintaining the roads they have anyway. Another concern he has that was brought up to him from Bart Adams from Beaver Park, who is a Beaver Park Board member and soil conservation, the drainage from 9<sup>th</sup> Street down for the irrigation and the rain runs down P Street and it makes a rut and the water runs right into this road. So, they have all this drainage from up above that he feels he is not responsible to fix, and when it washes out this new road, who is going to come out and fix it. He states that according to the regulations, the country would be responsible. He has not talked to FC DOT regarding this issue. He states that there is really no benefit to anybody to put this road in.

Chairman Hamrick asks the board if they have any questions.

Mr. McCullough states that if he was buying a 300,00-400,000 house he would like to have that road maintained.

Mr. Jenkins states that, yes, but it will only be that 660-foot piece of the road that would be the only part that's maintained. Everything above that and beside it is not maintained. He states that the ultimate solution would be for Fremont County to chip in and upgrade their portion of the road.

Chairman Hamrick asks, when it rains now, what happens to that section of P Street.

Mr. Jenkins states that it washes ruts and stuff down and potholes.

Chairman Hamrick states that they did review a different subdivision with similar issues with the roads, and they recommended approval but then was overruled and denied by the Board of County Commissioner's. One of the issues was the lack of improvement of a street that would be serving the

subdivision. His understanding is that the county regulations' intent is for the developer to pay the cost of improvements.

Mr. Hall states that in the improvement agreement would there be a possibility to put in there a time period, for example... 18 months, that the rest of the road getting to that would need to be improved before the road actually got improved, and that way it would eliminate the potential of being run off and washing out.

Mr. Payne states that they do not have the ability to force the department of transportation on that issue.

Chairman Hamrick states that what Mr. Hall is suggesting is that the Board approve this Minor Subdivision without the road improvement, except that the road improvement would happen once P street was improved to county standards to wherever it is not being maintained at this point.

Mr. Payne states that he noticed on the public utility notifications, he had a question about the availability of water, are there 2 taps.

Mr. Jenkins states that, yes, he has already spent the money on the second tap.

Mr. Payne states to be clear that the county just requires that a water district to just say that they will serve, they don't need proof of a tap. Penrose won't just give an availability of water without you buying one.

Mr. Jenkins states that they will not give you a letter, you have to purchase a tap commitment that's non-refundable.

Mr. Brown states that in the board's situation under planning and zoning, yes, they can approve this as it is written but also as far as the contingencies are concerned, he thinks it's up to the county commissioners to decide.

Chairman Hamrick states that, yes, they need to work closely with planning and development director in regard to these new regulations that they are working on to make sure that in situations like this, is to be better defined.

Chairman Hamrick is open to a motion.

### **MOTION**

Mr. Brown motioned to approve MS 23-005 T&L Minor Subdivision with the following Contingencies, Waivers and Conditions:

### **Conditions:**

- 1.DRAINAGE PLAN AND REPORT. Department recommends that a note be on the plat stating, "at time of development, drainage plan and report is required."
2. Drainage and utility plans be submitted to FCDOT prior to building.
- 3.Address Issuance application applied for at time of development on each lot.

4. Driveway access applied for and approved at time of development of each lot.

5. Plat note indicating lot #2 shall take access from P Street.

**Contingencies:**

1. P street be upgraded to Rural Local Street standards along the frontage of the proposed lots.

**SECOND**

Mr. McCullough second the motion.

Chairman Hamrick called for a roll call vote, and the motion passed unanimously. (7 of 7)

**7. ADJOURNMENT**

Chairman Hamrick adjourned the meeting at 3:51 p.m.

\_\_\_\_\_  
CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION

\_\_\_\_\_  
DATE