



## FREMONT COUNTY

### DEPARTMENT OF PLANNING AND ZONING

615 MACON AVENUE, ROOM 210, CAÑON CITY, COLORADO, 81212

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

Email: [Planning@fremontco.com](mailto:Planning@fremontco.com)

# Farm & Ranch Hand Quarters

*Note: All applications prior to submittal must have gone through a pre-application meeting*

FREMONT COUNTY PLANNING & ZONING

## Requirements Overview

Farm & Ranch Hand Quarters:

Agricultural Declaration and documents from the Fremont County Assessor's Office.

Letter stating the circumstances requiring the accessory use and building, and the terms of employment for the person(s) who will inhabit the accessory building.

Compliance with the zone district setback, building height, and lot coverage requirements.

Proof of water, which may be a letter from a public water district indicating that the proposed use can be provided water service, or a letter or a copy of a well permit from the Colorado Division of Water Resources, which notes that the proposed use can be serviced by a well.

Proof of sewage disposal, which may be a letter from a public sewer district, or verification from the Fremont County Department of Health and Environment (or Building Department) stating the property contains an adequate OWTS for the proposed use.

A minimum of forty (40) acres is required.

Plot Plan indicating all structures proposed and existing locations, and dimensions. Distances from at least two property lines shall be dimensioned.

Any application which is not complete or does not include all minimum submittal requirements will be rejected by the Fremont County Department of Planning and Zoning (Department). The department requires one (1) electronic copy, one (1) hard copy of the application, one (1) hard copy all required submittals, and two (2) hard copies of the site plan.

Upon receipt of a complete application, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter), which will state the submittal deficiencies which must be addressed by the applicant, Department comments and/or questions about the application, and the number of revised application packets to be supplied to the Department. An additional full application fee may be charged to the applicant, as per Resolution approved by the Board of County Commissioners (Board), if all deficiencies as per the initial D & C Letter are not adequately addressed or provided. Each subsequent D & C Letter, based on resubmitted items, will result in another full application fee. All such fees shall be paid along with the deficiency submittal, prior to any further review of the application.

The Department, Commission, and/or Board of County Commissioners (Board) may require additional information at any time during the application process as may be deemed necessary for thorough consideration of the application and to enable an informed final decision.

**Applicants shall pay all application fees to the Fremont County Treasurer's Office. Upon receipt of a complete application, a Department representative will provide the applicant with a payment check list to present to the Treasurer's Office with payment.**



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**Farm & Ranch Hand Quarters**  
**\$50.00**

**PROPERTY INFORMATION:** Provide information to identify property.

<b>Property Address:</b>	
<b>Tax ID/Parcel Numbers:</b>	<b>Zone District:</b>
<b>Total Acreage:</b>	

**PROPERTY OWNER(S) INFORMATION:** Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

<b>Name(s) (Individual or Organization):</b>
<b>Mailing Address:</b>
<b>Telephone:</b>
<b>Email Address:</b>



## Fremont County Planning & Zoning Department

### Farm & Ranch Hand Quarters Application

### 1. REQUIRED ATTACHMENTS

<input type="checkbox"/> <b>EXHIBIT 1.1</b>	Agricultural Declaration and documents from the Fremont County Assessor’s Office.
<input type="checkbox"/> <b>EXHIBIT 1.2</b>	Letter stating the circumstances requiring the accessory use and building, and the terms of employment for the person(s) who will inhabit the accessory building.
<input type="checkbox"/> <b>EXHIBIT 1.3</b>	Proof of water, which may be a letter from a public water district indicating that the proposed use can be provided water service, or a letter or a copy of a well permit from the Colorado Division of Water Resources, which notes that the proposed use can be serviced by a well.
<input type="checkbox"/> <b>EXHIBIT 1.4</b>	Proof of sewage disposal, which may be a letter from a public sewer district, or verification from the Fremont County Department of Health and Environment (or Building Department) stating the property contains an adequate OWTS for the proposed use.
<input type="checkbox"/> <b>EXHIBIT 1.5</b>	Plot Plan Showing: <ol style="list-style-type: none"> <li>a. All structures proposed or existing with dimensions to two property lines.</li> <li>b. Building Heights</li> <li>c. Lot Coverage</li> <li>d.</li> </ol>

By signing this Application, the Applicant, or the agent / representative / consultant 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 the Applicant’s knowledge and belief.

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

Signing this Application is a declaration by the applicant that all plans, drawings and commitments submitted with or contained within this Application are or will be in conformance with the requirements of the Fremont County Zoning Resolution.

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Printed Name	Applicant Signature	Date
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Printed Name	Owner Signature	Date
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