



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

Zone Change #2

Application Packet

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

FREMONT COUNTY PLANNING & ZONING

Process & Requirements Overview

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) hard copy of the application and all required submittals. Two (2) copies of a drawing shall be prepared to professional standards, minimum size 24" X 36", drawn at a common increment scale between or including 1" = 50' and 1" = 200' unless otherwise approved by the Department prior to submittal of the application, & two (2) reduced (to 11"x17") copies. One (1) electronic copy all items shall be labeled exactly as the required submittal.

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 for placement on an agenda of the Commission. 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.

Any Land Use application for that has been submitted after the use requiring the permit has been established on the property may be subject to a penalty fee in addition to the set application fee for such permit. The penalty fee shall be equal to the initial application fee for the Land Use Application. As with all land use applications payment of associated fees do not ensure approval of the application.

If the application is approved by the Board with contingencies the contingencies shall be completed to the Department within six (6) months of the approval date, or the approval shall be deemed rescinded and the application expired, after which, re-submittal of the application, including fees, and procedural requirements, will be required.

In approving an application for Land Use, the Board may require higher standards for development than required by the Fremont County Zoning Resolution (FCZR).

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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Check the Applicable Application	
<input type="checkbox"/> Zone Change #2 With Use Designation Plan \$1,800.00	<input type="checkbox"/> Zone Change #2 With SRU, CUP, or CDP \$2,500.00

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es):	
Tax ID/Parcel Numbers(s):	Parcel size(s) in Acres:
Zone District:	Proposed Zone District:

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.

Name(s) (Individual or Organization):
Mailing Address:
Telephone:
Email Address:

AUTHORIZATION REPRESENTATIVE / AGENT / CONSULTANT: Indicate person(s) submitting the application if different than the property owner(s). Attach additional sheets if necessary.

Name(s) (Individual or Organization):
Mailing Address:
Telephone:
Email Address:

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.

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

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.

Printed Name	Applicant Signature	Date
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Printed Name	Owner Signature	Date
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Fremont County Planning & Zoning Department

Zone Change #2 With Use Designation Plan

Zone Change #2 With SRU, CUP, or CDP

REQUIRED EXHIBITS

Submittals and exhibits should be clearly identified with section and/or question number located on the bottom right-hand corner, or otherwise tabbed or marked. Any waiver requests shall be labeled as the same exhibit number.

LETTERS OF INTENT – SECTION TWO

<input type="checkbox"/> EXHIBIT 2.1	<p>A statement of justification for the rezoning, including at least one of the following conditions:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Evidence that additional land is needed in the proposed zone district. <input type="checkbox"/> Evidence that there has been a material change in the neighborhood that justifies the requested zone change. <input type="checkbox"/> Evidence that the proposed zone change will be in conformance with the Fremont County Master Plan in relation to the area.
<input type="checkbox"/> EXHIBIT 2.2	<p>Written description of the buildings and or uses proposed.</p>
<input type="checkbox"/> EXHIBIT 2.3	<p>Written description of land and building uses within five hundred (500) feet of the boundary of the proposed area of change in all directions from the subject property.</p>
<input type="checkbox"/> EXHIBIT 2.4	<p>Provide Evidence that:</p> <ul style="list-style-type: none"> <input type="checkbox"/> There is a public need for the zone change. <input type="checkbox"/> The zone change will be a County and or neighborhood benefit, in that it will tend to preserve and promote property values in the neighborhood. <input type="checkbox"/> The proposed zone change, and proposed use will be in harmony and compatible with the surrounding land uses and development in the area.
<input type="checkbox"/> EXHIBIT 2.5	<p>Effects the proposed zoning and proposed use would have on adjacent uses. If no positive or adverse effect on adjacent uses is expected, explain why there will be no positive or adverse effect on adjacent uses.</p>

<input type="checkbox"/> N/A	<p style="text-align: center;">ZONE CHANGE #2 APPLICATION WITH LAND USE PERMIT</p> <p style="text-align: center;">STOP HERE</p> <p>Provide a complete application for a Special Review Use, Conditional Use Permit, or Commercial Development Plan see Chapter 9 of FCZR.</p>
<input type="checkbox"/> Exhibit 2.6	<p style="text-align: center;">Statement indicating how the proposed use complies with “Goals Objectives, and Implementation Strategies” of the Fremont County Master Plan District</p>
<input type="checkbox"/> Exhibit 2.7	<p style="text-align: center;">Statement indicating how the proposed use will be in harmony and compatible with surrounding land uses and development in the area and/or measures that can be taken to make it in harmony & compatible.</p>

REQUIRED SUBMITTALS – SECTION THREE

<input type="checkbox"/> Exhibit 3.1	<p style="text-align: center;">Right to Occupy</p> <p><input type="checkbox"/> A copy of the current deed of record indicating ownership and the legal description.</p> <p><input type="checkbox"/> Written authorization from the current property owner, if the applicant is other than the current property owner, specifying the extent to which the application is authorized.</p> <p><input type="checkbox"/> If the proposed zone change application is not intended to cover the entire property described in the current deed of record, then an appropriate subdivision application may be required as a condition of approval.</p>
<input type="checkbox"/> Exhibit 3.2	<p style="text-align: center;">Water Supply documentation:</p> <p><input type="checkbox"/> Public water source requires documentation evidencing ability to provide service.</p> <p><input type="checkbox"/> Wells require documentation of a well permit and/or documentation that the existing well is adequate for the proposed use.</p>
<input type="checkbox"/> Exhibit 3.3	<p style="text-align: center;">Sanitation Documentation:</p> <p><input type="checkbox"/> Public sewer shall require documentation evidencing the ability to provide service.</p> <p><input type="checkbox"/> Onsite Wastewater System (OWTS) shall require a soils report and a design plan from a certified engineer. Existing OWTS systems shall require documentation that the existing system is adequate for the proposed use.</p>
<input type="checkbox"/> Exhibit 3.4	<p style="text-align: center;">Refuse Plan:</p> <p>Shall address the storage, collection, and disposal of refuse. It shall also document screening of refuse receptacles/areas. (Refuse plans require approval by the Fremont County Environmental Health Dept.)</p>
<input type="checkbox"/> Exhibit 3.5	<p style="text-align: center;">Drainage Plan & Report: (Drainage plans require approval by the County Engineer).</p>
<input type="checkbox"/> Exhibit 3.6	<p style="text-align: center;">Buffering and Landscaping Plan</p>

<input type="checkbox"/> N/A	<p>Shall be in accordance with FCZR Section 5.04 (a)</p> <p>Buffering and landscaping shall be completed prior to recording of the zone change.</p> <p>If non-applicable, provide a justification statement as to why such regulations are non-applicable.</p>
<input type="checkbox"/> Exhibit 3.7	A list of names and mailing addresses for all property owners within five hundred (500') feet of the boundaries of the subject property.
<input type="checkbox"/> Exhibit 3.8	A list of names and complete mailing address of all severed mineral interests owners of the subject property.

REQUIRED FORMS

<input type="checkbox"/> FCDOT	Fremont County Roadway Impact Analysis Form (if accessed from a county road)
<input type="checkbox"/> CDOT	Colorado Department of Transportation Access Permit (if accessed from a CDOT controlled highway)
<input type="checkbox"/> FIRE	Fire Protection Plan

USE DESIGNATION SITE PLAN

<input type="checkbox"/>	Two (2) copies of a drawing shall be prepared to professional standards, minimum size 24" X 36", drawn at a common increment scale between or including 1" = 50' and 1" = 200' unless otherwise approved by the Department prior to submittal of the application. Two (2) reduced (to 11"x17") copies all of which shall include the following:
<input type="checkbox"/>	Written and graphic scale with minimum of 1" = 200' max 1" = 50';
<input type="checkbox"/>	Appropriate title _____ (NAME) TYPE _____ (PERMIT OR USE DESIGNATION)
<input type="checkbox"/>	Appropriate subtitle (brief description of the proposed use);
<input type="checkbox"/>	Boundary drawing of the property with bearings and dimensions illustrating the legal description;
<input type="checkbox"/>	Legal description of the property;
<input type="checkbox"/>	Acreage or square footage of the subject property;
<input type="checkbox"/>	Zoning classification of the adjoining properties;
<input type="checkbox"/>	North Arrow;
<input type="checkbox"/>	Vicinity map locating the subject property in relation to surrounding areas;
<input type="checkbox"/>	<p>Provide a table on the drawing to indicate the relationship between the proposed construction and existing improvements to remain on the property referencing the development requirements of the proposed zone district.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Minimum lot size. <input type="checkbox"/> Maximum lot coverage. <input type="checkbox"/> Maximum building height. <input type="checkbox"/> Minimum lot width. <input type="checkbox"/> Minimum setbacks requirements:

	<input type="checkbox"/> Front yard. <input type="checkbox"/> Side yards (two). <input type="checkbox"/> Rear yard.
<input type="checkbox"/>	<p>The drawing shall illustrate the size, shape, and location of all existing and proposed buildings, structures, and improvements including: <i>(Note: Typical type drawings and or tables may be used to express the required information if appropriate.)</i></p> <input type="checkbox"/> Each such building, structure and or improvement shall have a label and or note that identifies it and states its existing and or proposed use. <input type="checkbox"/> Square footage and dimensions of all buildings and structures. <input type="checkbox"/> Building height of each building and/or structure.
<input type="checkbox"/>	All access points from the subject property to the public roadway system. Locate each access point by providing dimensions from property lines.
<input type="checkbox"/>	<p>All off-street parking areas on the subject property. A table based in Sections 5.05 of the FCZR specifying the minimum numbers of spaces required for each use category.</p>
<input type="checkbox"/>	<p>All off-street loading areas proposed to be contained on the subject property. (See Section 5.05 of this Resolution for requirements).</p>
<input type="checkbox"/>	<p>All existing easements located on the subject property. If existing easements are to be vacated or relocated, appropriate information shall be provided by label or note.</p> <p>All proposed easements to be located on the subject property after the zone change including dimensions from property lines at the beginning and end of the easement.</p>
<input type="checkbox"/>	<p>Identify and locate by dimensions from property lines:</p> <input type="checkbox"/> All drainageways <input type="checkbox"/> FEMA Flood areas <input type="checkbox"/> Significant Natural Features <input type="checkbox"/> Drainage Facilities
<input type="checkbox"/>	If the drawing requires the use of symbols or lines that cannot or should not be identified by label, then the drawing shall include a legend in which to identify them.
<input type="checkbox"/>	If the drawing requires notes to understand different aspects of the property and or proposal, then the drawing shall contain a note section in which each note is identified by a numerical or alpha designation.



Fremont County Department of Planning and Zoning Roadway Impact Analysis Form

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

1. Project Name _____

2. 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 | |

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

4. Provide a detailed description of the proposed use: _____

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

Residential: _____ daily, _____ peak-hour am, _____ peak-hour pm _____
 Employee: _____ daily, _____ peak-hour am, _____ peak-hour pm _____

Customer: _____ daily, _____ peak-hour am, _____ peak-hour pm

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

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

Total Vehicle Trips: _____ daily, _____ peak-hour am, _____ peak-hour pm

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

_____ Date _____ Seal

Colorado Licensed Professional Engineer

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

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

6. *What is the general location of the subject property? _____

7. *What are the names and/or the numbers of the public roadways that serve the site? _____

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

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

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

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

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

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

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

Please explain: _____

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

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

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

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

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

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

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

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

17. *What is the right-of-way width of the public roadway(s) that serve the site? _____

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

19. *What is the surface width of the public roadway(s) that serve the site? _____

20. *What are the existing drainage facilities for the public roadway(s) that serve the site? _____

21. *Does the public roadway(s) that serves the site have curb and gutter? Yes --- No

If answered yes, what is the type of curb and gutter? _____

22. *Does the public roadway(s) that serves the site have adjacent sidewalks or other pedestrian ways?

Yes --- No

If answered yes, what is the width(s) and surface type(s)? _____

23. *How many access points will the subject property have to public roadways? _____

24. *Will the proposed roadways that access the public roadways intersect the public roadways other than at perpendicular? Yes --- No

If answered yes, please explain: _____

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

Northerly, site distance: _____ Southerly, site distance: _____

Easterly, site distance: _____ Westerly, site distance: _____

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

Northerly, distance: _____ Southerly, distance: _____

Easterly, distance: _____ Westerly, distance: _____

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

Northerly, distance: _____ Southerly, distance: _____

Easterly, distance: _____ Westerly, distance: _____

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

Northerly, distance: _____ Southerly, distance: _____

Easterly, distance: _____ Westerly, distance: _____

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

Northerly, distance: _____ Southerly, distance: _____
 Easterly, distance: _____ Westerly, distance: _____

30. *Identify any and all hazardous conditions with regard to the public roadway(s) that provide access to the subject property in the general area of the subject property: _____

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

31. *Explain what effect the proposed use will have on the existing traffic in the neighborhood. If no change is expected, please explain why no change is expected: _____

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

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

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

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

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

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

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

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

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

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

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

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

_____ Date _____
Colorado Licensed Professional Engineer

SEAL

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

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

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

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

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

Applicant Printed Name

Signature

Date

Owner Printed Name

Signature

Date



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 _____

2. Project Description _____

3. Type of application:

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

3. The subject property is located at:

Address and or General Location (*If general location only is used, it will be required that a legal description of the subject property be attached Marked as Exhibit 3.1*) An exhibit is attached.

4. Fire protection will be provided in what manner and with what resources? _____

5. The source of water for fire protection is:
- Water District – Name of District: _____
- Well – Colorado Division of Water Resources Well Permit Number: _____
- Is the well approved for fire protection? Yes --- No Please explain: _____
- _____
- Cistern – What is the cistern capacity? _____ Gallons – What is the water source for filling the cistern? _____
- _____
6. What is the distance from the subject property to the nearest fire hydrant? _____
- _____
7. What public roadways provide access to the subject property? _____
- _____
8. How many accesses to public roadways will the subject property have? _____
- _____
9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? Yes --- No Please explain by providing right-of-way and surface widths, length of roadway, surface types for all interior existing and proposed roadways and turning radii for cul-de-sacs. _____
- _____
- _____
- _____
10. What are the existing and or proposed interior roadway names? _____
- _____
11. Is the subject property located within a fire protection district? Yes --- No
- If yes, please provide the district name: _____
- If the subject property is not located within a fire protection district please answer the following questions and the form will be considered completed for submittal. If the subject property is located within a fire protection district then answers to the following will not be required, however the remainder of the form shall be addressed by a representative of the fire protection district in which the subject property is located.*
- a. What is the name of the fire protection district closest to the subject property? _____
- _____
- b. What is the distance from the subject property to the nearest fire protection district boundary? _____
- _____
- c. Is it logical and feasible to annex the subject property to a fire protection district?
- Yes ----- No Please explain: _____
- _____

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

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

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

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

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

Applicant Printed Name

Signature

Date

Owner Printed Name

Signature

Date

FIRE PROTECTION AUTHORITY INFORMATION

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

4. The distance from the subject property, by public roadway, to the responding fire station is: _____

5. The estimated response time to the subject property is: _____
6. The location of the closest fire hydrant to the subject property is: _____

7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development? Yes --- No Please explain: _____

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

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

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

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

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

Signature and title of Authorized Fire Protection Representative

Date



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

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

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

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

Attachments can be made to this application to provide expanded narrative for any application item including supportive documentation or evidence for provided application item answers. Please indicate at the application item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*as an example, the first attached document providing evidence in support of the answer given at application item number 8 would be marked - Exhibit CDWR-8.1, the fifth attached document supporting the narrative provided for application item 8 would be marked - Exhibit CDWR-8.5*). Exhibit numbers should be placed in the lower right hand area of the exhibit.

1. Name of proposed project: _____
2. Provide a map of proposed improvements with an identified location that includes a quarter-quarter, section, township, range and principle meridian (PLSS).
3. Legal description of subject property: _____

4. What is the size of the existing parcel? _____ Acres --- Square feet
5. What are the proposed uses of the subject property?
 Residential Only
 Commercial
 Commercial and Residential
6. What are the current uses of water on this parcel?
 - a. Are there any established uses that require water? Yes --- No
 - b. Number of existing homes: _____

If one or more, date this use was established: _____

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

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

Date this use was established: _____

d. Livestock watering: Yes --- No

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

If yes, date this use was established: _____

e. Other uses: _____

Dates established: _____

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

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

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

c. Livestock watering: Yes --- No

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

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

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

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

g. Describe other water needs: _____

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

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

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

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

Yes -- No

Name of provider: _____

d. Is water hauled: Yes --- No

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

If yes, permit number: _____

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

Yes --- No

If yes, name of plan: _____

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

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

If yes, Court Adjudication Number and Spring Name: _____

9. What is the Waste Water Method?

Municipal

Septic with Leach Field

Closed Vault, Waste Water hauled to: _____

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

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

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

Applicant Printed Name

Signature

Date

Property Owner Printed Name
(If different from applicant)

Signature

Date