

**ZONE CHANGE #1
MINIMUM SUBMITTAL REQUIREMENT CHECKLIST**

APPLICANT INFORMATION

NAME(S): Arthur Richardson
 ADDRESS: 302 S 9th Street, Unit 1, Canon City
 PHONE NO.: 719-429-5047 FAX NO.:
 EMAIL: richardson31212@yahoo.com

CONSULTANT INFORMATION

NAME: _____
 ADDRESS: _____
 PHONE NO.: _____ FAX NO.: _____
 EMAIL: _____

APPLICATION INFORMATION

SIGNED APPLICATION: FEE: _____

LEGAL DESCRIPTION: _____

ZONE CHANGE TO MDR, HDR, MHP, TTP&CG, NB, RHB, B, AIP, IP, or I? AS
 If yes, Zone Change #2 Required.

PROOF OF RIGHT TO OCCUPY: {If not owner of record}	<input checked="" type="checkbox"/>	LIST OF PROPERTY OWNERS:	<input checked="" type="checkbox"/>
PROOF OF ACCESS	<input checked="" type="checkbox"/>	SEVERED MINERAL INTEREST OWNERS	<input type="checkbox"/>
CURRENT DEED OF RECORD:	<input checked="" type="checkbox"/>	PROOF OF WATER:	<input checked="" type="checkbox"/>
FIVE COPIES OF SITE PLAN:	<input type="checkbox"/>	PROOF OF SEWER:	<input checked="" type="checkbox"/>
SHEET SIZE 18" X 24" or 24" X 36":	<input checked="" type="checkbox"/>	ROADWAY IMPACT ANALYSIS:	<input type="checkbox"/>
MINERAL INTEREST NOTIFICATION	<input type="checkbox"/>		

DIVISION OF WATER RESOURCES FORM COMPLETED & SIGNED

PROPERTY BEHIND LOCKED GATE: YES KEY COMBINATION NO

If property is behind a locked gate, an appointment will need to be scheduled with Code Enforcement for their inspection.

DATE: 05/30/24 RECEIVED BY: Mike

NOTES:



FREMONT COUNTY
ZONE CHANGE #1 APPLICATION

- 1. Project Name: 1450 L. St. Penrose CO 81240
- 2. Applicant: Arthur Richardson Address: 302 S. 9th St unit 1
 City: Canon City State: CO Zip Code: 81212
 Telephone #: 719-429-5047 Facsimile #: 719-276-3200
 Email Address: richardson81212@yahoo.com
- 3. Owner: Arthur & Honey Richardson Address: 302 S. 9th St. unit 1
 City: Canon City State: CO Zip Code: 81212
 Telephone #: 719-429-5068 Facsimile #: 719-276-3200
 Email Address: richardson81212@yahoo.com
- 4. Consultant: _____ Address: _____
 City: _____ State: _____ Zip Code: _____
 Telephone #: _____ Facsimile #: _____
 Email Address: _____

Please read prior to completion of this application

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

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

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

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

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

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

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

The applicant shall provide **one (1) original document, and an electronic copy (either CD or flash/thumb drive)** of the application and all of its attachments (*copies of deeds, contracts, leases etcetera are acceptable*) at the time of application submittal along with the application fee, set as per Resolution of the Board. Submittals shall be made to the Department no later than 3:00 pm on the submittal deadline date.

After an adequate submittal, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter), which will state the submittal deficiencies which must be addressed by the applicant, Department comments and/or questions about the application and the number of revised application packets that must be supplied to the Department in order to place the application on an agenda of the Commission.

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

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

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

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

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

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

For further reference the Fremont County Zoning Resolution may be viewed on the Internet at <http://www.fremontco.com/planningandzoning/zoningresolution.pdf> and the Fremont County Subdivision Regulations (FCSR) may be viewed on the Internet at <http://www.fremontco.com/planningandzoning/forms/subdivisionregulations.pdf> and the Fremont County Master Plan may be viewed on the Internet at <http://www.fremontco.com/planningandzoning/forms/masterplan.pdf>

1. If the owner is not the applicant, written authorization from the current property owner, specifying the extent to which the representation is authorized shall be attached marked as Exhibit ZC-5. An exhibit has been attached.
2. In the circumstance of corporate ownership, documentation evidencing whom is eligible to execute documents on behalf of the corporation, shall be attached to this application. Attachments for this application item shall be marked as Exhibit ZC-6.1. exhibit has been attached.

3. What is the current zoning of the property? Commercial Licensed grow

4. What is the proposed zoning of the property? AS Agricultural Suburban

5. What is the total acreage of the property? 3.75 acres

6. What is the total acreage of the property to be rezoned? 3.75

7. What is the legal description of the proposed zone change boundary? Lot A, Totum Pole Subdivision

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

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

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

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

10. What is the general location of the proposed ZC site? South east corner of Highway 50 & L st Penrose CO 81240

11. What is the current land use of the subject property? Vacant

NOTE: The current land use must be incorporated into the proposed use, removed from the property or the property shall be subdivided so that each use is contained on a separate property. Please explain how the current land use will be addressed. Vacant for 4 years was a marijuana grow before that

12. What is the proposed use of the property? (explain in detail) Will be used as primary residence and a hobby farm. Planning on growing Lavender and having bee hives.

13. Provide the FCZR citing that allows the proposed use of the property: 4.6.1

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

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

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

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

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

Please provide a justification statement specifically indicating how each of the conditions marked are applicable for this application: We will be conforming with current use of property same as our neighbors

17. Provide evidence that there is a public need for the proposed zone change (*supportive documentation may be attached and marked as Exhibit ZC-21.1* An exhibit has been attached.). _____

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

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

existing building will be used as residence, Buildings to be added will be. Ag auxiliary buildings

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

Northerly: parcel number 690 098 70 - Ag head residence

parcel number 991 044 99 - residential

Southerly: parcel number 988 040 05 - residential 14656 SF

parcel number 985 044 02 - residential

Easterly: parcel number 999-26539 - Vacant lot

parcel number 999-26540 - commercial

Westerly: parcel number 994 040 32 - Ag land

parcel number 994 040 031 - Ag head - residence

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

With adding Apiculture (beekeeping) this will benefit all our Agricultural neighbors

22. Provide evidence explaining how the proposed development will be in harmony and compatible with the surrounding land uses and existing development in the neighborhood of the property to be rezoned (supportive documentation may be attached and marked as Exhibit ZC-26. An exhibit has been attached). please see attached

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

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

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

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

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

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

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

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

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

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

Northerly: residential

Southerly: residential

Easterly: Vant hot

Commercial

Westerly: Ag land

Ag land residential

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

Northerly: Small Farm

Southerly: residence
Easterly: sells Solar Systems
Westerly: Hay fields

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

City of Annore

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

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

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

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

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

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

33. Will the proposed use utilize existing buildings and/or structures currently located on the subject property? Yes --- No Please explain. current building will be a residence and Home Business

34. The **intent** of the Fremont County Zoning Resolution is to regulate the use of buildings, structures and land for trade, industry, residence, recreation, public and other purposes; the location, height, bulk and size of buildings and other structures; the lot size and percentage that may be occupied; the size of yards, courts and other open spaces; the density and distribution of population. Provide a statement as to how the proposed use meets this intent: Our coverage of ground will be under the maximum square footage allowed for 3.75 acres.

35. The **purpose** of the Fremont County Zoning Resolution is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Fremont County, including lessening the congestion of the streets or roads, or reducing the waste of excessive amounts of roads; promoting energy conservation, securing safety from fire, floodwater and other dangers; providing adequate light and air; classifying land uses and land development and utilization, protecting the tax base, securing economy in governmental expenditures, fostering the State's agricultural and other industries and protecting both urban and non-urban development. Please provide a statement explaining how the proposed use complies with this purpose. Need for bee pollinization of plants on our property & adjacent properties

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

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

- In which Planning District is the proposed project site located?
- District One - The Urban Growth District
 - District Two - The Penrose/Beaver Park District
 - District Three - The Mountain District
 - District Four - The Royal Gorge Impact District
 - District Five - The Arkansas Valley District
 - District Six - The Plains District
- An exhibit has been attached.

38. The subject property must be served by roadways adequate to provide acceptable access for the proposed use, not endanger users of the roadway by creating traffic hazards or congestion and not create a maintenance problem. Please provide, with this application, the following:

a. If the subject property has access via a County Road, a completed Fremont County Roadway Impact Analysis Form, marked as Exhibit ZC-38.1a An exhibit has been attached

or

b. If the subject property accesses a roadway controlled by the CDOT, an issued Colorado Department of Transportation Access Permit for the specified use, to include documented proof of access rights to a public roadway, marked as Exhibit ZC-38.1b An exhibit has been attached.

39. If the property does not have adequate frontage on a County Road, then proof of access rights to public roads shall be provided marked as Exhibit ZC-39.1. An exhibit has been attached.

40. When access to the subject property is proposed to be via a County Road that accesses a roadway controlled by the CDOT within 500 feet of the intersection of the CDOT road and the County Road, proof of CDOT notification of the proposed Zone Change and CDOT's comments and requirements shall be provided marked as Exhibit ZC-40.1. An exhibit has been attached.

41. Once a public hearing date has been set by the Board the Applicant shall be responsible for mailing notice (*see FCZR 8.5.5.1*) to all property owners within five-hundred (500) feet of the subject property. A list of names and complete mailing addresses, and Assessor's Parcel Numbers for all property owners within five-hundred (500) feet of the property boundary shall be attached to this application and marked as Exhibit ZC-41.1. exhibit has been attached.

42. Based on the real estate records of the county, which include the records of the County Assessor, and "requests for notification" filed by a mineral estate owner in the records of the County Clerk and Recorder, have the mineral interests of the subject property been severed? Yes --- No If yes, name of mineral interest owner _____
As per the FCZR Section 8.5.5.2, a notice shall be sent (*certified mail return receipt requested*) to the severed mineral interest owner(s) not less than thirty (30) days before the date of the Commission meeting at which the application is anticipated to be heard. See Zoning – Mineral Interest Owner Notification Form. Evidence of said notice and mail receipt shall be attached to this application, marked as Exhibit 42.1. An exhibit has been attached.

43. Five (5) full size and five (5) reduced (8½"x11" or 11"x17") copies of a site plan drawing, drawn to professional standards, to include, at a minimum, the following (*the Department, Commission or Board can require additional information*) (*Note 1: At least one (1) copy shall be of adequate size to use for display at public meetings; Note 2: More than one sheet may be used if it is easier to express the required information, provided they are adequately labeled for identification*):

- a. Drawing size: Minimum sheet size 11"X17" to a maximum sheet size of 24"X36";
- b. Drawing scale, unless a different scale is approved by the Department prior to submittal: Minimum scale of 1"=200' to a maximum scale of 1"=50';
- c. Appropriate title (Owner or Project Name ZONE CHANGE REQUEST);
- d. Appropriate subtitle (_____ Zone District to _____ Zone District);

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

- t. 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.
 - u. If the drawing requires notes in order to understand different aspects of the property and or proposal, then the drawing shall contain a note section in which each note is identified by a numerical or alpha designation.
 - v. Date of preparation and date of revision, if necessary.
44. The proposed use must comply with the FCZR, concerning the off-street parking and loading area (*every proposed use must provide adequate areas for employee, customer, delivery and shipping parking off-street*) requirements. Provide the following information:
- a. How many off-street parking spaces are proposed (total)? 30
 - b. What is the proposed number of standard size spaces (9' X 18')? ~~9x20~~ 9x20
45. A submittal fee of \$ _____ is attached to this application (Check # _____ cash)

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

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

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

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

Arthur Richardson
Applicant Printed Name

Arthur Richardson
Signature

1-24-24
Date

Honey Richardson
Owner Printed Name

Honey Richardson
Signature

1-24-24
Date

ZC-26

Powered by AI

Bing

Certainly! An **apiary** is an area where multiple beehives are placed, also known as a bee yard. It can be built to harvest honey, benefit farming, or both. It can be very helpful to the crops that surround it, as it encourages bee populations to remain in the area. In return, the bees will perform **pollination activities** which fruits and vegetables require. Generally, one beehive is needed to pollinate an acre of land that has a crop growing on it. This can lead to **increased crop yields** and **better quality produce**. Some farmers offer free apiary sites since they need pollination for their crops.

In addition to pollination, an apiary can also provide **economic benefits**. Honey and other bee products can be sold for profit, and leasing vacant land to a commercial beekeeper for legitimate commercial agricultural use can save property owners thousands of dollars on their property taxes.

I hope this information helps! Let me know if you have any other questions.

How Close are Your Neighbors?

Both bee colonies and your neighbors pose risks to each other depending on how close the two are and what activities neighbors are engaged in. Where the distance to the neighbors is reasonably considerable, both the colony and the neighbors pose little or no danger to each other. On the other hand, proximity to neighbors means that each poses a significant [threat](#) to the other. Still, proximity could positively affect both the colony and the neighbors.

For instance, if your neighbors are involved in agricultural activities or have beds of flowers, the bees benefit from the [pollen](#), while your bees pollinate the neighbors' crops and flowers. Agriculture depends on bees for [pollination](#), meaning that farmers will most likely welcome a colony in their neighborhood. Of course, your bees will easily access pollen from the nearby crop field. You and your neighbors are thus in a mutually beneficial relationship, with each benefiting from the bee colony.

[Beekeeping Safety: Is It Dangerous to Your Neighbors? \(https_beekeepclub.com\)](https://beekeepclub.com)

Apiary Location near Agricultural Activity

Wherever possible, an apiary should be situated near an [agricultural field](#) to take advantage of the [availability of pollen](#). This makes it essential to have a good relationship with whoever uses the field. The beekeeper should make the necessary arrangements with the owners so that both parties (the beekeeper and the owners of the agricultural field) know the activities taking place at either end.

When agricultural activity includes [spraying crops with insecticides](#) or other chemicals, the bees are in danger, often necessitating their relocation. There have been cases around the country and other parts of the world where hundreds of thousands of bees have died from chemicals applied in fields where they visit to obtain pollen. On the other hand, in some instances, workers in neighboring fields have been attacked by bees leading to legal actions against the beekeepers.

A suitable location of the apiary will help keep the bees healthy and less aggressive, thereby lessening their likelihood of attacks on your neighbors.

Buyer

ZC-27 a.1

Transfer from: Elizabeth Teshome

PENROSE WATER DISTRICT
WATER TAP CONTRACT

Acct. No. 01151

THIS AGREEMENT, entered into on this 9th day of January, 2024 by and between Penrose Water District, a special district, hereinafter referred to as the District, and Arthur & Honey Richardson 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

WHEREAS, Owner is the holder of the legal title to real property situate within the District, and is desirous of obtaining water services from the District; and

WHEREAS, the Owner has applied by these presents for the right to connect to the facilities of the District;

NOW THEREFORE, THE PARTIES HERETO MUTUALLY AGREE AS FOLLOWS:

1. Owner will pay the sum of Paid, receipt of which is hereby acknowledged, for one 3/4" tap of the District to the real property situate in Fremont County, Colorado and described as follows:

LOT A TOTEM POLE SUB

commonly known as 1450 L Street Penrose, Colorado, hereinafter referred to as subject property.

2. Owner represents that the intended use of such tap is:

Residential [] Multi-Unit [] Commercial [] Non-commercial [] Other _____

Any other use shall be sufficient grounds for the District to declare a forfeiture of said tap.

3. Owner agrees to provide, upon request by District, complete information concerning all water requirements occasioned by such intended usage including, where applicable, complete plans and profiles for proposed improvements to be constructed on lots, line extensions and/or subdivisions.

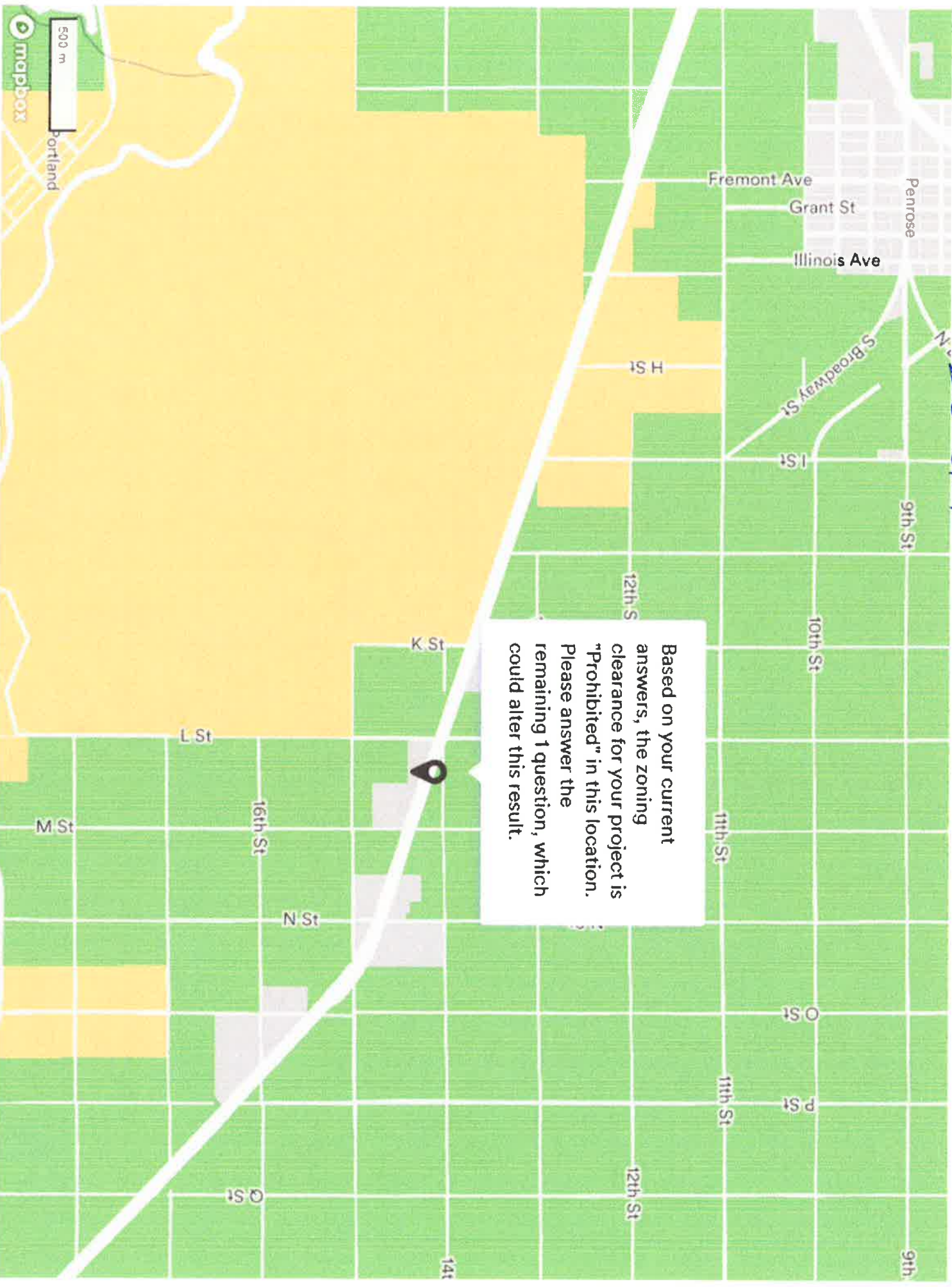
4. Owner will pay monthly service charges on each connection at the rates fixed by the District together with such taxes that may be levied as provided by the laws of the State of Colorado. It is specifically agreed that such monthly service charges shall be paid from the date of commencement of service. Service shall be deemed to have commenced as provided in the District's Rules and Regulations. Such monthly services charges shall be due and payable notwithstanding the fact that the subject property be vacant or unoccupied, and Owner specifically agrees that all unpaid or delinquent charges shall be paid upon the transfer of an interest in and to the subject property.

5. Owner hereby grants and conveys to the District a permanent right-of-way or easement over, across and through the subject property, without charge, for purposes of inspection and maintenance of any water lines, meters or related facilities which may be placed on the subject property either by the Owner or the District.

6. The parties acknowledge that by this agreement District does hereby agree to install adequate water taps and meters to the property line of the undersigned Owner from District approved existing lines only. Any line extension expense or replacement cost shall be at the Owner's sole expense and be the sole responsibility of the Owner, provided, all such connections shall be made according to

ZC-37.1

Based on your current answers, the zoning clearance for your project is "Prohibited" in this location. Please answer the remaining 1 question, which could alter this result.



EXPIRATION DATE:

PERMIT FEE:

PERMIT NO.:

FREMONT COUNTY INDIVIDUAL SEWAGE DISPOSAL PERMIT

OWNER: JOHN J. MC DONELL APPLICANT: JOHN J. MC DONELL
 ADDRESS: 1450 "L" Street ADDRESS: 1450 "L" Street
 CITY, STATE Penrose, Colorado CITY, STATE Colorado
 PHONE NO. _____ ZIP _____ PHONE NO. _____ ZIP _____

CONTRACTOR Sherry Dever PH. NO. _____ LICENSE NO. _____
 ADDRESS OF PROPERTY 1450 "L" Street Penrose, Colorado 81260
 LEGAL DESCRIPTION OF PROPERTY Lot A, Totem Pole Subdivision Penrose, Colorado

LOT SIZE 3.2
 TYPE OF CONSTRUCTION 6 unit motel and retail SOURCE; TYPE OF WATER SUPPLY Penrose
 BASEMENT (yes or no) no MAXIMUM POTENTIAL NUMBER OF BEDROOMS 6 unit motel
 ENGINEERING FIRM Great Divide Engineering PROJECT NO. 7-14
 TYPE OF SYSTEM absorption TANK SIZE 2,000 GALLONS
 ABSORPTION AREA 810 SQ. FT. PERC RATE 0.9 min./in.

NOTES Keep as dry as possible. It is recommended to use 2" corrugation in the tanks rather than 1" corrugation.
 IS SITE WITHIN 400 FEET OF SEWER MAIN? no OR WITHIN A SEWER DISTRICT? no
 IF YES, IS A LETTER OF REFUSAL TO CONNECT ATTACHED? n/a

ON-SITE INSPECTION INFORMATION

TANK INFORMATION:

Size 2000 gallons; Number of compartments 2 4; Is entrance and exit sealed? Yes
 Is tank level? Yes; Pipe inlet-outlet? SDR35/SCH40; Dist. from bldg. 11.5 ft.; Dist. from well NA ft.

ABSORPTION BED INFORMATION:

Type of system installed: Absorption bed X Absorption trench _____
 Width 25.5 ft.; Length 35 ft.; Number trenches _____ Total square feet 892
 Depth gravel 12 inches, Is pipe level? Yes If bed, has the pipe been connected? Yes
 Dist. from well NA ft.; Dist. from bldg. ± 60 ft.; Is system located in the recommended area? Yes

Notes: _____

IT WILL BE REQUIRED THAT A PERVIOUS LAYER BE INSTALLED PRIOR TO BACKFILLING AND THAT THE SYSTEM BE PROPERLY PROTECTED FROM OFF SITE DRAINAGE AND PROTECTED FROM VEHICULAR TRAFFIC.

DATE OF INSPECTION: August 2, 1989

APPROVED: X DISAPPROVED: _____ Reasons for disapproval: _____

Copy mailed to applicant, owner and contractor on: 5-15-89

INSPECTOR'S SIGNATURE: Sidney W. Darden DATE: August 11, 1989

APPROVED: (YES) NO

ENVIRONMENTALIST Sid Darden

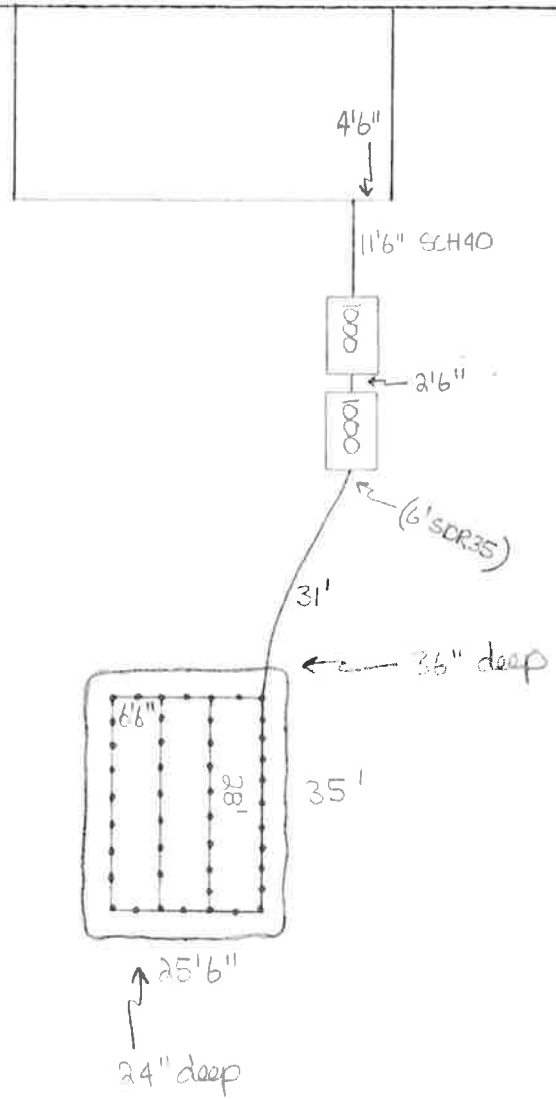
Address: 1450 "L" Street Penrose Owner: Howard Mc Dowell
Residence: _____ Commercial: X # of bedrooms: _____ System installer: DeVor
Legal Description: Lot A, Totem Pole Subdivision

SEPTIC TANK:

Commercial X Noncommercial _____ Measurements: L _____ W _____ WD _____
Construction Material Pre-cast concrete Liq. Cap. 2000 gallons

DISPOSAL FIELD:

Exc. Depth 24-36" Width 25'6" Total Length 35' Sq.Ft. 892
Rock 3/4-1" crushed Depth 12" Under 6" Over 2"
Rockless System: Diameter of Pipe _____
Seepage Pits: Number of rings _____ Lining Material _____ Sq.Ft. _____
Working Depth _____ Width _____
Engineer Design: Yes _____ Type _____ Engineer Approval Letter Yes _____
Well 50 feet from tank _____ 100 feet from leach field _____
Well installed at time of septic system inspection: Yes _____ No _____ Public Water X



May 23, 2024

Art Richardson
302 S. 9th St., Unit 1
Canon City, CO 81212

Dear Mr. Richardson,

3 Rocks Engineering ("3 Rocks") understands that you (the "Client") are currently going through the rezoning process for 1450 L St. (the "Site" or the "Property"). The Client has engaged 3 Rocks to aid in the preparation and submittal of the rezone application (the "Project").

It is 3 Rocks' understanding that the existing property has an old medical marijuana building that is currently not in business. The Client wishes to rezone from a commercial use to an agricultural use, to include (but not limited to) planting lavender and bee keeping, the installation of Conex storage units, the installation of a 30'x40' pre-fab shop on a gravel pad, and other various non-commercial improvements.

As part of 3 Rocks' assistance in the rezoning application, this letter is to document that the proposed rezoning will NOT generate traffic that would exceed 20 vehicles per day. The agricultural use would generate a minimum amount of traffic, mostly equipment or personal vehicles, on a weekly basis. There will be no employee or commercial traffic accessing the site.

Thank you,



Ron Nies, PE
Senior Transportation Engineer
ronn@3rocksengineering.com
719.430.5333



5/23/24



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

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.

Colorado Licensed Professional Engineer Date _____ SEAL

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

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

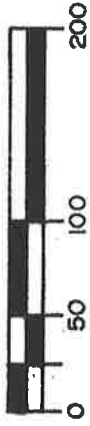
Applicant understands that any required private or public improvements imposed as a contingency for approval of the application may be required as a part of the approval process.

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

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

Applicant Printed Name Signature _____ Date _____

Owner Printed Name Signature _____ Date _____



SCALE 1" = 100'

U.S. HWY 50 (200' ROW)

S 70° 08' 42" E
667.02'

LOT A
3.75 AC.

S 89° 28' 47" E
632.90'

LOT B

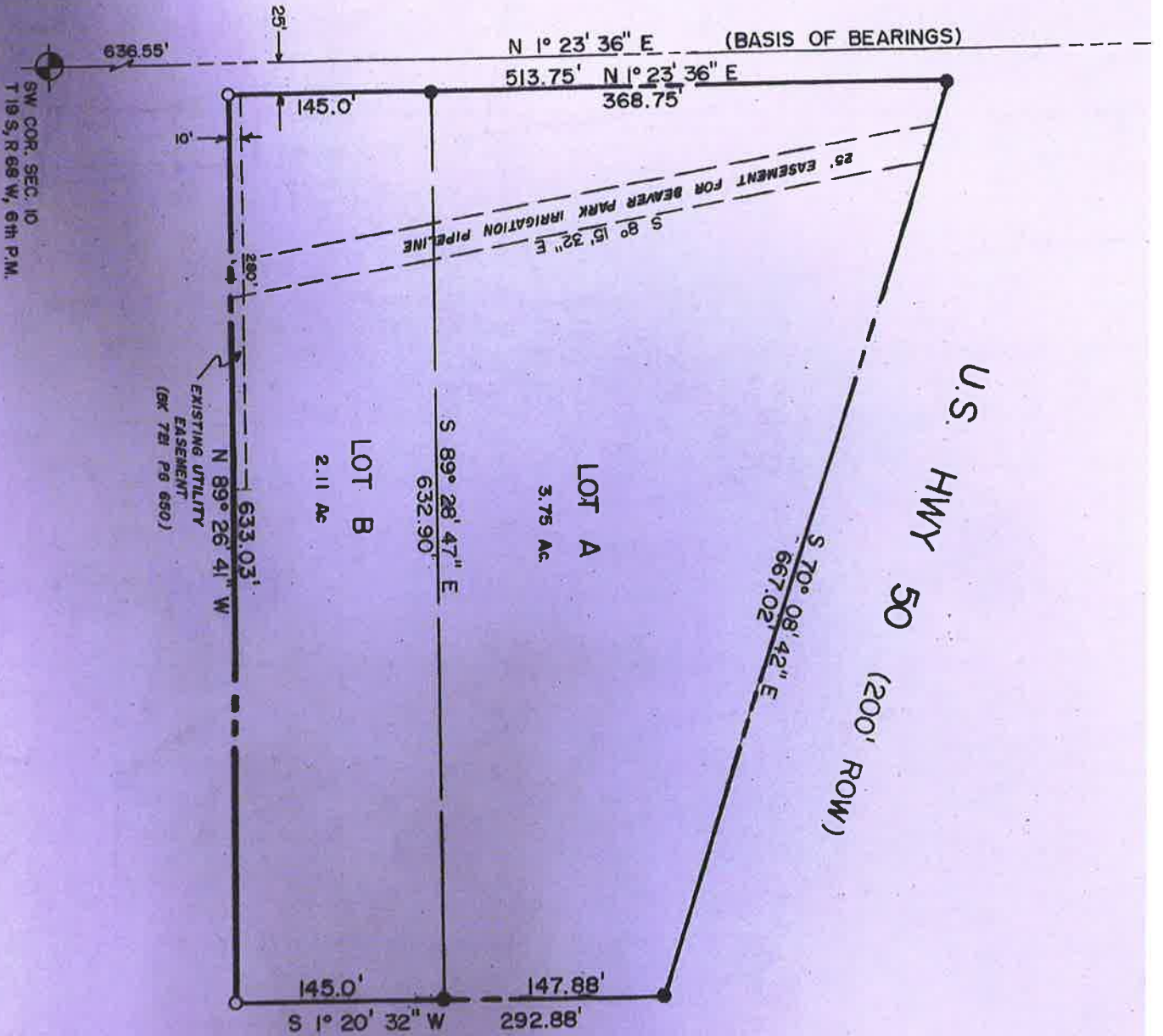
147.88'

0' 32" W

292.88'

25' EASEMENT FOR BEAVER PARK IRRIGATION PIPELINE
S 8° 15' 32" E

"L" STREET (50' ROW)



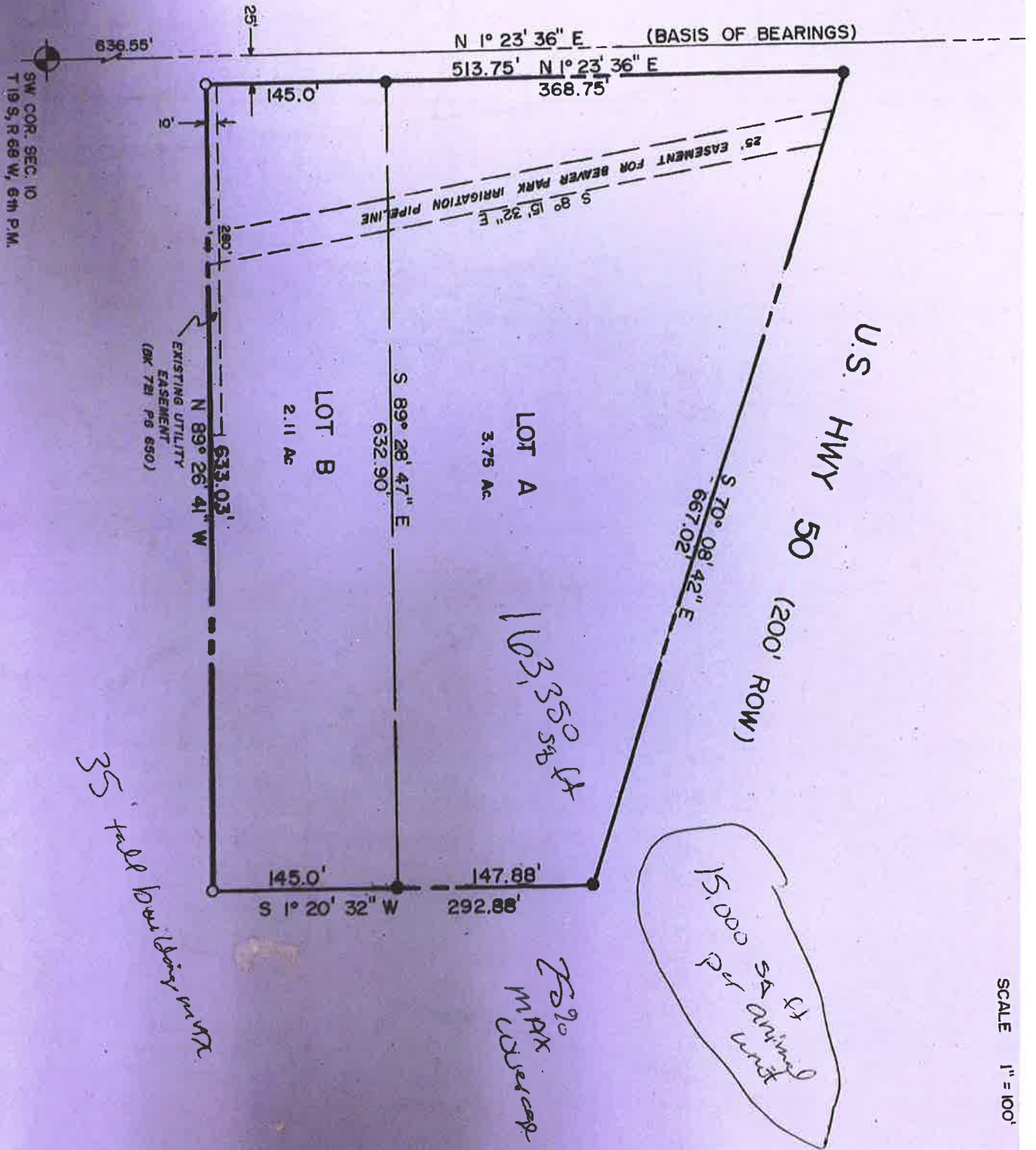
LEGEND:

⊕ INDICATES 1/2" REBAR ROUNDED

● INDICATES 1/2" REBAR W/CAP #13746

SCALE 1" = 100'

"L" STREET (50' ROW)



LEGEND:

○ INDICATES 1/2" REBAR ROUND

● INDICATES 1/2" REBAR W/CAP #13746

- [Searching](#)
 - [Account Search](#)
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- [View Created Report\(s\)](#)
- [Help?](#)
- [Logout Public](#)

Account: R030208

[<-Prev](#) **29 of 37 Results** [Next->](#)

Location

Parcel Number 98804004
Tax Area 29B - 29B
Situs Address 1450 L ST
 LOT A TOTEM POLE SUB
 (LIC GROW)
 PERSONAL PROPERTY ACCOUNT P003800

Owner Information

Owner Name RICHARDSON ARTHUR D
Owner Address 302 S 9TH STREET #1
 CANON CITY, CO 81212-3851

Assessment History

Actual Value (2023 - SB238- Commercial applied) **\$325,456**
Assessed \$90,802
Tax Area: 29B **Mill Levy:** 72.463000

Type	Actual	Assessed	Units
Commercial	\$325,456	\$90,802	1974.000

Transfers

Sale Date	Sale Price	Doc Description
01/01/1985	\$17,000	Deeds
09/08/1992	\$78,000	Deeds
11/15/1993	\$125,000	Deeds
04/06/1998	\$0	Deeds
05/14/1998	\$150,000	Deeds
11/24/1999	\$203,000	Deeds
04/15/2009	\$165,000	Deeds
03/26/2010	\$0	Deeds
04/15/2010	\$0	Deeds
	\$175,000	WARRANTY DEED
	\$400,000	WARRANTY DEED
	\$0	QUITCLAIM DEED
	\$300,000	WARRANTY DEED

Tax History

Tax Year	Taxes
*2023	\$6,579.80
2022	\$5,068.76

* Estimated

Images

- [Photo](#)







FNTC
Doc Fee: \$30.00

Order No.: 330-F15782-23

GENERAL WARRANTY DEED

THIS DEED, Made this 9th day of January, 2024, between

Elizabeth Teshome,

grantor, and

Arthur D. Richardson and Honey M. Richardson, in joint tenancy

whose legal address is 1450 L St, Penrose, CO 81240-9419,

grantees:

WITNESS, That the grantor, for and in consideration of the sum of **Three Hundred Thousand And No/100 Dollars (\$300,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Fremont, State of COLORADO, described as follows:

Lot A, Totem Pole Subdivision according to the recorded plat

County of Fremont
State of Colorado

also known by street and number as 1450 L St, Penrose, CO 81240-9419

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

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

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

GRANTOR:

Elizabeth Teshome
Elizabeth Teshome

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 9th day of January, 2024, by Elizabeth Teshome.

Carmen F. Alvarez