



## TEMPORARY USE PERMIT APPLICATION

1. Project Name: Diana's Pumpkin Patch & Corn Maze
2. Applicant: Sue Madone Address: 1724 Poplar Ave  
 City: Canon City State: CO Zip Code: 81212  
 Telephone #: 719-821-9133 Facsimile # \_\_\_\_\_  
 Email Address: suemadone@gmail.com

### Please read the entire application form 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).

A special event which is to be conducted in whole or part within Fremont County (*non-incorporated areas*) such as spectator events, athletic events, carnivals, circuses, concerts, fairs, flea markets, public recreational events, tent meetings, or other similar uses with similar impacts which are for public participation, requires a Temporary Use Permit (TUP).

An application fee as adopted by resolution of the Fremont County Board of County Commissioners (Board) shall accompany this application.

The applicant shall provide **one (1) original document and an electronic copy (either CD or flash/thumb drive)** and all of its attachments. After submittal, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter). The letter will state the submittal deficiencies, Department comments and or questions about the application, which must be addressed by the applicant.

The Fremont County Department of Planning and Zoning (Department) shall be entitled to refuse any application for a temporary use permit which is not made on the form provided by the Department, which is incomplete, or is made later than thirty (30) working days prior to the regularly scheduled Board meeting at which the application is proposed to be heard. The application shall not be considered complete unless all information required in the application is provided at the time it is filed.

Once the Department has determined that the application is complete, the application will be scheduled on an agenda of the Board for their consideration of approval. Prior to issuance of a temporary use permit, the event shall be approved by the Board at a regularly scheduled meeting and all contingencies or requirements shall be met or provided. The Board does have the right to request review and recommendations from the Fremont County Planning Commission (Commission) and/or other pertinent entities, if the Board determines that it is necessary for its review. The Board may require professional review at the applicant's expense if deemed necessary by the Board. The Board may require the applicant to provide various professional studies and/or statements concerning the event in order to fully understand the impact of the proposed event. This could result in a longer review process and require more time to complete.

Under certain circumstances, the Department may have approval authority over an annual event which has been granted TUP approval by the Board consecutively for the three (3) previous years. See Section 8.16.2 of the Fremont County Zoning Resolution for requirements.

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 (*i.e. the attached document providing evidence in support of the answer given at application item number 12 would be marked - Exhibit 12.1*).

For specific regulatory requirements the applicant should refer to the appropriate sections of the Fremont County Zoning Resolution (FCZR) which can be viewed on the Internet at:

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

2. Please provide a general description of the event: Farm setting pumpkin picking, corn maze, hayrides, grain barn, snack bar.
3. What is the general location and/or street address of the event? 1649 Poplar Ave. Canon City, CO
4. What are the dates that the proposed event is scheduled to occur? Saturday Sept.21st thru Oct 31st weather permitting. Last year we closed on Oct 25th due to snow.
5. What are the hours of the day that the proposed event is scheduled to occur? Friday & Saturdays 10 am to 9pm, Sunday 10am -6pm. Weekdays 3-4 hrs for schools.
6. Will there be any signs used to advertise the event? Yes If yes, please provide a statement as to the size (*type*), location, and how many: 4, 4 x4 signs, 1) Fawn Hollow 4x8, 1) close to Ash & Cedar, 1) 1311 S. 9th Dr. Pearsons old office 1) Corner of Poplar & Chestnut, 1) 47 S. Raynolds
7. Please provide a statement as to how litter will be disposed and include documentation consisting of agreements and/or contracts with companies providing necessary facilities. Weekly Dumpster rental from Twin Enviro Exhibit 7.1 (11.1)
8. Address crowd control before, during and after the event. Max stay on the farm is 1-3 hrs. We don't have crowds of the same people, there is a flow in and out. The entrance line is out our front on our property & on busy weekends down the right away next to our property on Locust Street. One customers our in our gates they spread out on 10 acres and are controlled by our staff and two security professionals.
9. What are the anticipated off-site impacts that will be created by the proposed event? SEE EXHIBIT 9.1
10. Please provide a statement as to a drinking water plan which includes documentation consisting of agreements and signed contracts with companies providing necessary facilities. **NOTE: This will require review and approval by the Fremont County Environmental Health Officer.** Water can be brought in or we sell water bottles purchased from Sam's Club.

11. Please provide a statement as to a sanitation plan which includes documentation of agreements and signed contracts with companies providing necessary facilities. **NOTE: This will require review and approval by the Fremont County Environmental Health Officer.**

10 porta potties, 2 handicap Porta potties, 4 double handwash stations

12. Please provide a statement as to a concession plan, if any, which includes a list of vendor names and required permits. If vendors are used, please provide documentation of sales tax license. **NOTE: This will require review and approval by the Fremont County Environmental Health Officer.** We currently have no vendors. We sell prepackaged snacks, roasted sweet corn, grill foods, canned drinks, coffee coca, lemonade. We will have an event license for concessions, Amy will issue this when she comes out.

13. Please provide an emergency service operation plan addressing what emergency services are proposed for the event. The emergency services shall include any agreements, signed contracts, with appropriate agencies or companies and a specific contact person with contact information. We do not have specific emergency service agreements. In the event of need we would call 911 or the Fire Dept. as necessary.

14. Will there be any street closures proposed in connection with the special event (*or other provisions deemed appropriate with respect to the provision for safe and adequate vehicular and pedestrian traffic flow and parking associated with the conduct of the special event*)? **Note: If Street closures are proposed, signed approval by the Director of the Fremont County Department of Transportation or Colorado Department of Transportation is required.** No street closures.

15. Please provide a statement as to how the proposed event parking will be addressed. Such statement will include how many off-street parking spaces will be provided along with the size of spaces and parking area location. **Note: If on-street parking is proposed, signed approval by the Director of the Fremont County Department of Transportation or Colorado Department of Transportation as may be appropriate is required.**

Please See Exhibit 15.1a, 15.1b,15.1c,15.1d,15.1e

16. Please provide a statement as to how vehicular and pedestrian traffic for the proposed event will be handled: Please See Exhibit 16.1

17. **The following items shall be attached to this application and marked appropriately as exhibits:**

- a. A drawing of the property on which the event will be held locating items such as natural features (waterways, cliffs, etcetera), existing improvements (structures, driveways, septic systems, etcetera) and components of the special event (stages, parking areas, vendor areas, etcetera).
- b. Documentation as to acceptance of a fire protection plan, signed by the appropriate agency representative along with a copy of said plan.

- c. Documentation that the Sherriff's Office has been notified of the event and any proposed street closures. There are two (2) options for notification. See FCZR Section 8.16.1.19.1 for details.
- d. Documentation that the Colorado State Patrol has been notified of the event and any proposed street closures. There are two (2) options for notification. See FCZR Section 8.16.1.20.1 for details.
- e. Documentation that the Director of the Fremont County Department of Transportation has been notified of the event and any proposed street closures. There are two (2) options for notification. See FCZR Section 8.16.1.21.1 for details.
- f. If the subject property gains direct access from a roadway under the jurisdiction of Colorado Department of Transportation (CDOT) or if deemed necessary by the Department, documentation that CDOT has been notified of the event and any proposed street closures. There are two (2) options for notification. See FCZR Section 8.16.1.22.1 for details.
- g. Documentation from the Environmental Health Officer as to acceptance and approval of application items number 10, 11 and 12, signed by the appropriate agency representative.
- h. Proof of general liability insurance for the event in amounts deemed appropriate by the Board of County Commissioners.
- i. Cash, surety or other bond deemed necessary and appropriate by the Board of County Commissioners to ensure that the property affected by the special event will be cleaned to the reasonable satisfaction of the County and that damage associated with the conduct of the special event may be repaired or remedied without cost to the County. *If a waiver of this item is requested it shall be in writing, with justification, at the time of application.*

**18. Additional Requirements:**

- a. The Department of Planning and Zoning shall have the right to require publication, notice to property owners and posting in accordance with Section 8.4.2.1 if it is deemed necessary.
- b. The Board of County Commissioners has the right to:
  - 1) Refer any application for Temporary Use Permit to the Planning Commission requesting its review and recommendations at a regular meeting.
  - 2) Refer any application for Temporary Use Permit to any entity the Board deems could have significant input regarding the potential impacts of the proposed Temporary Use Permit.
  - 3) Right to obtain professional review, at the applicant's expense, for any aspect of the proposed event as deemed necessary by the Board.
  - 4) Require the applicant to submit the following information if in their opinion it is necessary, to fully understand the impacts of the proposed Temporary Use Permit:
    - a) An environmental impact study/statement;
    - b) A roadway impact analysis study;
    - c) A drainage study;
    - d) A socioeconomic impact study/statement;
    - e) Studies, comments, referrals to agencies or professionals whose area or jurisdiction of expertise is applicable and germane to the use being proposed.

**By signing this Application, the Applicant, or the 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.**

Sue Madone

Applicant Printed Name

  
Signature

08/05/2024

Date

Exhibit 7.1 (11.1)



July 30, 2024

Twin Landfill Corp of Fremont County, DBA: Twin Enviro Services is pleased to present this proposal for:

Diana's Pumpkin Patch

9/2024-10/31/202 (Estimated dates)

10 Regular Porta Johns-----\$169.00 Each----- Total-- \$1690.00  
 2 Handicap Porta-----\$169.00 Each----- Total--\$338.00  
 4 Handwash Station-----\$169.00 Each----- Total--\$676.00  
**\*\*\* Rental fee total =\$2704**  
 16 Total units---- \$25.00 per service --September- 1x Week= \$800.00 --October-- 2x Service  
 \$3200.00  
**\*\*\*Service Fee Total=\$4000**

1 8 Yard dumpster Weekly service -----\$95.00 Per Month ----- Extra pickup will be \$90 per pickup.

Extra services needed will be \$75.00 per unit. Extra paper towels and toilet paper will be \$72.00 per case.

Thank you for this opportunity.  
We at Twin value our relationship with our customers.

Twin Enviro Services  
 Chris Brochu  
 General Manager  
 2500 C.R. 67  
 Penrose, Colorado, 81240  
 719-372-6671-Office  
 719-371-0914-24/7- Cell  
[cbrochu@twinenviro.com](mailto:cbrochu@twinenviro.com)

## DIANA'S PUMPKIN PATCH & CORN MAZE EXHIBIT 9.1

The anticipated off-site impacts for the Corn Maze,

### Negative:

Driving & foot traffic on Poplar Ave. & Locust Street has come to the boards attention. Neighbors don't like parking on public right of way and the increase in traffic on the these two roads approximately for 6 weekends in September & October. The road is of adequate width normally and is not under sized for traffic flow.

Trash is another concern of the neighbors. Where there are people walking, there is always the chance of trash, trash receptacles are placed throughout our property, we have tied trash cans to (3) telephone poles along Poplar Ave. and Locust Street. We also have trash receptacles in the parking areas that are on our neighbors properties that have allowed parking.

### Positive:

Increased visitors to Fremont County. Most of our customers are from the surrounding towns, including Pueblo, Colorado Springs, Alamosa, Salida & Cripple Creek. We offer maps & advice on restaurants and sites of interest in Fremont County. Big Burger World has offered us complementary meals at times, for all the business we send their way. Cold Stone Creamery offers us free coupons for prizes to the Corn Maze and complementary ice cream to us occasionally for their increase in business because of the maze. These are just two of the business that benefit from our Maze. Besides local businesses profiting from the maze, I could supply school letters sent to the maze on the impact farm adventures have on students and the memories made. Our main goal in the maze was to allow an atmosphere where adults and kids who know nothing of country (farm) life to come and enjoy what that life has to offer. That's the reason we don't have amusements, concession tents and extra charged concessions like a carnival. We are a farm and want people to enjoy a simple pleasure, pumpkins, corn, hay and a few baby farm animals.

# EXHIBIT 15.1a

## DIANA'S PUMPKIN PATCH & CORN MAZE

OPEN 2024 SEPT. 21st thru OCT. 31st.

We anticipate 2 busy weekends in Oct. ;12th, 19th.

We expect 1000 people on these Saturdays in October. We are open 10am - 9pm, 11 hrs.

Most customers will stay for approx. 3-4 hrs. That will give us approx. 364 people coming every 4 hrs. They are families, generally 3-5 people per vehicle.  
 $364 / 4$  (average) = 91 cars every 4 hrs.

The coming and going are what makes it seem like more traffic.

I used the county planning & zoning parking requirements to estimate parking spaces.

Our property approx. 117 spaces  
1722 POPLAR 30 spaces

TOTAL OUR PROPERTIES :117 + 30 = 147 spaces

Right of way on Poplar Ave along our property: 57 spaces (9' x 24')  
Right of way on Locust St.: 41 (9' x 24')

RIGHT OF WAY IN FRONT & SIDES OF OUR PROPERTIES: 98 spaces

1625 POPLAR AVE.: Kathleen Gamble, 25 spaces

TOTAL NEIGHBORS PROPERTY 25 spaces

TOTAL 245 **SPACES**



## EXHIBIT 15.1b

### Diana's Pumpkin Patch & Corn Maze

The neighbor to the west of our property, 1625 Poplar Ave. Kathleen Gamble allowed parking on her property. We estimated 25 vehicles. Her parking area is 185' x 60' approx.. Kathleen will again allow this parking on her property.

Thank you

A handwritten signature in blue ink that reads "Kathleen Gamble Hughes". The signature is written in a cursive style with a large initial 'K'.

Kathleen Gamble

# EXHIBIT 15.1c

## DIANA'S PUMPKIN PATCH & CORN MAZE



Side of the Maze on Poplar Ave

Estimated parking on Poplar Ave side of the maze—partially on our property and partially on county right of way 40 vehicles. 9' x 24' spaces



Down the side of the Maze on Locust St. estimated parking 41 vehicles partially on our property & partially county right of way. 9' x 23' spaces



# EXHIBIT 15.1d

## DIANA'S PUMPKIN PATCH & CORN MAZE



NEW PARKING SIGNS AND PARKING AT THE BOTTOM OF THE FIELD.

Estimated parking 37 cars



**EXHIBIT 15.1 e**  
**DIANA'S PUMPKIN PATCH & CORN MAZE**



Front parking lot our property, estimated parking 73 vehicles, marked out painted parking lines.

Parking attendants working to park cars properly.

Trash cans in three areas of this parking lot.



## EXHIBIT 16.1

### DIANA'S PUMPKIN PATCH & CORN MAZE

Traffic and parking problems have been addressed. Pedestrian foot traffic is directed by signs along parking areas to try and keep pedestrians to the side of the road for safety and congestion relief.

We have hired at least (2) employees to assist with parking on our property properly. Our signs directed customers on Poplar Ave. and Locust St. to help them park on our property first before parking on public right of way. We also painted out the parking lot on the front grass field and down the sides of the maze on Poplar and Locust. Again this year, we have a neighbors property to help with parking. Our website:

[dianaspumpkinpatch.com](http://dianaspumpkinpatch.com) has also been a source to inform customers as what to expect with parking issues and where to park. We believe we have eased parking issues, and we have followed the Commissioners request for improvements.

Exhibit 17.a



DIANA'S PUMPKIN PATCH & CORN MAZE



# EXHIBIT 17.c

08/3/2024

## DIANA'S PUMPKIN PATCH & CORN MAZE

### APPLICATION FOR TEMPORARY USE PERMIT

ITEM #17.c Documentation that the Sheriff's Office be notified of event.

To Whom it Concerns at the Sheriff's Office,

Diana's Pumpkin Patch & Corn Maze is applying to Fremont County for a TEMPORARY USE PERMIT, it is required by the county in this application that the applicant inform the Sheriff's Office of our event. I have enclosed in this packet, the application and description of the event, location of event, hours of operation, days of operation and estimated attendance. Thank you for looking this over for the county.

Thank you again.

Sue Madone



EXHIBIT 17.d

08/08/2024

DIANA'S PUMPKIN PATCH & CORN MAZE

APPLICATION FOR TEMPORARY USE PERMIT

ITEM #17.c Documentation that the State Patrol be notified of event.

To Whom it Concerns at the State Patrol,

Diana's Pumpkin Patch & Corn Maze is applying to Fremont County for a TEMPORARY USE PERMIT, it is required by the county in this application that the applicant inform the State Patrol of our event. I have enclosed in this packet, the application and description of the event, location of event, hours of operation, days of operation and estimated attendance. Thank you for looking this over for the county.

Thank you again.

Sue Madone

# EXHIBIT 17.e

7/8/2019

## DIANA'S PUMPKIN PATCH & CORN MAZE

### APPLICATION FOR TEMPORARY USE PERMIT

ITEM #17.<sup>e</sup> Documentation that the Fremont County Department of Transportation be notified of event.

To Whom it Concerns at the Fremont County Department of Transportation,

Diana's Pumpkin Patch & Corn Maze is applying to Fremont County for a TEMPORARY USE PERMIT, it is required by the county in this application that the applicant inform the Fremont County Department of Transportation of our event. I have enclosed in this packet, the application and description of the event, location of event, hours of operation, days of operation and estimated attendance. Thank you for looking this over for the county.

Thank you again.

Sue Madone



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Page: 1 of 2  
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WARRANTY DEED

THIS DEED Made the 28th day of February 2002 between CHARLES H. FORMBY

STATE DOCUMENTARY FEE  
Date MAR 05 2002  
Amount \$ 13.24

1/22/02

of the said County of FREMONT and State of COLORADO granted and TIMOTHY MADONE AND SUSAN P. MADONE

DECLARATION ATTACHED

whose legal address is 1649 POPLAR AVE CANON CITY, COLORADO 81212 of the said County of FREMONT and State of COLORADO granted

WITNESS, for the grantor, for and in consideration of the sum of Ten dollars and other good and valuable consideration DOLLARS, the grantor and wife(s) hereby of whole (1) 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, full and certain (2) interest, but is (3) hereby granted, all the real property, together with improvements, if any, situate, lying and being in the said County of FREMONT and State of Colorado, specified as follows:

SEE EXHIBIT "A"

the known by street and number as 1649 POPLAR AVENUE, CANON CITY, CO 81212

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, of its and its appurtenances, and the premises and improvements, including and comprehending, trees, shrubs and profits thereon, and of the estate, right, title, interest, claim and demand, if any, herein 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 himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantees, their heirs and assigns, during the term of the stacking and delivery of these premises, he is well seized of the premises above described, has good, full, perfect, absolute and undisturbed 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, leases, taxes, assessments, encumbrances and reservations, of whatever kind or nature, except 2002 taxes and all subsequent years, restrictions, reservations, covenants, easements and rights-of-way of record, if any.

The grantees shall and will WARRANT AND FOREVER DEFEND the above bargained premises, in the county and tractable divisions of the grantor, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. This 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 caused this deed to be signed and sealed on the date set forth herein.

*Charles H. Formby*  
CHARLES H. FORMBY

State of COLORADO

County of FREMONT

The foregoing instrument was acknowledged before me this 28th day of February 2002 by CHARLES H. FORMBY