



TEMPORARY USE PERMIT APPLICATION TEMPORARY TOWERS

1. Project Name: Pop's Pumkin Patch

2. Applicant: Steven Smith Address: 1940 13th street
 City: Penrose State: Colo Zip Code: 81240
 Telephone #: 719 4994749 Facsimile # _____
 Email Address: steve.smith.cci@gmail.com

3. Owner: Paul Smith Address: 1940 13 th street
 City: Penrose State: colo Zip Code: 81240
 Telephone #: 1303 478 4213 Facsimile # _____
 Email Address: popsvineyard@gmail.com

4. Consultant: _____ Address: _____
 City: _____ State: _____ Zip Code: _____
 Telephone #: _____ Facsimile # _____
 Email Address: _____

Please read the entire application form prior to completion of this application

A temporary tower which is to be constructed within Fremont County (*non-incorporated areas*) shall be required to be issued a Temporary Use Permit (TUP) in accordance with the Fremont County Zoning Resolution (FCZR) which can be viewed on the Internet at:

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

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

The applicant shall provide two (2) copies and one (1) original document of the application and all of its attachments to the Fremont County Department of Planning and Zoning (Department). After submittal, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter) within twenty (20) working days after a complete application (*all information required in the application is provided at the time of filing*). The D & C letter will state the submittal deficiencies, Department comments and or questions about the application, which must be addressed by the applicant.

The Department shall be entitled to refuse any application for a TUP which is not made on the form provided by the Department or which is incomplete.

Once the Department has determined that the application is complete, the Department will either issue the TUP administratively, if it meets the requirements for the administrative issuance, or will schedule the item on an agenda of the Board for their consideration of approval. Prior to issuance of a TUP the application shall be approved by the Department or the Board 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. Construction and or placement of a temporary tower could require the issuance of a building permit by the Fremont County Building Department.

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 first attached document providing evidence in support of the answer given at application item number 12 would be marked - Exhibit TUP-12.1).

5. Provide a detailed statement describing the proposed use of the temporary tower, number of towers, type of tower, height, lighting, type of supports, general design and any other information that is pertinent. Describe the operation as to what it will be at its start and at full capacity, the general types and numbers of equipment, the number of employees, and the number of employee shifts, proposed structures, and all other pertinent operational information. The more information provided, the easier it will be for the Department, Commission, Board and Public to understand and review the request.

create a farming experience by allowing customers to pick their own pumpkins, Hay Ride to Pumpkin Patch by tractor & trailer, kid games, farm animals, starting second week in Sept to last week in Oct,

6. What is the legal description of the proposed TUP boundary?
Tract 33, section 11, Township 19 south, Range 68 West of the 6th P.M., Beaver Park Plot No. 3, County of Fremont, State of Colorado

If the legal description is too long an attachment can be made marked as Exhibit TUP-6.1.

An exhibit has been attached.

7. Is the property to be contained in the TUP boundary 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 contained in the TUP is a portion of the total property in the current deed of record, then a subdivision or exemption process may be required 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 located. A contingency item is being requested)

8. A copy of the current deed of record for the subject property shall accompany this application marked as Exhibit TUP-8.1. An exhibit has been attached.

a. If the owner is not the applicant, either the owner shall sign the application form in addition to the applicant or a copy of the documentation providing the applicant with the right to occupy the

site for the proposed use and make this application shall be attached marked as Exhibit TUP-8.1.a An exhibit has been attached.

b. 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 TUP-8.1.b An exhibit has been attached.

9. What is the total acreage of the property in the TUP boundary? 10 acres

10. What is the total acreage of the property that contains the TUP boundary? 5 Acre

11. What is the current zoning of the property? agriculture

12. Will the proposed use require a zoning change of the subject property? Yes --- No If **yes**, to what district? _____

13. Is the proposed use specifically allowed by TUP in the Zone District? Yes --- No If **yes**, please provide the FCZR citing that allows the proposed use: _____

If **no**, please provide the FCZR citing for the TUP use that the applicant feels is most similar in use and neighborhood impact to the proposed use and provide a detailed explanation as to why this use is similar. _____

14. What is the current land use of the subject property? Agriculture

Is the current use proposed to remain on the property? Yes --- No

This current land use of the subject property is - conforming - non-conforming with the current zone district requirements. Please explain: _____

If the current land use will remain a non-conforming use after the TUP is approved and proposed to remain on the subject property, an application for "non-conforming use status" shall be filed with the Department and copy shall be attached to this application as Exhibit TUP-14.1. An exhibit has been attached. (**NOTE:** If this use is determined not to be a non-conforming use, said use shall be removed from the subject property.)

15. What is the general location of the proposed TUP site? 13th & T street 1940 this street

16. What is the proposed access from the subject property to a public roadway? Driveway

Entrance

If access is by lease, easement, deed or the like, the applicant shall provide documentation as to proof of access from the subject property to a public road marked as Exhibit TUP-16.1. An exhibit has been attached.

17. Will the proposed TUP require the issuance of an access permit by any governmental entity?
Yes --- No Please explain: Private property

If yes, a copy of the access permit shall be attached to this application as Exhibit TUP-17.1.

18. A list identifying all agencies of local, state and/or federal government that will require a permit, license or the like to be issued for all or part of the activity that comprises the proposed use and a summary of the status of all applications, along with copies of such applications, permits, licenses or the like and contact names at the respective agencies, packaged as one item and marked as Exhibit TUP-18.1. An exhibit has been attached. (*NOTE: The Owner, Applicant and/or Operator, if granted TUP approval, shall comply with all laws and regulations of the County of Fremont, its agencies or departments, the State of Colorado, its agencies or departments, and the United States of America, its agencies or departments, as now in force and effect or as the same may be hereafter amended. Further, the Owner, Applicant and/or Operator shall obtain and keep in effect all other permits, licenses or the like, required by any other governmental agency and as otherwise may be required by Fremont County. Revocation, suspension or expiration of any such other permits, licenses or the like, shall revoke, suspend or terminate the TUP, as the case may be.*)
19. Three (3) copies of a site plan, drawn to professional standards, minimum sheet size of 8½" X 11" and a maximum sheet size of 24" X 36", at a scale appropriate to determine size, and location of all items shown and which is legible, which shall include the following: (*More than one sheet may be used if it is easier to express the required information, provided they are adequately labeled for identification.*)
- a. Site plan shall contain a title, (*Name*) Temporary Use Permit for a Temporary Tower.
 - b. Legal description of the subject property.
 - c. Boundary description of the area which describes the TUP boundary, if different than the subject property.
 - d. Written and graphic scale.
 - e. North arrow.
 - f. Vicinity map locating the TUP boundary in relation to the surrounding area, streets, natural features, etcetera.
 - g. All adjacent property owners' names, addresses, and zip codes shall be shown on the site plan.
 - h. Setback dimensions from the tower to the front, sides, rear and closest point of the property lines.
 - i. Tower height and other pertinent dimensions.
 - j. Labels or notes to identify any proposed accessory structures.
 - k. Dimensions to size and locate any proposed accessory structures.
 - l. Identify, locate and dimension any parking spaces.

- m. 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 from a known point.
 - n. Locate all drainageways including FEMA flood areas, by dimensions from property lines and or other natural features having an effect on or which would be affected by the proposed use.
 - o. Zoning classification for subject property and all adjoining lots, parcels or tracts.
20. The Department may require additional information as necessary to insure an administrative review is adequate to provide neighborhood land use compatibility.
21. If the application is does not qualify for an administrative approval by the Department the application will be placed on the next appropriate agenda of the Board for their consideration. The Board shall have the right to require any of the following **“ADDITIONAL REQUIREMENTS or ADDITIONAL CONSIDERATIONS”**.

22. **ADDITIONAL REQUIREMENTS**

- a. The Board shall have the right to require public notice in a newspaper of general circulation for any meeting being held to consider the issuance of a TUP by the Board.
 - b. The Board may require notice by United States Postal Service certified mail, return receipt requested to property owners within five-hundred (500) feet of the subject property of any public meeting being held to consider the issuance of a TUP by the Board.
 - c. The Board may require notice by posting of the subject property of any public meeting being held to consider the issuance of a TUP by the Board.
 - d. The Board may refer any application for TUP to the Commission requesting its review at a Commission regular meeting and further requesting its recommendations concerning the application.
 - e. The Board may refer any application for TUP to any entity the Board deems could have significant input regarding the potential impacts of the proposed TUP.
 - f. The Board shall have the right to obtain professional review, at the applicant’s expense, for any aspect of the proposed TUP as deemed necessary by the Board.
23. **ADDITIONAL CONSIDERATIONS:** The Board may require the applicant to submit the following information if in their opinion it is necessary, to fully understand the impacts of the proposed TUP:
- a. An environmental impact study/statement;
 - b. A detailed utility plan showing the proposed location of all utilities (*water, sewer, electric, gas, cablevision lines, irrigation ditches and lines, horizontal and vertical*), as proposed by the developer, if applicable. The plan shall include the signatures of all the utility companies noting their approval of the plan
 - c. A fire protection plan addressing method of fire protection, location of fire hydrants or other means of fire protection. If project is located within a fire protection district, the fire protection plan shall be approved by the Fire Protection District having authority over the site.
 - d. A Drainage Plan and Report;

- (1). Property owner shall execute a Quit Claim deed to the County with a deed restriction addressing the maintenance of any required drainage facilities, easements, right-of-ways, related structures and/or facilities. (County will not accept maintenance of these facilities). Such deed may be recorded at the time of issuance of the temporary use permit. If non-applicable, provide a justification statement as to why such regulations are non-applicable.

e. A socioeconomic impact study/statement;

f. 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 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.

Steve Smith Steve Smith 8/9/17
Applicant Printed Name Signature Date

Paul Smith Paul Smith 8/9/17
Property Owner Printed Name Signature Date

7022 0410 0002 6419 5447

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Penrose, CO 81240

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

0763 02
Postmark Here
08/12/2024

Sent To Dark or Don Skelly
 Street and Apt. No., or PO Box No. 1309 T Street
 City, State, ZIP+4® Penrose, CO 81240

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0002 6419 5461

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Penrose, CO 81240

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

0763 02
Postmark Here
08/12/2024

Sent To Everardo Frausto
 Street and Apt. No., or PO Box No. 1318 T Street
 City, State, ZIP+4® Penrose, CO 81240

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0002 6419 5430

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Penrose, CO 81240

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

0763 02
Postmark Here
08/12/2024

Sent To A to or CP
 Street and Apt. No., or PO Box No. 1208 T Street
 City, State, ZIP+4® Penrose, CO 81240

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7022 0410 0002 6419 5454

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Penrose, CO 81240

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

0763 02
Postmark Here
08/12/2024

Sent To Blake or Mat Rickman
 Street and Apt. No., or PO Box No. 1201 T Street
 City, State, ZIP+4® Penrose, CO 81240

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0002 6419 5423

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Penrose, CO 81240

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

0763 02
Postmark Here
08/12/2024

Sent To Mitch Mulso
 Street and Apt. No., or PO Box No. 1917 13 St
 City, State, ZIP+4® Penrose, CO 81240

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Property Record Card

Fremont Assessor

**SMITH PAUL S &
NATALIE**

1940 13TH STREET
PENROSE, CO 81240-9609

Account: R036678

Tax Area: 29B - 29B

Acres: 10.000

Parcel: 99920057

Situs Address:
1940 13TH ST
PENROSE

Value Summary

Value By:	Market	Override
Land (1)	\$1,103	N/A
Residential (1)	\$724,107	N/A
Extra Feature (1)	\$58,800	N/A
Extra Feature (2)	\$2,976	N/A
Extra Feature (3)	\$4,129	N/A
Extra Feature (4)	\$22,320	N/A
Extra Feature (5)	\$4,136	N/A
Extra Feature (6)	\$14,440	N/A
Land (2)	\$11,220	N/A
Total	\$843,231	\$843,231

Legal Description

TR-33 SEC 11-19-68 BEAVER PARK PLAT #3
REF FROM 690-02-370



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
993397	11/12/2020	319	U	N	\$0	N/A	\$0	N/A	\$0	N/A
917195	04/07/2014	432	U	N	\$0	N/A	\$0	N/A	\$0	N/A
874879	06/02/2010	Deeds	U	Y	\$0	N/A	\$0	N/A	\$0	N/A
872584	12/10/2009	Deeds	U	Y	\$0	N/A	\$0	N/A	\$0	N/A
867989	08/21/2009	Deeds	U	Y	\$0	N/A	\$0	N/A	\$0	N/A
742256	12/21/2001	Deeds	U	Y	\$24,000	3513.46	\$24,000	3513.46	\$24,000	3513.46
742257	12/21/2001	Deeds	U	Y	\$0	N/A	\$0	N/A	\$0	N/A
742646	12/21/2001	Deeds	U	Y	\$0	N/A	\$0	N/A	\$0	N/A
742256	12/21/2001	Deeds	U	Y	\$24,000	3513.46	\$24,000	3513.46	\$24,000	3513.46
742254	12/21/2001	Deeds	U	Y	\$0	N/A	\$0	N/A	\$0	N/A
742646	12/21/2001	Deeds	U	Y	\$0	N/A	\$0	N/A	\$0	N/A
B969 P82	08/06/1990	Deeds	U	Y	\$0	N/A	\$0	N/A	\$0	N/A

Land Occurrence 1

Property Code	4117 - IRRIGATED LAND	Property Code Percent	100
Adjustment1	1	Adjustment2	1
Adjustment3	1	Adjustment4	1
Land Use Code	443800 - BEAVER PK		

Property Record Card

Fremont Assessor

Land Occurrence 1

Land Occurrence 2

Property Code	4180 - OTHER AGR LAND	Property Code Percent	100
Land Use Code	24000 - TABLE 3		

Residential Occurrence 1

Property Code	4277 - FARM RCH RESIDENCE	Property Code Percent	100
Actual Year Built	2009	Air Conditioning	2 - CENTRAL
Architectural Style	1 - 1 STORY	Baths	2.5
Bedrooms	3	Building Type	101100 - RANCHER
Construction Quality	5 - GOOD	Depreciation	39 - 39
Effective Year Built	2009	Fireplaces	1 - 1STY F.P.1
Frame	1 - WOOD FRAME	Heating Percent	10 - 100% heated
Heating Type	1 - FORCED AIR	Roof Structure	3 - GABLE-HIP
Rooms	6	Size	2 - L-SHAPED
Stories	1 - 1	Units	1
Wind/Solar	1 - WIND/SOLAR	Exterior Wall	11 - WOOD FRAME W/STUCCO
Exterior Wall Percent	100	Floor	1 - CARPET 8 - HARDWOOD
Floor Percent	70 30	Interior Wall	2 - W BRD/DRYW
Interior Wall Percent	100	Roof Cover	3 - COMP SHINGL

SubArea	Actual	Basement	Effective	FinBsmnt	Garage	Heated	LiveArea
ATG	865		260				
BAS	2619	2619	2619	2619	2619	2619	2619
CPT	744		60				
FBM	2239		784				
GDK	536		107				
OPA	158		16				
Total	7,161.00	2,619.00	3,846.00	2,619.00	2,619.00	2,619.00	2,619.00
	Value	Rate	Rate	Rate	Rate	Rate	Rate
	\$724,107	101.12	276.48	188.28	276.48	276.48	276.48

Extra Feature Occurrence 1

Property Code	4280 - OTHER AG IMPROVED	Property Code Percent	100
Actual Year Built	2020	Depreciation	8 - 8
Description	TASTING ROOM	Effective Year Built	2020
XFOB Code	121000 - GARAGE FR GOOD		

SubArea	Actual	Basement	Effective	FinBsmnt	Garage	Heated	LiveArea
Units	1200						
Total	1,200.00						
	Value	Rate	Rate	Rate	Rate	Rate	Rate
	\$58,800	49.00					

Extra Feature Occurrence 2

Property Code	4277 - FARM RCH RESIDENCE	Property Code Percent	100
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Property Record Card

Fremont Assessor

Extra Feature Occurrence 2

Actual Year Built	2020		Percent					
Description	POOL SHED		Depreciation	10 - 10				
XFOB Code	170900 - SHED-FR-AV		Effective Year Built	2020				
SubArea	Actual	Basement	Effective	FinBsmnt	Garage	Heated	LiveArea	
Units	160							
Total	160.00							
	Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate
	\$2,976	18.60						

Extra Feature Occurrence 3

Property Code	4277 - FARM RCH/RESIDENCE		Property Code	100				
Actual Year Built	2020		Percent					
Description	FINISHED SHED		Depreciation	9 - 9				
XFOB Code	170600 - SHED-FR-GD		Effective Year Built	2020				
SubArea	Actual	Basement	Effective	FinBsmnt	Garage	Heated	LiveArea	
Units	191							
Total	191.00							
	Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate
	\$4,129	21.62						

Extra Feature Occurrence 4

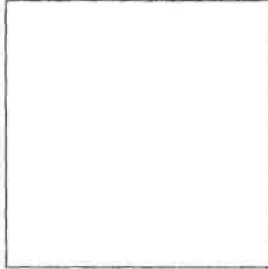
Property Code	4277 - FARM RCH/RESIDENCE		Property Code	100				
Actual Year Built	2020		Percent					
Description	POOL		Depreciation	10 - 10				
XFOB Code	764300 - POOL-LARGE		Effective Year Built	2020				
SubArea	Actual	Basement	Effective	FinBsmnt	Garage	Heated	LiveArea	
Units	800							
Total	800.00							
	Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate
	\$22,320	27.90						

Extra Feature Occurrence 5

Property Code	4280 - OTHER AG IMPROVED		Property Code	100				
Actual Year Built	2020		Percent					
Description	WINE TASTING PORCH		Depreciation	9 - 9				
XFOB Code	170200 - OTHER PORCH AREA		Effective Year Built	2020				
SubArea	Actual	Basement	Effective	FinBsmnt	Garage	Heated	LiveArea	
Units	400							
Total	400.00							
	Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate
	\$4,136	10.34						

QUITCLAIM DEED

THIS DEED, dated this 12th day of November, 2020,
between **Paul S. Smith**
of the County of **Fremont** and State of **Colorado**, grantor(s), and
Pauls S. Smith and Natalie Smith, grantee(s)



whose legal address is 1940 13th Street, Penrose, CO 81240 of the County of Fremont and State of CO, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of Ten dollars and no/100 (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM, unto the grantee(s), his heirs and assigns forever, AS JOINT TENANTS, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the County of Fremont and State of Colorado, described as follows:

Tract 33, Section 11, Township 19 South, Range 68 West of the 6th P.M., Beaver Park Plat No. 3, County of Fremont, State of Colorado

also known by street and number as: **1940 13th Street, Penrose, CO 81240**

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, all the estate, right, title, interest and claim whatsoever of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s), his heirs and assigns forever.

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(s) has executed this deed on the date set forth above.



Paul S. Smith

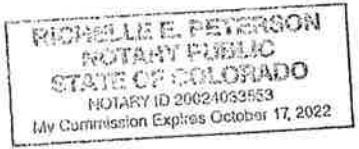
STATE OF **COLORADO**
COUNTY OF Penrose

)}
)} ss.
)}

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 12th day of November, by **Paul S. Smith**.

My Commission expires:

Witness my hand and official seal.





Notary Public



Colorado Secretary of State

ID#: 20241751758

Document #: 20241751758

Filed on: 07/18/2024 05:06:21 PM

Paid: \$50.00

Articles of Organization for a Limited Liability Company

filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

The domestic entity name of the limited liability company is Pop's Pumpkin Patch LLC

The principal office street address is

1940 13th St
Penrose CO 81240
US

The principal office mailing address is

1940 13th St
Penrose CO 81240
US

The name of the registered agent is Pop's Pumpkin Patch LLC

The registered agent's street address is

1940 13th St
Penrose CO 81240
US

The registered agent's mailing address is

1940 13th St
Penrose CO 81240
US

The person above has agreed to be appointed as the registered agent for this entity.

The management of the limited liability company is vested in Members

There is at least one member of the limited liability company.

Person(s) forming the limited liability company

Pop's Pumpkin Patch LLC
1940 13th St
Penrose CO 81240
US

Paul Smith
1020 Cottonwood Ln
Larkspur CO 80118
US

Steve Smith
1940 13th St
Penrose CO 81240
US



Name Pop's Pumpkin Patch LLC

SOS ID # 20241751758

Date & time 07/18/2024 05:03 PM

Transaction Form a Limited Liability Company

Document # 20241751758

This number is unique to the Secretary of State's office.

Payment type VISA

Last 4 digits on card 4697

Amount \$50.00

Date: 7/2/2024

Quote No: Q6547833-01

Page 1 of 5



(NO FLAT CANCELLATION)

To: **FCIS Specialty Insurance**
 Attn: **Dave**
 From: **Dawn Anama**
 Applicant: **Pop's Pumpkin Patch**
 State: **CO**
 Policy Type: **Commercial General Liability**
 Policy Period: **08/15/2024 - 11/15/2024**

PLEASE BIND EFFECTIVE

Circle Desired Premium Option(s)
 Below. No coverage is bound until
 confirmed by our office! Quote is
 Valid for 60 DAYS.

 Signature

Premium Summary

General Liability	\$250.00
Total Premium	\$250.00
Total Fees	\$100.00
Total Taxes	\$10.50
Grand Total	\$360.50

Fees & Taxes

Policy Fee	\$100.00
SL Tax	\$10.50

Quoted By

Western World Insurance Company (BEST RATING: A Excellent ; Non-Admitted)

We offer the following quote subject to:

Fully completed and signed Western World Application(s) listed in the Application List.

Application List

App No	ED Date	Application Name
<u>A50</u>	01/22	Special Event Liability

Location Information

Location	Address
P1/B1	1940 13th Street, PENROSE, CO 81240

General Liability Limits of Insurance

General Aggregate Limit (Other Than Products-Completed Ops)	\$2,000,000
Products-Completed Ops Aggregate Limit	Included

Each Occurrence Limit	\$1,000,000
Damage To Premises Rented To You	\$100,000
Medical Expense Limit	\$5,000 Any One Person
Each Professional Incident Limit (if applicable)	Not Covered
Deductible	N/A

Exposure

Code	Class Name	Basis	Exposure	Pr/Co Rate	Pr/Co Premium	All Other Rate	All Other Premium
W2716	Pumpkin Stands (CO P1/B1)	Attendee	600	Included	Included	0.11	250.00
							MP

Additional Coverage Notes

WW168 (08/23) Cancellation And Premium Audit Changes

Minimum Earned Premium Percentage : 25

Additional Premium for Certified Acts of Terrorism Coverage: \$100.00 plus tax.

FCIS Specialty Insurance

Formerly Donat Insurance Services

PO Box 248, Forest City, IA 50436

Phone: 641-585-0510 dcummings@fcisinsurance.com

Instruction Sheet

Please review the attached summary and quote for your **General Liability** policy. Please note that quotes are only valid for 30 days. Please pay special attention to any subjectives, that may be listed on the quote from the Carrier.

If you would like to proceed, we can bind coverage after payment has been made in full, in the amount of

\$860.50

Payments can be made on our portal at <https://fcisinsurance.epaypolicy.com/> other Payment options listed below

(Please allow 24 hrs for our Agent to bind coverage, once All items are received)

I understand that: (please initial as acknowledgment)

1. MS All fees are fully earned upon binding. Minimum earned premium applies.
2. MS Requests for Additional Insured's or special wording (Not noted on your original application) may be subject to an additional premium, determined by your insurance carrier.
3. MS The total cost quoted above includes an Agency fee which is not refundable and is fully earned upon binding coverage.

Payment Options: (please mark your selection)

*(Coverage cannot be bound until payment is received by FCIS Insurance * Please allow 24 hours from the time payment is received, for processing and to bind coverage.)*

1. Check – P.O. 248, Forest City, IA 50436
2. ACH through EPay (1% processing fee–max \$5.00) – [FCIS Insurance \(epaypolicy.com\)](https://fcisinsurance.epaypolicy.com/)
3. Credit Card through Epay (3.50% processing fee) - [FCIS Insurance \(epaypolicy.com\)](https://fcisinsurance.epaypolicy.com/)

If you have any questions, please contact your agent, David Cummings via dcummings@fcisinsurance.com

Please make FCIS Specialty Insurance my broker of record for this policy

Printed Name: Natalie Smith

Signature of Insured:

DocuSigned by:
Natalie Smith
ABCE88056FDA4CE...

Date: 8/5/2024

David Cummings

Commercial Specialty Agent

p: 641.585.0510 f: 641.585.5166

Specialty.FCISInsurance.com



FCIS Specialty | PO Box 248 | Forest City, IA 50436

Formerly Donat Insurance

Coverage cannot be bound without speaking to an agent.

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← North



- 1. Winery
 - 2. Grazing
 - 3. play area
 - 4. road to pumpkin
 - 5. Pumpkins
 - 6. pick up Grazing
 - 7. Over Flow Parking
 - 8. main Parking Lot
- 120' x 75'