



Fremont County

MAR 31 2025

**FREMONT COUNTY**  
**DEPARTMENT OF PLANNING AND ZONING**

Planning & Zoning

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

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

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

# Zone Change #1,

Application Packet

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

FREMONT COUNTY PLANNING & ZONING

## Process & Requirements Overview

The rezoning process shall be in conformance with the Fremont County Zoning Resolution, and Fremont County Master Plan. To rezone, the property shall be adjacent to the proposed zone district or be in proximity of the proposed zone district.

Any application which is not complete or does not include all minimum submittal requirements will be rejected by the Fremont County Department of Planning and Zoning (Department). The department requires one (1) hard copy of the application and all required submittals. Two (2) copies of a drawing shall be prepared to professional standards, minimum size 24" X 36", drawn at a common increment scale between or including 1" = 50' and 1" = 200' unless otherwise approved by the Department prior to submittal of the application, & two (2) reduced (to 11"x17") copies. One (1) electronic copy all items shall be labeled exactly as the required submittal.

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

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

As with all land use applications payment of associated fees do not ensure approval of the application.

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

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

Modifications, major or minor, to the Land Use Permit as approved, shall be accomplished in compliance with requirements of the Fremont County Zoning Resolution.

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



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**Check the Applicable Application**

**Zone Change #1**  
**\$1,250.00**

**PROPERTY INFORMATION:** Provide information to identify property. Attach additional sheets if necessary.

**Property Address(es):**

**360 Granite Hills Road, Cotopaxi**

**Tax ID/Parcel Numbers(s):** 98604530

**Parcel size(s) in Acres:** 35.5

**Existing Zone District:**

R3

**Proposed Zone District:**

R2

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

**Name(s) (Individual or Organization):**

**Ralph W Jr and Joann C Kewish**

**Mailing Address:**

PO Box 183, Howard, Colorado 81233

**Telephone:**

719-942-4203

**Email Address:**

rjkewish@gmail.com

**AUTHORIZATION REPRESENTATIVE / AGENT / CONSULTANT:** Indicate person(s) submitting the

application if different than the property owner(s). Attach additional sheets if necessary.

<b>Name(s) (Individual or Organization):</b> Allan Doran
<b>Mailing Address:</b> 1402 I Street, Salida, Colorado 81201
<b>Telephone:</b> 719-539-2046
<b>Email Address:</b> Allandoran719@gmail.com

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


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

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

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

Allan Doran  3-21-25  
Printed Name Applicant Signature Date

RALPH W. KEWISH, JR  3-21-25  
Printed Name Owner Signature Date

JOHN KEWISH  3/21/25



**Fremont County Planning & Zoning Department**  
 Zone Change #1 Application

1. A statement of justification for the rezoning, including at least one of the following conditions:
  - a. Evidence that additional land is needed in the proposed zone district.
  - b. Evidence that there has been a material change in the neighborhood that justifies the requested zone change.
  - c. Evidence that the proposed zone change will be in conformance with the Fremont County Master Plan for the area. <https://fremontcountyco.gov/files/planning-and-zoning/masterplan2015.pdf>.
  - d. Effects the proposed zoning and proposed use would have on adjacent uses. If there is an adverse effect on adjacent uses, include mitigation measures.

The rezone will conform to the rural character of the district. The lot size is currently 35 acres and does border the Arkansas River. The Master Plan states the importance of keeping the corridor visually rural, which this rezoning will continue to adhere to. The maximum lot coverage for R2 is 15%, which this property currently is in compliance with. The current property currently is used for agricultural use. The property to the south of the property is zoned R2 also.

2. Written description of the buildings and or uses proposed.

Current use is a private residence with outbuildings. The access will remain from Granite Hills Road. The proposed use will allow for additional buildings on the 35 acre property. In addition, it will allow for a future small subdivision while maintaining the rural aspects of the Fremont County Master Plan.

3. Please indicate the Zone District & Current Land Use within five hundred (500) feet of the boundary of the proposed area of change in all directions from the subject property. Additional sheets can be added if needed.

	Zone District	Land Use
Northerly	R3	private residence with outbuildings
Easterly	R3	Private residence with outbuildings
Westerly	R3	Private residence with outbuildings
Southerly	R2	Private residences with outbuildings

4. Master Plan – Planning District of property: District 5 - Upper Arkansas Valley District

5. A statement of how the proposed use meets the intent, purpose, and applicable goals and objectives of the Fremont County Master Plan. <https://fremontcountyco.gov/files/planning-and-zoning/masterplan2015.pdf>

The Master Plan states is in effect to ensure the development of the Arkansas River corridor

remains aesthetically rural. By rezoning the lot in question, it will allow for future development within the rural guidelines. The lot size is currently 35.5 acres,

which is larger than the minimum lot size. The area south of the property is currently zoned R2.

### REQUIRED EXHIBITS

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

#### REQUIRED SUBMITTALS – SECTION TWO

<input checked="" type="checkbox"/> Exhibit 2.1 <input type="checkbox"/> N/A	<p style="text-align: center;">Right to Occupy</p> <ol style="list-style-type: none"> <li>1. A copy of the current deed of record indicating ownership and the legal description.</li> <li>2. A letter authorizing a non-owner occupant to make an application.</li> </ol>
<input checked="" type="checkbox"/> Exhibit 2.2	Right of access to public or private roads when the property does not have adequate frontage on a County Road.
<input checked="" type="checkbox"/> Exhibit 2.3	A list of names and mailing addresses for all property owners within five hundred (500') feet of the boundaries of the subject property.

#### IF APPLICABLE SUBMITTALS – SECTION THREE

<input type="checkbox"/> Exhibit 3.1 <input type="checkbox"/> N/A	A Fremont County Driveway Access Permit
<input type="checkbox"/> Exhibit 3.2 <input type="checkbox"/> N/A	A Colorado Department of Transportation access permit
<input type="checkbox"/> Exhibit 3.3 <input type="checkbox"/> N/A	Proof of notification and comments from the Colorado Department of Transportation

**SITE PLAN**

- Two (2) copies of a drawing shall be prepared to professional standards, minimum size 24" X 36", drawn at a common increment scale between or including 1" = 50' and 1" = 200' unless otherwise approved by the Department prior to submittal of the application. Two (2) reduced (to 11"x17") copies all of which shall include the following:
  - Written and graphic scale with minimum of 1" = 200' max 1" = 50';
  - Titles (Name) Zone Change Request from \_\_\_\_\_ Zone District (existing) to \_\_\_\_\_ Zone District (proposed);
  - Boundary drawing of the property with bearings and dimensions to illustrate the legal description of the subject property;
  - Legal description of the property;
  - Acreage or square footage of the subject property;
  - Zoning classification for all adjoining lots, parcels, or tracts
  - North Arrow;
  - Vicinity map locating the subject property in relation to surrounding areas;
  - The size, shape, and location of all existing and proposed buildings, structures, and improvements 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 existing and/or proposed use.
    2. Location dimensions from at least two property lines for each building, structure and/or improvements.
    3. Square footage and dimensions of all buildings and structures.
  - The drawing shall contain tables or notes comparing:
    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, 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, to the amount allowed in the current zone district.
  - 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.
  - If drawing requires the use of symbols or lines that cannot or should not be identified by label, then the drawing shall include a legend.
  - If the drawing requires notes to understand different aspects of the property and or proposal, the drawing shall contain a note section in which each note is identified by a numerical or alpha designation.
  - Identification and location of all drainageway, drainage facilities, including FEMA flood areas with the Map # and effective date, to include dimensions from property lines;

WARRANTY DEED

THIS DEED, Made this 8th day of August 19 86, between

DANIEL R. OGDEN and EVELYN J. OGDEN

of the said \*County of Fremont and State of Colorado, grantor, and

RALPH W. KEWISH, JR. and JOANN C. KEWISH

whose legal address is 2379 Camino Pintores, Santa Fe, NM 87505

of the said County of Santa Fe and State of New Mexico, grantees:

WITNESS, that the grantor, for and in consideration of the sum of \$35,000.00 THIRTY FIVE THOUSAND AND NO/100----- DOLLARS.

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, not in tenancy in common but in joint tenancy, all the real property, together with improvements, if any, situate, lying and being in the said County of Fremont and State of Colorado, described as follows:

SEE EXHIBIT "A"

Buyer is responsible for the fencing out of other people's livestock.

STATE DOCUMENTARY FEE  
Date AUG 8 1986  
Amount \$ 3.50

also known by street and number as Co. Rd. 45, Howard, CO 81233

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 himself, his 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 sealing and delivery of these presents, he is 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 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 general taxes for 1986 and subsequent years, and except easements, rights-of-way, restrictive covenants, and reservations of record, if any

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.

*Daniel R. Ogden*  
DANIEL R. OGDEN  
*Evelyn J. Ogden*  
EVELYN J. OGDEN

STATE OF COLORADO }  
County of CHAFFEE } ss.

The foregoing instrument was acknowledged before me this 8th day of August, 1986, by Daniel R. Ogden and Evelyn J. Ogden.



Witness my hand and official seal.  
My Commission Expires April 8, 1988

*Cheryl E. Guffy*  
435 Pitkin, Santa Fe, CO 87501

ZC 2.1



EXHIBIT "A"

OGDEN TO KEWISH

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 17, and in the North Half of the Northwest Quarter (N 1/2 NW 1/4) of Section 20, all in Township 48 North, Range 11 East of the New Mexico Principal Meridian, Fremont County, Colorado, being more particularly described as follows:

Beginning at the 1/4 corner (B.L.M. Brass Cap Monument) common to said Sections 17 and 20; thence North 00°59' West along the east boundary of the said Southeast Quarter of the Southwest Quarter of Section 17, a distance of 1121.31 feet; thence South 39°51'23" West 1472.94 feet to section line common to said Sections 17 and 20; thence South 30°18'26" West 612 feet more or less to the center thread of the Arkansas River; thence Southeasterly along the center thread of said river to the south boundary of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 20; thence North 89°32'34" East along said south boundary 659 feet more or less to the Southeast corner of the said North Half of the Northwest Quarter; thence North 00°14'06" East 1296.88 feet to the point of beginning.

Containing a Gross Area of 41 Acres more or less.

Excepting therefrom the right-of-way for the D & RGW Railroad running through the above described tract, said right-of-way containing 5.27 Acres more or less.

Also excepting therefrom the right-of-way for Fremont County Road No. 45 running through the above described tract that is not located within the right-of-way of the D & RGW Railroad, containing 0.25 Acres more or less.

Resulting in a Net Tract Area of 35.5 Acres more or less.

Excepting therefrom any other rights-of-way or easements of record or existing.

Fremont County Planning & Zoning  
Fremont County Commissioners  
615 Macon Avenue  
Canon City, CO 81212

RE: Authorization for Allan Doran

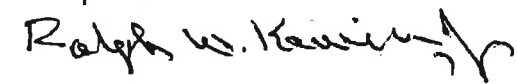
Greetings,

We authorize Allan Doran to act on our behalf for the Zone Change process of our property located at 360 Granite Hills Road in Cotopaxi, located in Fremont County.

We also authorize Mr. Doran to act on our behalf for the minor subdivision process of the same property.

Thank you,

Ralph W Kewish Jr



Joann C Kewish



Exhibit ZC-212



**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 Kewish Subdivision

2. Type of application:

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

3. Engineer: Tracy Vandaveer Address: 6770 County Road 107  
 City: Salida State: CO Zip Code: 81201  
 Telephone #: (719) 539-7213 Facsimile #: ( ) Email tvandaveer@msn.com

4. Provide a detailed description of the proposed use:  
Proposal is to create 2 single family residential lots from 1 existing large lot. Analysis is based on ITE  
Trip Generation Manual, Version 8, utilizing ITE Code 210.

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: 19 daily, 2 peak-hour am, 2 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

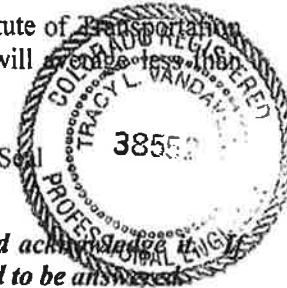
Delivery – required by the use: \_\_\_ daily, \_\_\_ peak-hour am, \_\_\_ peak-hour pm

Total Vehicle Trips: 19 daily, 2 peak-hour am, 2 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.

Tracy L. Wanda  
Colorado Licensed Professional Engineer

Date Dec. 11, 2023



If the above has been certified, then the applicant can complete the form and acknowledgment. Questions 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? 360 Granite Hills Road

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

Granite Hills Road / County Road 45

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: Fremont County Driveway Access Permit

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 3<sup>rd</sup>, 9<sup>th</sup>, 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? 60 feet

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

19. \*What is the surface width of the public roadway(s) that serve the site? 60 feet
20. \*What are the existing drainage facilities for the public roadway(s) that serve the site? County road ditch & culverts
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: borders CR 45  
 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: 720 feet  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: 1690 feet
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: 840 feet  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: 840 feet  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: An open area without hazards

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: No change to existing traffic.

Only one single family residence added to the neighborhood

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) Minimal traffic added for one

single family residence

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. The traffic on CR 45 and Granite Hills Road are not expected to increase greatly in the near future.

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.  
 None needed. Road has capacity.



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.

Allan Doran  
Applicant Printed Name

*Allan Doran*  
Signature

3-21-25  
Date

Ralph W. Kewish Jr.  
Owner Printed Name

*Ralph W. Kewish Jr.*  
Signature

3-21-25  
Date

Joann C Kewish  
Owner Printed Name

*Joann C. Kewish*  
Signature

3/24/25  
Date

# Residential Planned Unit Development (PUD) (270)

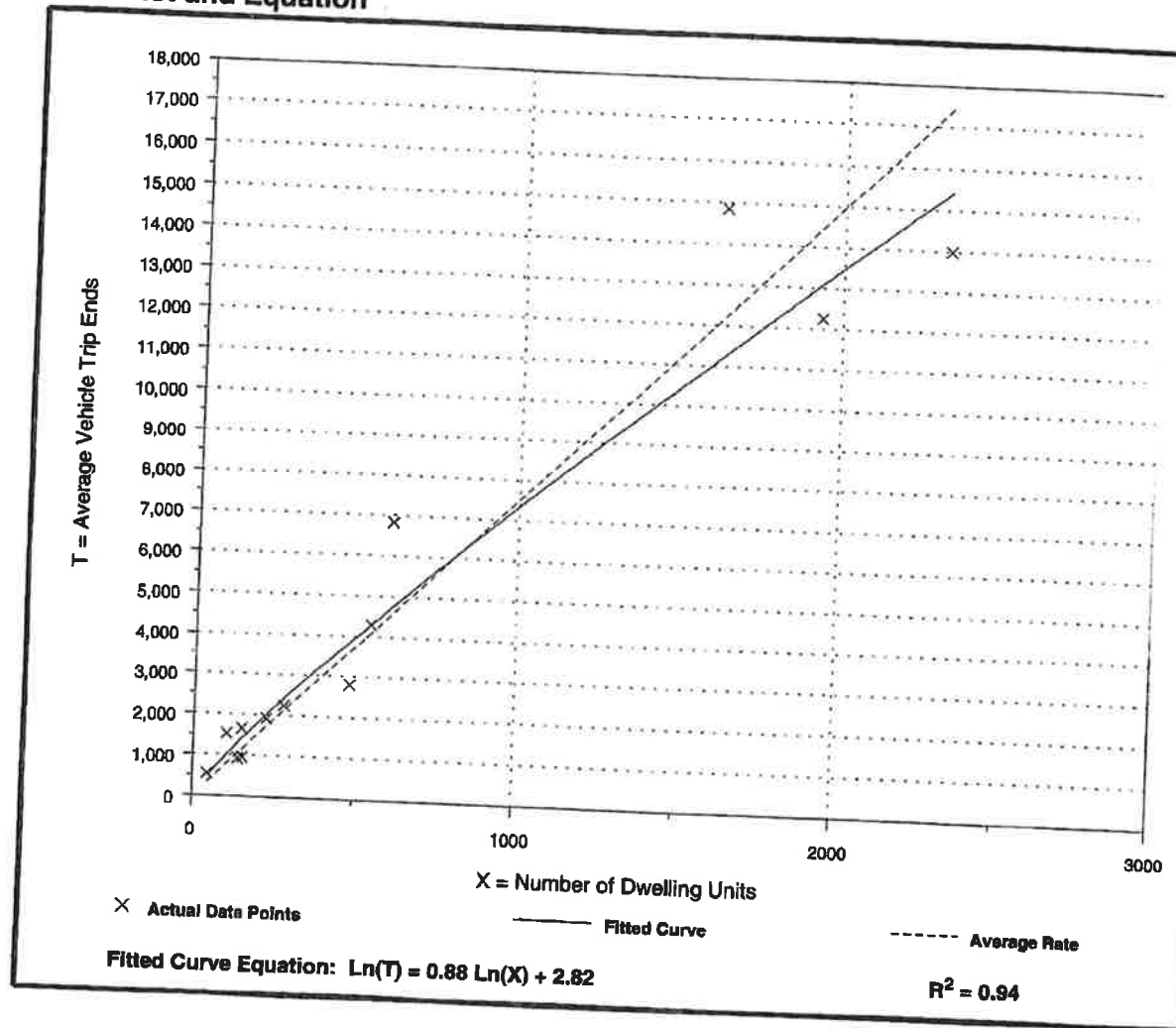
Average Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Number of Studies: 13  
Avg. Number of Dwelling Units: 664  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.50	5.79 - 14.38	3.32

## Data Plot and Equation



# Residential Planned Unit Development (PUD) (270)

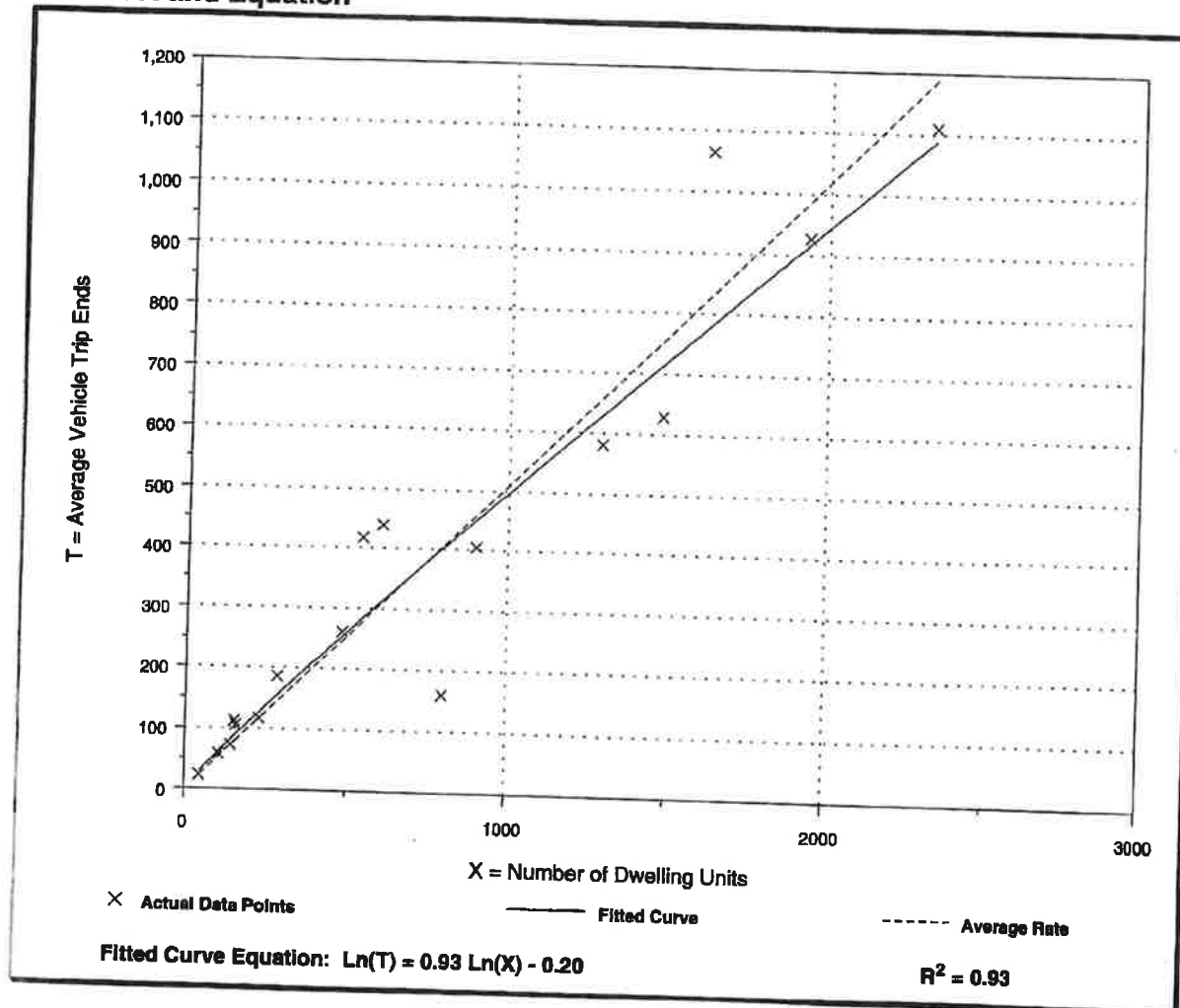
Average Vehicle Trip Ends vs: Dwelling Units  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.

Number of Studies: 17  
 Avg. Number of Dwelling Units: 771  
 Directional Distribution: 22% entering, 78% exiting

## Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.20 - 0.77	0.72

## Data Plot and Equation



**Neighboring properties**

Phil Zichter  
PO Box 249  
Howard, CO 81233  
98704290

Nathaniel Wright  
PO Box 777  
Salida, CO 81201  
78080011

Daniel & Evelyn Ogden  
PO Box 35  
Howard, CO 81233  
98704291

Michael & Kimberly Shaffer  
501 E Highway 50  
Salida, CO 81201  
98205116

BLM  
3028 E Main Street  
Canon City, CO 81212  
395100000001

Michael & Kimberly Shaffer  
PO Box 161  
Howard, CO 81233  
98405041

Kathleen Whysner  
527 36 5/8 Road  
Palisade, CO 81526  
98205115

Fremont Cty. Comm.  
615 Macon Ave #105  
Canon City, CO 81212  
3951200000008

Bernardus Koons  
405 Granite Hills Road  
Cotopaxi, CO 81223  
78079003

James Lemermeier  
PO Box 146  
Coaldale, CO 81222  
99804251

John Shoup  
PO Box 95  
Coaldale, CO 81222  
78079002

Jesse & Joan Cannon  
PO Box 212  
Coaldale, CO 81222  
99304324

**EXHIBIT ZC-2.3**

Vallie Ranch LLC  
PO Box 27  
Coaldale, CO 81222  
99304323  
99204040

Arthur & Jane Levene  
9625 State Highway 291  
Salida, CO 81201  
78003050

Colorado Parks

Jo A Lobmeyer Rev. Trust  
PO Box 75  
Coaldale, CO 81222  
78002800

Dept. of Wildlife



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

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

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

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

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

1. Name of proposed project: Kewish Minor Subdivision
2. Provide a map of proposed improvements with an identified location that includes a quarter-quarter, section, township, range and principle meridian (PLSS).
3. Legal description of subject property: See Attached
4. What is the size of the existing parcel? 35.5 m/1  Acres ---  Square feet
5. What are the proposed uses of the subject property?
  - Residential Only
  - Commercial
  - Commercial and Residential
6. What are the current uses of water on this parcel?
  - a. Are there any established uses that require water?  Yes ---  No
  - b. Number of existing homes: 1

If one or more, date this use was established: 1987

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

If yes, amount: 1500  Acres ---  Square feet

Date this use was established: 1987

d. Livestock watering:  Yes ---  No

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

If yes, date this use was established: \_\_\_\_\_

e. Other uses: \_\_\_\_\_

Dates established: \_\_\_\_\_

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

a. Number of proposed homes (including the home above if it will remain): 2

b. Lawn / garden watering, amount: 1500  Acres ---  Square feet

c. Livestock watering:  Yes ---  No

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

d. Number of Employees per day: n/a Number of days open per year: n/a

e. Number of Customers per day: n/a Number of days open per year: n/a

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

g. Describe other water needs: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Domestic well for existing residence. An additional augmented well permit to include livestock watering (horses) will be applied for when the subdivision is in effect.

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

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

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

Yes --  No

Name of provider: \_\_\_\_\_

d. Is water hauled:  Yes ---  No

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

If yes, permit number: 145937

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

Yes ---  No

If yes, name of plan: \_\_\_\_\_

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

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

If yes, Court Adjudication Number and Spring Name: \_\_\_\_\_

9. What is the Waste Water Method?

Municipal

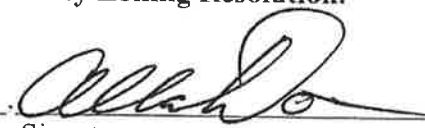
Septic with Leach Field

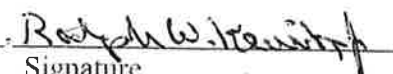
Closed Vault, Waste Water hauled to: \_\_\_\_\_

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

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

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

Allan Doran            3-21-25  
Applicant Printed Name      Signature      Date

Ralph & Joann Kewish            3/21/25  
Property Owner Printed Name      Signature      Date  
(If different from applicant)      Joann C. Kewish      3/21/25



## LEGAL DESCRIPTION - KEWISH PROPERTY

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE  $\frac{1}{4}$  SW  $\frac{1}{4}$ ) of Section 17, and in the North Half of the Northwest Quarter (N  $\frac{1}{2}$  NW  $\frac{1}{4}$ ) of Section 20, all in Township 48 North, Range 11 East of the New Mexico Principal Meridian, Fremont County, Colorado, being more particularly described as follows:

Beginning at the  $\frac{1}{4}$  corner (B.L.M. Brass Cap Monument) common to said Sections 17 and 20; thence North 00°59' West along the east boundary of the said Southeast Quarter of the Southwest Quarter of Section 17, a distance of 1121.31 feet; thence South 39°51'33" West 1472.94 feet to section line common to said Sections 17 and 20; thence South 30°18'26" West 612 feet more or less to the center thread of the Arkansas River; thence Southeasterly along the center thread of said river to the south boundary of the Northeast Quarter of the Northwest Quarter (NE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) of said Section 20; thence North 89°32'34" East along said south boundary 659 feet more or less to the Southeast corner of the said North Half of the Northwest Quarter; thence North 00°14'06" East 1296.88 feet to the point of beginning.

Containing a Gross Area of 41 Acres more or less.

Excepting therefrom the right-of-way for the D & RGW Railroad running through the above described tract, said right-of-way containing 5.27 Acres more or less.

Also excepting therefrom the right-of-way for Fremont County Road No. 45 running through the above described tract that is not located within the right-of-way of the D & RGW Railroad, containing 0.25 Acres more or less.

Resulting in a Net Tract Area of 35.5 Acres more or less.

Excepting therefrom any other rights-of-way or easements of record or existing.

# KEWISH MINOR SUBDIVISION PLAT

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4) OF SECTION 17, AND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N 1/2 NW 1/4) OF SECTION 20, ALL IN TOWNSHIP 48 NORTH, RANGE 11 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF FREMONT, STATE OF COLORADO

**PRELIMINARY**

**KNOW ALL PERSONS BY THESE PRESENTS THAT**

IS THE OWNER OF THE FOLLOWING DESCRIBED LAND:

**TO WIT:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FREMONT, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:  
 A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4) OF SECTION 17, AND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N 1/2 NW 1/4) OF SECTION 20, ALL IN TOWNSHIP 48 NORTH, RANGE 11 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, FREMONT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE 1/4 CORNER (B.L.M. BRASS CAP MONUMENT) COMMON TO SAID SECTIONS 17 AND 20; THENCE NORTH 00°59' WEST ALONG THE EAST BOUNDARY OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, A DISTANCE OF 1121.31 FEET; THENCE SOUTH 39°51'33" WEST 1472.94 FEET TO SECTION LINE COMMON TO SAID SECTIONS 17 AND 20; THENCE SOUTH 30°18'26" WEST 612 FEET MORE OR LESS TO THE CENTER THREAD OF THE ARKANSAS RIVER; THENCE SOUTHEASTERLY ALONG THE CENTER THREAD OF SAID RIVER TO THE SOUTH BOUNDARY OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) OF SAID SECTION 20; THENCE NORTH 89°32'34" EAST ALONG SAID SOUTH BOUNDARY 659 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 00°14'06" EAST 1296.88 FEET TO THE POINT OF BEGINNING.  
 CONTAINING A GROSS AREA OF 41 ACRES MORE OR LESS.  
 EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR THE D & RGW RAILROAD RUNNING THROUGH THE ABOVE DESCRIBED TRACT, SAID RIGHT-OF-WAY CONTAINING 5.27 ACRES MORE OR LESS.  
 ALSO EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR FREMONT COUNTY ROAD NO. 45 RUNNING THROUGH THE ABOVE DESCRIBED TRACT THAT IS NOT LOCATED WITHIN THE RIGHT-OF-WAY OF THE D & RGW RAILROAD, CONTAINING 0.25 ACRES MORE OR LESS.  
 RESULTING IN A NET TRACT AREA OF 35.5 ACRES MORE OR LESS.  
 EXCEPTING THEREFROM ANY OTHER RIGHTS-OF-WAY OR EASEMENTS OF RECORD OR EXISTING.

HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO 2 LOTS WITH EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF KEWISH MINOR SUBDIVISION PLAT. ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE COUNTY OF FREMONT, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. ALL NON-UTILITY EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREIN.

**DEDICATION:**

I, **RALPH W. KEWISH JR. & JOANN C. KEWISH**, BEING THE OWNER OF THE ABOVE DESCRIBED LAND BEING PLATTED AND/OR SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF **KEWISH MINOR SUBDIVISION**, HAVE LAID OUT, PLATTED AND/OR SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT AND DO HEREBY DEDICATE TO THE PUBLIC AT LARGE THE STREETS, ALLEYS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON. THE SOLE RIGHT TO ASSIGN USE OR VACATE IS VESTED WITH THE BOARD OF COUNTY COMMISSIONERS.

IN WITNESS WHEREOF, \_\_\_\_\_ HAS SUBSCRIBED THEIR NAMES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

BY \_\_\_\_\_ (OWNER)

BY \_\_\_\_\_ (OWNER)

**NOTARY STATEMENT:**

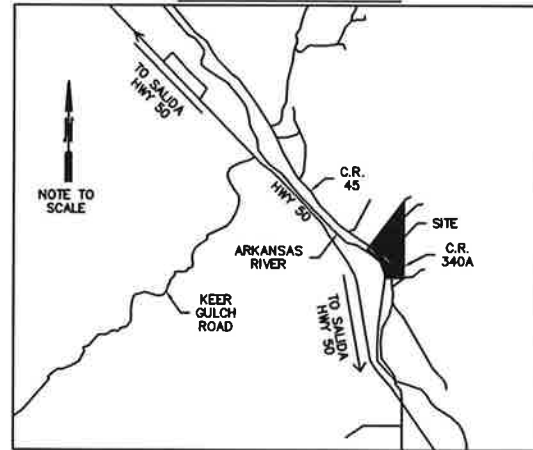
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY **RALPH W. KEWISH JR. & JOANN C. KEWISH**;

MY COMMISSION EXPIRES \_\_\_\_\_

MY ADDRESS IS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ NOTARY PUBLIC

**VICINITY MAP**



**ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT:**

THE UNDERSIGNED CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF FREMONT COUNTY, COLORADO, HEREBY CERTIFIES THAT THE PLAT WAS APPROVED AND ALL ROADS, STREETS (EXCEPTING PRIVATE STREETS) AND EASEMENTS ARE HEREBY ACCEPTED PROVIDED, HOWEVER, THAT SUCH ACCEPTANCE SHALL NOT IN ANY WAY BE CONSIDERED AS AN ACCEPTANCE FOR MAINTENANCE PURPOSES. MAINTENANCE OF, OR SNOW REMOVAL FROM SAID ROAD OR STREETS SHALL BE ONLY UPON A SEPARATE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS.

\_\_\_\_\_  
 CHAIRMAN, FREMONT COUNTY BOARD OF COUNTY COMMISSIONERS DATE

**EASEMENT STATEMENT:**

EASEMENTS FOR PUBLIC PURPOSES, INCLUDING UTILITIES, ARE AS INDICATED ON THE PLAT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE ADJACENT PROPERTY OWNERS EXCEPT AS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO FIVE (5) FOOT EASEMENT ON BOTH SIDES OF LOT LINES. EXTERIOR SUBDIVISION BOUNDARY IS SUBJECT TO A TEN (10) FOOT EASEMENT.

**SURVEYORS NOTES:**

- 1) SURVEY DATE: DECEMBER 23, 2024 & JANUARY 10, 2025
- 2) SITE ADDRESS: 360 GRANITE HILL DRIVE, COTOPAXI, COLORADO.
- 3) MAP UNITS: US SURVEY FEET
- 4) BASIS OF BEARING: BASIS OF BEARING FOR THIS SURVEY IS BASED UPON THE COLORADO CENTRAL ZONE STATE PLANE COORDINATE SYSTEM BASED ON GPS OBSERVATIONS TAKEN ALONG THE EAST LINE OF THE SUBJECT PROPERTY BETWEEN 2 FOUND MONUMENTS AS SHOWN HEREON, SAID LINE ASSUMED TO BEAR N 00°12'49" E.
- 5) PARCEL AREAS: OVERALL PARCEL - 1,792,197 SQUARE FEET, 41.143 ACRES±  
 TRACT 1 - 1,163,567 SQUARE FEET, 26.712 ACRES±  
 TRACT 2 - 388,173 SQUARE FEET, 8.911 ACRES±  
 RAILROAD RIGHT OF WAY - 227,648 SQUARE FEET, 5.226 ACRES±  
 COUNTY ROAD RIGHT OF WAY - 12,809 SQUARE FEET, 0.294 ACRES±
- 6) UTILITIES ARE SHOWN APPROXIMATELY AND SHOULD BE FIELD VERIFIED PRIOR TO EXCAVATION. UTILITIES SHOWN HEREON WERE LOCATED IN THE FIELD AND ARE SHOWN BASED UPON LOCATION OF UTILITY FLAGS AND PAINTED LOCATES. NO EXCAVATION WAS PERFORMED TO LOCATE THESE UTILITIES.
- 7) ZONING - FREMONT COUNTY ZONING DISTRICT R-3
- 8) FLOOD ZONE: A PORTION OF THIS SITE IS LOCATED IN ZONE A PER CURRENT FEMA MAP NUMBER 08043C0525E WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2007
- 9) LOT ACCESS NOTE:  
 -TRACT 1 TO BE ACCESSED VIA GRANITE HILLS DRIVE.  
 -TRACT 2 CAN BE ACCESSED VIA COUNTY ROAD 45, TRACT 2 ACCESS IS LOCATED ALONG C.R. 45 A DISTANCE OF 735' NORTHWESTERLY OF THE INTERSECTION OF C.R. 45 AND C.R. 340A.
- 10) DRAINAGE: DRAINAGE PLAN FOR THIS SUBDIVISION HAS BEEN DEFERRED TO THE TIME OF DEVELOPMENT.

**REGISTERED LAND SURVEYOR'S CERTIFICATE**

I, KEVIN L. DEAN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT THIS PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT ANY PORTION(S) OF THIS PROPERTY WHICH DO LIE WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. F.I.R.M. MAPS ARE ACCURATELY SHOWN HEREON.

SIGNATURE \_\_\_\_\_ PLS# \_\_\_\_\_

**COUNTY CLERK AND RECORDERS STATEMENT:**

**STATE OF COLORADO**

**COUNTY OF FREMONT**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF FREMONT COUNTY, COLORADO, AT \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. UNDER RECEPTION NUMBER \_\_\_\_\_.

\_\_\_\_\_  
 FREMONT COUNTY CLERK & RECORDER

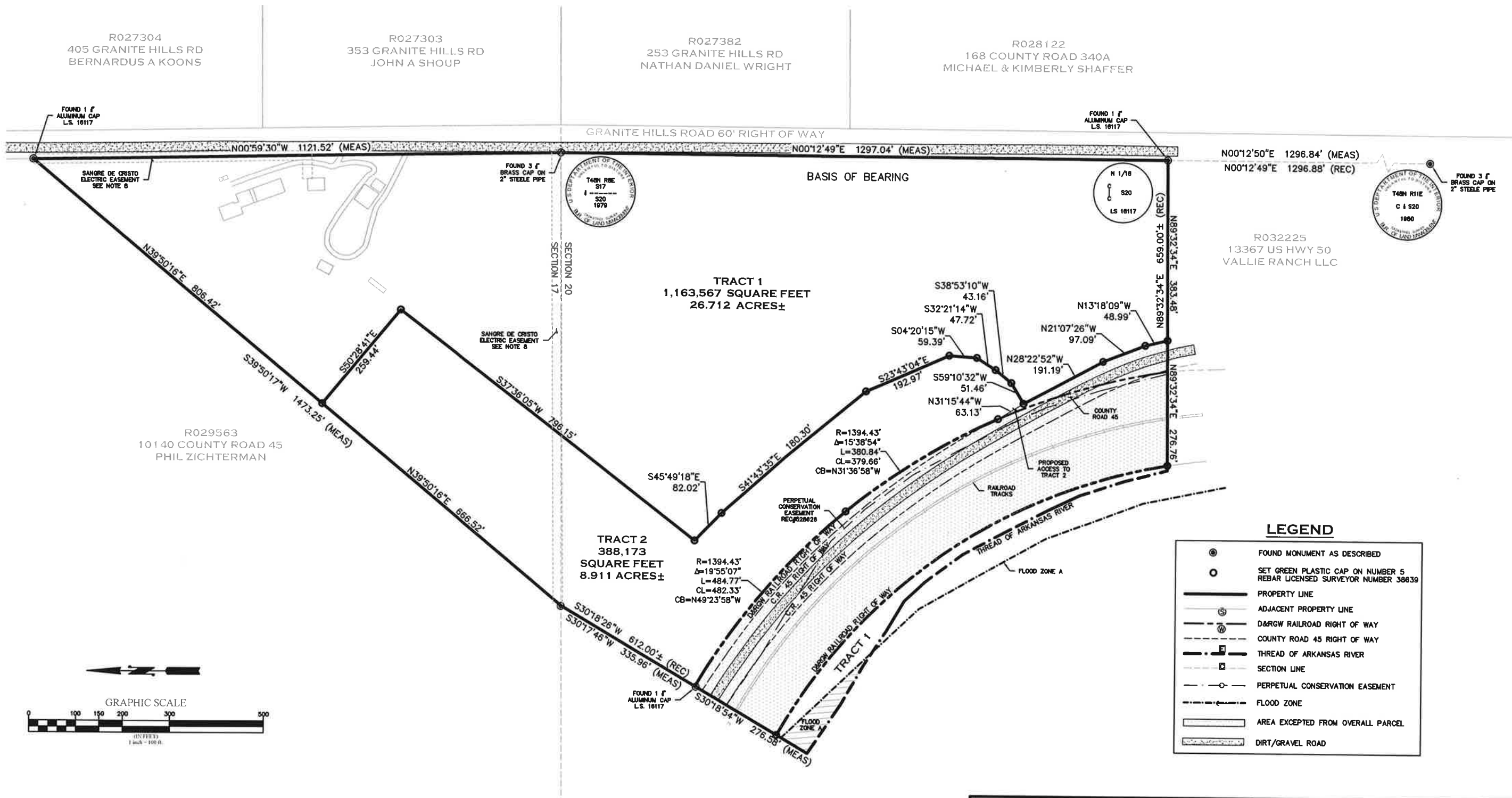
NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

<b>CENTRAL ROCKIES                  LAND SURVEYING, LLC</b> 7405 HWY 50 W. SUITE 130 SALIDA, COLORADO 81201 719-850-1802	SHEET NO.: 1 OF 2
	DRAWN BY: RME
	DATE: 03/31/2025
	JOB NAME: KEWISH - MINOR PLAT
	JOB NO.: 24-150

# KEWISH MINOR SUBDIVISION PLAT

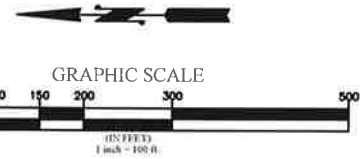
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4) OF SECTION 17, AND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N 1/2 NW 1/4) OF SECTION 20, ALL IN TOWNSHIP 48 NORTH, RANGE 11 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF FREMONT, STATE OF COLORADO

**PRELIMINARY**



### LEGEND

	FOUND MONUMENT AS DESCRIBED
	SET GREEN PLASTIC CAP ON NUMBER 5 REBAR LICENSED SURVEYOR NUMBER 38639
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	D&RGW RAILROAD RIGHT OF WAY
	COUNTY ROAD 45 RIGHT OF WAY
	THREAD OF ARKANSAS RIVER
	SECTION LINE
	PERPETUAL CONSERVATION EASEMENT
	FLOOD ZONE
	AREA EXCEPTED FROM OVERALL PARCEL
	DIRT/GRAVEL ROAD



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

<p><b>CENTRAL ROCKIES LAND SURVEYING, LLC</b> 7405 HWY 50 W. SUITE 130 SALIDA, COLORADO 81201 719-850-1802</p>	SHEET NO.: 2 OF 2
	DRAWN BY: RME
	DATE: 03/31/2025
	JOB NAME: KEWISH - MINOR PLAT
	JOB No.: 24-150