



FREMONT COUNTY

DEPARTMENT OF PLANNING AND ZONING

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

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

Email: Planning@fremontco.com

Check the Applicable Application

☒ B.O.Z.A.
\$750.00

Property Information:

Property Address:

114 N KATHY LN, COLORADO SPRINGS, CO 80926

Tax ID/Parcel Number:

99604285

Parcel size in Acres:

38

Zone District:

R3

Proposed Land Use:

INSTALL SOLAR

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

Name(s) (Individual or Organization):

MARTIN MAPLE

Mailing Address:

114 N KATHY LN, COLORADO SPRINGS, CO 80926

Telephone:

303-519-5986

Email Address:

MARTIN.MAPLE@YAHOO.COM

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

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

By signing this Application, the Applicant, or the agent/representative 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.

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 of Zoning Adjustment regarding the Application to be null and void.

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.

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.

I further understand that a notice of the Board of Zoning Adjustment Meeting for this item will be published in a local newspaper at my expense.

<u>MARTIN MAPLE</u>	<u><i>Martin Lee Maple</i></u>	<u>8-APR-2025</u>
Printed Name	Applicant Signature	Date

_____	_____	_____
Printed Name	Owner Signature	Date



Fremont County Planning & Zoning Department Board of Zoning Adjustment (BOZA) Application

Fremont County

APR 08 2025

Planning & Zoning

1. Provide a brief description of the variance request.

ALLOW INSTALLATION OF SOLAR PANELS 15' FROM
KATHY LANE. THIS IS THE ONLY A SUITABLE
AREA FOR THEM. BASED OFF OF AREA NEEDED
AND LOCATION TO MAKE THEM EFFICIENT.

2. The Board of Zoning Adjustment shall have the power to grant variances from the Fremont County Zoning Resolution, but only where all of the following conditions are found to exist. The applicant shall provide "their" justification, finding each condition to exist.

- a. The variance would not authorize any use other than those enumerated as a "use-by-right" in the Zone District, and that the essential character of the Zone District would not be altered.

WANTING TO INSTALL SOLAR ON THE
LIMITED FLAT SECTION OF OUR PROPERTY

- b. An unnecessary hardship to the variance property owner could be shown to occur if the provisions of the Zoning Resolution were strictly interpreted.

LACK OF OPEN SPACE NEEDED TO HAVE
SOLAR SYSTEM WORK EFFICIENTLY

- c. The circumstances found to constitute a hardship, requiring this variance, either were not created by the owner, or were in existence at the time of the passage of the Zoning Resolution and cannot be reasonably corrected, without variance.

TO PRODUCE THE AMOUNT OF ELECTRICITY
NEEDED FOR OUR HOME WE NEEDED 28 PAGES
THIS REQUIRES A SIGNIFICANT AMOUNT OF
OPEN SPACE, WHICH WE DON'T HAVE.

- d. The variance, if approved, would not be inconsistent with the intent and purpose of the Zoning Resolution and would not prejudicially effect the health, safety and general welfare of the inhabitants of Fremont County,

IT WILL BE SITUATED 15'-20' FROM KATHY LN
~~THE~~ NOBODY WILL BE EFFECTED (HEALTH, SAFETY)

REQUIRED EXHIBITS

The following items shall be attached to this application.

<input checked="" type="checkbox"/> EXHIBIT 3.1	A copy of the current deed of record
<input checked="" type="checkbox"/> EXHIBIT 3.2	An improvement location certificate, survey plat or certified plot plan for the variance property, evidencing the location and size of all existing and proposed improvements (such as structures, wells, septic systems driveways etcetera), along with any significant topographic features, performed, signed and sealed by a Colorado Registered Professional Land Surveyor.
<input checked="" type="checkbox"/> EXHIBIT 3.3	A complete building permit application.
<input checked="" type="checkbox"/> EXHIBIT 3.4	Water Source
<input checked="" type="checkbox"/> EXHIBIT 3.5	Sanitation source
<input checked="" type="checkbox"/> EXHIBIT 3.6	If the variance property gains access from a State or Federal Highway, documentation shall be attached to this application verifying legal access to the property.
<input checked="" type="checkbox"/> EXHIBIT 3.7	If applicable, documentation from the variance property owner allowing the application to be made.

1021497
10-24-2022

WARRANTY DEED

State Doc Fee: \$97.00
Recording Fee: \$13.00

THIS DEED is dated the 12 day of October, 2022, and is made between

The Newell Family Trust, Dated March 30, 2022

(whether one, or more than one), the "Grantor" of the County of Fremont and State of Colorado and

Martin Lee Maple and Nary Prum Maple

the "Grantees", whose legal address is 114 North Kathy Lane, Colorado Springs, CO 80926 of the County of Fremont and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, **not in tenancy in common but in joint tenancy**, all the real property, together with any improvements thereon, located in the County of Fremont and State of Colorado described as follows:

Lot 2, MOUNTAINDALE EQUESTRIAN ESTATES, County of Fremont, State of Colorado.

also known by street address as: 114 North Kathy Lane, Colorado Springs, CO 80926

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, 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, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

And the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

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

The Newell Family Trust dated March 30, 2022

Thomas D. Newell
By: Thomas D. Newell, Co-Trustee

Diano C. Newell
By: Diano C. Newell, Co-Trustee

State of Colorado
County of El Paso

The foregoing instrument was acknowledged before me this 12 day of October, 2022 by Thomas D. Newell as Co-Trustee and Diano C. Newell as Co-Trustee of The Newell Family Trust, Dated March 30, 2022.

Elisa Sundahl
Notary Public:

My Commission Expires: 8/10/24

ELISA SUNDHAL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064831540
MY COMMISSION EXPIRES AUG. 10, 2026



GROUND MOUNT PHOTOVOLTAIC SYSTEM

CODES:

THIS PROPOSED INSTALLATION COMPLIES WITH THE FOLLOWING
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL RESIDENTIAL CODE
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL FUEL GAS CODE
2006 INTERNATIONAL ENERGY CONSERVATION CODE
2006 INTERNATIONAL EXISTING BUILDING CODE
2006 INTERNATIONAL SWIMMING POOL AND SPA CODE
2023 NATIONAL ELECTRICAL CODE
AS ADOPTED BY COUNTY OF FREMONT (DORA)

CONSTRUCTION NOTES:

CONDUIT AND CONDUCTOR SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS.
ALL SOLAR ENERGY SYSTEM EQUIPMENT SHALL BE SCREENED TO THE MAXIMUM EXTENT POSSIBLE AND SHALL BE PAINTED A COLOR SIMILAR TO THE SURFACE UPON WHICH THEY ARE MOUNTED.
MODULES SHALL BE TESTED, LISTED AND IDENTIFIED WITH FIRE CLASSIFICATION IN ACCORDANCE WITH UL 2703. SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED PER SECTION R314 AND 315 TO BE VERIFIED AND INSPECTED BY INSPECTOR IN THE FIELD.
DIG ALERT (811) TO BE CONTACTED AND COMPLIANCE WITH EXCAVATION SAFETY PRIOR TO ANY EXCAVATION TAKING PLACE
PHOTOVOLTAIC SYSTEM GROUND WILL BE TIED INTO EXISTING GROUND AT MAIN SERVICE FROM DC DISCONNECT/INVERTER AS PER 2023 NEC SEC 250.166(A).
SOLAR PHOTOVOLTAIC SYSTEM EQUIPMENT WILL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ART. 690 OF THE 2023 NEC
UTILITY COMPANY WILL BE NOTIFIED PRIOR TO ACTIVATION OF THE SOLAR PV SYSTEM
TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION

VICINITY MAP:

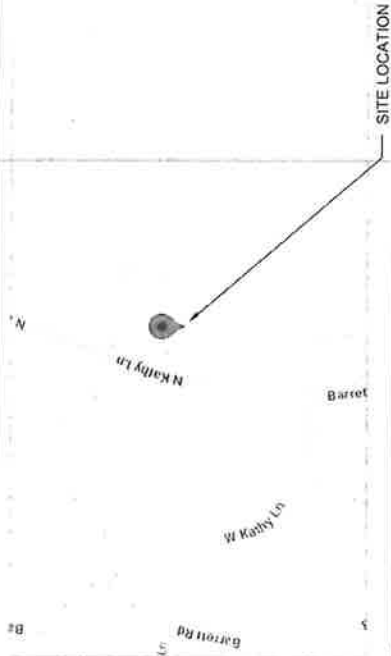


TABLE OF CONTENTS:

PV-1	PROJECT DETAILS
PV-2	SITE PLAN
PV-2B	ARRAY DETAILS
PV-2AG	ARRAY PLAN WITH MODULE LAYOUT
PV-3A	MOUNTING DETAILS
PV-3G	GROUND MOUNT ATTACHMENT DETAILS
PV-3S	SISTERING DETAILS
PV-3AG	GROUND MOUNT ATTACHMENT DETAILS
PV-4	THREE LINE DIAGRAM
PV-4A	SINGLE LINE DIAGRAM
PV-5	CONDUCTOR CALCULATIONS
PV-6	EQUIPMENT & SERVICE LIST
PV-7	LABELS
PV-7A	SITE PLACARD
PV-8	OPTIMIZER CHART
PV-9	SAFETY PLAN
PV-10	SAFETY PLAN

THIS SYSTEM DESIGNED WITH:
WIND SPEED: 90
WIND EXPOSURE: C
SNOW LOAD: 35

Taqi

Signed by: Taqi Khawaja, PE
Signed on: 02/19/2025

CLIENT: MONTAGNA
114 N KATHY LN, COLORADO SPRINGS, CO 80926
AHI COUNTY OF FREMONT (DORA)
UTILITY: BHE - BLACK HILLS ENERGY
METER: EC03747726
EVALUATOR: GREG ALBRIGHT
FINANCE: MOSAIC POWER SWITCH CHOICE

SYSTEM:
SYSTEM SIZE (DC): 28 X 410 = 11,480 kW
SYSTEM SIZE (AC): 11,480 kW
MODULES: 28 X 410 (MONOSOLAR)
OPTIMIZERS: 28 X SOLAREX S440
INVERTER: SOLAREX S440
(PART/SKU: SE7600H-USRGM)

NO.	REVISIONS	DATE
1	REVISED BY	2/1/2025



FREEDOM FOREVER LLC
9559 E GEDDES AVE, CENTENNIAL, CO 80112
Tel: (888) 557-6431
GREG ALBRIGHT

CONTRACTOR LICENSE:
ELECTRICIAN LICENSE NO. 1397,
MASTER ELECTRICIAN ME 0601313

PROJECT DETAILS		
JOB NO:	DATE:	DESIGNED BY:
32047	2/19/2025	B.N.
		SHEET
		PV-1

Process & Requirements Overview

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

Upon receipt of a complete application, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter), which will state the submittal deficiencies which must be addressed by the applicant, Department comments and/or questions about the application, and the number of revised application packets to be supplied to the Department for placement on an agenda of the Board of Zoning Adjustment (B.O.Z.A). 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, and/or Board of Zoning Adjustment 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.

In granting a variance, the BOZA may impose additional requirements on the applicant as a condition of approval.

All applicants and/or their representatives must attend the BOZA meeting at which their request is to be heard. In addition, the BOZA may require the presence of the applicant at its meeting for which a hardship waiver extension is to be considered.

Construction for all variances granted shall be completed within one (1) year after the date of approval of variance.

Any further appeal from the decision of the BOZA shall be made to the Court, as provided by court rule or state statute.

All questions must be answered, all appropriate attachments must be made and the non-refundable application fee provided at the time of submittal or the submittal will not be accepted and will not be placed on the Board of Zoning Adjustment Meeting Agenda.

All property owners of property adjacent to the variance property will be notified of this application by the Department.

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.