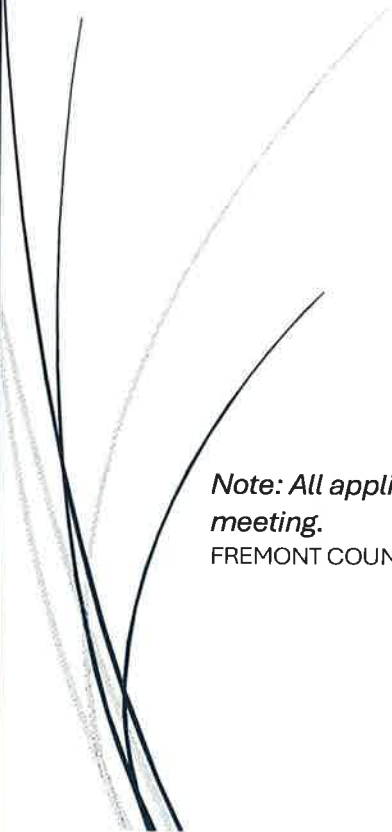




Temporary Use Permit

Application Packet



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

FREMONT COUNTY PLANNING & ZONING

Process & Requirements Overview

A temporary use permit is required for spectator events, athletic events, carnivals, circus, concerts, fairs, flea markets, public recreational events, tent meetings, or other similar uses with similar impacts whether public or private, and whether on public or private land. The Department will schedule a pre-submittal meeting if requested by the applicant. The applicant will be required to provide some information (*current use and proposed temporary use, proposed water and sanitation source, proof of access, etc.*) prior to the meeting for the Department to review for the Board meeting. The applicant will be provided with application handouts and information.

A temporary use permit may be approved by the Department if all the following are met:

- A complete application form, all required documentation as per [Section 8.12](#) this Resolution, and fee have been submitted to the Department a minimum of twenty (20) working days prior to the date of the event.
- The event has been granted temporary use approval by the Board consecutively for three (3) previous years.
- The applicant is not requesting a waiver of the application fee or the cash, surety, or other bond (*for clean-up*), unless the Board has granted the waiver for previous application.
- The applicant/event has been conducted in compliance with the requirements of the three (3) previous temporary use permits.
- There are no major changes or amendments to the application, compared to the three prior permits.
- The applicant agrees to any recommendations or requirements of any commenting agency notified of the event.

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. 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. 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.

Any Land Use application for that has been submitted after the use requiring the permit has been established on the property may be subject to a penalty fee in addition to the set application fee for such permit. The penalty fee shall be equal to the initial application fee for the Land Use Application. As with all land use applications payment of associated fees [do not ensure approval](#) of the application.

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.



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

Temporary Use Permit – With Meeting
\$250.00

Temporary Use Permit – Without Meeting
\$200.00

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address:

43880 W US 50, Canon City, CO 81212

Tax ID/Parcel Number:

17000120

Parcel size in Acres:

1.0

Zone District:

Business

Proposed Event:

950 Junction

PROPERTY OWNER(S) INFORMATION: Indicate the person(s) or organization(s) who own the property.

Name(s) (Individual or Organization):

Daniel and Tracy Vinton

Mailing Address:

87 Pine Rd, Florissant, CO 80816

Telephone:

(719) 310-2335 Tracy

Email Address:

drtracy09@hotmail.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 / 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.

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.

<u>Tracy Vinton</u> Printed Name	<u>Tracy Vinton</u> Applicant Signature	<u>4/17/25</u> Date
<u>Tracy Vinton</u> Printed Name	<u>Tracy Vinton</u> Owner Signature	<u>4/17/25</u> Date



Fremont County Planning & Zoning Department
Temporary Use Permit

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.

LETTERS OF INTENT – SECTION TWO

<input type="checkbox"/> EXHIBIT 2.1	Describe in detail the general description of the event to include dates of the event, hours of the day that the event will be held.
<input type="checkbox"/> EXHIBIT 2.2 <input type="checkbox"/> N/A	Right to Occupy
<input type="checkbox"/> EXHIBIT 2.3	Signage Plan 1. Provide a statement as to the type(s) of signs, size, & location(s). 2. Total amount of signs. 3. How long the signs will be posted. 4. Copies of any agreements and or contracts with the appropriate property owners, agencies, or companies, if applicable.
<input type="checkbox"/> Exhibit 2.4	Street Closures 1. Any closure of a County roadway will require approval by the Board. Proposed closures of roadways not controlled by the County will require closure approval by the appropriate authority. Provide all details regarding any road closures.
<input type="checkbox"/> Exhibit 2.5	The applicant shall provide a list of agencies that require the issuance of a permit, license, or other authority for the event.
<input type="checkbox"/> EXHIBIT 2.6	Refuse Disposal Plan 1. Address how any litter and debris will be handled during the event and the method of disposal after the event. Attach copies of any agreements and or contracts with appropriate agencies or companies, if applicable.
<input type="checkbox"/> EXHIBIT 2.7	Security & Crowd Control Plan
<input type="checkbox"/> EXHIBIT 2.8	Vehicular & Pedestrian Traffic Plan
<input type="checkbox"/> EXHIBIT 2.9	Emergency Service Operation Plan

<input type="checkbox"/> EXHIBIT 2.10	Event Parking Plan
<input type="checkbox"/> EXHIBIT 2.11	Drinking Water Plan
<input type="checkbox"/> EXHIBIT 2.12	Sanitation Plan (restroom facilities)
<input type="checkbox"/> EXHIBIT 2.13	Concession Plan 1. Include a list of food and or beverage vendors and a copy of permits, and/or licenses. 2. Vendors shall provide documentation of sales tax license.

REQUIRED SUBMITTALS – SECTION THREE

<input type="checkbox"/> Exhibit 3.1	Current Deed of Record
<input type="checkbox"/> Exhibit 3.2	General Liability Insurance
<input type="checkbox"/> Exhibit 3.3	Cash, Surety, or another Bond 1. In the amount deemed appropriate by the Board to ensure post-event cleanup of the property and payment for damage associated with the conduct of the event.

REQUIRED FORMS

<input type="checkbox"/> FCDOT	Fremont County Roadway Impact Analysis Form (if accessed from a county road)
<input type="checkbox"/> CDOT	Colorado Department of Transportation Access Permit (if accessed from a CDOT controlled highway)
<input type="checkbox"/> FIRE	Fire Protection Plan

SITE PLAN

<input type="checkbox"/>	Two (2) copies of a drawing, minimum size of 11"x17" which shall include the following:
<input type="checkbox"/>	Natural Features (waterways, cliffs)
<input type="checkbox"/>	Existing improvements (structures, driveways, septic systems)
<input type="checkbox"/>	Components of the special event (stages, parking areas, vendor areas)
<input type="checkbox"/>	Vicinity Map



TEMPORARY USE PERMIT APPLICATION

1. Project Name: 950 Junction
2. Applicant: Daniel Vinton Address: 87 Pine Rd
City: Florissant State: CO Zip Code: 80816
Telephone #: (719) 440-2504 Facsimile # _____
Email Address: djv777@hotmail.com

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

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

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

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

The applicant shall provide **one (1) original document, two (2) copies, and an electronic copy (either CD or flash/thumb drive)** and all of its attachments. After submittal, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter). The letter will state the submittal deficiencies, Department comments and or questions about the application, which must be addressed by the applicant.

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

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

understand the impact of the proposed event. This could result in a longer review process and require more time to complete.

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

Attachments can be made to this application to provide expanded narrative for any application item including supportive documentation or evidence for provided application item answers. Please indicate at the application item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*i.e. the attached document providing evidence in support of the answer given at application item number 12 would be marked - Exhibit 12.1*).

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

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

2. Please provide a general description of the event: flea/vintage market 15
vendors and at most two food trucks.
No alcohol at this event.
3. What is the general location and/or street address of the event? 43880 W US 50,
Canon City, CO 81212
4. What are the dates that the proposed event is scheduled to occur? June 21-22,
July 19-20, Aug 9-10, Sept 6-7,
Nov 8-9
5. What are the hours of the day that the proposed event is scheduled to occur? 10am-4pm
6. Will there be any signs used to advertise the event? yes If yes, please provide a statement as to the size (*type*), location, and how many: 4-5 ft feather flag s
on fence post and 4 ft x 10 ft
banner on gate
7. Please provide a statement as to how litter will be disposed and include documentation consisting of agreements and/or contracts with companies providing necessary facilities. trash cans
placed around site, dump trailer on
site to empty trash cans, and dump trailer
8. Address crowd control before, during and after the event. hauled off after event.
No ticket sales; people come and go
from event; people will direct
cars and individuals.
9. What are the anticipated off-site impacts that will be created by the proposed event?
yellow rope attached to t-posts along
East and West property line and dirt
beam on south side to keep people and
cars off neighboring properties.

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

Bottled water will be provided.

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

1 porta potty, 1 ADA porta-potty and wash station will be rented from Twin Enviro and serviced.

12. Please provide a statement as to a concession plan, if any, which includes a list of vendor names and required permits. If vendors are used, please provide documentation of sales tax license. **NOTE: This will require review and approval by the Fremont County Environmental Health Officer.**

2 food trucks

13. Please provide an emergency service operation plan addressing what emergency services are proposed for the event. The emergency services shall include any agreements, signed contracts, with appropriate agencies or companies and a specific contact person with contact information.

Canon Fire District has been notified of event dates as well as Colorado State Patrol

14. Will there be any street closures proposed in connection with the special event (or other provisions deemed appropriate with respect to the provision for safe and adequate vehicular and pedestrian traffic flow and parking associated with the conduct of the special event)? **Note: If Street closures are proposed, signed approval by the Director of the Fremont County Department of Transportation or Colorado Department of Transportation is required.**

No street closures.

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

Parking onsite (see map/site plan)
43 off-street parking for attendees (9'x18'), 17 off-street parking for vendors (17) 9'x18' and (3) 9'x22', 2 food truck parking

16. Please provide a statement as to how vehicular and pedestrian traffic for the proposed event will be handled: Individuals onsite to direct vehicular and pedestrian traffic.

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

- a. A drawing of the property on which the event will be held locating items such as natural features (waterways, cliffs, etcetera), existing improvements (structures, driveways, septic systems, etcetera) and components of the special event (stages, parking areas, vendor areas, etcetera).
- b. Documentation as to acceptance of a fire protection plan, signed by the appropriate agency representative along with a copy of said plan.
- c. Documentation that the Sheriff's Office has been notified of the event and any proposed street closures. There are two (2) options for notification. See FCZR Section 8.16.1.19.1 for details.
- d. Documentation that the Colorado State Patrol has been notified of the event and any proposed street closures. There are two (2) options for notification. See FCZR Section 8.16.1.20.1 for details.
- e. Documentation that the Director of the Fremont County Department of Transportation has been notified of the event and any proposed street closures. There are two (2) options for notification. See FCZR Section 8.16.1.21.1 for details.
- f. If the subject property gains direct access from a roadway under the jurisdiction of Colorado Department of Transportation (CDOT) or if deemed necessary by the Department, documentation that CDOT has been notified of the event and any proposed street closures. There are two (2) options for notification. See FCZR Section 8.16.1.22.1 for details.
- g. Documentation from the Environmental Health Officer as to acceptance and approval of application items number 10, 11 and 12, signed by the appropriate agency representative.
- h. Proof of general liability insurance for the event in amounts deemed appropriate by the Board of County Commissioners.
- i. Cash, surety or other bond deemed necessary and appropriate by the Board of County Commissioners to ensure that the property affected by the special event will be cleaned to the reasonable satisfaction of the County and that damage associated with the conduct of the special event may be repaired or remedied without cost to the County. *If a waiver of this item is requested it shall be in writing, with justification, at the time of application.*

18. Additional Requirements:

- a. The Department of Planning and Zoning shall have the right to require publication, notice to property owners and posting in accordance with Section 8.4.2.1 if it is deemed necessary.
- b. The Board of County Commissioners has the right to:
 - 1) Refer any application for Temporary Use Permit to the Planning Commission requesting its review and recommendations at a regular meeting.

- 2) Refer any application for Temporary Use Permit to any entity the Board deems could have significant input regarding the potential impacts of the proposed Temporary Use Permit.
- 3) Right to obtain professional review, at the applicant's expense, for any aspect of the proposed event as deemed necessary by the Board.
- 4) Require the applicant to submit the following information if in their opinion it is necessary, to fully understand the impacts of the proposed Temporary Use Permit:
 - a) An environmental impact study/statement;
 - b) A roadway impact analysis study;
 - c) A drainage study;
 - d) A socioeconomic impact study/statement;
 - e) Studies, comments, referrals to agencies or professionals whose area or jurisdiction of expertise is applicable and germane to the use being proposed.

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

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

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

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

Daniel Vinton
Applicant Printed Name

D. Vinton
Signature

4/7/25
Date



Order No.: 330-F09213-23

FNTC

Doc Fee: \$19.75

SPECIAL WARRANTY DEED

THIS DEED, Made this 19th day of July, 2023, between

Stan Yoder

grantor(s), and

Daniel Jake Vinton and Tracy Lynn Vinton, in joint tenancy

whose legal address is 87 Pine Rd. Florissant Co. 80816

grantee(s);

WITNESS, That the grantor(s), for and in consideration of the sum of **One Hundred Ninety-Seven Thousand Five Hundred And No/100 Dollars (\$197,500.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Fremont, State of COLORADO, described as follows:

Starting at the intersection of the South line of the right of way of U.S. Highway 50 and the West line of the NW 1/4 of Section 9, Township 18 South, Range 71 West of the 6th P.M., thence Easterly along the South line of the right of way of U.S. Highway 50 1035.10 feet to the point of beginning; thence South 436 feet to a point; thence West 100 feet to a point; thence North to the South line of the right of way of U.S. Highway 50; thence East along the South line of said right of way to the point of beginning, (All being in Section 9, Township 18 South, Range 71 West of the 6th P.M.) County of Fremont, State of Colorado.

also known by street and number as **43880 US Highway 50, Canon City, CO 81212**

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(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs, and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

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.

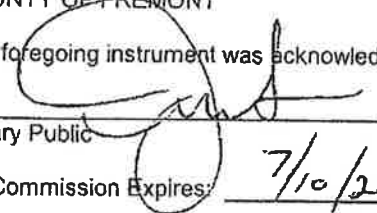
GRANTOR:


Stan Yoder

SPECIAL WARRANTY DEED
(continued)

STATE OF COLORADO
COUNTY OF FREMONT

The foregoing instrument was acknowledged before me this 19th day of July, 2023, by Stan Yoder.



Notary Public

My Commission Expires: 7/10/26

(SEAL)

JESSICA M CURTIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024013505
MY COMMISSION EXPIRES JULY 10, 2026

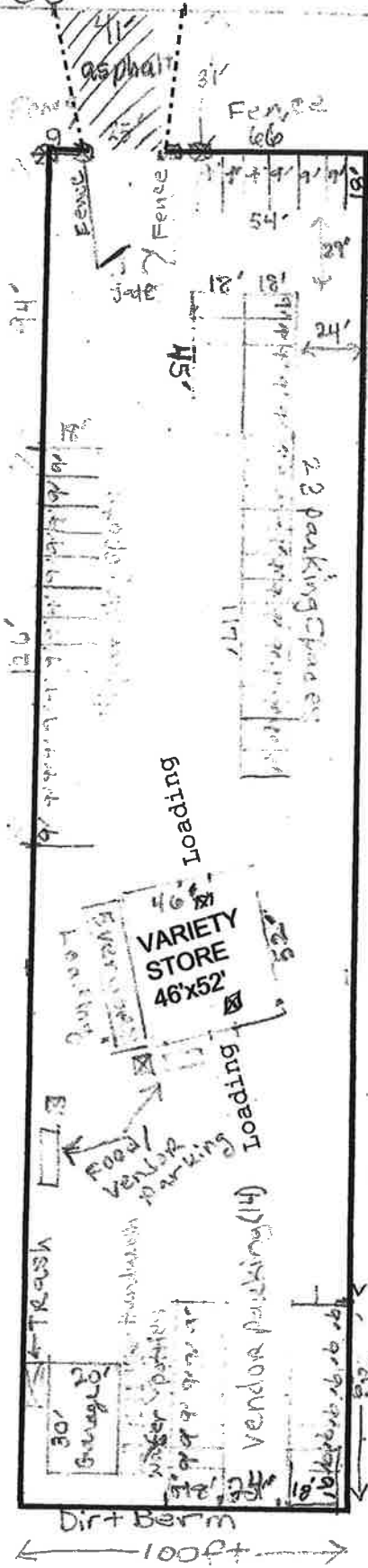


43880 W US 50

⊗ Feather Flag
Banner Hwy
on one side

← 6 parking spots

Event:
950 Junction



⊗ Trash

scale:
50ft = 1in.

April 7, 2025

FROM: Daniel Vinton

43880 W US 50

Canon City, CO 81212

TO: Dan Victoria, Fremont Planning & Zoning Dept

RE: Waiver of Surety Bond

Requesting a waiver of the Surety Bond for events held at 43880 W US 50, Canon City, CO 81212 during June 20-21, July 19-20, August 9-10, September 6-7, and November 8-9, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "D. J. Vinton", with a long horizontal flourish extending to the right.

Daniel J Vinton

(719)440-2504



COLORADO
Department of Transportation

Region 2 Permits
5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

8/29/2024

Daniel Vinton
87 Pine Road
Florissant, Colorado 80816

Ron Nies
430 Main St
Cañon City, Colorado 81212

Conditional Acceptance of Colorado Highway Access

Permit No.: 224075

State Highway: 050A

MP 269.511

Side: Right

Permittee,

The Colorado Department of Transportation, Region 2, has inspected your access to the state highway, which was to be constructed in accordance with the terms and conditions of the above-mentioned permit. Upon inspection of the highway improvements, CDOT confirms that all required construction has been completed with the exception noted below and accepted as of the date of this letter. Therefore, this letter shall serve as conditional acceptance of this access.

The date of acceptance marks the beginning of the two-year warranty period. In accordance with Section 2.9.7 of the Colorado State Highway Access Code, final acceptance of the access improvements will be provided to the Permittee in writing two years after the date of the conditional acceptance of construction.

It is the responsibility of the property owner and Permittee to ensure that the use of the access to the property is not in violation of the State Highway Access Code and permit terms and conditions. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If, in the future, any significant changes are made or will be made in the use of the property or the access, which will affect access operations, traffic volume and/or vehicle type, the Permittee or property owner shall contact the Department to determine if a new access permit and modifications to the access are required.

If you have any questions, please contact me at (719) 289-8718 or via email at ronaldr.young@state.co.us.

Sincerely,

Ronald Young
Region II Access Construction Coordinator

XC: Adamic (Fremont County)
Buford
Lancaster/file



Re: FC Fire Protection Plan Application

From Austin Breuninger <abreuninger@canonfire.org>

Date Tue 4/8/2025 8:04 AM

To Tracy Vinton <drtracy09@hotmail.com>

 1 attachment (396 KB)

FCFPF 950 Junktion 2025.pdf;

Thanks Tracy, no questions.
You made it easy for us :)

Austin Breuninger
Life Safety Officer - Cañon City Fire District

On Sun, Apr 6, 2025 at 6:13 PM Tracy Vinton <drtracy09@hotmail.com> wrote:

Hello Austin,

Once again, as part of the Fremont County Temporary Use Permit requirements, we must notify the Fremont County Fire Dept of our special events for 2025. Attached is the new application plan for 2025 with no revisions. Attached is last year's completed copy as well for reference.

Event: 950 Junktion

Location: 43880 W US 50, Canon City, CO 81212

Description: Indoor and outdoor flea/vintage market with no more than 17 vendors and 200 attendees over the two-day events per month.

Dates: June 21-22, July 19-20, August 9-10, September 6-7 and November 8-9

Time: 10am-4pm each day

Let us know if you have any further questions,

Daniel and Tracy Vinton
(719) 310-2335



FREMONT COUNTY FIRE PROTECTION PLAN AND DISTRICT COMMENT FORM

The Fremont County Subdivision Regulations and Fremont County Zoning Resolution require a fire protection plan be submitted with many different types of applications, at the time of application submittal. In order to provide consistency in the information received, it shall be required that these plans be submitted on this form.

The Fremont County Department of Planning and Zoning (Department), Fremont County Planning Commission (Commission) and Fremont County Board of County Commissioners (Board) take into consideration the responses of the Applicant and the District during their respective review process.

Attachments can be made to this form to provide expanded narrative for any application item including supportive documentation or evidence for provided form item answers. Please indicate at the form 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 4 would be marked - Exhibit 4.1, the fifth attached document supporting the narrative provided for application item 4 would be marked - Exhibit 4.5). Exhibit numbers should be placed in either the lower right hand area or the upper right hand area of the exhibit.

If the subject property is not in a fire protection district, only applicants' information and map are required. A copy of the Colorado State Forest Service Wildfire Hazard Area Map with the subject property clearly and accurately located, shall be attached and marked as Exhibit A.

APPLICANT INFORMATION

1. Project Name 950 Junktion
2. Project Description Fleamarket with vendors inside and outside main barn and a couple food trucks outside.
3. 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 checked="" 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 type="checkbox"/> Subdivision Preliminary Plan
<input type="checkbox"/> Expansion of an existing Business or Industrial Use	<input type="checkbox"/> Minor Subdivision
3. The subject property is located at:
43880 W US 50, Canon City, CO 81212
Address and or General Location (If general location only is used, it will be required that a legal description of the subject property be attached Marked as Exhibit 3.1) An exhibit is attached.
4. Fire protection will be provided in what manner and with what resources? (2) 2 A 10 BC fire extinguishers located at North + South ends of the barn by the garage doors. Garage doors will stay open during event for ingress and egress.

5. The source of water for fire protection is:

-- Water District - Name of District: _____

-- Well - Colorado Division of Water Resources Well Permit Number: _____

Is the well approved for fire protection? Yes --- No Please explain: _____

-- Cistern - What is the cistern capacity? 550 Gallons - What is the water source for filling the cistern? water truck ; 2 (275 gal) IBC totes w/pump + hose

6. What is the distance from the subject property to the nearest fire hydrant? 7.6 mi. (8 minutes) located at Pueblo Community College

7. What public roadways provide access to the subject property? W US 50

8. How many accesses to public roadways will the subject property have? one

9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? Yes -- No Please explain by providing right-of-way and surface widths, length of roadway, surface types for all interior existing and proposed roadways and turning radii for cul-de-sacs. property has a flat rocked surface with adequate turning around the property.

10. What are the existing and or proposed interior roadway names? N/A

11. Is the subject property located within a fire protection district? Yes -- No
If yes, please provide the district name: Canon City Fire District

If the subject property is not located within a fire protection district please answer the following questions and the form will be considered completed for submittal. If the subject property is located within a fire protection district then answers to the following will not be required, however the remainder of the form shall be addressed by a representative of the fire protection district in which the subject property is located.

a. What is the name of the fire protection district closest to the subject property? _____

b. What is the distance from the subject property to the nearest fire protection district boundary? _____

c. Is it logical and feasible to annex the subject property to a fire protection district?
 Yes ---- No Please explain: _____

d. What types of fire protection improvements are proposed for the subject property and or structures to be housed on the property? Please explain: _____

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.

Daniel J Vinton
Applicant Printed Name


Signature

4/7/25
Date

Daniel J. Vinton
Owner Printed Name


Signature

4/7/25
Date

FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: Canon City Fire District
2. Name of contact person: Austin Breuninger
Title: Life Safety Officer Telephone: 719.275.8666
3. The name and address of the responding fire station is: _____
Station 2
1349 Elm Ave
4. The distance from the subject property, by public roadway, to the responding fire station is: _____
10.7 Miles
5. The estimated response time to the subject property is: 12 minutes
6. The location of the closest fire hydrant to the subject property is: _____
Tunnel Drive and Hwy 50, 8 miles
7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development? Yes -- No Please explain: _____

8. Are the existing public roadways accessing the subject property adequate for fire vehicle access? Yes -- No Please explain: _____

9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? Yes -- No Please explain: _____

10. Are the proposed fire protection measures adequate for any existing or proposed structures to be housed on the subject property? Yes -- No Please explain: _____

11. What are the wildfire hazard classifications for the subject property, as prepared by the Colorado State Forest Service? Moderate

12. Recommendations concerning fire protection in general, fire protection improvements, suggested road names, for this project are as follows: **NOTE:** Be sure to list type, size and location of improvements recommended (*i.e.*; hydrants, water lines, cisterns, dry hydrants, roadway improvements, etc.). Please indicate whether recommendations or requirements are the result of codes or regulations, and provide supporting information which will assist the Planning Commission and the Board of County Commissioners to determine whether to adopt any or all of the recommendations as requirements of the permit.

Approved as submitted. Mobile Food Vendors will require an annual operational permit

AD
Signature and title of Authorized Fire Protection Representative

Life Safety Officer

8 APR 2025
Date

Re: Notification of event

From Greg Owen <greg.owen@fremontso.com>
Date Mon 4/7/2025 8:55 AM
To Tracy Vinton <drtracy09@hotmail.com>
Cc Uriah Speight <uriah.speight@fremontso.com>

Thank you for letting me know.

Captain Greg Owen
Fremont County Sheriff's Office
Law Enforcement Division

From: Tracy Vinton <drtracy09@hotmail.com>
Sent: Sunday, April 6, 2025 5:27 PM
To: Greg Owen <greg.owen@fremontso.com>
Subject: Notification of event

CAUTION: This sender is located outside of your organization.

Hello LT Owen,

Once again, as part of the Fremont County Temporary Use Permit requirements, we must notify the Fremont County Sheriff's Office of our special events for 2025. We are NOT requesting uniform traffic control.

Event: 950 Junktion

Location: 43880 W US 50, Canon City, CO 81212

Description: Indoor and outdoor flea/vintage market with no more than 17 vendors and 200 attendees over the two-day events per month.

Dates: June 21-22, July 19-20, August 9-10, September 6-7 and November 8-9

Time: 10am-4pm each day

Let us know if you have any further questions,

Daniel and Tracy Vinton
(719) 310-2335

Re: Special Event Notification

From Hunt - CDPS, Chad <chad.hunt@state.co.us>
Date Mon 4/14/2025 2:31 PM
To Tracy Vinton <drtracy09@hotmail.com>
Cc lana.evans@state.co.us <lana.evans@state.co.us>

Good afternoon Tracy,

Thank you for the information, and I hope your events are successful!

Respectfully,

On Sun, Apr 6, 2025 at 5:23 PM Tracy Vinton <drtracy09@hotmail.com> wrote:

Hello Captain Hunt,

Once again, as part of the Fremont County Temporary Use Permit requirements, we must notify the Colorado State Patrol of our special events for 2025. We are NOT requesting uniform traffic control.

Event: 950 Junktion

Location: 43880 W US 50, Canon City, CO 81212

Description: Indoor and outdoor flea/vintage market with no more than 17 vendors and 200 attendees over the two-day events per month.

Dates: June 21-22, July 19-20, August 9-10, September 6-7 and November 8-9

Time: 10am-4pm each day

Let us know if you have any further questions,

Daniel and Tracy Vinton
(719) 310-2335

--

Captain Chad J Hunt
Cell 303-903-8482
Colorado State Patrol
Troop 2A Commander
600 W. 3rd St Suite C
Florence, CO 81226
chad.hunt@state.co.us





Quote #1

PO BOX 367
 Florence CO, 81226
 Phone (719) 372-6671

9/26/2024
 Jennifer Ellis
jellis@twinenviro.com

Event Name: 950 Junktion
Contact: Tracy Vinton
Phone # 719-310-2335
Email: drtracy09@hotmail.com
Address: 43880 West US Highway 50, Canon City CO 81212

Event dates: June 21-22, July 19-20, August 9-10, Sept 6-7 2025

Please provide a map or Google pin for placement instructions

QUANTITY	DESCRIPTION	Total Fee	Notes
1	Regular Portable Restroom	\$82.50	
1	ADA Restroom	\$82.50	
1	Handwash station (Filled with non-potable water)	\$82.50	Depending on weather
		\$ 247.50	

Please confirm via email or phone acceptance of the quote provided.

Note: Please provide payment in full two weeks before the scheduled event. Cancellations fees may vary. Please provide advanced notice if the event is canceled.

We require advanced scheduling for weekend services Friday 4-8pm Saturday 8am to 4pm Sunday 8am to 4pm

Always with Twin Enviro Services, this is your **flat rate!** We have no hidden fees, no taxes and absolutely no additional fuel or surcharges!

Quote Expires **90 days**

Twin Enviro processes your trash & recycling at our Fremont Facility making Twin best for our community & environment.

THANK YOU FOR YOUR BUSINESS!