



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 | | |
|---|--|--|
| <input type="checkbox"/> Special Review Use \$1,800.00 | <input checked="" type="checkbox"/> Conditional Use Permit \$1,800.00 | <input type="checkbox"/> Commercial Development Plan \$1,800.00 |
| <input type="checkbox"/> Minor Modification \$500.00 | <input type="checkbox"/> Major Modification \$1,000.00 | Existing Permit # |

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

| | |
|---|--|
| Property Address(es): 4823 County Road 79, Florence, CO 81226 | |
| Tax ID/Parcel Numbers(s): 99104157 | Parcel size(s) in Acres: 46.67 |
| Zone District: R2 | Proposed Land Use: Aggregate Pit |

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): Langston Concrete Inc. | |
| Mailing Address: PO Box 279, Florence, CO 81226 | |
| Telephone: 719-784-3878 | |
| Email Address: zlangston@newlci.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):

Jodi Schreiber, PFM Consulting LLC

Mailing Address:

1774 N. Cougar Drive, Pueblo West, CO 81007

Telephone:

719-529-0916

Email Address:

pfmconsultingcompany@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.

Zac Langston

Printed Name

Applicant Signature

4-11-25

Date

Mike Langston

Printed Name

Owner Signature

4-11-25

Date



Fremont County Planning & Zoning Department

Special Review Use, Conditional Use Permit, & Commercial Development Plan Application

1. Please indicate the Zone District & Current Land Use for adjacent properties.

| | Zone District | Land Use |
|-----------|---------------|-------------|
| Northerly | R2 | Residential |
| Easterly | Florence | Residential |
| Westerly | R2 | Rangeland |
| Southerly | Florence | Residential |

2. Master Plan – Planning District of property: Category E; Urban Growth Planning District

3. Is access through adjacent properties? ☐ Yes ☒ No

- If **“yes”** is access legally established through:

☐ Deed of Record ☐ Recorded Plat ☐ Court Order (Attach documentation marked “Exhibit 1.3”).

4. Does the property lie adjacent to or within three (3) miles of any municipal boundary lines (city/town limits)? ☐ Yes ☒ No

- If marked **“yes”** Entity Name: _____

5. Requested duration of proposed use: ☒ Life of Use ☐ Estimated use in years: _____

6. List Utility Provider information:

| | |
|-----------------------|----|
| WATER | NA |
| SANITATION | NA |
| ELECTRICAL | NA |
| TELEPHONE | NA |
| REFUSE | NA |
| IRRIGATION WATER | NA |
| NATURAL GAS / PROPANE | NA |
| CABLE TELEVISION | NA |