



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

Home Occupation I, II, III

Application Packet

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

FREMONT COUNTY PLANNING & ZONING

Process & Requirements Overview

This accessory use is intended to be allowed in zone districts where residential uses are permitted, and where the home occupation is clearly incidental and secondary to the residential use, does not change the character and nature of the community, and has minimal impact on adjacent uses.

General Requirements:

Except as otherwise provided, there shall be no exterior advertising other than identification of the home occupation; such sign shall not be larger than two (2) square feet and shall not be illuminated; such sign shall be subject to other portions of this Resolution pertaining to signs.

There shall be only incidental sale of stocks, supplies, or products conducted on the premises.

No mechanical equipment is operated except such as normally used for purely domestic or household purposes; and provided further that in the pursuit of such home occupation, no equipment shall be used that creates off-site noise, dust, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses. In the case of electrical interference, no equipment or process shall be used that creates visual or audible interference in any radio or television receiver off the premises or causes fluctuations in line voltage off the premises.

A home occupation shall provide additional off-street parking area adequate to accommodate all needs created by the home occupation.

More than one (1) home occupation may be conducted in or on the same premises provided that the cumulative affect does not exceed any of the requirements of Home Occupation I, II, or III, as applicable.

Home Occupation I:

Such use shall be conducted by the inhabitants living in the principal dwelling, with no more than one (1) employee

The home occupation shall be wholly contained within the residence.

There shall be no exterior storage on the premises of material or equipment used as a part of the home occupation.

Not more than one (1) commercially licensed vehicle or vehicle containing equipment or advertising related to the home occupation is parked on the premises.

A Home occupation I may include the following uses or any similar use or use which has similar neighborhood and infrastructure impacts: art studio, beauty parlor, barber shop, dressmaking, photography services, telephone marketing, dog grooming, nail salons, family child care home (not more than eight (8) children, not including the resident’s children) and professional offices (i.e., legal, surveying, engineering, architectural, planning, accounting, insurance.)

A Home Occupation I shall not include the following or any similar use or use which has similar neighborhood and infrastructure impacts: retail store, nursing home, hospital, medical clinic, veterinary premises, school, restaurant, lounge, financial institution, vehicle or boat repair shop, paint shop, machine shop, carpentry shop, upholstery shop, museum, rafting office, boarding and rooming houses, bed and

breakfast.

Home Occupation II:

This use is intended to be allowed in zone districts where residential uses are permitted in combination with large acreage parcels (one (1) acre or larger). This use is an accessory use provided all the following conditions are met.

Such use shall be conducted by the inhabitants living in the principal dwelling with no more than one (1) employee.

The home occupation may be conducted within a residence or a detached structure provided it complies with the size requirements and any other applicable regulations. Such use may be conducted outdoors provided all other provisions of the home occupation are met.

There shall be no exterior storage on the premises of material or equipment used as a part of the home occupation.

The maximum area devoted to the home occupation by the use of a detached structure is one thousand (1000) square feet.

Not more than one (1) commercially licensed vehicle or vehicle containing equipment or advertising related to the home occupation is parked on the premises.

A Home occupation II may include the following uses or any similar use or use which has similar neighborhood and infrastructure impacts: art studio, beauty parlor, barber shop, dressmaking, photography services, telephone marketing, dog grooming, paint striping, nail salons, family child care home (not more than eight (8) children, not including the resident's children) and professional offices (i.e., legal, surveying, engineering, architectural, planning, accounting, insurance

A Home Occupation II shall not include the following or any similar use or use which has similar neighborhood and infrastructure impacts: retail store, nursing home, hospital, medical clinic, veterinary premises, kennel, school, restaurant, lounge, financial institution, vehicle or boat repair shop, paint shop, machine shop, carpentry shop, upholstery shop, museum, rafting office, boarding and rooming houses, bed and breakfast.

Home Occupation III:

This use is intended to be allowed in zone districts where residential uses are permitted in combination with large acreage parcels (four and a half (4 ½) acres or larger). This use is an accessory use provided all the following conditions are met.

Such use shall be conducted by the inhabitants living in the principal dwelling with no more than two (2) employees.

The use may be conducted within a residence and/or a detached structure provided it complies with the size requirements and any other applicable regulations. Such use may be conducted outdoors provided all other provisions of the home occupation are met.

The maximum area devoted to the home occupation by the use of a detached structure is one-thousand-

five hundred (1500) square feet. If the home occupation is to be conducted within a residence, the home occupation must be wholly contained within the residence.

There shall be no exterior advertising other than identification of the home occupation; such sign shall not be larger than ten (10) square feet and shall not be illuminated; such sign shall be subject to other portions of this Resolution pertaining to signs.

Outdoor Storage on the premises of material or equipment used as a part of the home occupation will be allowed but shall be limited to one thousand (1,000) square feet and is required to be screened by an opaque security fence six (6) feet in height constructed of metal, wood, or masonry.

A Home Occupation III may include the following uses or any similar use or use which has similar neighborhood and infrastructure impacts: art studio, beauty parlor, barber shop, dressmaking, photography services, telephone marketing, machine shop, carpentry shop, upholstery shop, minor vehicle or boat repair shop (not to allow the outdoor storage of inoperable vehicles and boats) gun repair shop, taxidermy, personal semi-tractor/trailer parking (two (2) units maximum), dog grooming, paint striping, paint shop, nail salon, family child care home (not more than eight (8) children, not including the resident's children), professional offices (i.e., legal, medical, dental, veterinarian office with no outdoor kennels, surveying, engineering, architectural, planning, accounting, insurance), and contractor's yard. For a contractor's yard refer to section 5.03(a) of Fremont County Regulations.

A Home Occupation III shall not be interpreted to include the following or any similar use or use which has similar neighborhood and infrastructure impacts: retail store, nursing home, hospital, restaurant, lounge, financial institution, rafting office, museum, and boarding and rooming houses.

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) electronic copy, one (1) hard copy of the application, one (1) hard copy all required submittals, and two (2) hard copies of the site plan.

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.

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

☒ Home Occupation I
\$200.00

☐ Home Occupation II
\$200.00

☐ Home Occupation III
\$200.00

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

Property Address:

7 Owens Dr. Florence, CO. 81226

Tax ID/Parcel Number:

98204081

Parcel size in Acres:

Zoning District:

Proposed Home Occupation:

Home Daycare

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):

Colleen A. Norholm

Mailing Address:

1012 S. 12th St. Cañon City, CO. 81212

Telephone:

(719) 530-6880

Email Address:

cnorholm@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):	Aleesha E. Norholm
Mailing Address:	7 Owens Dr. Florence, CO. 81226
Telephone:	(719) 458-8981
Email Address:	aleeshanorholm@yahoo.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.

Aleesha Norholm		4/28/2025
Printed Name	Applicant Signature	Date
Colleen Norholm	Colleen Norholm	4/28/2025
Printed Name	Owner Signature	Date



Fremont County Planning & Zoning Department
Home Occupation I, II, III, Application

1. Explain in detail what the home occupation use is:

Home daycare will provide care and supervision for children
age newborn to teenager but most will be under the age of
4. There will be time outside in the fully fenced backyard
and walks along the road on some occasions. I intend
to operate a large homedaycare after my one year requirement
with no more than 8 kids besides my own.

2. Will you have any employees:

(b) If yes, how many employees? maybe 1

3. Will the home occupation be wholly contained within the residence?

(b) If no, what is the square footage needed in a detached structure: Outside play in fully fenced
Backyard.

4. Will there be outdoor storage on the premises?

(b) If yes, what is the square footage needed for the outdoor storage area? If toys need to be
stored they will be out of site from neighbors in bins.

5. Will there be exterior advertising/Sign?

(b) If yes, what is the dimensions of the sign? NO

6. Explain why the use will have a minimal impact on adjacent properties:

The kids will be contained in my house and backyard
besides a daily walk. 5'5" fences the whole backyard

and neighbors yard is fully fenced that is directly behind my home. Noise will only happen when kids are outside for regular play.

7. Explain why the use will have a minimal impact on adjacent properties:

I already have kids and I'll just be adding to that noise a bit with the kids who come to my daycare. Kids always lift a community up and improve it. They are a gift.

REQUIRED EXHIBITS

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

REQUIRED ATTACHMENTS – SECTION TWO

- | | |
|---|--|
| <input checked="" type="checkbox"/> EXHIBIT 2.1 | A copy of the most recent recorded deed. |
| <input type="checkbox"/> EXHIBIT 2.2 | Written proof from the appropriate entity or service provider that water and sewer/septic services are adequate for all uses on the parcel. |
| <input checked="" type="checkbox"/> EXHIBIT 2.3 | Attach a list of all agencies of local, state, or federal government that will be required to issue any permit, license, or other authorization for all or any part of the activity that comprises the Home Occupation |
| <input checked="" type="checkbox"/> EXHIBIT 2.4 | Plot Plan |
- ☒ All structures proposed or existing with dimensions to property lines.
 - ☒ All utilities for the structures, including electric, gas, water, and sanitation.
 - ☒ All parking areas.
 - ☒ Outdoor storage area, if applicable.
 - ☒ Sign location, if applicable.
 - ☒ All exterior access points.

To whom this may concern,

The only agency that will be issuing a license is Colorado Department of Early Childhood.

My Licensing Specialist through CDEC is:

Brianna Brown

(720)822-6541

brianna.brown@state.co.us

Thank you,

Aleesha Norholm

Owens Subdivision

PART OF THE SW 1/4 NW 1/4 OF SECTION 28, T 19 S, R 69 W, 6th P.1
AND A VACATION AND REPLAT OF A PORTION OF LOTS 3 AND 4 OF SUNLAND
FREMONT COUNTY, COLORADO

NW CORNER
SE 1/4 SW 1/4 NW 1/4
SEC. 28, T 19 S, R 69 W, 6th P.M.

N 00° 03' 54" W
1524.73'

LOT 5
(NOT A PART OF THIS SUBDIVISION)

260.0'

N 89° 53' 43" W

660.0

LOT 6
(NOT A PART OF THIS SUBDIVISION)

OUT LOT "A" 0.0 AC ±

353.0'

69.68'

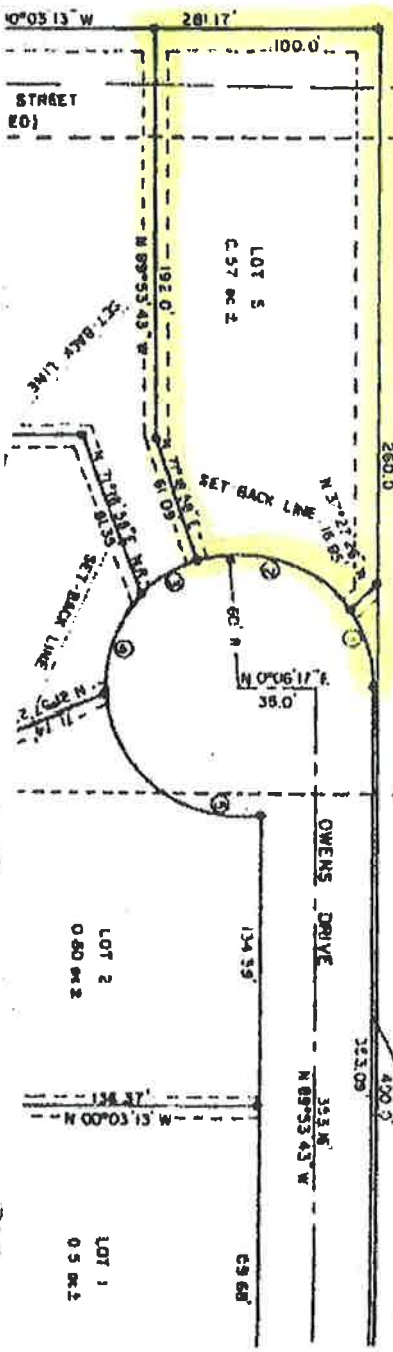
OWENS DRIVE

134.59'

N 89° 53' 43" W

69.68'

BOOK 542 PAGE 334
(NOT A PART OF THIS
SUBDIVISION)



EXPIRATION DATE: 11/28/01	PERMIT FEE: \$90.00	PERMIT NO.: 00-636
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FREMONT COUNTY INDIVIDUAL SEWAGE DISPOSAL PERMIT

OWNER:	CHUCK OWENS	APPLICANT:	FOOTHILLS CONTRACTING				
ADDRESS:	109 EAST MAIN	ADDRESS:	1010 MONROE				
CITY, STATE:	FLORENCE, CO	CITY, STATE:	CANON CITY, CO				
PHONE #	719/429-6463	ZIP:	81226	PHONE #	719/275-2143	ZIP:	81212

CONTRACTOR:	RANDY ELLIS	PHONE #	275-3223	LICENSE: #	307		
ADDRESS OF PROPERTY:	007 Owens Drive, Florence						
LEGAL DESCRIPTION OF PROPERTY:	Lot 5 Owens Subdivision						
LOT SIZE:	.57+ Acres	SOURCE, TYPE OF WATER SUPPLY:	Florence				
TYPE OF STRUCTURE:	Manufactured Home	USE OF STRUCTURE:	Residential				
MAX. POTENTIAL # OF BEDROOMS	4	BASEMENT:	NO	WASHER:	YES	GARBAGE DISPOSAL:	NO
ENGINEERING FIRM:	WILLIAM T. BOIES			PROJECT #			
TYPE OF SYSTEM:	Absorption		TANK SIZE:	1250 GALLONS			
ABSORPTION AREA:	1012	SQ. FT.:	PERC RATE:	13 MIN INCH	LTAR		
NOTES:	Keep leachfield excavation shallow and construct in designated location. Maintain all minimum separations,						
IS SITE WITHIN 400 FT OF SEWER MAIN?	NO	OR WITHIN SEWER DISTRICT?	NO				
IF YES, IS A LETTER OF REFUSAL TO CONNECT ATTACHED?	N/A						
IS SITE IN A DESIGNATED FLOOD PLAIN?	NO	IF YES, ENGINEER'S REQUIREMENTS LISTED?	N/A				

ON-SITE INSPECTION INFORMATION

TANK INFORMATION:								
Size	1500	gallons;	Number of compartments:	Two	Is entrance and exit sealed?	Yes		
Is tank level?	Yes	Pipe inlet-outlet?	See 40	Dist. From bldg.	2 ft.	Dist. From well	ft.	
ABSORPTION BED INFORMATION:								
Type of system installed:	Absorption bed		<input type="checkbox"/>		Absorption trench			<input checked="" type="checkbox"/>
Width	ft.;	Length	ft.;	Number trenches:	4	Total square feet:	1023	
Depth Gravel	inches	Is pipe level?	If bed, has the pipe been connected?					
Dist. From well	ft.;	Dist. From bldg	20 ft.;	Is system located in the recommended area?				yes

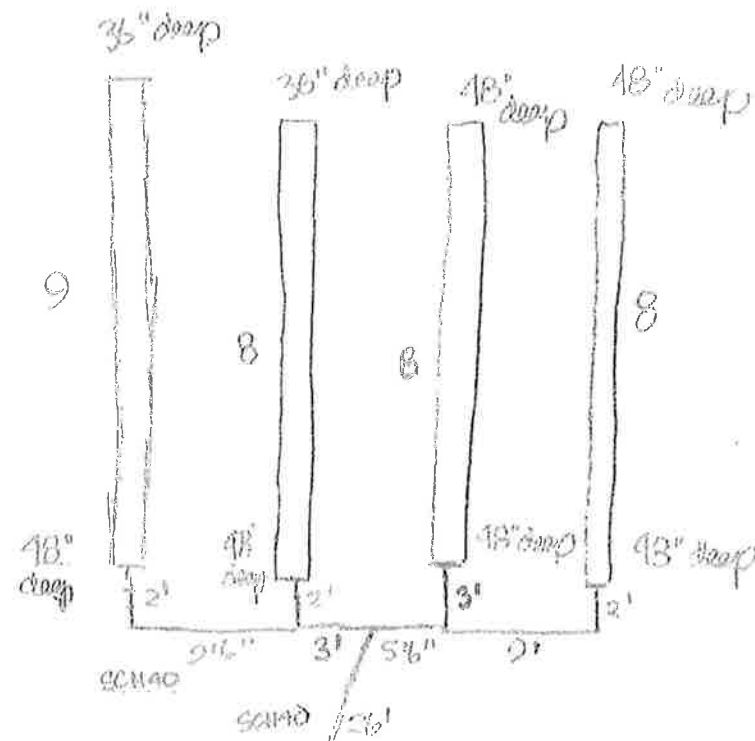
DEPARTMENT USE ONLY

PERMIT HAS BEEN: APPROVED ☒ DISAPPROVED ☐ DATE: 11-14-2000

NOTES:

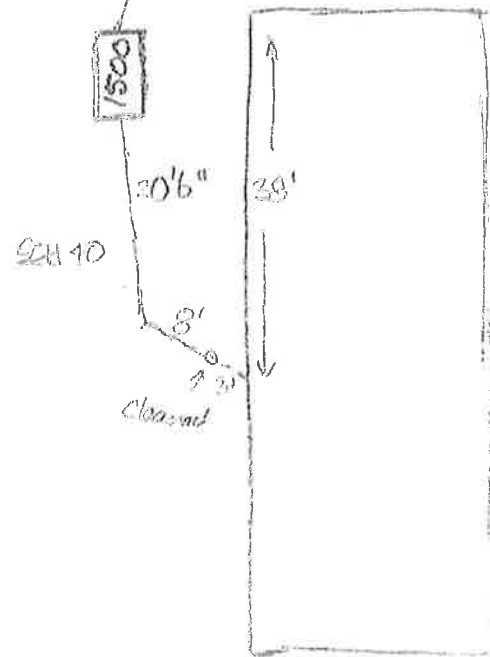
INSPECTOR'S SIGNATURE: Wyatt Sanchez for S.W. Darden DATE: 7-2-2024

00-~~00~~636
11-14-00
Foothills Contracting



33 Infiltrators
1023 F7²

Size and
manufactures
Siefert's Pre cast



📁 Inbox 54K

★ Starred

✉ Sent

📁 Drafts 34

📁 Folders ^

⊕ New Folder

Medical 1

Utilities

...

📁 Inbox

City of Florence CO Invoice# 607748-04242025 Notification

AutoPay Invoice Notification

Your invoice from City of Florence CO for account number 607748 with invoice number 607748-04242025 and a balance of \$45.48 is automatically due and payable on 4/24/2025.

Note

- Review and pay the City of Florence CO invoice here
- Receive the 2025 Water Quality Report for Florence here
- Update Credit/Debit Cards or bank account information if necessary here

Created by Yahoo Mail ⓘ

Was this helpful?



City of Florence CO

To: me · Thu, Apr 3 at 1:34 AM ▾

Visit site



NO ACTION NEEDED

Your account is currently enrolled in our AutoPay program.

Your payment will automatically be made on 4/24/2025. Should you need to update or change the Credit/Debit Cards or bank account information associated with your auto payment, please log into the customer portal. Note that you should receive one more payment reminder approximately 3 days to the automatic payment.

Dear NORHOLM, COLLEEN

Account In

A new invoice is now available to view online.

Account Numb

City of Florence CO has implemented a convenient online billing and payment system for you to access and pay your bills. Simply click on the **View Invoice or Pay Now** button to get started. You can review and print your invoice, pay electronically now, or schedule the date your invoice will be paid.

Invoice Numbe

You may also access your invoice via our Customer Portal at <https://www.invoicecloud.com/CityofFlorenceCO>.

607748-04242025

If you have any questions regarding your account, please email us at invoicecloud@florencecolorado.org. Be sure to include your first name, last name, and account number.

4/24/2025

Thank you for choosing to view and pay online.

Balance Due:

City of Florence CO

\$45.48

The 2025 Water Quality Report for Florence will be posted in the Daily Record on April 8th 2025. It is also available at the following link: <https://bit.ly/4j1PEeK>

Or scan the QR code:



Please Note: To ensure delivery of account related email notifications, please add no-reply@invoicecloud.net to your safe senders list.

InvoiceCloud

Please consider the environment before printing
Certain email accounts block messages that you intend to receive. To make sure that you continue to receive updates from InvoiceCloud, please add no-reply@invoicecloud.net to your address book.
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Fw: City of Florence CO Invoice# 607748-04242025 Noti...

To

Cc Bcc

Fw: City of Florence CO Invoice# 607748-04242025 Notification

----- Forwarded Message -----

From: City of Florence CO <no-reply@invoicecloud.net>
To: "cnorholm@yahoo.com" <cnorholm@yahoo.com>
Sent: Thursday, April 3, 2025 at 01:34:15 AM MDT
Subject: City of Florence CO Invoice# 607748-04242025 Notification



You have a new invoice from City of Florence CO!

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[Want to be reminded later? Click here](#)



You have a new invoice from City of Florence
CO!

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*Please Note: To ensure delivery of account related email notifications, please
add no-reply@invoicecloud.net to your safe senders list.*



WARRANTY DEED

State Doc Fee: \$32.20
Recording Fee: \$13.00

THIS DEED is dated the 1st day of October, 2024, and is made between

Gary W. Wheeler

(whether one, or more than one), the "Grantor" of the County of McCreary and State of Kentucky and

Colleen A. Norholm

(whether one, or more than one), the "Grantee", whose legal address is 7 Owens Drive, Florence, CO 81226 of the County of Fremont and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of Three Hundred Twenty Two Thousand Dollars and No Cents (\$322,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Fremont and State of Colorado described as follows:

Lot 5, OWENS SUBDIVISION, County of Fremont, State of Colorado.

also known by street address as: 7 Owens Drive, Florence, CO 81226

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.

Gary W. Wheeler

Gary W. Wheeler

State of Colorado
County of El Paso

The foregoing instrument was acknowledged before me this 1st day of October, 2024 by Gary W. Wheeler.

Danyell Lindoerfer Eckrich

Notary Public: Danyell Lindoerfer Eckrich

My Commission Expires: 10/04/2027

DANYELL LINDOERFER ECKRICH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194038201
MY COMMISSION EXPIRES OCTOBER 4, 2027

Notarized remotely using audio-video communication technology via Proof.



