



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

Accessory Dwelling Unit

Application Packet

Rep - Danielle Adamic Ph- 719276-7360
Rep - Mike

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

FREMONT COUNTY PLANNING & ZONING

JUN 19 2025

Planning & Zoning



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☐ Accessory Dwelling Unit
\$200.00

PROPERTY INFORMATION: Provide information to identify property.

Property Address:

3510 County Road 132 Penrose, CO 81240

Tax ID/Parcel Numbers:

Zone District:

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):

Janice K. Rayman

Mailing Address:

3510 County Road 132 Penrose, CO 81240

Telephone:

719 372 6767 OR 719 439 5191

Email Address:

janicerayman1@comcast.net



Fremont County Planning & Zoning Department

Accessory Dwelling Unit Application

1. Fire Protection District / Source: Florence
2. Primary Dwelling Square Footage: 3168 ~~1000~~
3. Accessory Dwelling Square Footage: 820
4. List Utility Provider information:

<u>WATER</u>	Water Cistem 1500 gal with well
<u>SANITATION</u>	Septic
<u>ELECTRICAL</u>	Black Hills Energy
<u>TELEPHONE</u>	Se Consumer Cellular
<u>REFUSE</u>	Republic
<u>IRRIGATION WATER</u>	none
<u>NATURAL GAS / PROPANE</u>	Blue Flame
<u>CABLE TELEVISION</u>	Dish Network

See Attached permit

5. REQUIRED ATTACHMENTS

- ☐ EXHIBIT 5.1 Copy of the most recent recorded deed.
- ☐ EXHIBIT 5.2 Signed Declaration of Covenant & Restriction stating ADU restrictions.
- ☐ EXHIBIT 5.3 Written proof from the appropriate entity or service provider that water and sewer/septic services are adequate for all uses on the parcel.
- ☐ EXHIBIT 5.4 Floor plan of ADU
- ☐ EXHIBIT 5.5 Plot Plan Showing:
 - a. All structures proposed or existing with dimensions to property lines & structures.
 - b. All utilities for the structures, including electric, gas, water, and sanitary sewer/septic.
 - c. All parking areas.
 - d. All exterior access points

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.

Bernadette Rayman

Printed Name

Bernadette Rayman

Applicant Signature

5-20-2025

Date

Janice Rayman

Printed Name

Janice Rayman

Owner Signature

5-20-25

Date

Requirements Overview

Accessory Dwelling Unit (ADU) is established to provide alternative and affordable housing and productive economic use of lands within Fremont County. The purpose of the ADU is to allow ADU's only when impacts to existing infrastructure, adjoining lands and uses, and neighborhoods are minimal, and no life safety issues are created. The intent is to provide affordable housing, consistent with the Fremont County Zoning Resolution.

General Provisions:

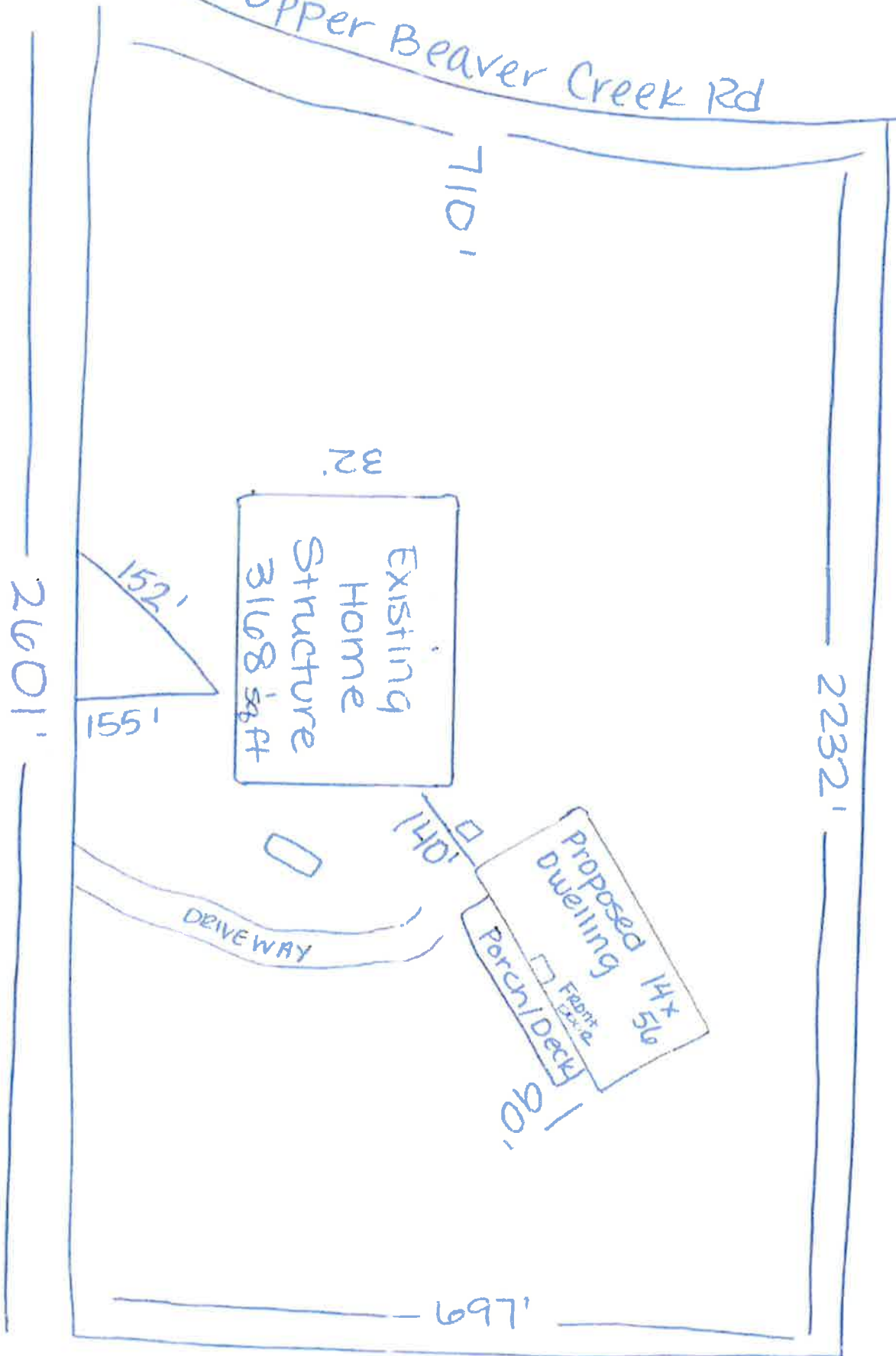
1. The construction or placement of the ADU must comply with Fremont County building and sanitation codes, as well as all applicable federal, state, and local laws and regulations.
2. ADU's shall follow all development requirements of the zone district.
3. The ADU shall be a maximum of 1,250 sq. ft.
4. Modular construction shall comply with current building and sanitation codes.
5. A tiny home may be permitted as an ADU if placed on a permanent foundation and constructed in accordance with Appendix Q of the IRC.
6. ADU utilities shall be connected using the meters for the primary dwelling when possible. All utility connections shall be made in conformance with the service provider requirements.
7. No lot or parcel shall contain more than one ADU.
8. The property shall contain one parking space designated for the ADU.
9. Prior to issuance of a building permit for the ADU, the property owner shall execute and record a Declaration of Covenant and Restriction with the Fremont County Clerk and Recorder, which contains the legal description for the property, references the most current deed for the property and:
 - a. Prohibits the sale of the ADU separate from the primary unit;
 - b. Prohibits the subdivision of the lot/parcel in a manner that separates the ADU from the primary dwelling, unless the ADU meets all the minimum requirements of the zone district;
 - c. Prohibits modification of the size of the ADU, without approval from the Department;
 - d. Requires the property/landowner to live in one of the dwelling units;
 - e. States that the covenant is binding on any successors, heirs, assigns;
 - f. Creates and grants a private cause of action for enforcement;
10. Parcels containing an ADU shall use the street address for the primary dwelling, designating each unit as A and B.
11. ADU's shall gain access from the same frontage road as the main dwelling.
12. A property owner may apply to the Department for "lawful status" designation for any ADU constructed or placed on the property prior to the date of adoption of the accessory dwelling unit regulations. Any pre-existing ADU shall conform to all applicable building and zoning codes, and applicable federal, state, and local laws and regulations. The Board of Zoning Adjustment, upon a showing of good cause, may waive regulatory requirements for any ADU in existence prior to the adoption of these regulations and for any proposed ADU.
13. ADU shall have lawfully connected utility services (water, sanitation, electric, gas). The property owner shall provide written documentation from an entity with appropriate jurisdiction, that the potable water and sanitation/septic systems are adequate for all uses on the parcel.
14. The ADU shall be used for residential purposes only.
15. The ADU (separate structure only) shall be placed at least ten (10) feet from the primary dwelling.

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

Plot/Structure/Site Plan

CR132 Upper Beaver Creek Rd

Jason & Bernadette
- Rayman -
3510 CR132 Pennse, CO 81240
PARCEL # 382300000010



CR132 UPPER BEAVER CREEK RD

710'

DRIVING 1414

2601'

2232'

EXISTING HOME

52'
55'

697'

BERNDETTE/JOHN RYMAN
3510 CR132
PENROSE CO 81240
PACEL: 3823 00000010

CR132 UPPER BEAVER CREEK RD

710'

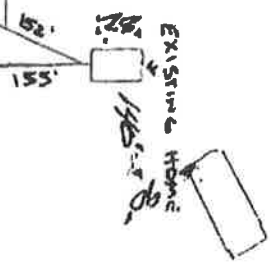
DRIVEWAY 1416

2401'

2232'

697'

BERNDETTE/JASON RYMAN
3510 CR132
PENDESE CO 81240
PHOTO: 3823 000000010



**OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES**

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

1210

WELL PERMIT NUMBER 239039

DIV. 2 WD 12 DES. BASIN MD

APPLICANT

Lot: A Block: Filing: Subdiv: ZERBY BEAVER CREEK PLATTE

KURTIS L ZERBY
3540 CR 132
PENROSE, CO 81240-

APPROVED WELL LOCATION

FREMONT COUNTY

SW 1/4 NW 1/4 Section 11
Township 18 S Range 69 W Sixth P.M.

DISTANCES FROM SECTION LINES

1823 Ft. from North Section Line
883 Ft. from West Section Line

UTM COORDINATES

Northing: Easting:

(719) 275-1234

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a tract of land of 37.00 acres described Parcel A, Zerby Beaver Creek Platte and being more completely described as that portion of the N 1/2 of the S 1/2 of the N 1/2, Sec. 11, Twp. 18 S, Rng. 69 W, Sixth P.M., Fremont County, more particularly described on the attached exhibit A.
- 4) The use of ground water from this well is limited to fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one (1) acre of home gardens and lawns.
- 5) The maximum pumping rate of this well shall not exceed 15 GPM.
- 6) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 7) This well shall be constructed not more than 200 feet from the location specified on this permit.

NOTICE: This permit has been approved subject to the following changes: the quarter/quarter, quarter, section, Township, Range, and distances from section line were determined based on the UTM coordinate values provided with the permit application. You are hereby notified that you have the right to appeal the issuance of this permit, by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)

Feb 19, 2002
MPS

APPROVED
MPS

State Engineer

DATE ISSUED

FEB 20 2002

By

EXPIRATION DATE

FEB 20 2004

Receipt No. 0487774

WARRANTY DEED**THIS DEED**, Made this 5th day of March, 2018 between**Joe Johann and Carol Johann**

of the County of Fremont and State of COLORADO, grantor, and

Alan Rayman and Janice Rayman

whose legal address is 3510 County Road 132, Penrose, CO 81240

of the County of Fremont, State of Colorado, grantees:

WITNESS, That the grantor, for and in consideration of the sum of Three Hundred Forty-Five Thousand Dollars and No/100's (\$345,000.00), 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 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 County of Fremont, and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

Doc Fee \$ 34.50

also known by street and number as 3510 County Road 132, Penrose, CO 81240

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 enrolling 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 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 all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated January 9, 2018, between the parties.

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.

SELLERS:

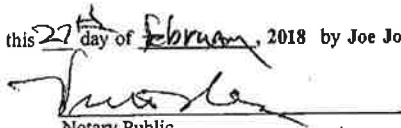

Joe Johann


Carol Johann

STATE OF Arizona
COUNTY OF Maricopa

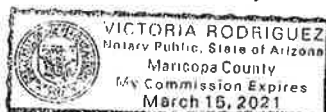
}ss:

The foregoing instrument was acknowledged before me this 27th day of February, 2018 by Joe Johann and Carol Johann


Notary Public

My Commission expires: 03/15/2021

Witness my hand and official seal.



WDJT

Warranty Deed to Joint Tenants

File No. F0600454

EXHIBIT "A"

That portion of the N1/2 S1/2 NW1/4 and the N1/2 SW1/4 NE1/4 of Section 11, Township 18 South, Range 69 West of the 6th P.M., more particularly described as follows;

Beginning at the C-S-N1/16th corner of said Section 11;
 thence South 89°00'53" West along the South line of said N1/2 S1/2 NW1/4, a distance of
2227.93 feet to intersect the Easterly right of way of County Road 132;
 Thence North 13°02'54" East along said right of way a distance of 173.25 feet;
 thence North 35°21'21" East a distance of 508.78 feet;
 thence North 21°31'32" East a distance of 87.05 feet;
 thence North 89°05'48" East along the North line of said N1/2 S1/2 NW1/4 a distance of 1861.92 feet to the C-N-1/16th corner;
 thence North 89°06'50" East along the North line of said N1/2 SW1/4 NE1/4 a distance of 381.45 feet;
 thence South 00°03'32" West a distance of 659.53 feet to intersect the South line of said
N1/2 SW1/4 NE1/4;
 thence South 89°05'17" West along said South line a distance of 381.45 feet to the point of beginning.
(Sometimes known as Parcel A, Zerby Beaver Creek Survey recorded February 19, 2002 at Reception No. 744587.)

County of Fremont
State of Colorado.

Also known by street address as: **3510 County Road 132 Penrose, CO 81240**

A.P.N. # R038263

