



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

Fremont County

JUL 22 2025

Planning & Zoning

Board of Zoning Adjustment

Application Packet

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

FREMONT COUNTY PLANNING & ZONING

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.

JUL 22 2025

Planning & Zoning

**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:**

111 Nuthatch Drive Cotopaxi, CO 81223

Tax ID/Parcel Number:

77013250

Parcel size in Acres:

6.08

Zone District:

R2

Proposed Land Use:

STORAGE Bldg

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):

Michael and Colleen Croge

Mailing Address:

111 Nuthatch Drive, Cotopaxi, CO 81223

Telephone:

856.229.2489

Email Address:

michael.croge@gmail.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>Murphy Case</u>	<u>[Signature]</u>	<u>7/22/25</u>
Printed Name	Applicant Signature	Date

<u>Murphy Case</u>	<u>[Signature]</u>	<u>7/22/25</u>
Printed Name	Owner Signature	Date



Fremont County Planning & Zoning Department

Board of Zoning Adjustment (BOZA) Application

1. Provide a brief description of the variance request.

See attached

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.

See attached

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

See attached

- 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.

See attached

- 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,

See attached

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 (<i>such as structures, wells, septic systems driveways etcetera</i>), 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 type="checkbox"/> EXHIBIT 3.7	If applicable, documentation from the variance property owner allowing the application to be made.

Fremont County

Department of Planning and Zoning

BOZA Application

Michael & Colleen Croge

111 Nuthatch Drive, Cotopaxi, CO 81223

856.229.2489

michael.croge@gmail.com

1. Provide a brief description of the variance request:

We are requesting a variance to amend the required setback from 50 feet to 25 feet. This adjustment will allow us to construct a pole barn on our property in a location that is both practical and functional for our needs. The proposed location will still maintain adequate distance from neighboring properties and will not negatively impact surrounding landowners or the character of the area. Granting this variance will enable us to meet all other applicable zoning requirements while making effective use of our land.

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.

The requested variance is solely for a reduced setback to allow the construction of a pole barn, which is a permitted use (use-by-right) in this zoning district. The structure will be used for personal purposes in line with the intended use of the property. Granting this variance will not alter the essential character of the zone district, as the structure is consistent with other buildings in the area and will maintain appropriate distance and visual harmony with surrounding properties.

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

Strict interpretation of the 50-foot setback requirement would create unnecessary hardship due to the unique topography and natural features of our property. There is a severe slope in two directions starting at the front property line, which limits suitable building locations. Additionally, the area beyond 25 feet contains

established game trails and mature, living trees that we would prefer to preserve. Building further back would not only require significant removal of these natural features but would also necessitate bringing in substantial fill dirt and boulders, leading to considerable material and labor costs. These factors combined create a physical and financial hardship that would be avoided by granting the requested 25-foot setback variance.

- 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.**

The conditions creating the hardship — including the severe slope, mature trees, and game trails — existed prior to our ownership and were not created by us. These features are natural and cannot be reasonably corrected without extensive land alteration and cost, making the variance necessary.

- 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.**

Approving the variance would not conflict with the intent of the Zoning Resolution, as the proposed structure is consistent with permitted uses in the area and maintains appropriate distance from neighboring properties. The reduced setback will not negatively impact public health, safety, or the general welfare of Fremont County residents.

Fremont County Building Dept.

615 Macon Ave. Ste. #212
Cañon City, CO. 81212

P: 719-276-7460
F: 719-276-7461

www.fremontcountyco.gov/building/building-department

Bill To: Michael Croge
Address: 111 Nuthatch Drive, Cotopaxi

(856) 229-2489 Job Description: Storage Building
Homeowner's Name
Invoice Date: 21-Jul-25

Construction Address: 111 Nuthatch Drive, Cotopaxi

Account #	Description	Project/Quantity	Valuation	No Use Tax	Price
10.5103	Building Permits/Renewals/Re-Inspection Fees/Demolition Permits/Board of Appeals/Plan Reviews	Storage Building	\$ 57,036.00		\$ 624.75
10.5112	Contractor's License				\$ -
10.5104	Septic Permits / Septic Renewals				\$ -
10.5114	Septic Contractors Licenses / Visual Inspections				\$ -
10.5117	MHIP - Inspections				\$ -
10.5318	Miscellaneous - Books/Copies/Flood Damage Permit/Permit Replacement/Violations				\$ -
315.09	Fire District Impact Fees				\$ -
10.5106	Septic Surcharge - Treasurer (\$3.00)				\$ -
10.5106	Septic Surcharge - State (\$20.00)				\$ -
10.5316	Address Permit				\$ -
20.5105	Driveway Access Permit				\$ -



10.5003
140.5003
15.5003

Invoice Subtotal	\$ 624.75
Use Tax Subtotal	
General Fund 45%	
Sales and Use 15%	
Sheriff's Fund 40%	
Other	
Date Paid	
TOTAL	\$ 624.75

Makes checks payable to Fremont County Treasurer

Receipt #

There will be a 2.49% fee added if paying with a card.



FREMONT COUNTY BUILDING PERMIT APPLICATION

Permit #: 07-653

Expiration Date: 12-11-08

Owner: Tim Finnegan

Applicant: OK Key Const

Mailing Address: 6101 Desert Ridge

Mailing Address: PO 275

City, State, Zip Code: Las Vegas, NV 89130

City, State, Zip Code: Cotopaxi, CO 81223

Phone Number: 702-839-9424

Phone Number: 942-4870

Construction Address: 111 Deer Run Cotopaxi

Gate/Combination Lock #: _____

Legal Description: Lot 18, Blk 3 Spruce Basin

Proof/Ownership: ☒ Proof/Access: ☒ Use Tax Affidavit: ☐ Construction Plans: ☒ Floor Plans: ☒

Plot Plans: ☒ (Be Sure All Setbacks Are Properly Listed) Engineered Truss Designs: ☐ Foundation Designs: ☒

Does Property Currently Have A Home Occupation Or Is One Being Proposed? Yes ☐ No ☐

Proof/Water: ☒ 275828 Proof/Sanitation: ☒ Application Septic Permit #: _____

Total Building Size: 884 Sq. Ft. Building Height: _____ Ft. Zoning: AR

Type/Construction: Frame Used As: Dwelling VALUATION: \$58,174.00

Does the property lie within an area indicated as having a potential flood problem by the current Federal Emergency Management Agency's (F.E.M.A.), National Flood Insurance Program (N.F.I.P.), Flood Insurance Rate Maps (F.I.R.M.), and accompanying studies? Y / N - If yes, please provide an Engineered Wet Stamp Pre-Construction Elevation Certificate. Upon construction completion, an Engineered Wet Stamp Finished Construction Elevation Certificate must be submitted. Is the property in a designated inactive coal mine subsidence area? Y / N - If YES, please provide adequate documentation.

INSPECTIONS:

Footer: ☐ Slab/Under-floor: ☐ Lath/Gypsum Board: ☐ Stem-Wall: ☐
Monolithic: ☐ Framing: ☐ Insulation: ☐ Final: ☐ Mobile Placement: ☐

FEES: Colorado Surcharge: \$ 23.00 Tax District #: 39I TOTAL: \$ 1,355.87

Building: \$ 631.00 Septic: \$ 250.00 Fire District #: 39I Cash ☐ Check # 3708

Use Tax: \$ 436.30 Use Tax: \$ 15.57 FDI: \$ N/A Receipt #: 369980

I hereby certify that all answers contained in this application are true and correct to the best of my knowledge and belief and further agree to comply with all laws and regulations of the State of Colorado, Building & Zoning Regulations of the County of Fremont. I understand that this building permit will be valid for one (1) year if construction has commenced within one hundred and eighty (180) days after issuance, otherwise a new permit shall be required. ANY VIOLATIONS OF THE MENTIONED CODES, RULES, AND REGULATIONS SHALL RESULT IN REVOCATION OF THIS PERMIT.

Signature of Applicant: [Signature] Date Applied: 11-27-07

Planning & Zoning Signature: P+2 Checklist Date Approved: 12-5-07

☒ APPROVED ☐ NOT APPROVED

Building Department Signature: [Signature] Date Approved: 12-11-07

☒ APPROVED ☐ NOT APPROVED

Complete Application Certified By: _____ Date Certified: _____

COMMENTS: Field set including manufacturers engineered truss design to be on site at the time of all inspections.

Protect all documents from weather. Make accessible to inspector. Provide posted address.

Maintain all required setbacks. Will have 2 original wet stamped truss plans at 1st inspection. Will provide drillers log.

NOTES:

Application Prepared By: [Signature] Date Prepared: 11-27-07



COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 275828-
RECEIPT NUMBER 3622823

ORIGINAL PERMIT APPLICANT(S)

TIMOTHY FINNEGAN

APPROVED WELL LOCATION

Water Division: 2 Water District: 12
Designated Basin: N/A
Management District: N/A
County: FREMONT
Parcel Name: SPRUCE BASIN
Lot: 18 Block: 3 Filing: 4
Physical Address: N/A
NE 1/4 SE 1/4 Section 34 Township 49.0 N Range 11.0 E New Mexico
P.M.

Well to be constructed on specified tract of land

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 residential site of 6.08 acre(s) described as lot 18, block 3, filing 4, Spruce Basin Subdivision, Fremont County.
- 4) The use of ground water from this well is limited to ordinary household purposes inside one single family dwelling. The ground water shall not be used for irrigation or other purposes.
- 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) Pursuant to Rule 6.2.3 of the Water Well Construction Rules, the well construction contractor shall submit the as-built well location on work reports required by Rule 17.3 within 60 days of completion of the well. The measured location must be accurate to 200 feet of the actual location. The location information must include either the 1/4, 1/4, Section, Township, Range, and distances from section lines, or a GPS location pursuant to the Division of Water Resources' guidelines.

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Test Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: <http://www.water.state.co.us/pubs/forms.asp>

NOTE: This parcel is located in the NE1/4 of the SE1/4 of section 34 and the NW1/4 of the SW1/4 of section 35. The well can be placed anywhere on lot 18, block 3, filing 4, Spruce Basin subdivision.

See Original Permit

Date Issued: 11/2/2007

Issued By

Expiration Date: 11/2/2009

09-25-2024 CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO MICHAEL CROGE
09-25-2024 CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO COLLEEN CROGE



Date Applied: 11/27/2007

Permit Fee: \$ 250.00

Use Tax: \$ 15.57

Colorado State Surcharge: \$ 23.00

Building Permit # (if applicable): 07-653

Septic Permit #: S07-127

Expiration Date: 11/29/2008

Check #: 3708

Receipt #: 369980

REVISED Septic System Information

FREMONT COUNTY SEWAGE DISPOSAL PERMIT

Applicant/Contractor: <u>Oakley Construction</u>	
Mailing Address: <u>P.O. Box 275</u>	
City, State, Zip Code: <u>Cotopaxi, Colorado 81223</u>	
Phone Number: <u>719-942-4870</u>	
Contractor: <u>Eggleston, Howard</u>	Phone: <u>719-942-4115</u> License #: <u>216</u>
Construction Address: <u>111 Deer Run, Cotopaxi, Colorado 81223</u>	
Gate/Combination Lock #: <u>N/A</u>	Directions From Major Thoroughfare: <input type="checkbox"/> (Include Legible Map & Directions On Back)→
Legal Description: <u>Lot # 18, Block # 3, Spruce Basin Filing # 4</u>	
Type of Structure: <u>Single Family Residence</u>	Use of Structure: <u>Dwelling</u>
Lot Size: <u>8</u> Acres Source, Type of Water: <u>well</u>	
Maximum Potential # of Bedrooms: <u>3</u>	Basement: <u>No</u> Washer: <u>Yes</u> Garbage Disposal: <u>No</u>
Engineering Firm: <u>CJ Moench, Jr. P.E.</u> Project Number: <u>2007-11-21</u>	
Type of System: <u>ISDS</u>	Absorption Tank Size: <u>1,000</u> Gallons
Absorption: <u>732</u> Square Feet	Perc Rate: <u>15</u> Min./Inch LTAR: <u>N/A</u>
NOTES: <u>Locate in designated area - Maintain all separations - Keep excavations shallow.</u>	

Is Site Within 400 Feet of Sewer Main?: ☐ Yes ☒ NoOr Within a Sewer District?: ☐ Yes ☒ NoIf YES, Is A Letter of Refusal To Connect Attached?: N/AIs Site In A Designated Flood Plain?: ☐ Yes ☒ NoIf YES, Engineer's Requirements Listed?: N/A

I certify that the sewage disposal system described in this permit will be installed in compliance with the attached percolation test report and the Fremont County and State of Colorado Regulations. I understand that I will be responsible for the operation, maintenance, and performance of the individual sewage disposal system. In addition, I am aware that it is my responsibility to provide the contractor with a copy of the attached percolation test report. I am also aware that the issuance of this permit does not constitute assumption by the local health department or its employees of liability for failure of any individual sewage disposal system. Request for inspection will be required after installation of all pipe and gravel (prior to installation of hay, straw or similar pervious material) unless otherwise specified by engineer. The system must be properly protected from off site drainage, vehicular traffic, and livestock. This system and its running order is the sole responsibility of the owner. After this system has been inspected and approved by the inspector it shall be assumed that this system is in proper working order.

Approval of a Fremont County Individual Sewage Disposal Permit does not guarantee or assure that the proposed use is permitted within the zone district for the property, nor does it guarantee or assure that any proposed building complies with applicable land use and requirements for the zone district, such as setbacks, height restrictions, or other similar issues. You have the responsibility and obligation to verify and confirm that all proposed uses are allowed in the zone district and conform to the requirements of the zone district for the property.

Owner or Applicant's Signature: Applicant's Signature On FileDate Applied: 11/27/2007**FINAL INDIVIDUAL SEPTIC DISPOSAL SYSTEM INSPECTION:**

Tank Information:	Size: <u>1,000</u> Gallons	Number of Compartments: <u>Two</u>
Is Entrance and Exit Sealed: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is Tank Level? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Pipe Inlet-Outlet?: <u>Sch 40 PVC</u>	Distance From Building: <u>23 feet</u>	Distance From Well: <u>117 feet</u>
Absorption Bed Information: Type of System Installed: <u>Chambered Trench</u>		
Pipe & Rock: <input type="checkbox"/> Chamber: <input checked="" type="checkbox"/> Absorption Bed: <input type="checkbox"/> Absorption Trench: <input checked="" type="checkbox"/>	Width: <u>24</u>	Length: <u>81</u>
Number Of Trenches: <u>2</u>	Total Square Feet: <u>736</u>	Gravel Depth: <u>N/A</u>
Is Pipe Level?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If Bed, Is Pipe Been Connected?: <input type="checkbox"/> Yes <input type="checkbox"/> No	Distance From Well: <u>138 feet</u>
Distance From Building: <u>40 feet</u>	Is System Located In Recommended Area?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

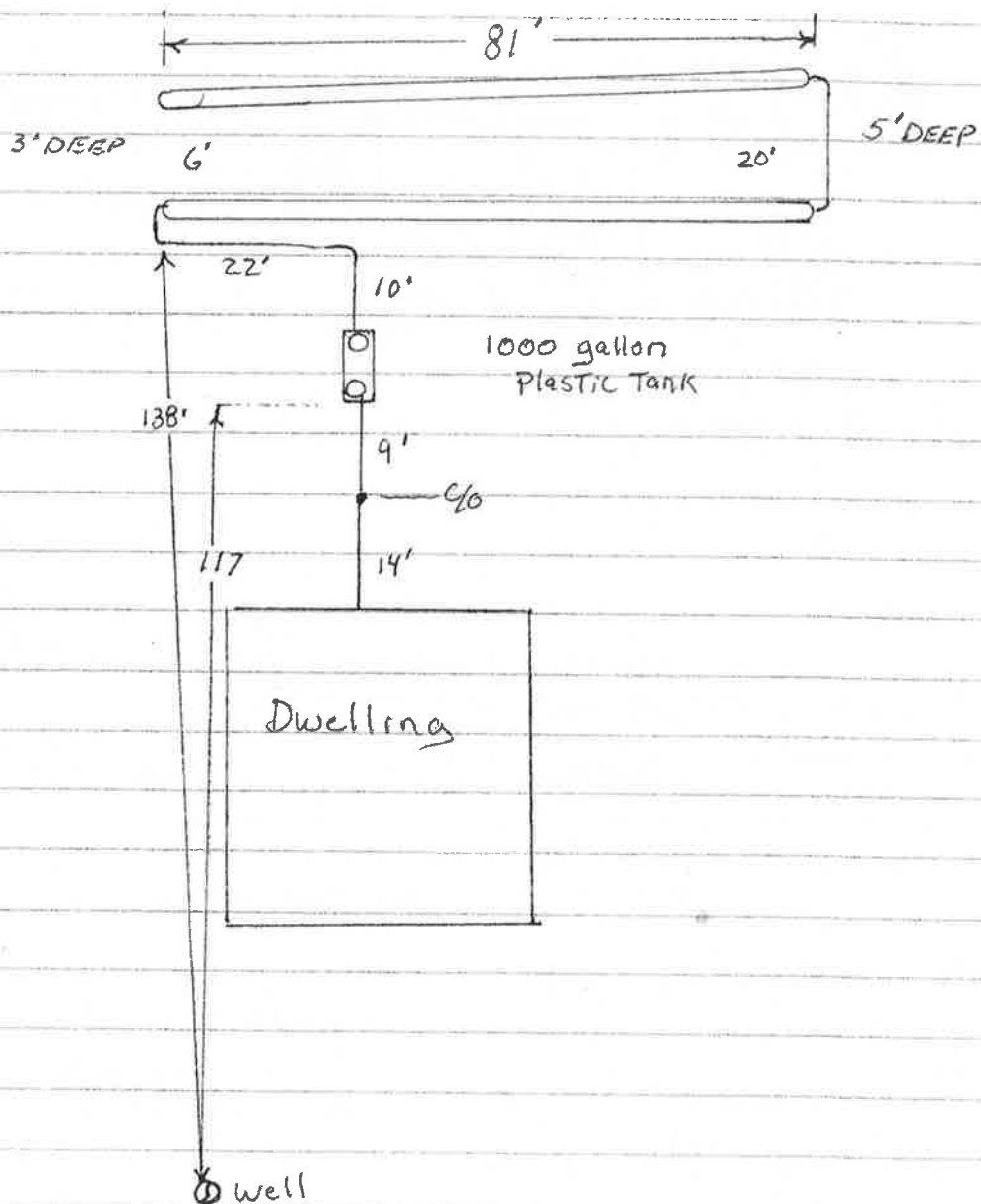
DEPARTMENT USE ONLYInstallation Has Been: Approved ☒ Disapproved ☐ Date: Revised 05/28/2008NOTES: If infiltrator type chambers are used - 40 quick 4 or 24 standard chambers in Trenches - or - 29 standard or 48 quick 4 chambers in a bed.Application submitted by Sylvia Saunders on 11/27/2007Approved By: Wyatt SandersDate Approved: Revised 05/28/2008Prepared By: Bill RutherfordDate Prepared: 11/29/2007

1-1-2008

111 DEER RUN

S07-127

40 Quick 4 Chambers
2-rows 20 Each



"NOT TO SCALE"

FREMONT COUNTY
DEPARTMENT OF PLANNING AND ZONING

615 MACON AVENUE, ROOM 210
CAÑON CITY, COLORADO 81212
TELEPHONE (719) 276-7360 / FAX (719) 276-7374

ISSUANCE OF ADDRESS

November 26, 2007

Finnegan Timothy M & Cally H
6101 Resort Ridge
Las Vegas, NV. 89130

Champion1@wildblue.net

SUBJECT: ISSUANCE OF ADDRESS:

Based on your request for an issuance of an address dated November 21, 2007

Your new address is **111 Deer Run Drive, Cotopaxi, Colorado 81223**

Please make note of the address and notify your Post Office in your area of your new address.

Address issued are subject to change, due to change in area conditions or if more accurate information becomes available.

All lands within Fremont County are subject to zoning and building regulations. Pleases contact the department for further information.

If you have any questions, please contact the Department of Planning and Zoning, Code Enforcement.

New Address: 111 Deer Run Drive
Cotopaxi, Colorado 81223

Parcel Number: **3811340002007**

Schedule Number: **000077013250**

Legal Information: **LOT 18 BLK 3 SPRUCE BASIN FIL #4 SUBJ TO RES OF REC B555-P442**

Robert Sapp & Walter Elkins

Planning and Zoning Code Enforcement

Application for Issuance of an Address
Fremont County Department of Planning & Zoning

Incomplete address application will be returned to the applicant for completion

Name	Timothy M Finnegar		
Current Mailing Address	6101 Rosent Ridge RESORT		
City	Las Vegas	State	NV
Home Phone	(702) 839-9424	Cell Phone	(580) 278-4751
E-Mail Address	champion22@idblue.net - Please E-mail		
Property tax schedule#	Bwin - a copy of address (Bullock)		

PLEASE PRINT ALL INFORMATION ON THIS FORM

1. Legal name of County, State, Federal, or Private road your property fronts. If the property does not front any County, State, Federal, or Private road then the property will be addressed at the point of the intersection of the access road.
2. Plot map showing property and the location of driveway for your property. (We must know where your driveway is located). You may use a separate sheet of paper for any hand drawn maps, diagrams and footages.
 - Odometer readings (or actual measured footages if 200ft. or less) from the nearest intersection of different named roads to your proposed driveway, or odometer reading from a posted Mile Marker to your driveway. Actual readings or measured footages from a neighbor's addressed driveway to your driveway are also acceptable.
 - Any addresses on your road near your property. (Both sides of your property, regardless of the distance from your property).
 - Addresses issued are subject to change, due to change in area conditions or if more accurate information becomes available.
 - With the issuance of this address, Fremont County in no way accepts responsibility for the access or for the maintenance of the roadway of the property.
 - New accesses onto county maintained roads require a Driveway Access Permit, which can be obtained through the Fremont County Road & Bridge Department.
 - Fremont County is responsible for issuing addresses for properties in the unincorporated areas of the county only. To obtain addresses inside the incorporated city limits of Cañon City, Florence, Brookside, Rockvale, Coal Creek or Williamsburg, you will need to contact the respective city departments.

You must attach either a copy of the Recorded Deed or Administration Sheet from the Assessor's Office containing a complete legal description of the property needing an address.

Return completed form to: Fremont County Department of Planning
615 Macon Avenue, Room 210
Cañon City, Colorado 81212
Phone#: (719) 276-7360 Fax#: (719) 276-7374

ALL LANDS WITHIN FREMONT COUNTY ARE SUBJECT TO ZONING AND BUILDING REGULATIONS.
Addresses will be issued within two (2) weeks from the receipt of the completed application.

Received by	RMS	Date	11/26/07	Logged	11/26/07
New address:	111 DEER RUN DRIVE				
City	COTOPAXI	State	Colorado	Zip Code	81223
Issued by	R.M.S.	Dated	11/26/07		

Form 100-1000 (01/07) Application for Issuance of an Address (Fremont County Department of Planning & Zoning)

R. M. S.
11/26/07

AR.

AR.

DRIVEWAY ACCESS and ADDRESS PERMIT

FREMONT COUNTY ROAD & BRIDGE

615 Macon Ave Room 202, Phone (719) 276-7320

PERMIT # D07-103 Fee \$75.00 ☒ (Includes final Inspection) / \$20.00 _____ (Address only)

(1.) APPLICANT SHALL SCHEDULE ON-SITE MEETING WITH ROAD & BRIDGE DESIGNEE TO DETERMINE ADEQUATE LOCATION REQUIREMENTS OF THE DRIVEWAY ACCESS AND FOR FINAL ACCEPTANCE INSPECTION.
IF APPLICANT FAILS TO APPEAR THERE WILL BE A RESCHEDULE FEE OF \$45.00.

(2.) PLOT MAP OR SKETCH IS REQUIRED. ROAD & BRIDGE DESIGNEE WILL INDICATE DRIVEWAY LOCATION & INITIAL.

Road & Bridge Designee: Paul Colette Phone 429-5031

Name of Applicant: Kevin Champion Phone 442-4270 Alt. Phone 276-6531

Current address, City, State, Zip Code of Applicant: PO 275 Cotopaxi, CO, 81223

Name of Driveway Contractor installing: TRIPLE T CONST.

For County Use: The following is to be completed by Road & Bridge Designee.

Name of street being accessed: Deer Run Site distance both directions: _____ ft. _____ ft.

- Driveway access shall not interfere with location or functioning of any traffic regulation device.
- More than one driveway access shall not be allowed on any parcel less than 100' in width.
- Driveway access shall be constructed so as not to interfere with the street drainage system.
- No driveway access shall enter or exit on to street at less than 45 degrees.

The following information will be required prior to the final acceptance:

Will drainage study be required: Yes ☐ No ☐ If yes, specify below: _____

Will improvements be required: Yes ☐ No ☐

Culvert size: _____ Type of Culvert (Material) _____ Cover over top of Culvert _____

Curb Cut _____ Drop Inlets _____ Downspouts _____ Energy Dissipators _____

Flared Ends _____ Headwalls _____ Rip Rap _____ Paving & Beveled Ends _____ Deflectors _____

Racks _____ Cribs _____ Raisers _____ Basins _____ Spillways _____ Other _____

- A minimum 12 inch diameter culvert, unless larger required due to historical drainage.
- Minimum cover over top of the culvert shall be $\frac{1}{2}$ the diameter of the culvert. Minimum length of culvert 24'
- Driveway shall not allow drainage onto County Right-Of-Way.
- Culverts shall be set on a grade which will allow for proper drainage
- Culverts shall be corrugated metal or material of equivalent strength & construction.

(3.) LOCATION AND SITE REQUIREMENTS APPROVED BY (R&B): _____ DATE: _____

(4.) A. APPLY FOR ADDRESS AT PLANNING & ZONING, ADMINISTRATION BLDG. ROOM 210

B. PLOT MAP OR SKETCH AS APPROVED IN (2.), ABOVE, WILL BE REQUIRED WHEN APPLYING FOR ADDRESS.

C. SUBMIT COPY OF ISSUANCE OF AN ADDRESS TO BUILDING DEPT. WHEN APPLYING FOR A PERMIT.

Permit will expire one year from date of purchase.

I certify that I understand and agree to the above requirements and conditions.

Signature of Applicant [Signature] Date 11/21/07 Fee Paid Paid

(5.) FINAL ACCEPTANCE OF DRIVEWAY ACCESS BY (R&B): _____ DATE _____

WARRANTY DEED

State Doc Fee: \$49.90
Recording Fee: \$13.00

THIS DEED is dated the 12 day of September, 2024, and is made between

Timothy M. Finnegan and Cally H. Finnegan

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

Michael Croge and Colleen Croge

the "Grantees", whose legal address is 111 Nuthatch Drive, Cotopaxi, CO 81223 of the County of Gloucester and State of New Jersey.

WITNESS, that the Grantor, for and in consideration of the sum of Four Hundred Ninety Nine Thousand Dollars and No Cents (\$499,000.00), 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 18, Block 3, SPRUCE BASIN SUBDIVISION FILING NO. 4, County of Fremont, State of Colorado.
also known by street address as: 111 Nuthatch Drive, Cotopaxi, CO 81223

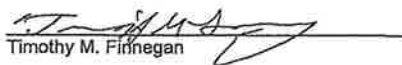
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

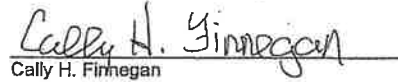
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

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 enrolling 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.

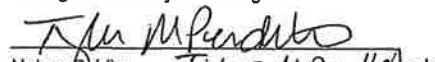
IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

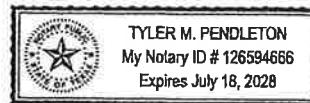

Timothy M. Finnegan


Cally H. Finnegan

State of TEXAS
County of Midland

The foregoing instrument was acknowledged before me this 12 day of September, 2024 by Timothy M. Finnegan and Cally H. Finnegan.


Notary Public: Tyler M. Pendleton
My Commission Expires: 7-18-2028



WARRANTY DEED

State Doc Fee: \$49.90
Recording Fee: \$13.00

THIS DEED is dated the 12 day of September, 2024, and is made between

Timothy M. Finnegan and Cally H. Finnegan

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

Michael Croge and Colleen Croge

the "Grantees", whose legal address is 111 Nuthatch Drive, Cotopaxi, CO 81223 of the County of Gloucester and State of New Jersey.

WITNESS, that the Grantor, for and in consideration of the sum of **Four Hundred Ninety Nine Thousand Dollars and No Cents (\$499,000.00)**, 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 18, Block 3, SPRUCE BASIN SUBDIVISION FILING NO. 4, County of Fremont, State of Colorado.
also known by street address as: 111 Nuthatch Drive, Cotopaxi, CO 81223

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.

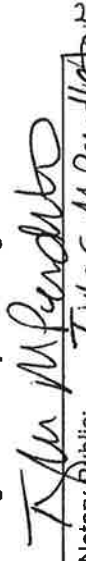
IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.


Timothy M. Finnegan


Cally H. Finnegan

State of TEXAS
County of Midland

The foregoing instrument was acknowledged before me this 12 day of September, 2024 by Timothy M. Finnegan and Cally H. Finnegan.


Notary Public: Tyler M. Pendleton
My Commission Expires: 7-13-2028



Confidential Document

This form provides essential market information to the county assessor to ensure accurate, fair and uniform assessments of all property. **This document is not recorded, is kept confidential, and is not available for public inspection.**

This declaration must be completed and signed by either the grantor (seller) or grantee (buyer). Questions 1, 2, 3, and 4 may be completed (prefilled) by a third party, such as a title company or closing agent, familiar with details of the transaction. The signatory should confirm accuracy before signing.

This form is required when conveyance documents, subject to a documentary fee, are presented for recording. If this form is not completed and submitted, the county assessor may send notice. If the completed and signed form is not returned to the assessor within 30 days of notice, the assessor may impose a penalty of \$25.00 or 0.025% (0.00025) of the sale price, whichever is greater.

Additional information as to the purpose, requirements, and level of confidentiality regarding this form are outlined in Colorado Revised Statutes, sections 39-14-102, 39-5-121.5, and 39-13-102.

1. Physical Address and/or legal description of the real property sold: Please do not use P.O. Box numbers.
SUBD: SPRUCE BASIN F4 LOT 18 BLK 3 SPRUCE BASIN FIL #4
111 Nuthatch Drive, Cotopaxi, CO 81223

2. Type of property purchased: ☒ Single Family Residential ☐ Townhome ☐ Condominium ☐ Multi-Unit Residential
☐ Commercial ☐ Industrial ☐ Agricultural ☐ Mixed Use ☐ Vacant Land ☐ Other

3.

Date of Closing: mm/dd/yyyy

9/23/2024

Date of contract mm/dd/yyyy

8/20/2024

4.

Total Sale Price: include all real and personal property

\$499,000.00

Contracted price (if different from final sale price)

5.

List any personal property included in the transaction that materially impacts the total sales price.
Personal property may include, but is not limited to, machinery or equipment, vehicles, exceptional appliances, electronic devices, furniture, or anything that would not typically transfer with the real property (attach additional pages if necessary).

Description	Approximate Value
	\$
	\$
	\$
	\$
Personal Property Total:	\$

If no personal property is listed, the entire purchase price will be assumed to be for the real property.

6.

Did the total sale price include a trade or exchange of additional real or personal property? ☒ No ☐ Yes

If Yes, approximate value of the goods or services as of the date of closing: \$

If Yes, does this transaction involve a trade under IRS Code Section 1031? ☐ No ☐ Yes

7.

Was 100% interest in the real property purchased?

Mark "No" if only a partial interest is being purchased. If No, interest purchased %

☐ No ☒ Yes

8.

Is this a transaction between related parties or acquaintances? This includes persons connected by blood or marriage, or business affiliates, or those acquainted prior to the transaction.

☐ No ☐ Yes

9. Please mark type of sale: ☐ Builder (new construction) ☒ Public (MLS or Broker Representation)
☐ Private (For Sale by Owner) ☐ Other (describe)

10. Mark any of the following that apply to the condition of the improvements at the time of purchase.
☐ New ☐ Excellent ☐ Good ☐ Average ☐ Fair ☐ Poor ☐ Salvage

11. Type of financing: (Mark all that apply)

- ☐ None (all cash or cash equivalent)
☒ New/Mortgage Lender (government-backed or conventional bank loan)
☐ New/Private Third Party (nonconventional lender, e.g., relative, friend, or acquaintance)
☐ Seller (buyer obtained a mortgage directly from the seller)
☐ Assumed (buyer assumed an existing mortgage)
☐ Combination or Other: Please explain _____

12. Total amount financed \$431,420.00 _____

13. Terms:

☐ Variable; Starting interest rate _____ % ☐ Fixed; Interest rate _____ %
Length of time _____ years

Balloon payment? ☐ No ☐ Yes If yes, amount \$ _____ Due date _____

14. Mark any that apply: ☐ Seller assisted down payments ☐ Seller concessions ☐ Special terms or financing
If marked, please specify terms: _____

15. Was an independent appraisal obtained in conjunction with this transaction? ☐ No ☐ Yes

For properties OTHER THAN Residential (Residential is defined as: single family detached, townhomes, apartments and condominiums), please complete questions 16 – 18, if applicable.

16. Did the purchase price include a franchise or license fee?
If yes, franchise or license fee value \$ _____ ☐ No ☐ Yes

17. Did the purchase price involve an installment land contract?
If yes, date of contract _____ ☐ No ☐ Yes

18. If this is vacant land, was an on-site inspection conducted by the buyer prior to the closing? ☐ No ☐ Yes

Please include any additional information concerning the transaction and price paid that you feel is important.

Michael Croge

Signature of Grantee (Buyer)

9/23/2024

Michael Croge

Date mm/dd/yyyy Printed name of Grantee

Colleen Croge

Signature of Grantee (Buyer)

9/23/2024

Colleen Croge

Date mm/dd/yyyy Printed name of Grantee

Buyer Mailing Address: Future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:

111 Nuthatch Drive Cotopaxi, CO 81223

Address (mailing)

City

State

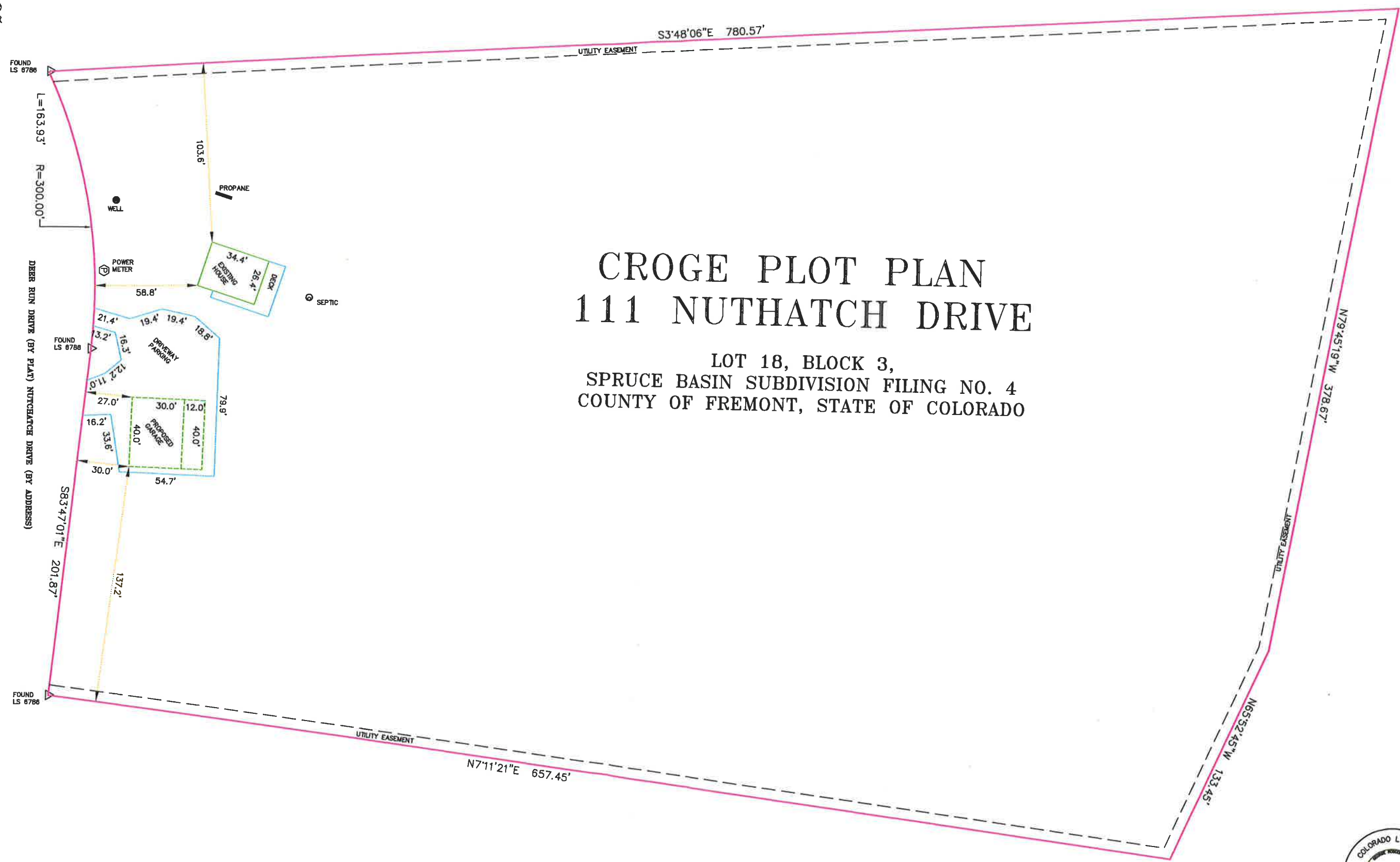
Zip Code

Daytime Phone

Michael.Croge@gmail.com

Email Address

Contact information is kept confidential, for County Assessor and Treasurer use only, to contact buyer with questions regarding this form, property valuation, or property tax information.



CROGE PLOT PLAN 111 NUTHATCH DRIVE

LOT 18, BLOCK 3,
SPRUCE BASIN SUBDIVISION FILING NO. 4
COUNTY OF FREMONT, STATE OF COLORADO



DRAWN BY: GRH 2025171N111NUTHATCHdr111 02/17/2025	Client: MICHAEL AND COLLEEN CROGE 111 NUTHATCH DRIVE COTOPAXO, CO 81223 858-229-2489 MICHAEL.CROGE@GMAIL.COM	NOTICE According to Colorado law you must commence any legal action based on any defect in this survey within three years after you first discover such defect; in no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon. Any person who knowingly removes, alters or defaces any Public Land Survey Monument or Land Boundary Monument or Accurately located a false and/or misrepresents pursuant to Colorado State Statute 78-6506, of the Colorado Revised Statutes LINEAL UNITS Used units = U.S. Survey foot = 1.00' = 12 inches	Crown Point Land Services 719-275-5005 Office 381 Arrowhead Drive P.O. Box 749 Florissant, CO 80818 Canon City, CO 81215-0749 crown.land@outlook.com	NOTES This survey does not constitute a title search by Crown Point Land Services to determine ownership. No Title Commitment was provided by the client. Easements are as shown, no other easements were requested to be researched for this survey.	BASIS OF BEARINGS: Bearings are based on G.P.S. observation on the SOUTH line of LOT 11, BK 3 as being S 83°47'01" E.
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