

Fremont County

AUG 11 2025

Planning & Zoning

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: *1629 + 1649 Poplar Ave. Canon City, CO 81212*

Parcel # *99925008, 99925009, 99925010, 99925011, 19006570* 10 Acres
Tax ID/Parcel Number: Parcel size in Acres:

Zone District: *R1*

Proposed Event: *Diana's Pumpkin Patch + Corn Maze*

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

Name(s) (Individual or Organization):

Tim + Sue Madone

Mailing Address:

1724 Poplar Ave Canon City, CO 81212

Telephone:

719 821-9133

Email Address:

sue.madone@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 / 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.

Sue Madone

Printed Name

Sue Madone

Applicant Signature

8/10/25

Date

Tim Madone

Printed Name

Tim Madone

Owner Signature

8/10/25

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 checked="" 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 checked="" type="checkbox"/> EXHIBIT 2.2 + 2.2a <input type="checkbox"/> N/A	Right to Occupy <i>(Deed)</i>
<input checked="" type="checkbox"/> EXHIBIT 2.3	<div style="text-align: center;">Signage Plan</div> <ol style="list-style-type: none"> 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 checked="" type="checkbox"/> Exhibit 2.4	<div style="text-align: center;">Street Closures</div> <ol style="list-style-type: none"> 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 checked="" 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 checked="" type="checkbox"/> EXHIBIT 2.6	<div style="text-align: center;">Refuse Disposal Plan</div> <ol style="list-style-type: none"> 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 checked="" type="checkbox"/> EXHIBIT 2.7 <input checked="" type="checkbox"/> EXHIBIT 2.8 <input checked="" type="checkbox"/> EXHIBIT 2.9	<div style="text-align: center;"> Security & Crowd Control Plan Vehicular & Pedestrian Traffic Plan Emergency Service Operation Plan </div>

<input checked="" type="checkbox"/> EXHIBIT 2.10	Event Parking Plan
<input checked="" type="checkbox"/> EXHIBIT 2.11	Drinking Water Plan
<input checked="" type="checkbox"/> EXHIBIT 2.12	Sanitation Plan (restroom facilities)
<input checked="" type="checkbox"/> EXHIBIT 2.13	Concession Plan
	<ol style="list-style-type: none"> 1. Include a list of food and or beverage venders and a copy of permits, and/or licenses. 2. Venders shall provide documentation of sales tax license.

REQUIRED SUBMITTALS – SECTION THREE

<input checked="" type="checkbox"/> Exhibit 3.1	Current Deed of Record
<input checked="" type="checkbox"/> Exhibit 3.2	General Liability Insurance
<input checked="" type="checkbox"/> Exhibit 3.3	Cash, Surety, or another Bond
	<ol style="list-style-type: none"> 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 checked="" type="checkbox"/> FCDOT	Fremont County Roadway Impact Analysis Form (if accessed from a county road)
<input type="checkbox"/> CDOT <i>N/A</i>	Colorado Department of Transportation Access Permit (if accessed from a CDOT controlled highway)
<input checked="" type="checkbox"/> FIRE	Fire Protection Plan

SITE PLAN

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

EXHIBIT 2.1

Type of Operation:

Diana's Pumpkin Patch & Corn Maze. Agritainment and Education on the farm including: Educational demonstrations on farming & animal care, Corn Maze skill building & reading journeys for students, pumpkin picking, hayrides, hay slides, and baby farm animals (only visual, cages are locked for safety). Concessions are sold to include grill food items, canned sodas, water, lemonade, and homemade treats. All concessions are under permit with Fremont County Health Department.

Employees:

Employees are seasonal help that consist largely of high school students. 6 to 10 people. Usually 2 part time men help us (family members) to work in the field with the corn and pumpkins. 3 parking attendants, 3 concessions, 2 grill, 1-2 grounds. Sometimes we have 3 -4 volunteers to fill in. Security is done by contract labor and is usually 2 people on weekends.

OPEN 2025, SEPT. 20th thru OCT. 31st.:

Hours Monday - Thursday open to groups and schools. Most schools come in the morning 9:30-12 noon. Most school groups are 30 - 60 kids with 2 or 3 teachers. Exception to this is the Canon City Middle School & Fountain Fort Carson Middle School which is 250 -275 kids, with teachers and no extra parents come along. Some schools allow parent chaperones, which can be 20 -30 extra parents. Most schools do not allow parent chaperones. Making our weekday mornings consistently 65-75 people.

Groups usually come after 5pm and stay 3 hours. These are youth groups or families who want to be alone on the farm. 2 - 3 nights a week we have a group. We are always closed by 9pm.

Friday & Saturday open to the public 10am -9pm, Sunday 10am- 6pm.
Expected guest average 800-1000 people a day on the weekends.

We anticipate 2 busy weekends in Oct., 11th, & 18th IF the weather is good.

We expect 1000 people on these Saturdays in October. We are open 10am - 9pm, 11 hrs.

Most customers will stay for approx. 3-4 hrs. That will give us approx. 364 people coming every 4 hrs. They are families, generally 3-5 people per vehicle.

$364 / 4 \text{ (average)} = 91 \text{ cars every 4 hrs.}$

The coming and going are what makes it seem like more traffic.

Machinery Used:

To farm we have all the usual farm equipment to produce a crop. During the event there are two small tractors that pull the hayride trailer which is a low car trailer. No other machinery is used while we are open.

Exhibit 2.2 & 2.2a See Attached

Exhibit 2.3

We have one 4' X 8' professionally designed sign at Fawn Hollow, Hwy 115 & MacKenzie. Constructed of plastic cardboard mounted on plywood with small colored flags down to the stakes. See attached permission letter A.

We also have (3) 4' X 4' professionally designed signs also mounted on plywood with flags to the stakes.

One is at 1603 Chestnut, Canon City, See attached permission letter B.

One is at 1843 Cedar Ave, Canon City, See attached permission letter C.

One is at 470 S. Raynolds, Canon City, See attached permission letter D.

4 signs in all off our property.

On our property we have (2) 4' X 4' metal signs on wood posts. One of these is located in the front parking lot A at the corner of Poplar Ave. and Locust St., it is lighted with it's own light. The others in front of the admission barn and is lit by a pal light that lights the area.

We also have small aluminum signs (like Realtor signs) 18" X 24" to mark the entrance and exits to the parking areas. There are 2, on Locust Street into parking lot A. There are 2, on Poplar Ave., one by parking lot A and one by parking lot B at the end of our property.

6 signs on our property.

Other parking signs (banners) are mounted on the hog fence that we have around the farm on Poplar Ave. and Locust Street.

Signs are posted the 2nd week of September and removed the first or second week of November depending on weather.

Exhibit 2.4

No street closures.

Exhibit 2.5

Sales Tax License 04293257-0000 Expires 12/31/25 See attached Exhibit 2.5a

Colorado Secretary of State Trade Name Renewal I.D. #20121263187 Exhibit 2.5b

Fremont County Health Department issues a concession/food permit after inspection, after we open.

Exhibit 2.6

Trash is held in 25 trash cans around our farm. We also place 4 trash cans down Poplar Ave. & Locust St. tied to power poles in the county right of way to control trash by the road. Poplar Ave and Locust Street are monitored for trash daily, usually early morning by Tim. Employees during the day also monitor the trash cans and pick up trash when they see it. We empty trash from cans into our dumpster that is located by the storage shed where it sits on packed road base. Trash is removed once a week during September and twice a week during October.

Twin Enviro is our trash collection company. See attached Exhibit 2.6a

Exhibit 2.7

We hire 3 parking attendants (contract labor) to control and direct traffic to the parking areas. Our property is fenced with wire mesh (hog panels) along Poplar Ave. and most of Locust street. The back part of our property is fenced with chain link fence.

We hire either off duty police officers or security companies for crowd control. On slow days control is by Tim (owner). Officers are there on the busy days, Saturdays & Sundays in October. We have never had an incident where officers were called to the pumpkin patch on customers.

Exhibit 2.8

Parking lots A & B are on the map as well as the ADA spaces and parking along Poplar Ave. & Locust Street. Parking lot A is grass hay that will be mowed short and striped with paint. Parking lot B is packed road base as well as parking spaces on Poplar Ave. Locust parking spaces are grass hay cut short and striped. There are several streets to access the pumpkin patch: Poplar Ave, Locust Street, are the frontage roads. These roads are accessed by Elm Ave., Ash Street, Chestnut Street, Hwy 115.

There is space for Pedestrians to walk behind vehicles on Poplar Ave. as well as Locust Street. Parking lots have space for walking behind vehicles.

Buses of school kids are unloaded in front of the admission barn on the gravel. The bus will stay on the road (Locust Street) as to not damage the road pulling off the road. As per Mike Whitt Fremont Transportation Dept.

Exhibit 2.9

Emergency services have been notified of the operation of the pumpkin patch. Fire Dept. will come out before we are open after setup to inspect the property for fire hazards and make recommendations for the year. They are aware of the set up of the farm and have always been favorable to what we are doing.

In an event of an emergency in the maze the officers/EMTs would take a map of the maze and just cut through the corn to the individual needing help.

Side fences can easily be cut apart by two wires/zip ties, that hold fences together if needed to reach someone close to the ends of the maze on Poplar Ave. back fences on our property can be cut as well. I have discussed this procedure with the fire department every year to refresh their memory.

We have an emergency notebook in the admission barn with updated emergency numbers and procedures that employees can access. Tim or myself (Sue) are always at the farm when open. Diana is also at the farm on a more limited basis. All of us are aware of our protocol for emergencies.

The admission barn is our location barn. Meaning that all school children and weekend guest are directed to the admission barn for medical, and lost child help, children are directed to go to the barn if they become separated from family. This has worked very well in the past. See Exhibit 2.9 A & B.

Exhibit 2.10

The event parking plan is as it has been in the past. We have 2 parking lots marked on the map as lot A & B. Parking is also along the Poplar Ave. and Locust Street frontage to our property. We hire 3 parking attendants to assist with parking. These attendants are for directing traffic to our parking and helping to get out of the parking lots and monitoring for trash. My neighbors have started opening their properties to paid parking, we do not monitor or help parking in those areas. Our parking areas are on the map and ground materials are listed in Exhibit 2.8.

Exhibit 2.11

Customers can buy water bottles at the concession stand, or bring their own water. Cleaning water comes from the house (1649). Irrigation water for the lawn is DeWeese Dye Ditch water. I have added Exhibit 2.11A, FREMONT COUNTY COLORADO DIVISION OF WATER RESOURCES INFORMATION FORM to explain water usage.

Exhibit 2.12

Sanitation is provided by Twin Enviro Penrose, Co.
11 Reg Porta Johns
2 handicap Porta
4 double hand wash stations

Potties are serviced once a week in September and twice a week in October.
See attached Exhibit 2.12a (Exhibit 2.6a) same exhibit
These porta Johns are marked on the map to see locations.

Exhibit 2.13

We work with the Fremont County Health Dept. to acquire a permit to operate concessions. Amy will write the permit after we open and she has inspected everything.

Foods that we serve:

Canned drinks/bottled water,

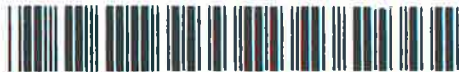
Coffee, Cocoa from packets,

Fresh Lemonade,

Carmel apples, candy, popcorn, chips, Costco pumpkin pie/apple pie,

Grill food- hamburgers, hotdogs, corn dogs, BBQ pork sandwiches, Costco Mac & cheese, nachos, roasted sweet corn.

We have no outside vendors for food.



NORMA HATFIELD FREMONT CTY CLK&REC CO R 10.00

Exhibit 2.2
Exhibit 3.1

WARRANTY DEED

THIS DEED, Made this 28th day of February, 2002, between
CHARLES H. FORMBY

STATE DOCUMENTARY FEE	
Date	MAR 06 2002
Amount \$	12.24

of the said County of FREMONT and State of COLORADO, grantor, and
TIMOTHY MADONE AND SUSAN F. MADONE

DECLARATION ATTACHED

whose legal address is 1649 POPLAR AVE
CANON CITY, COLORADO 81212
of the said County of FREMONT and State of COLORADO, grantee:

WITNESS, that the grantor, for and in consideration of the sum of Ten dollars and other good and valuable consideration DOLLARS, 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 said County of FREMONT and State of Colorado described as follows:

SEE EXHIBIT "A"

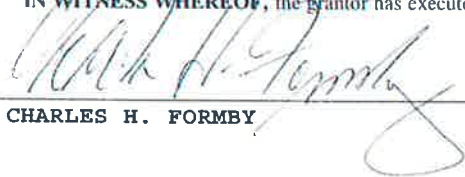
also known by street and number as: 1649 POPLAR AVENUE, CANON CITY, CO 81212

TOGETHER with all and singular the hereditaments and appurtenances thereto 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 grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the enseatng 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 2002 taxes and all subsequent years, restrictions, reservations, covenants, easements and rights-of-way of record, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his 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.


CHARLES H. FORMBY

State of COLORADO)
) ss.
County of FREMONT)

The foregoing instrument was acknowledged before me this 28th day of February, 2002, by CHARLES H. FORMBY

My commission expires January 15, 2006

Witness my hand and official seal.

Exhibit 2.2a
Exhibit 3.1a

SPECIAL WARRANTY DEED

THIS DEED, Made this 6th day of May, 2011 between

Jennet J. Trella

of the County of Pueblo and State of COLORADO, grantor(s), and

Susan Madone

whose legal address is 1724 Poplar Avenue, Canon City, CO 81212

of the County of Fremont, State of COLORADO, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of **One Hundred Fifty-Nine Thousand Dollars and NO/100's (\$159,000.00)**, 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 grantee(s), his 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:

See Exhibit A attached hereto and made a part hereof.

Doc Fee
\$ 15.90

also known by street and number as 1629 Poplar Avenue, Canon City, CO 81212

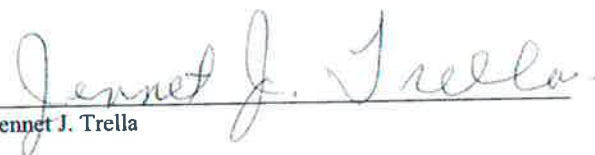
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), his 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.

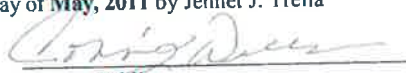
SELLER:


Jennet J. Trella

STATE OF COLORADO
COUNTY OF Fremont

}ss:

The foregoing instrument was acknowledged before me this 6th day of May, 2011 by Jennet J. Trella


Notary Public

Witness my hand and official seal.
My Commission expires: 06/05/14



Commission expires 06/05/2014



EXHIBIT *R. 3 A*

To Who This Concerns at Fremont Planning & Zoning

TUP Permit Application #6

I give Diana's Pumpkin Patch (Tim & Sue Madone) permission to put their sign on my property.

Location: *Hwy 115 + MacKenzie Ave* *4' x 8' Sign*

Anthony Alarini
Signature

8/25
Date

EXHIBIT 2.3 B

To Whom This Concerns at Fremont Planning & Zoning

TUP Permit Application #6

I give Diana's Pumpkin Patch (Tim & Sue Madone) permission to put their sign on my property.

Location: 1603 Chestnut Canon City, Co.

Joseph A. Montoya
Signature

8/25
Date

EXHIBIT 2.3 c

To Who This Concerns at Fremont Planning & Zoning

TUP Permit Application #6

I give Diana's Pumpkin Patch (Tim & Sue Madone) permission to put their sign on my property.

Location:

1843 Cedar Ave., Canon City, Co. 81212
4'x4' sign


Signature

Date

8/25

EXHIBIT 2.3 D

To Who This Concerns at Fremont Planning & Zoning

TUP Permit Application #6

I give Diana's Pumpkin Patch (Tim & Sue Madone) permission to put their sign on my property.

Location: 470 S. Raynolds, Canon City, Co 81212



Signature

8-6-25

Date

Exhibit 2.5a

DR 0140 (02/16/11)
DEPARTMENT OF REVENUE
DENVER CO 80261-0013

STATE COUNTY
COLORADO FREMONT

Must collect
taxes for:

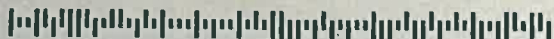
**SALES TAX
LICENSE**

USE ACCOUNT NUMBER for all references	LIABILITY INFORMATION					ISSUE DATE			LICENSE VALID TO DECEMBER 31
	county	city	industry	type	liability date	month	day	year	
04293257-0000	14	0206	019	L	090111	Jan	08	24	2025

THIS LICENSE MUST BE POSTED AT THE FOLLOWING LOCATION

IN A CONSPICUOUS PLACE: DIANE'S PUMPKIN PATCH & C
1649 POPLAR AVE CANON CITY CO 81212-5135

**THIS LICENSE IS NOT
TRANSFERABLE**



DIANA'S PUMPKIN PATCH & CORN MAZE LLC
1649 POPLAR AVE
CANON CITY CO 81212-5135


Executive Director
Department of Revenue

▲ Detach Here ▲
IMPORTANT INFORMATION

Letter Id: L0576466192

Now that you have your license, here's what you need to know:

- Use the letter ID above and go to Colorado.gov/RevenueOnline to set up your online access, manage your account, file electronic returns and submit payments. Paper returns will NOT be mailed to you.
- Both your sales tax return AND payments are due by the 20th day of the month following the end date of the reporting period in order to avoid any penalty and/or interest. Be sure you know what your filing frequency is in order to avoid missing due dates.
 - **Monthly filer** due dates: On the 20th day of the month following the reporting period end date.
 - **Quarterly filer** due dates: April 20th, July 20th, October 20th and January 20th.
 - **Annual filer** due dates: January 20th following the reporting period end date.
- If no sales were made during the reporting period, you are still required to file a return to report zero sales were made during the reporting period. Otherwise, the Department of Revenue will assess a non-filer estimate for tax.
- All licensed retailers are required to collect and remit all state-collected sales taxes based on the location where their products are delivered.
- State law requires you to collect sales tax from your customers solely for the purpose of remitting those taxes to the Colorado Department of Revenue. Businesses are entrusted with collecting and remitting taxes that belong to the State of Colorado and local jurisdictions.
- Your Colorado Sales Tax License must be displayed in a conspicuous place at your physical location.
- Your license must be renewed and the renewal fee paid at the end of the license period ending December 31 of odd-numbered years in order to maintain a valid license. Failure to renew your license will invalidate your license, but it won't automatically close your account. In order to close your account and cease any future liability, you must file form DR 1102 with the Department of Revenue.
- Having a Colorado Sales Tax License gives you the privilege to purchase non-taxable items-for-resale. Items that you consume in the course of your business are not included in this privilege.

We strongly recommend that you set up your Revenue Online account as soon as possible in order to remain compliant. If you have any questions regarding sales tax in Colorado, then please visit our website Colorado.gov/tax and click on "Education and Legal Research" for helpful FYIs, Regulations, Letter Rulings and Statutes. While there, you can also sign up for free Public Sales Tax Classes.

Thank you for registering with the Colorado Department of Revenue.

Revenue
ONLINE



Document must be filed electronically.
 Paper documents will not be accepted.
 Fees & forms are subject to change.
 For more information or to print copies
 of filed documents, visit www.coloradosos.gov.

Colorado Secretary of State
 Date and Time: 07/25/2024 10:28 PM
 ID Number: 20121263187
 Document number: 20241795262
 Amount Paid: \$5.00

ABOVE SPACE FOR OFFICE USE ONLY

Statement of Trade Name Renewal of a Person other than a Reporting Entity, a Domestic Limited Partnership or a Dissolved or Delinquent Reporting Entity, or a Converted Entity
 filed pursuant to §7-71-105 and §7-71-107 of the Colorado Revised Statutes (C.R.S.)

1. The ID number of the statement of trade name to be renewed and the true name of the person transacting business in this state under the trade name are

ID number 20121263187
(Colorado Secretary of State ID number)

True name
 (if an individual) Madone Sue
(Last) (First) (Middle) (Suffix)

OR

(other) _____
(Caution: Do not provide both an individual and an entity name.)

2. The trade name under which such person transacts business in this state, as stated in such statement of trade name is

Diana's Pumpkin Patch & Corn Maze

3. The principal address of such person is

Street address 1649 poplar Ave
(Street number and name)

canon city CO 81212
(City) (State) (Postal/Zip Code)

CO United States
(Province – if applicable) (Country – if not US)

Mailing address 1724 Poplar Ave
(leave blank if same as street address) (Street number and name or Post Office Box information)

Canon City CO 81212
(City) (State) (Postal/Zip Code)

United States
(Province – if applicable) (Country – if not US)

- ☐ *(If the following statement applies, adopt the statement by marking the box.)*
 The mailing address in the records of the Secretary of State is no longer different than the street address and is no longer required.

4. A brief description of the kind of business transacted or activities conducted or contemplated to be transacted or conducted in this state under such trade name is

pumpkin growers and corn maze

5. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ This document contains additional information as provided by law.

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that such document is such individual's act and deed, or that such individual in good faith believes such document is the act and deed of the person on whose behalf such individual is causing such document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S. and, if applicable, the constituent documents and the organic statutes, and that such individual in good faith believes the facts stated in such document are true and such document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is identified in this document as one who has caused it to be delivered.

6. The true name and mailing address of the individual causing this document to be delivered for filing are

Madone	Sue		
(Last)	(First)	(Middle)	(Suffix)
1724 Poplar ave			
(Street number and name or Post Office Box information)			
<hr/>			
Canon City	CO	81212	
(City)	(State)	(Postal/Zip Code)	
United States			
(Country – if not US)			

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

Exhibit 2.6a
Exhibit 2.12a



February 27, 2025

Twin Landfill Corp of Fremont County, DBA: Twin Enviro Services
is pleased to present this proposal for:

Diana's Pumpkin Patch

9/2025-10/31/2025 (Estimated dates)

11 Regular Porta Johns-----\$169.00 Each----- Total-- \$1859.00

2 Handicap Porta-----\$169.00 Each----- Total--\$338.00

4 Handwash Station-----\$169.00 Each----- Total--\$676.00

***** Rental fee total =\$2873**

16 Total units---- \$25.00 per service --September- 1x Week= \$850.00 --October-- 2x Service
\$4,250.00

*****Service Fee Total=\$5,100.00**

1 8 Yard dumpster Weekly service -----\$95.00 Per Month ----- Extra pickup will be \$90 per
pickup.

Extra services needed will be \$75.00 per unit. Extra paper towels and toilet paper will be \$72.00
per case.

Thank you for this opportunity.

We at Twin value our relationship with our customers.

Twin Enviro Services

Chris Brochu

General Manager

2500 C.R. 67

Penrose, Colorado, 81240

719-372-6671-Office

719-371-0914-24/7- Cell

cbrochu@apexwasteco.com

EXHIBIT 2.9 *A*

08/4/2025

DIANA'S PUMPKIN PATCH & CORN MAZE

APPLICATION FOR TEMPORARY USE PERMIT

Documentation that the Sheriff's Office be notified of event.

To Whom it Concerns at the Sheriff's Office,

Diana's Pumpkin Patch & Corn Maze is applying to Fremont County for a TEMPORARY USE PERMIT, it is required by the county in this application that the applicant inform the Sheriff's Office of our event. I have enclosed in this packet, the application and description of the event, location of event, hours of operation, days of operation and estimated attendance. Thank you for looking this over for the county.

Thank you again.

Sue Madone

Exhibit 2.9 B
August 4, 2025

DIANA'S PUMPKIN PATCH & CORN MAZE

APPLICATION FOR TEMPORARY USE PERMIT

Documentation that the AMR be notified of event.

To Whom it Concerns at the AMR,

Diana's Pumpkin Patch & Corn Maze is applying to Fremont County for a TEMPORARY USE PERMIT, it is required by the county in this application that the applicant inform the AMR of our event. I have enclosed in this packet, the application and description of the event, location of event, hours of operation, days of operation and estimated attendance. Thank you for looking this over for the county.

This letter will be proof for the County Commissioners that your office has been notified.

Thank you again.

Sue Madone

Exhibit 2.10 Parking Plan

Waiver Requested:

#1. I am requesting a waiver for the parking material for Diana's Pumpkin Patch & Corn Maze.

At the present time our parking area on the northeast corner of the property is one of our parking lots. It has 61 spaces and is the closest to the entrance. Most guest use this lot. School buses park here during the week as well as parents that come with the school. It is planted in grass hay which is cut and baled. We use the baled hay for the pumpkin patch, after its use there, it is sold. This area in gravel would just cause dust for neighbors to the east. The grass roots hold the soil all year to protect against erosion. The visual impact is much more continuous with surrounding farm land. We paint lines on the grass to mark out parking spaces and keep reapplying paint throughout the 6 weekends we are open. I have attached a picture of that.



The next area for parking would be the area running parallel to Poplar Ave., along the corn field, 36 spaces. This area is road base that we have put down and is almost level with the roadway making it easy to pull into the space. The road base controls mud on wet days, deters weeds and makes for a clean appearance. We have in the past years spread road base up to the road and for the parking spaces so this is firm ground for parking.

The far West parking lot (We call this Trellas for the orchard that was once there) is also packed road base and has no trouble with rain or mud, 50 spaces are there. I've added a pic before road base.

Exhibit 2.10 Parking Plan



The last parking spaces are located on the Locust Street, East side of the property. These are also hay/grass mix which we keep mowed down. We again feel this side of the property flows with the hay field and would only cause dust for the East neighbors if we removed it. This is the area of the field that the ADA parking spaces would be on. There are 15 spaces and 6 ADA spaces. I don't have a pic of this at this time. We are also requesting a waiver for hard surfacing of ADA spaces as we have never had this in the past 25 years of TUP permits.

FREMONT COUNTY'S
COLORADO DIVISION OF WATER RESOURCES
INFORMATION FORM FOR
SPECIAL USE, ZONING, AND OTHER LAND USE ACTIONS

The Fremont County Department of Planning & Zoning (Department) is required to submit proposed land use actions to the State Engineer's Office (SEO) at the Colorado Division of Water Resources (DWR). The SEO is responsible for providing an opinion regarding material injury likely to occur to decreed water rights by virtue of diversion of water necessary or proposed to be used to supply the proposed land use action.

This DWR Information Form must be filled out completely and accurately to ensure that the submittal to the DWR regarding this proposed land use action includes the necessary information required by that agency. The DWR has 21 days to respond to County submittals. Incomplete submittals will be returned to the County for additional information and then must be resubmitted to the DWR.

Please note that the DWR timeframe for review may not coincide with the County deadlines or meetings, and if the DWR requires additional information, further delays may occur.

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 (*as an example, the first attached document providing evidence in support of the answer given at application item number 8 would be marked - Exhibit DWR-8.1, the fifth attached document supporting the narrative provided for application item 8 would be marked - Exhibit DWR-8.5*). Exhibit numbers should be placed in the lower right hand area of the exhibit.

1. Name of proposed project: Diana's Pumpkin Patch & Corn Maze
2. Provide a map of proposed improvements with an identified location that includes a quarter-quarter, section, township, range and principle meridian (PLSS).
3. Legal description of subject property: Lot 1 T S SUB REF from 190-05-995
4. What is the size of the existing parcel? 5 acres + 5 acres ☒ Acres --- ☐ Square feet
5. What are the proposed uses of the subject property?
 - ☒ Residential Only
 - ☐ Commercial
 - ☐ Commercial and Residential
6. What are the current uses of water on this parcel?
 - a. Are there any established uses that require water? ☒ Yes --- ☐ No

- b. Number of existing homes: 2
If one or more, date this use was established: 1898
- c. Home lawn / garden irrigation: ☐ Yes --- ☒ No
If yes, amount: _____ ☐ Acres --- ☐ Square feet
Date this use was established: _____
- d. Livestock watering: ☐ Yes --- ☒ No
If yes, commercial or non-commercial livestock? (*Circle one*)
If yes, date this use was established: _____
- e. Other uses: _____
Dates established: _____

7. What will be the proposed uses of water for this parcel?

- a. Number of proposed homes (including the home above if it will remain): 1 home
- b. Lawn / garden watering, amount: N/A ☐ Acres --- ☐ Square feet
- c. Livestock watering: ☐ Yes --- ☒ No
If yes, commercial or non-commercial livestock? (*Circle one*)
- d. Number of Employees per day: _____ Number of days open per year: _____
- e. Number of Customers per day: _____ Number of days open per year: _____
- f. Bed / Breakfast Customers per day: _____ Number of days open per year: _____
- g. Describe other water needs: All irrigation is accomplished with ditch shares.
Customers can buy bottled water, potta potties are service with outside water from
sanitation company Twin Enviro. Water from the existing house is used for grill area
to wash up at night.

8. Source of water for the uses described above: (*If more than one source is utilized for parcel, describe which sources will supply which proposed uses*) Canon City water dept.

- a. Is Municipal water available to parcel: ☒ Yes --- ☐ No
- b. Is water available to parcel from an independent water district? ☐ Yes --- ☒ No

c. Are the uses described above proposed to be provided water by a municipality?

☒ Yes -- ☐ No

Name of provider: Canon City Water Dept.

d. Is water hauled: ☐ Yes --- ☒ No

e. Is there an existing permitted well?: ☐ Yes --- ☒ No

If yes, permit number: _____

f. Is there a Substitute Water Supply Plan? *(Substitute water supply plans provide water users a mechanism to replace out-of-priority depletions on an interim basis.)*

☐ Yes --- ☒ No

If yes, name of plan: _____

g. Is there an unregistered well? ☐ Yes --- ☒ No

h. Is there a Surface Spring? ☐ Yes --- ☒ No

If yes, Court Adjudication Number and Spring Name: _____

9. What is the Waste Water Method?

☐ Municipal

☒ Septic with Leach Field

☒ Closed Vault, Waste Water hauled to: Twin Enviro

By signing this form, the Applicant, or the agent / representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the form and any attachments to the form, 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 Department regarding the Application to be null and void.

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

Sue Madone

Applicant Printed Name

Sue Madone
Signature

02/12/2025

Date

Property Owner Printed Name
(If different from applicant)

Signature

Date

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER FCIS Insurance PO Box 248 Forest City, IA 50436	CONTACT NAME: Leigh Adamczak PHONE (A/C, No, Ext): E-MAIL ADDRESS: info@fcisinsurance.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: Knight Specialty Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 15366
INSURED Diana's Pumpkin Patch And Corn Maze, LLC 1724 Poplar Ave. Canon City, CO 81212		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER: AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below			MN12500909	6/1/2025	11/7/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$ PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Fall Festival: 1649 Poplar Ave, Canon City, CO 81212

For Informational Purposes.

CERTIFICATE HOLDER

CANCELLATION

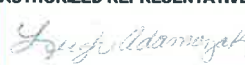
Diana's Pumpkin Patch And Corn Maze 1724 Poplar Ave. Canon City, CO 81212	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	---

Exhibit 3.3

DIANA'S PUMPKIN PATCH & CORN MAZE

We are asking for a waiver of cash, surety or bond for trash cleanup around the 1649 Poplar Avenue property where Diana's Pumpkin Patch & Corn Maze is located. We have supplied the county commissioners with a letter of intent to purchase trash services from Twin Enviro of Penrose, CO for our trash service. We also pick up trash early mornings before opening on surrounding streets near the business. We also a set out trash cans tied to telephone poles on Poplar Ave and Locust St. in the right of way. Our property also has trash cans all around the farm and parking lots. We want our business and the surrounding area, to be kept clean and neat, and work hard to always improve the look of our area. Our business success is all about making our farm attract customers who want to come and spend time at our maze. We have a reputation of upkeep on our properties.

Thank You



Fremont County Department of Planning and Zoning Roadway Impact Analysis Form

This form shall be used in conjunction with any applications submitted in accordance with Section 8 of the Fremont County Zoning Resolution and or Section VI of the Fremont County Subdivision Regulations. This form is considered a minimum application submittal item and shall be required to be provided at the time of application submittal. This form is intended to provide the minimum items that must be addressed in the roadway impact analysis. The form can be expanded or attachments can be made to further address the roadway impact of the proposed use. **If the estimated average daily traffic increase is less than thirty (30) vehicle trips per day (one trip to be considered as a single or one-direction vehicle movement with either the origin or the destination [exiting or entering] inside the subject property) as per the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions for the entire development, as estimated by the project engineer, then a Roadway Impact Analysis will not be required to be completed by an engineer. In such situations other minimum items shall be addressed by the applicant.**

1. Project Name Dianda's Pumpkin Patch & Corn Maze

2. Type of application:

- | | |
|--|---|
| <input type="checkbox"/> Zone Change #1 | <input checked="" 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 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 | |

3. Engineer: _____ Address: _____

City: _____ State: _____ Zip Code: _____

Telephone #: () _____ Facsimile #: () _____ Email _____

4. Provide a detailed description of the proposed use: Corn Maze / Pumpkin Picking /
Hayride / Farm Hay slide / Baby chicks & bunnies /
Monterios / School field trips during the week by
appointment

5. Provide the estimated average daily traffic to be generated by the proposed use(s), using the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions. The estimated volumes of traffic to be generated by the proposed use(s) shall include as a minimum, the average weekday traffic volume and the peak-hour (morning and afternoon) traffic volumes. Specify the number of trips in each category. (one trip to be considered as a single or one-direction vehicle movement with either the origin or the destination [exiting or entering] inside the subject property) Answered on Separate Page

Residential: _____ daily, _____ peak-hour am, _____ peak-hour pm _____

Employee: _____ daily, _____ peak-hour am, _____ peak-hour pm _____

Roadway Impact Analysis Form

#5 Estimated daily traffic to Diana's Pumpkin Patch & Corn Maze.

Residential: None

Employee: Employee parking is located at 1722 Poplar, which is owned by Tim & Sue Madone. 2 of our vehicles are at the farm 1649 poplar every day.

Employee (owners): Weekly average 14

Customers: Weekday Mornings Usually are 1 -2 school buses

Average weekday Mornings & Evenings 17 cars a day

Weekends 400 (Sept.) to 1000 (Busy Middle of Oct.) people,

Average weekends 577 people per day, divided by 4 per car = 144.25

cars

This is a re-figure from my original count because I took in all weekends we are open instead of just my busy weekends (As per DOT Director)

As per DOT Director, Mike Whitt, the transportation department will waive the traffic count and not require an Engineer.

Customer: _____ daily, _____ peak-hour am, _____ peak-hour pm

Truck generated by the proposed use: _____ daily, _____ peak-hour am, _____ peak-hour pm

Delivery – required by the use: _____ daily, _____ peak-hour am, _____ peak-hour pm

Total Vehicle Trips: _____ daily, _____ peak-hour am, _____ peak-hour pm

I certify that based on the proposed use(s) the total vehicle trips using the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions will average less than thirty (30) trips per day based on any fourteen (14) day time frame.

Date _____

Seal _____

Colorado Licensed Professional Engineer

If the above has been certified, then the applicant can complete the form and acknowledge it. If completed by the applicant only the questions marked by asterisk () are required to be answered.*

NOTE: If the additional information provided warrants improvements to the roadway system, even though the traffic generated by the proposed use is less than thirty (30) trips per day, such improvements will be required. If in the future the use exceeds an average of thirty (30) trips per day a complete analysis could be required.

6. *What is the general location of the subject property? 1649 Poplar Ave - which is the corner of Poplar Ave & Locust St.

7. *What are the names and/or the numbers of the public roadways that serve the site? Poplar Ave, Locust St., Ash St., Cedar Ave, Chestnut St., Elm Ave

Provide a site plan drawing that shows the subject property, its proposed access points and all public roadways within a one-half (½) mile radius of the subject property, marked as Exhibit 7.1. ☒ An exhibit has been attached.

8. *What is the classification, according to the Fremont County Master Plan, of the roadway from which the project site will gain access to the public transportation system?

☐ Expressway or Freeway --- ☐ Major Arterial --- ☐ Arterial --- ☐ Collector --- ☒ Local

9. *Do the roadways in question lie within a three (3) mile radius of any incorporated town or city limits or the boundary of another County? ☒ Yes --- ☐ No

If yes, provide the name(s) of the jurisdiction(s): Brookside Canon City
In addition if a new roadway is to be constructed, how will it comply with the transportation plan in effect for the municipality? _____

10. *Will this project require a Fremont County Driveway Access Permit or a Colorado Department of Transportation (CDOT) State Highway Access Permit? ☐ Yes --- ☒ No

Please explain: _____

11. *Will the project require construction of, or improvement to any roadway maintained by the CDOT?
☐ Yes --- ☒ No

If yes, will the proposed construction or improvement be in compliance with CDOT's "5 Year Transportation Plan"? ☐ Yes --- ☐ No Please Explain _____

Has CDOT required that the applicant provide a traffic study? ☐ Yes --- ☒ No

If yes, a copy of the study shall be attached to this application, marked as Exhibit 11.1. ☐ An exhibit has been attached.

12. *Will the project require construction of, or improvement to any roadway currently maintained or proposed to be maintained by the County? ☐ Yes --- ☒ No

If yes, what would be the social, economic, land use, safety and environmental impacts and effects of the new roadway on the existing transportation system and neighborhood? _____

13. *Are any roadways proposed to be vacated or closed in conjunction with the proposed project? ☐ Yes --- ☒ No

If yes, please explain. _____

? 14. *Is the proposed project site adjacent to or viewable from any portion of the Gold Belt Tour Scenic Byway or other scenic corridor designated by the Master Plan? ☐ Yes --- ☒ No

If yes, identify the byway and or scenic corridor: _____

If yes, explain how the scenic quality will be affected by the proposed project. _____

If yes, what measures will be taken to not have a negative impact on the byway and or scenic corridor? _____

15. *Will the proposed project gain access to the public transportation system via 3rd, 9th, K and or R Streets in the Penrose-Beaver Park Area of the County? ☐ Yes --- ☒ No

16. *Does the subject property have frontage on a public roadway? ☒ Yes --- ☐ No

If answered no, then documentation evidencing a "right of access" to the subject property for the proposed use shall be attached marked as Exhibit 16.1. ☐ An exhibit has been attached. If answered no, then please explain what the right of access consists of: _____

? 17. *What is the right-of-way width of the public roadway(s) that serve the site? _____

18. *What is the surface type of the public roadway(s) that serve the site? Paved

19. *What is the surface width of the public roadway(s) that serve the site? 20'

20. *What are the existing drainage facilities for the public roadway(s) that serve the site? land ditch

21. *Does the public roadway(s) that serves the site have curb and gutter? ☐ Yes --- ☒ No
If answered yes, what is the type of curb and gutter? _____

22. *Does the public roadway(s) that serves the site have adjacent sidewalks or other pedestrian ways?
☐ Yes --- ☒ No
If answered yes, what is the width(s) and surface type(s)? _____

23. *How many access points will the subject property have to public roadways? Road Frontage

24. *Will the proposed roadways that access the public roadways intersect the public roadways other than at perpendicular? ☐ Yes --- ☒ No
If answered yes, please explain: _____

25. *What are the sight distances, in all directions, from the subject property access point(s) along the public roadway that serves the site? (mark and provide distance for each that is applicable)
☒ Northerly, site distance: 300' ☒ Southerly, site distance: 300'
☒ Easterly, site distance: 300' ☒ Westerly, site distance: 300'

26. *What are the distances from the subject property access point(s), in all directions, to the nearest intersection with another public roadway along the public roadway that serves the site? (mark and provide distance for each that is applicable)
☒ Northerly, distance: 1205.4' Elm Ave ☒ Southerly, distance: 107.9' to Poplar Ave
☒ Easterly, distance: 1340.5' Ash St. ☒ Westerly, distance: 102.9' to Chestnut

27. *What are the distances from the subject property access point(s), in all directions, to the nearest driveway(s) along the public roadway that serves the site? (mark and provide distance for each that is applicable)
☐ Northerly, distance: N/A ☒ Southerly, distance: 256.5' + 63.5' to mobile home pad
☒ Easterly, distance: 80.1' ☐ Westerly, distance: N/A

28. *What are the distances from the subject property access point(s), in all directions, to the nearest blind curve(s) along the public roadway that serves the site? (mark and provide distance for each that is applicable)
☐ Northerly, distance: N/A ☐ Southerly, distance: N/A
☐ Easterly, distance: N/A ☐ Westerly, distance: N/A

29. *What are the distances from the subject property access point(s), in all directions, to the nearest blind hill(s) along the public roadway that serves the site? (mark and provide distance for each that is applicable)

☐ Northerly, distance: N/A

☐ Southerly, distance: N/A

☐ Easterly, distance: N/A

☐ Westerly, distance: N/A

30. *Identify any and all hazardous conditions with regard to the public roadway(s) that provide access to the subject property in the general area of the subject property: N/A No

hazardous conditions exist.

If the public roadway(s) that currently serve the subject property have any hazardous conditions, then recommendations shall be made for improvements that will decrease the hazardous conditions on the public roadway(s): _____

31. *Explain what effect the proposed use will have on the existing traffic in the neighborhood. If no change is expected, please explain why no change is expected: The only change during the week is minimal. Average 17 cars. Weekends average is 144 cars in an 11 hour span.

32. *Will the proposed use, due to the increase in traffic or the type of vehicle traffic generated by the proposed use, change the level and or type of required maintenance for the public roadway(s) that serve the site? ☐ Yes --- ☒ No, (please explain) _____

If the proposed use, due to the increase in traffic or the type of vehicle traffic generated by the proposed use, changes the level and or type of required maintenance for the public roadway(s) that serve the site, then recommendations shall be made that would lessen the maintenance impact for the entity in control of maintenance of the public roadway(s): _____

Note: If improvements are required, it may be mandatory that such improvement be installed prior to final approval of the application.

33. *Are new roadways proposed to be constructed, on or off site, in association with the proposed project? ☐ Yes --- ☒ No If yes, provide evidence that the roadways will be constructed to conform to natural contours in order to minimize soil disturbance, cut and fills, protect drainageways and not create to unstable slopes. _____

34. Provide an analysis of the existing traffic volumes on the adjacent roadway system, including the average weekday traffic (*vehicles per day*) and the weekday peak-hour traffic (*vehicles per hour -- am and pm*), showing the dates and times of traffic counts or source utilized for traffic volume counts. Determine the existing level of service or percentage of roadway capacity currently in use.

Roadway name or # _____	average weekday traffic _____		
Weekday peak-hour traffic _____	am _____	dates _____	times _____
Weekday peak-hour traffic _____	pm _____	dates _____	times _____
Current level of service - % of roadway in use _____			

Roadway name or # _____	average weekday traffic _____		
Weekday peak-hour traffic _____	am _____	dates _____	times _____
Weekday peak-hour traffic _____	pm _____	dates _____	times _____
Current level of service / % of roadway in use _____			

Roadway name or # _____	average weekday traffic _____		
Weekday peak-hour traffic _____	am _____	dates _____	times _____
Weekday peak-hour traffic _____	pm _____	dates _____	times _____
Current level of service / % of roadway in use _____			

35. Provide an estimate of the probable traffic directional distribution from and to the subject property based on the proposed use(s) and assignment of the estimated traffic volumes to the adjacent roadway network. Estimate the future background and resulting total traffic volumes (*including the estimated generated traffic due to the proposed use*) on the adjacent roadway system for a twenty (20) year design period, showing volumes for both left and right turn movements as well as through traffic.

36. Determine the projected future levels of service or percentage of roadway capacity to be in use at the subject property's access points and key adjacent intersections. Provide recommendations for street and access improvements if any portions of the roadways do not have the capacity to accept the additional estimated traffic volumes. All necessary improvements will be required to be designed, completed and accepted by the County prior to any final action regarding the application.

37. Please provide any additional information considered by the Certifying Engineer to be pertinent to the roadway impact in association with the proposed project: _____

I hereby certify that the foregoing information was prepared by myself or under my direct supervision and is true and correct to the best of my knowledge and belief.

Colorado Licensed Professional Engineer

Date _____

SEAL

If not completed by an Engineer, then the following acknowledgement shall be signed by the applicant and/or owner.

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.

Sue Madone
Applicant Printed Name

Sue Madone
Signature

Aug 10, 2025
Date

Tim Madone
Owner Printed Name

Tim Madone
Signature

Aug 10, 2025
Date



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 Diana's Pumpkin Patch & Corn Maze

2. Type of application:

- | | |
|--|---|
| <input type="checkbox"/> Zone Change #1 | <input checked="" 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 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:

1649 Poplar Ave, 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?

Provided by CCFD

5. The source of water for fire protection is:

☒ --- Water District – Name of District: Canon City

☐ --- 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? _____ Gallons - What is the water
source for filling the cistern? _____

6. What is the distance from the subject property to the nearest fire hydrant? Corner of Poplar &
Locust approx. 200 feet

7. What public roadways provide access to the subject property? Poplar Ave & Locust St.

8. How many accesses to public roadways will the subject property have? Along Poplar & Locust

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. There is a dirt farm road that surrounds the entire maze. It is visable from Locust St.

10. What are the existing and or proposed interior roadway names? None

11. Is the subject property located within a fire protection district? ☒ Yes --- ☐ No
If yes, please provide the district name: CCFD

*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.

Sue Madone	<i>Sue Madone</i>	2/8/2025
Applicant Printed Name	Signature	Date
Owner Printed Name	Signature	Date

FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: Canon City Area Fire Protection District
2. Name of contact person: Austin Bretninger
Title: Life Safety Officer Telephone: 710-275-8666
3. The name and address of the responding fire station is: ST. 2, 1349 Elm Ave

4. The distance from the subject property, by public roadway, to the responding fire station is: 1 mile

5. The estimated response time to the subject property is: 2-3 min

6. The location of the closest fire hydrant to the subject property is: 200 feet

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? unknown

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.

ATB
Signature and title of Authorized Fire Protection Representative

23 Aug 23
Date

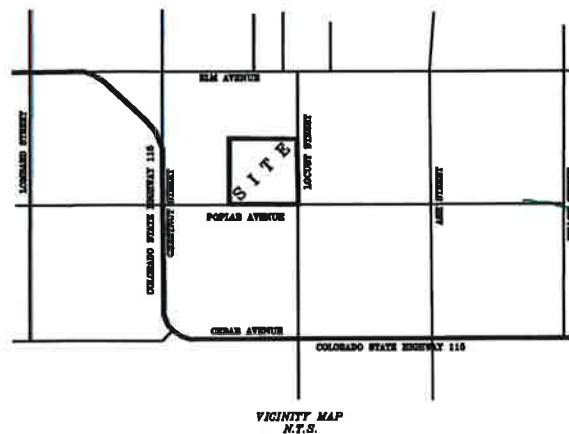
23 Aug 2024

11 Feb 2025 (ATB)

Vicinity Map

DIANA'S PUMPKIN PATCH & CORN MAZE
1649 Poplar Ave & 1629 Poplar Ave





George R. Hall, C.P.L.S. 38118

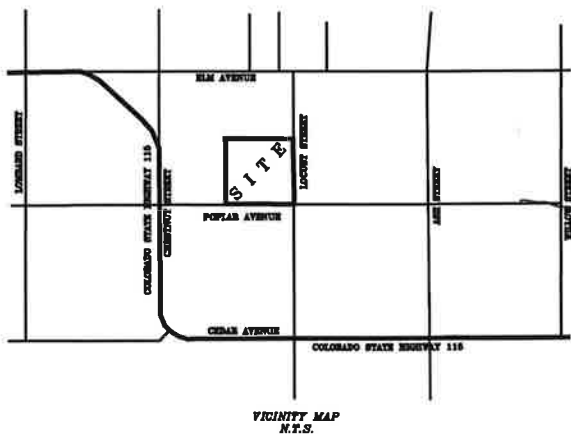
DIANA'S PUMPKIN PATCH
SPECIAL REVIEW USE PERMIT
IN THE SE1/4NW1/4SE1/4 SECTION 3,
TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6th P.M.,
FREMONT COUNTY, COLORADO



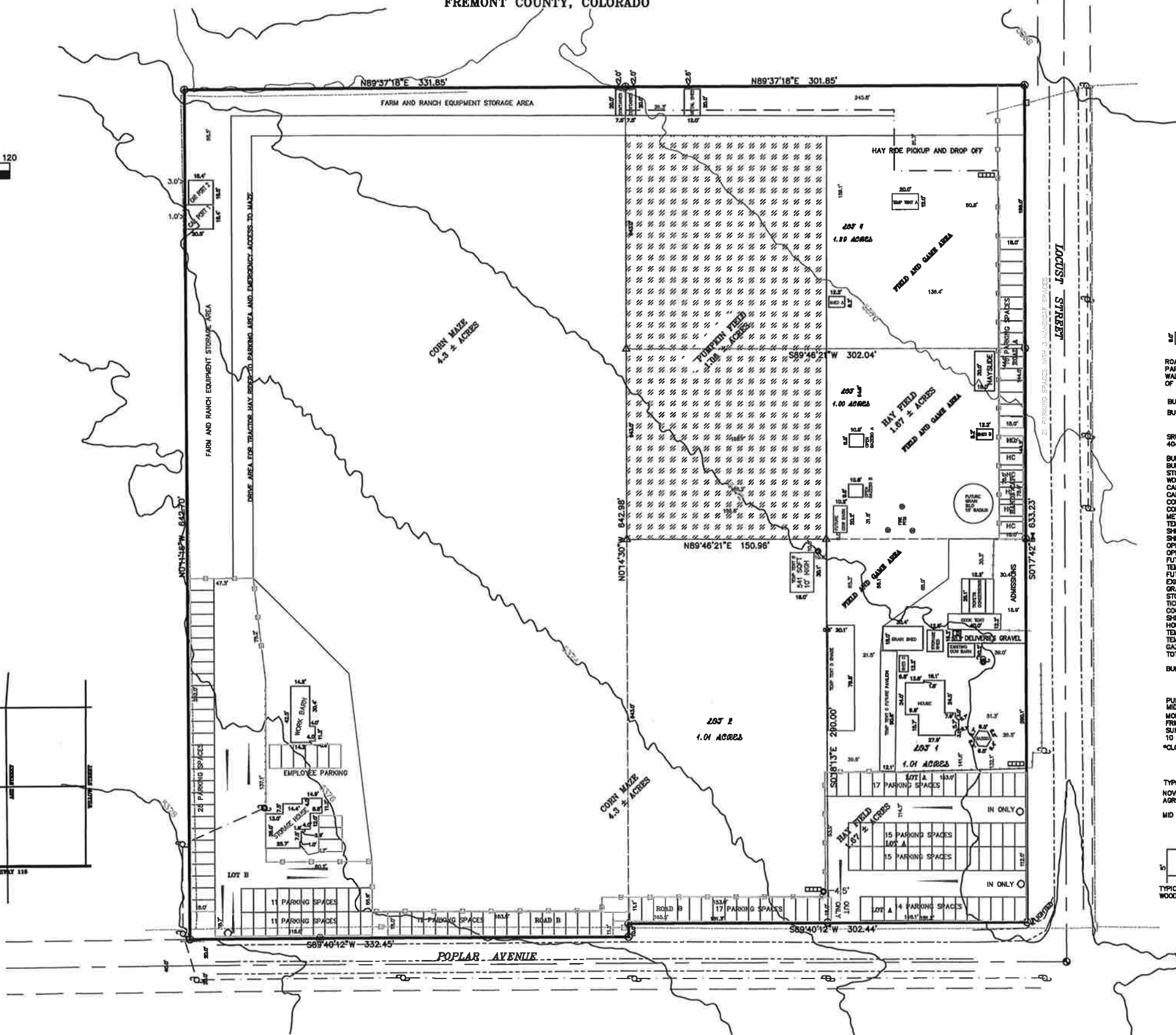
Scale 1" = 40'

SPECIAL REVIEW USE BOUNDARY
CURRENT BUILDINGS
EXISTING FENCE
PARKING
POWER LINE
EASEMENT
EDGE OF PAVEMENT
IRRIGATION
CORN MAZE & PUMPKIN FIELD BOUNDARIES
PUMPKIN FIELD
TEMPORARY PUMPKIN PATCH FENCE
TRAFFIC DIRECTION

- ACCESS LOCATION
⊙ POWER POLE
⊙ SET REBAR
⊙ ALIQUOT CORNER
⊙ FOUND REBAR
X WOOD SIGN
□ TOILETS
● 4 LIGHTS
□ DUMPSTER



VICINITY MAP
N.T.S.



CURRENT DEED (REC. 745528)

COMMENCING AT A POINT WHICH IS 40 RODS EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RUNNING THENCE NORTH 40 RODS, THENCE EAST 20 RODS, MORE OR LESS, TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, THENCE RUNNING SOUTH ALONG THE SAID EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, 40 RODS, THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO SAID POINT OF BEGINNING.

EXCEPTING AND RESERVING A STRIP OF LAND 20 FEET WIDE OF THE EAST SIDE AND A LIKE STRIP OFF THE SOUTH END OF THE TRACT FOR PUBLIC ROADS, SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD.

PLAT (REC. 787276)

ALSO KNOWN AS LOTS 1-4 T S SUBDIVISION

CURRENT DEED (REC. 686279)

COMMENCING 40 RODS EAST OF THE SW CORNER OF THE NW1/4 S/E1/4 SECTION 3, TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH P.M., THENCE NORTH 40 RODS, THENCE EAST 20 RODS, THENCE SOUTH 40 RODS, THENCE WEST 20 RODS TO THE PLACE OF BEGINNING, EXCEPT, FOR A ROAD, A STRIP 20 FEET WIDE ALONG AND OFF FROM THE SOUTH END OF SAID TRACT, COUNTY OF FREMONT, STATE OF COLORADO.

CONTAINING 404808.08 sqft OR 9.293 ACRES

CURRENT ZONING IS R1

SURROUNDING ZONING IS R1

PARKING HANDICAP	8 SPACES	1404 SQFT	GRASS SURFACE (WAIVER)
ROAD A & B	16 SPACES	2592 SQFT	GRASS SURFACE
ROAD B	36 SPACES	5919 SQFT	GRASS SURFACE
LOT A	81 SPACES	17078 SQFT	GRASS SURFACE
LOT B	80 SPACES	19063 SQFT	GRAVEL SURFACE
TOTAL	169 SPACES	48054 SQFT	



BUSES SHALL BE DROP OFF AND PICKUP AT DESIGNATED TIME BY APPOINTMENT
BUSES CAN WAIT IN LOT B MONDAY THROUGH THURSDAY

SRU BOUNDARY

404808.08 SQFT 9.29 ACRES

BUILDING INFORMATION

BUILDING	SQUARE FOOTAGE	HEIGHT
STORAGE HOUSE	1051	18'
WORK BARN	648	18'
CARPORT 1	377	10'
CARPORT 2	340	10'
CONTAINER 1	150	8'
CONTAINER 2	150	8'
METAL SHED	240	8'
TEMP TENT A	240	10'
SHED A	100	8'
SHED B RELOCATION	100	13'
OPEN GAZEBO A	105	13'
OPEN GAZEBO B	105	13'
FUTURE GRAIN SILO	707	15'
TEMP TENT B	541	10'
FUTURE COW BARN	206	12'
EXISTING COW BARN TO BE RELOCATED	206	12'
GRAIN SHED	547	9'
STORAGE SHED	198	10'
TICKETS/CONCESSIONS	318	16'
COOK TENT	481	10'
SHED C TOOLS	83	8'
HOUSE	1215	31'
TEMP TENT C FUTURE PAVILION	1100	10'
TEMP TENT D (SHADE)	1600	10'
GAZEBO	110	8'
TOTAL BUILDINGS	10918	

BUILDING COVERAGE 10918 / 404808.08 = 0.0270 x 100 = 2.70% COVERAGE

PUMPKIN PATCH SEASONAL PUBLIC OPERATIONS:

MID SEPTEMBER - END OF OCTOBER:
MONDAY THROUGH THURSDAY: BY APPOINTMENT ONLY (3 HOUR WINDOWS)
FRIDAY AND SATURDAY: 10:00 AM - 9:00 PM
SUNDAY: 10:00 AM - 8:00 PM
10 EMPLOYEES

CLOSED BY 9:00 PM DAILY

TYPICAL AGRICULTURAL BUSINESS OPERATIONS

NOVEMBER - MID SEPTEMBER:
AGRICULTURAL OPERATIONS:
CORN GROW, PUMPKIN GROW & HAY GROW
MID SEPTEMBER - END OF OCTOBER:
PUMPKIN PATCH PUBLIC OPERATIONS



TYPICAL SIGN
WOOD MATERIAL
PARKING SIGN
METAL

DRAWN BY: GRH
FILENAME: 2025125PUMPKIN_SRU
DATE: 05/12/2025 07/05/2025 08/04/2025

Client: MADONE TIMOTHY & SUSAN F
1724 POPLAR AVE
CANON CITY, CO 81212-5138

NOTICE: In Colorado law you must carry a valid survey on any deed in this state. This survey was prepared by a Licensed Surveyor and is subject to the rules and regulations of the State of Colorado. Any person who knowingly violates these rules or regulations may be subject to civil and criminal penalties. This survey is not to be used for any other purpose without the written consent of the Surveyor. LINDA L. HARRIS, Surveyor, License No. 107 - 12, 12th Floor

Crown Point Land Services
719-275-5005 Office 301 Arrowhead Drive
P.O. Box 746 Fortsmar, CO 80818
Canon City, CO 81215-0748 crownland@att.net

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.

BASES OF BEARINGS:
Bearings are based on G.P.S. observation on the XXX line of XXX as being X 00°00'00" X. The XXX corner being a XXX, the XXX corner being XXX.

George R. Hall, C.P.L.S. 38118