

Fremont County

SEP 11 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

☐ 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:

main street of Penrose (Broadway Ave)
from fremont to Hawkins

Tax ID/Parcel Number:

Parcel size in Acres:

approx 1/2 acre

Zone District:

Proposed Event:

Penrose Apple Day

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

Name(s) (Individual or Organization):

N/A

Mailing Address:

Telephone:

Email Address:

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):

Geraldine Rimpley

Mailing Address:

1221 Q St Penrose, CO 81240

Telephone:

719-930-3930

Email Address:

rafterg11c@gmail.com

By signing this Application, the Applicant, or the agent / representative / consultant acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of the Applicant's knowledge and belief.

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.

Geraldine Rimpley

Printed Name

Geraldine Rimpley

Applicant Signature

10/10/25

Date

Printed Name

Owner Signature

Date

SEP 11 2025



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 type="checkbox"/> EXHIBIT 2.2	Right to Occupy
<input checked="" type="checkbox"/> N/A	
<input checked="" type="checkbox"/> EXHIBIT 2.3	<p>Signage Plan</p> <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	<p>Street Closures</p> <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	<p>Refuse Disposal Plan</p> <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. <p><i>Exh. 2.6 enclosure from Emery Planning Map</i></p>
<input checked="" type="checkbox"/> EXHIBIT 2.7	Security & Crowd Control Plan
<input checked="" type="checkbox"/> EXHIBIT 2.8	Vehicular & Pedestrian Traffic Plan
<input checked="" type="checkbox"/> EXHIBIT 2.9	Emergency Service Operation Plan

- ☒ EXHIBIT 2.10
- ☒ EXHIBIT 2.11
- ☒ EXHIBIT 2.12
- ☒ EXHIBIT 2.13

Event Parking Plan
 Drinking Water Plan
 Sanitation Plan (restroom facilities)
 Concession Plan

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

- ☒ Exhibit 3.1
- ☒ Exhibit 3.2
- ☒ Exhibit 3.3

N/A

will request waiver.

Current Deed of Record
 General Liability Insurance
 Cash, Surety, or another Bond

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

- ☒ FCDOT
- ☐ CDOT
- ☒ FIRE

N/A

Fremont County Roadway Impact Analysis Form (if accessed from a county road)
 Colorado Department of Transportation Access Permit (if accessed from a CDOT controlled highway)
 Fire Protection Plan

SITE PLAN

- ☒
- ☐
- ☐
- ☐
- ☐

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

Temporary Use Permit Application for Penrose Chamber of Commerce
Apple Day; 4 October 2025

REQUIRED EXHIBITS

Exhibit 2.1: The Penrose Chamber of Commerce will be holding their Annual Apple Day event on 4 Oct 25. Vendors Displays will be from 7 a.m. – 4 p.m. Parade schedules as follows: Children's Parade 10:30 a.m., Community Parade 11:00 a.m.

Exhibit 2.3: Signage Plan: Event banners will be displayed on fencing area located on south side of Broadway between Fremont and Grant.

Exhibit 2.4: Street Closures will be as outlined in Exhibit 7.1 (enclosure required with Roadway Impact Analysis Form)

Exhibit 2.5: Fremont County Food Vendors will be required to be registered with the Fremont County Department of Public Health and Environment. Food Vendor Booth owners licensed outside of Fremont County will be required to display current **RETAIL FOOD ESTABLISHMENT LICENCE** or **TEMPORARY EVENT LICENSE ALONG WITH A VENDOR APPLICATION**.

Exhibit 2.6: Refuse Disposal Plan: Twin Enviro has been contracted to provide disposal equipment as reflected in enclosure Exhibit 2.6.

Exhibit 2.7: Security and Crowd Control Plan: support will be requested from the Fremont County Sheriff's Department.

Exhibit 2.8: Vehicular and Pedestrian Traffic Plan: Attendees will be allowed to use all alleys/side roads north and south of Broadway.

Exhibit 2.9: Emergency Service Operation Plan: See attached Fremont County Fire Protection and District Comment Form.

Exhibit 2.10: Event Parking Plan: See Exhibit 2.8.

Exhibit 2.11: Drinking Water Plan: Emergency water services will be available from Penrose Fire Department EMT support.

Exhibit 2.12: Sanitation Plan: See Exhibit 2.6.

Exhibit 2.13. Concession Plan: All food vendors information will be made available to Fremont County Department of Public Health and Environment for vetting for necessary

licensing as required by their guidance letter: Requirements for food booths at special/temporary event, dated 14 June 2023.

Exhibit 3.2: General Liability Insurance: Copy is provided as Exhibit 3.2.

Exhibit 3.3: Cash, Surety, or another Bond: Letter marked as Exhibit 3.3 is enclosed requesting waiver of this requirement.



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 Penrose Apple Day 4 Oct 25

2. Type of application:

- | | |
|--|--|
| <input type="checkbox"/> Zone Change #1 | <input 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 checked="" 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: N/A Address: _____
City: _____ State: _____ Zip Code: _____
Telephone #: () _____ Facsimile #: () _____ Email: _____

4. Provide a detailed description of the proposed use: Broadway Ave from Fremont to Hawkins, Penrose, Co will be used for Vendor Sales from 7 a.m. - 4 p.m. Parade scheduled on same portion of roadway with portions of Illinois, N. Broadway, 9th St. and S. Broadway for initial line-up purposes: Children's parade 10:30 a.m. Community Parade 11 a.m.

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)

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

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

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.

Colorado Licensed Professional Engineer Date _____ Seal

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? See par. # 4

7. *What are the names and/or the numbers of the public roadways that serve the site? See par. # 4

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): _____

In addition if a new roadway is to be constructed, how will it comply with the transportation plan in effect for the municipality? N/A

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. See Exhibit 7.1

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? Alleys on both north/south of Broadway 20'

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

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? _____
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)? 1 block south side
Cement
23. *How many access points will the subject property have to public roadways? _____
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: _____ ☐ Southerly, site distance: _____
☐ Easterly, site distance: _____ ☐ Westerly, site distance: _____
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: _____ ☐ Southerly, distance: _____
☐ Easterly, distance: _____ ☐ Westerly, distance: _____
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: _____ ☐ Southerly, distance: _____
☐ Easterly, distance: _____ ☐ Westerly, distance: _____
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: _____ ☐ Southerly, distance: _____
☐ Easterly, distance: _____ ☐ Westerly, distance: _____

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: _____ ☐ Southerly, distance: _____
☐ Easterly, distance: _____ ☐ Westerly, distance: _____

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: none

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: Attendees can use alleys

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.

Applicant Printed Name

Signature

Date

Owner Printed Name

Signature

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 Penrose Apple Day
2. Project Description Vendor Display 7am-4pm; Parade
Schedule: Children's 10:30 am Community 11:00

3. Type of application:

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

Broadway Ave from Fremont to Hawkins

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? Penrose
Fire Station # 1 with all resources.

5. The source of water for fire protection is:
☒ --- Water District - Name of District: Pemrose Water District
☐ --- 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? Located on each block of designated area.
7. What public roadways provide access to the subject property? Broadway
8. How many accesses to public roadways will the subject property have? All side roads and alleys adjacent Broadway
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. _____
10. What are the existing and or proposed interior roadway names? Edm, Grant, Hawkins
11. Is the subject property located within a fire protection district? ☒ Yes -- ☐ No
If yes, please provide the district name: Fire Dist # 1
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? Same as above
- b. What is the distance from the subject property to the nearest fire protection district boundary? 1/2 block
- c. Is it logical and feasible to annex the subject property to a fire protection district?
☐ Yes ---- ☒ No Please explain: not required

d. What types of fire protection improvements are proposed for the subject property and or structures to be housed on the property? Please explain: N/A

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.

Geraldine M Ringley
Applicant Printed Name

Geraldine M Ringley
Signature

10 Sep 25
Date

Owner Printed Name

Signature

Date

FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: Penrose Station 2
2. Name of contact person: Jim Carroch
Title: Chief Telephone: _____
3. The name and address of the responding fire station is: Penrose Station
207 Broadway Penrose Col. 81240
4. The distance from the subject property, by public roadway, to the responding fire station is: 1/2 block
5. The estimated response time to the subject property is: 10 min. +/-
6. The location of the closest fire hydrant to the subject property is: within operating boundaries
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? None



Fremont County Treasurer
615 Macon Ave. #104
Canon City, CO, 81212
PH: (719)276-7380

Canteen check #8132
15 apr 25

Receipt2025-04-15-AL-11073

Product	Name	Extended
3	Miscellaneous Receipts 0010-5104	\$30.00
Journal Account	Name	Reference: GERALDINE RIMPLEY / CHEM TOILET
0010-0001	CASH WITH TREASURER	Debits
0010-5104	SEPTIC PERMITS	Credits
		\$30.00
		(\$30.00)
Total		
Tender (Check)		\$30.00
Check #	8130	\$30.00

Thank You

Fremont County Building Dept.

615 Macon Ave. Ste. #212

P: 719-276-7460

www.fremontcountyco.gov/building/building-department

Cañon City, CO. 81212

F: 719-276-7461

Bill To: Geraldine Rimpley

(719) 930-3930

Job Description:

Chemical toilet -

Address:

1221 Q Street, Penrose Co 81240

Homeowner's Name

White

Construction

Penrose - Broadway Street

Invoice Date:

15-Apr-25

Address:

Account #	Description	Project/Quantity	Valuation	No Use Tax	Price
10.5103	Building Permits/Renewals/Re-Inspection Fees/Demolition Permits/Board of Appeals/Plan Reviews	Chemical toilet -	\$ -		\$ -
10.5112	Contractor's License				\$ -
10.5104	Septic Permits / Septic Renewals				\$ 30.00
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	\$ 30.00
Use Tax Subtotal	
General Fund 45%	
Sales and Use 15%	
Sheriff's Fund 40%	
Other	
Date Paid	
TOTAL	\$ 30.00

Makes checks payable to Fremont County Treasurer

Receipt #

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

✓ 8/30

10 Sep 25



FREMONT COUNTY
DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT
201 N 6TH STREET
CANON CITY, CO 81212
(719) 276-7450 FAX NUMBER (719) 276-7451
amy.jamison@fremontco.com

Event Coordinator Application

TURN IN APPLICATION AT LEAST 2 WEEKS PRIOR TO EVENT

EVENT INFORMATION

Name of the Event: Penrose Apple Day

Date(s) of the Event: 4 Oct 25

Location of the Event: Broadway betw Fremont/Sellinow, Penrose, CO

Hour of the Event: (Days and times) 9 a.m. - 4 p.m +/-

Expected number of patrons: 500

Expected peak day(s) if event is longer than 1 day: N/A

Anticipated Number of Food Booths: 12 (Complete Vendor Information List and attach)

Event Coordinators Name: Gerardine Bimphuy

Coordinator's Phone Number: (719) 930 3930

Coordinator's Fax Number: N/A

Coordinator's Mailing Address: # 1221 Q St

City Penrose State CO Zip Code 81240

Coordinator's E-mail address: raflerg11c@gmail.com

Contact Person during the Event (if different from above): _____

Contact phone number for the day of the Event: () same as above

Vendor Information List

[illegible]



Twin Landfill Corporation of Fremont County
P.O. Box 367, Florence CO 81226

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

Penrose Chamber of Commerce

- Apple Days Parade

2 Regular Porta Johns-----\$82.50 Each----- Total-- \$165.00

1 Handicap Porta-----\$82.50 Each----- Total--\$82.50

2 Handwash Station-----\$82.50 Each----- Total--\$165.00

3—6 Yard Containers-----\$60.00 Each----- Total—\$120.00

6—95 Gallon Wheel Carts----\$20 Each-----Total—\$120.00

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

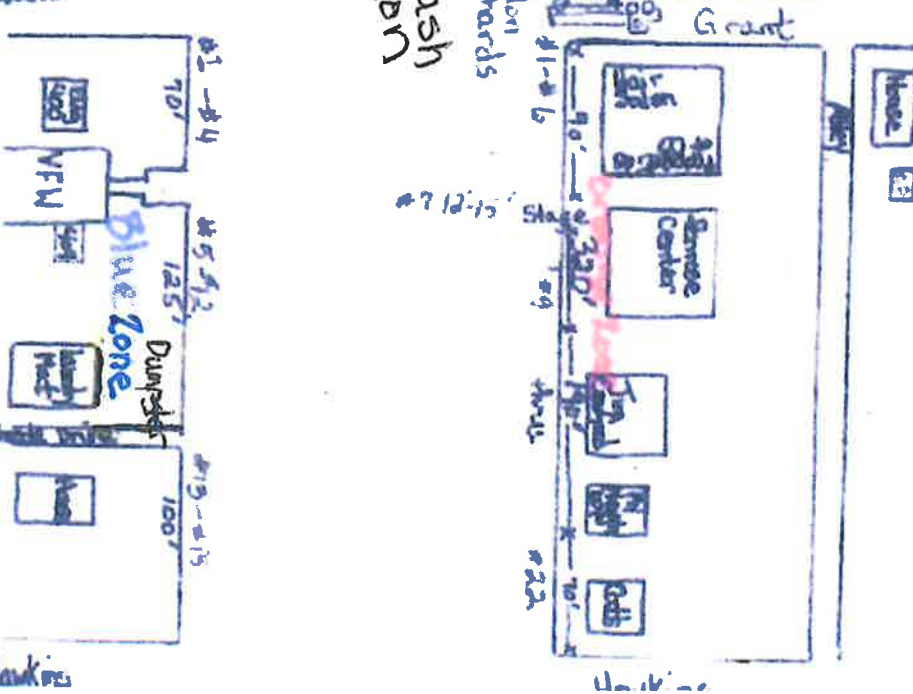
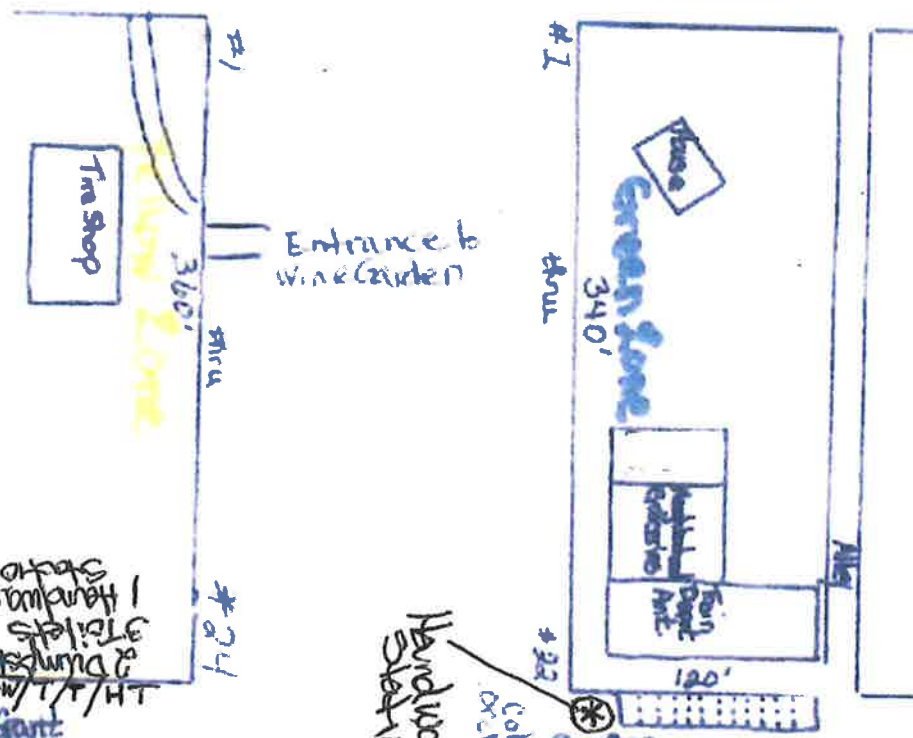
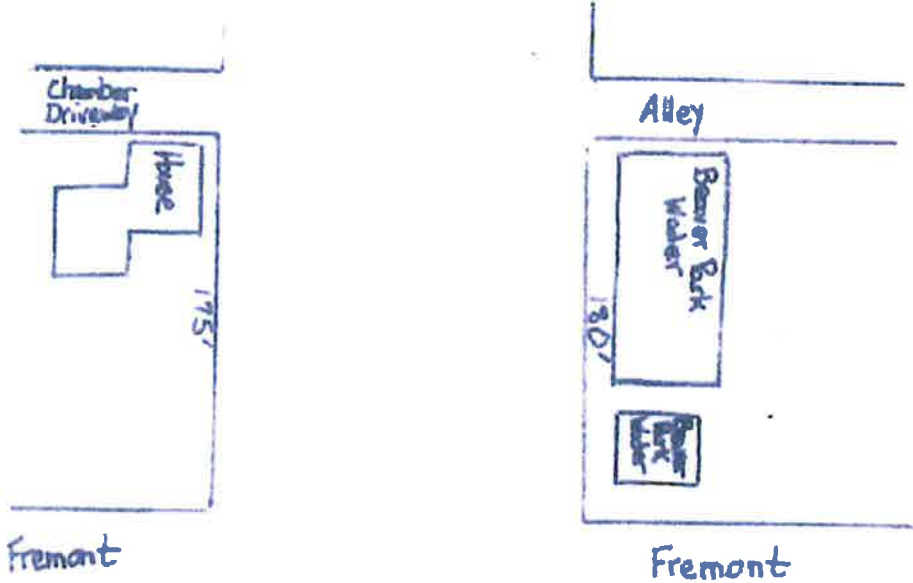
719-372-6671-Office

719-371-0914-24/7- Cell

Phantom Landfill • 2500 Fremont County Road 67 • Penrose, CO 81240
phone 719/372-6671 • fax 1-815-377-2495 • cbrochu@twinenviro.com

Encl 2.6

John Enrie Planning Map



- (3) Dumpsters
- (6) 95 gal wheel carts situated from Fremont to Hawkins
- (3) Toilets (1 Handicap)
- (2) Handwash station

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/10/2025

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 Mountain West In & Fin Serv LLC 100 E Victory Way Craig, CO 81625	CONTACT NAME: Raquel Velazquez		
	PHONE (A/C, No, Ext): (719) 589-7731	FAX (A/C, No):	
	E-MAIL ADDRESS: raquelv@mtnwst.com		
INSURED Penrose Chamber of Commerce P.O. Box 760 Penrose, CO 81240	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Secura Insurance Company		22543
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
		INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 1

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	X		20CP003292965	9/12/2025	9/12/2026	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ Excluded
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
	OTHER:						
	AUTOMOBILE LIABILITY						
	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR						EACH OCCURRENCE \$
	EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N	N/A					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	If yes, describe under DESCRIPTION OF OPERATIONS below						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)
Certificate Holder is named as Additional Insured regarding General Liability if required by written contract.

CERTIFICATE HOLDER

CANCELLATION

Fremont County
615 Macon Avenue #210
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 3.2

Penrose Chamber of Commerce
Penrose, CO 81240

Fremont County Planning & Zoning
615 Macon Ave, Rm 210
Canon City, CO 81212

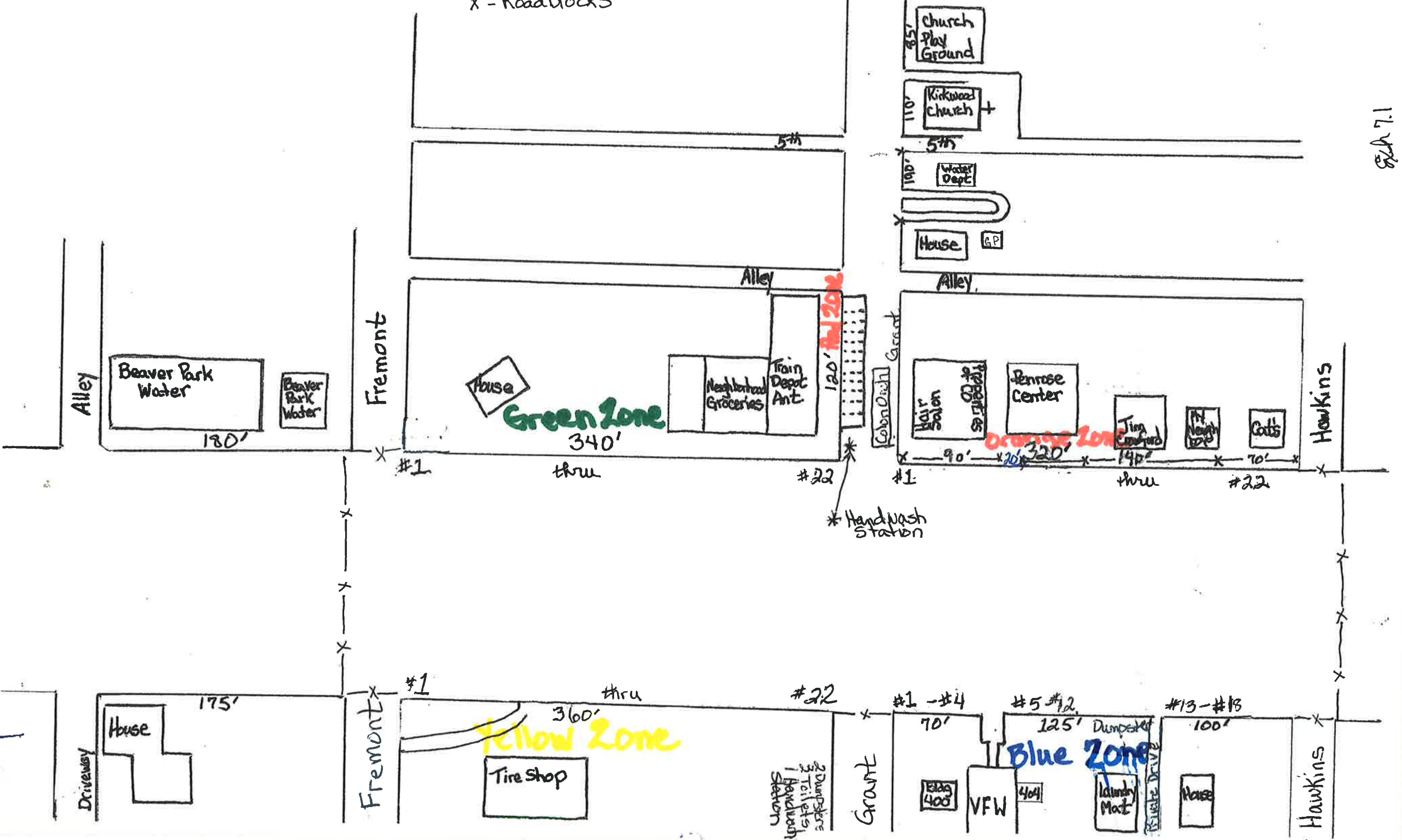
September 10, 2025

This letter is being submitted to the approval authorities for the Penrose Chamber of Commerce Temporary Use Permit for Apple Days to be held on 4 Oct 25.

As we are a non-profit organization and use this event as our primary fund raiser for operational purposes, it is respectfully requested all fees associated with the approval/filing of our application and the Surety Bond requirement be waived.


Geraldine M. Rimpley

Exhibit 3.3



8/2/71

Apple Day Parade Route

Road Blocks ↑

Once Parade is done, Roadblocks are needed at Fremont and Illinois and side road

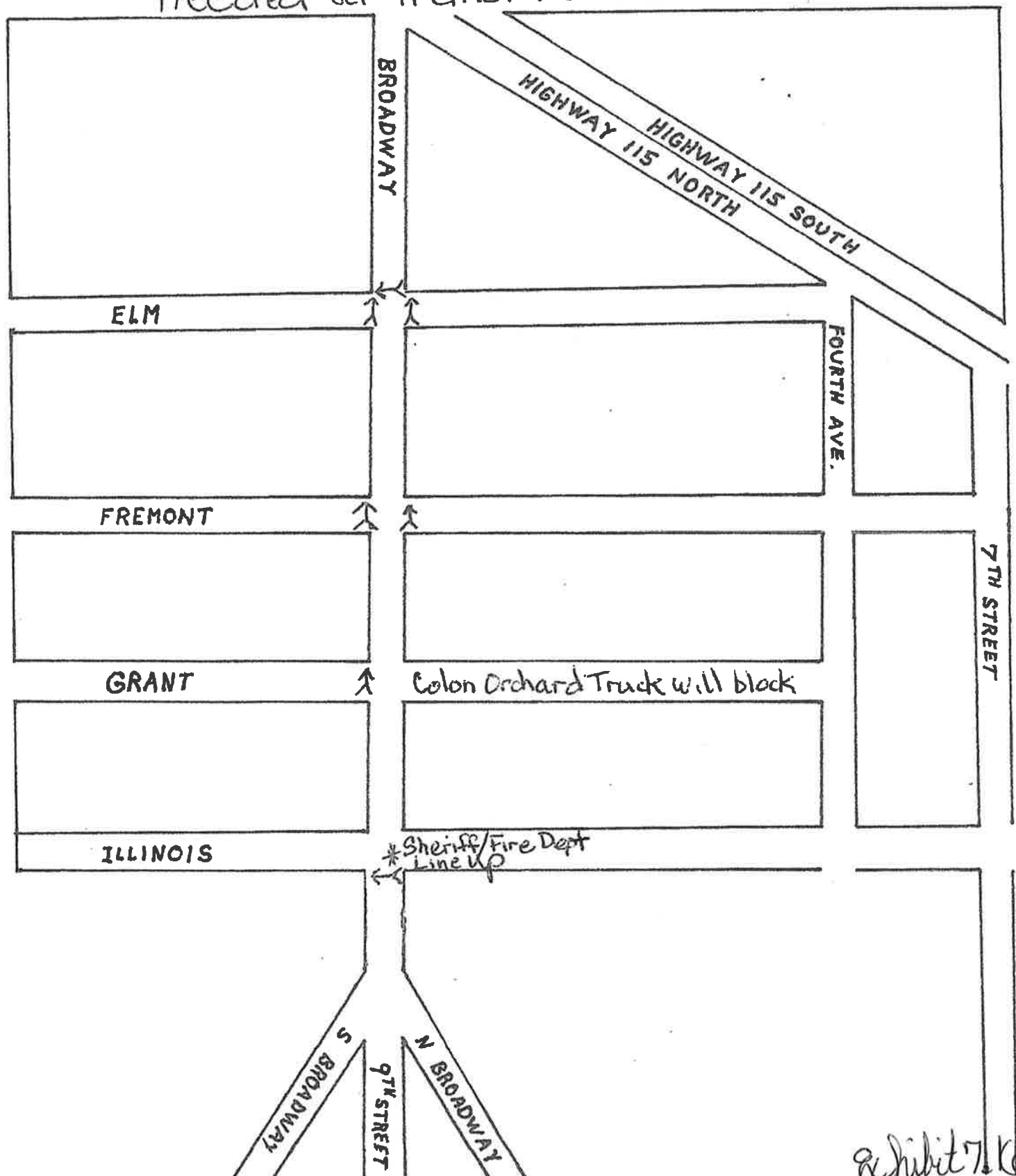


Exhibit 7 (a)

Penrose Chamber of Commerce
Penrose, CO 81240

10 Sep 25
on leave; will
respond o/a 15 Sept

Captain Chad Hunt
Colorado State Patrol
600 W 3rd St, Suite C
Florence, CO 81226
Chad.hunt@state.co.us

September 10, 2025

Re: Penrose Apple Day 2025

Captain Hunt,

This letter is to inform you that the Penrose Chamber of Commerce will be having their Annual Penrose Apple Day event on October 4, 2025.

For approval with the Fremont County Planning and Zoning, we will need verification of receipt of this notification which can be accomplished via letter or by email at Joanne.Kohl@fremontco.com (Planning & Zoning Office) and/or penrosechamber@gmail.com.

Thank you for your assistance with our celebration.


Geraldine M. Rimpley

10 Sep 25

Penrose Chamber of Commerce
Penrose, CO 81240

Colorado Dept of Transportation
Adam Lancaster
Permit Program Manager
Adam.lancaster@state.co.us

September 10, 2025

Re: Penrose Apple Day 2025

Mr. Lancaster,

This letter is to inform you that the Penrose Chamber of Commerce will be having their Annual Penrose Apple Day event on October 4, 2025.

To support our event, we have requested the Fremont County Sheriff's Office close the following roads from 7 a.m. until 4 p.m.: Broadway from Fremont to Hawkins including Grant intersection north.

For approval with the Fremont County Planning and Zoning, we will need verification of receipt of this notification which can be accomplished via letter or by email at Joanne.Kohl@fremontco.com (Planning & Zoning Office) and/ or penrosecchamber@gmail.com.

Questions concerning this event may be directed to the undersigned at 719-930-3930. Thank you for your assistance with our celebration.


Geraldine M. Rimpley

10 Sep 25

Penrose Chamber of Commerce
Penrose, CO 81240

Director Michael Whitt
Fremont County Dept of Transportation
1170 Red Canyon Road
Canon City, CO 81212

September 10, 2025

CC: Annette Ortega
annette.ortega@fremontco.com

Re: Penrose Apple Day 2025

Mr. Whitt,

This letter is to inform you that the Penrose Chamber of Commerce will be having their Annual Penrose Apple Day event on October 4, 2025.

To support our event, we are requesting the Fremont County Sheriff's Office close the following roads from 7 a.m. until 4 p.m.: Broadway from Fremont to Hawkins including Grant intersection north.

For approval with the Fremont County Planning and Zoning, we will need verification of receipt of this notification which can be accomplished via letter or by email at Joanne.Kohl@fremontco.com (Planning & Zoning Office) and/or penrosechamber@gmail.com.

Questions concerning this event may be directed to the undersigned at 719-930-3930. Thank you for your assistance with our celebration.


Geraldine M. Rimpley

Penrose Chamber of Commerce
Penrose, CO 81240

map/
Event map
dropped off to o/c
10 Sep 25.

Sheriff Allen Cooper
Allen.cooper@fremontco.com
100 Justice Center Road
Canon City, CO 81212

September 10, 2025

Re: Penrose Apple Day 2025

Sheriff Cooper,

This letter is to inform you that the Penrose Chamber of Commerce will be having their Annual Penrose Apple Day event on October 4, 2025.

To support our event, we are requesting the Fremont County Sheriff's Office provide roadblocks, crowd control before and during the parade, and increased patrol presence throughout the day's events.

For approval with the Fremont County Planning and Zoning, we will need verification of requested support which can be accomplished via letter or by email at Joanne.kohl@fremontco.com (Planning & Zoning Office) and/or penrosechamber@gmail.com

Questions concerning this event may be directed to the undersigned at (719) 930-3930. Thank you for your assistance with our celebration.


Geraldine M. Rimpley