



FREMONT COUNTY

DEPARTMENT OF PLANNING AND ZONING

615 MACON AVENUE, ROOM 210, CAÑON CITY, COLORADO, 81212

Telephone 719-276-7360 / Facsimile 719-276-7374

Email: Planning@fremontco.com

Fremont County

NOV 25 2025

Planning & Zoning

Special Review Use, Conditional Use Permit. & Commercial Development Plan Application Packet

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

FREMONT COUNTY PLANNING & ZONING

Process & Requirements Overview

Any application which is not complete or does not include all minimum submittal requirements will be rejected by the Fremont County Department of Planning and Zoning (Department). The department requires one (1) hard copy of the application and all required submittals. Two (2) copies of a drawing shall be prepared to professional standards, minimum size 24" X 36", drawn at a common increment scale between or including 1" = 50' and 1" = 200' unless otherwise approved by the Department prior to submittal of the application, & two (2) reduced (to 11"x17") copies. One (1) electronic copy all items shall be labeled exactly as the required submittal.

Upon receipt of a complete application, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter), which will state the submittal deficiencies which must be addressed by the applicant, Department comments and/or questions about the application, and the number of revised application packets to be supplied to the Department for placement on an agenda of the Commission. 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.

If the application is approved by the Board with contingencies the contingencies shall be completed to the Department within six (6) months of the approval date, or the approval shall be deemed rescinded and the application expired, after which, re-submittal of the application, including fees, and procedural requirements, will be required.

In approving an application for Land Use, the Board may require higher standards for development than required by the Fremont County Zoning Resolution (FCZR).

Modifications, major or minor, to the Land Use Permit as approved, shall be accomplished in compliance with requirements of the Fremont County Zoning Resolution.

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.



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Check the Applicable Application		
<input type="checkbox"/> Special Review Use \$1,800.00	<input type="checkbox"/> Conditional Use Permit \$1,800.00	<input type="checkbox"/> Commercial Development Plan \$1,800.00
<input checked="" type="checkbox"/> Minor Modification \$500.00	<input type="checkbox"/> Major Modification \$1,000.00	Existing Permit #

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

Property Address(es): 227 S 10th St, Penrose CO 81240	
Tax ID/Parcel Numbers(s): 99504661	Parcel size(s) in Acres: 4.65
Zone District: R-2	Proposed Land Use:

PROPERTY OWNER(S) INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name(s) (Individual or Organization): Nevin Stoltzfus
Mailing Address: 700 Van Loo rd, Canon City, CO 81212
Telephone: 719-248-9928
Email Address: desertconcretepumping@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): Nate Nell
Mailing Address: 700 Van Loo Rd, Canon City, CO 81212
Telephone: 719-248-9928
Email Address: desertconcretepumping@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.

The Applicant understands that required private or public improvements imposed as a contingency of approval for the application may be required as a part of the approval process.

Fremont County hereby advises the Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of County Commissioners may take any and all reasonable and appropriate steps to declare null and void, any actions of the Board regarding the Application.

Signing this Application is a declaration by the applicant that all plans, drawings and commitments submitted with or contained within this Application are or will be in conformance with the requirements of the Fremont County Zoning Resolution.

<u>Nate Nell</u>	<u>Nate Nell</u>	<small>Digitally signed by Nate Nell Date: 2025.11.25 09:24:35 -07'00'</small>	<u>11/24/25</u>
Printed Name	Applicant Signature		Date
<u>Nevin Stoltzfus</u>	 <small>Nevin Stoltzfus (Nov 25, 2025 09:28:55 MST)</small>		<u>Nov 25, 2025</u>
Printed Name	Owner Signature		Date

SPECIAL REVIEW PERMIT FOR DESERT CONCRETE

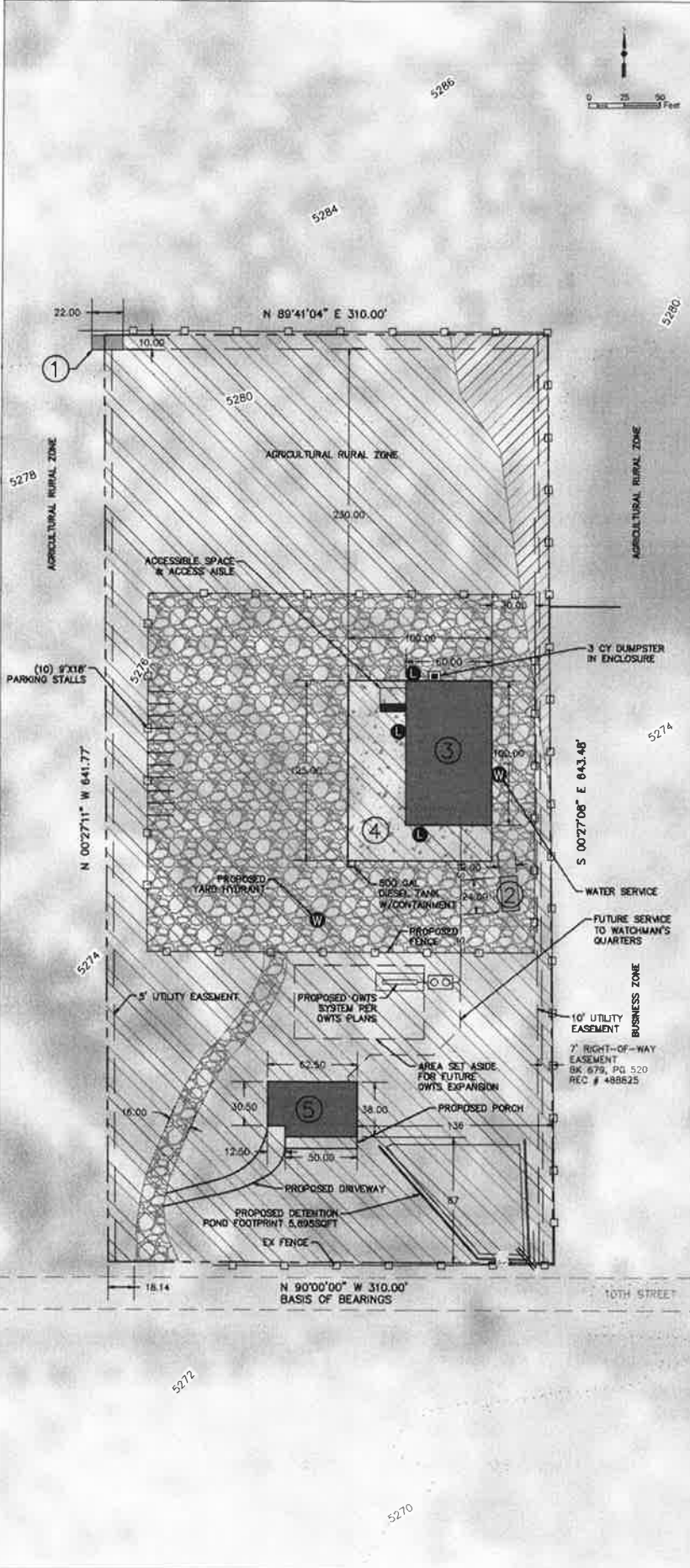
CONTRACTORS YARD WITH WATCHMAN'S QUARTERS

1/23/2023 11:25:23 AM

07/10/2020-V1.1
10/23/2020-V1.2
11/24/2020-V1.3

Prj # 20234
Drawn by GPH
Date: 07/10/2020

SITE PLAN 1/1



SPECIAL REVIEW USE PERMIT FOR DESERT CONCRETE PUMPING CONTRACTORS YARD WITH WATCHMAN'S QUARTERS

---	EXISTING ROAD		EXISTING BUILDING
---	FENCE		PROPOSED BUILDING
---	PROPERTY BOUNDARY		PROPOSED 4" GRAVEL
---	EXISTING EASEMENT		PROPOSED 6" CONCRETE
(L)	PROPOSED LIGHT		
(W)	PROPOSED ABOVE GROUND WATER INFRASTRUCTURE		

SOIL HATCHING	HYDROLOGIC SOIL GROUP	SOIL NUMBER	SOIL NAME	SOIL DESCRIPTION
	B	65	MANVEL SILT LOAM	WELL DRAINED SOILS THAT FORMED IN ALLUVIUM DERIVED FROM SOFT LIMESTONE AND SHALE
	D	10B	SHINGLE LOAM	SLOPE ALLUVIUM OVER RESIDUUM WEATHERED FROM GYPSIFEROUS SHALE

PROPOSED AND EXISTING CONSTRUCTION

NUMBER	DESCRIPTION	RELATIVE LOCATION	TYPE	AREA
①	HAY BARN	NORTHWEST CORNER	EXISTING	110 SQ FT
②	SMALL SHED	CENTRAL EAST	EXISTING	288 SQ FT
③	SHOP	CENTRAL EAST	PROPOSED	6,000 SQ FT
④	CONCRETE PAD	CENTRAL EAST	PROPOSED	6,500 SQ FT
⑤	WATCHMAN'S QUARTERS	SOUTH EAST CORNER	PROPOSED	2,280 SQ FT
TOTAL AREA				15,178 SQ FT

NOTES:

- LEGAL DESCRIPTION
- 1.1. LOT 2, VIOLA SUBDIVISION, FREMONT COUNTY, COLORADO
- 4.57 ACRE PROPERTY
- THIS PROPERTY IS ZONED AGRICULTURAL RURAL
- THE PROPERTY DIRECTLY TO THE EAST (FREMONT COUNTY PARCEL # 69004700) IS ZONED BUSINESS. ALL OTHER ADJACENT PROPERTIES ARE ZONED AGRICULTURAL RURAL
- BUILDING 3 WILL BE 20' TALL AND WILL BE THE TALLEST ONSITE STRUCTURE
- PROPERTY IS NOT WITHIN OR NEAR A FEMA FLOOD ZONE
- NO LOADING/UNLOADING ZONE IS PROPOSED
- A 3 YARD DUMPSTER WILL BE LOCATED ON THE NORTH SIDE OF BUILDING 3
- NO EXTERNAL LIGHTING IS PROPOSED IN THE PARKING AREA
- NO ONSITE SIGN IDENTIFICATION IS PROPOSED
- NO PEDESTRIAN AREAS AND WALKWAYS ARE PROPOSED
- NO SIGNIFICANT NATURAL FEATURES ARE PRESENT
- SOIL TYPES ARE PRESENTED IN THE NRCS SOIL SURVEY EXHIBIT
- NO DESIGNATED OPEN SPACE IS PROPOSED

I:\CAD\VicinityMap-Penrose.PNG

227 10TH ST