



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

LAND USE APPLICATION

SPECIAL REVIEW USE, CONDITIONAL USE PERMIT, COMMERCIAL DEVELOPMENT PLAN

It is recommended that the applicant schedule an appointment with a Department of Planning & Zoning Representative prior to application preparation and submittal to discuss the project as currently planned and future project proposals.

Project Name: Cole Lot 17 Hangar Project

Site Address: 16 Decker Drive, Penrose, CO 81240

Applicant(s)

Name(s) Jim Cole

Address 2849 Vrain Street, Denver, CO 80212

Phone (303) 638 - 4911 Fax _____

Email jimdcollection@hotmail.com

Owner(s)

Name(s) Jim Cole

Address 2849 Vrain Street, Denver, CO 80212

Phone (303) 638 - 4911 Fax _____

Email jimdcollection@hotmail.com

Authorized Representative / Agent / Consultant (if other than owner)

Name(s) Chadwin Cox - Western Engineering Consultants, Inc. LLC

Address 127 S Denver Avenue, Ft. Lupton, CO 80621

Phone (720) 985 - 9951 Fax (720) 294 - 1330

Email chadwin.cox@westerneci.com

Type of Application / Application Fee (There maybe additional fees for publications or professional reviews):

Special Review Use Permit \$1,800 Major Modification to existing permit \$500

Conditional Use Permit \$1,750 Major Modification to existing permit \$500

Commercial Development Plan \$1750 Major Modification \$500

The applicant shall provide **one (1) original document, and an electronic copy (either CD or flash/thumb drive) of the application, site plan (2 COPIES)** and all of its attachments (*copies of deeds, contracts, leases etcetera are acceptable*) at the time of application submittal along with the **application fee** set as per Resolution of the Board. Submittals shall be made to the Department no later than 3:00 pm on the submittal deadline date.

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). Further, any application that is inadequate or incomplete, may be subject to postponement of placement on an agenda of the Fremont County Planning Commission (Commission), pending receipt of an adequate and complete application.

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 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.

Site & Development

(Section 1)

1. Describe the proposed type of operation to include days & hours of operation, number of employees, & machinery:
Private Aircraft Storage
M-F, 7am - 7pm
1-2 Employees
Air Compressors, Aircraft Caddy (AC Tug)
2. Property address or schedule number: 16 Decker Dr., Penrose, CO 801240 - Lot 17 Airport Industrial Park
3. Have the mineral interests been severed from the subject property? YES NO
 - a. If yes (severed) who is the mineral interest owner? Golden Cycle Gold Corp. (GCGC, LLC) - gas, oil & coal
4. Is the property currently developed? YES NO
5. Existing types & sizes of structures: 1,600 sf metal building
6. Proposed types & sizes of structures: 4 hangar buildings at full build-out (1 x 7,980 sf, 2 x 3,900 sf & 1 x 6,000 sf)
7. Lot Coverage (indicate percent or square footage): Existing 7% Proposed 63% (full build-out)
8. FCZR Citing 4.17.4.1 Property size (acres or square footage) 1.98 acres
9. Amount of the property the use will encumber: 75%
10. Zone District: IP - Industrial Park Land Use Airport Private Hangar Buildings
11. Please indicate the zone district & current land use for adjoining properties:
 - a. Northerly: (ZD) IP - Industrial Park Land Use: Commercial - UPS Customer Center
 - b. Easterly: (ZD) IP - Industrial Park Land Use: Airport Area
 - c. Westerly: (ZD) IP - Industrial Park Land Use: Warehouse
 - d. Southerly: (ZD) IP - Industrial Park Land Use: Airport Area
12. Master Plan – Planning District of property: Located within the Urban Growth Planning District
(please refer to Chapter four and planning district of the Fremont County Master Plan)
13. Name(s) and type(s) of road(s) the property is accessed from:
Decker Drive (paved) to the west, Taxilane to the east (proposed)
14. Is access through adjacent properties? YES NO If yes, is access legally established through:
 Deed of record Recorded Plat Court Order (Documentation shall be provided) TTF Agreement
15. Estimated Traffic Count 38 (per day) Number of access points One (1)
16. Is access from or within five-hundred feet (500') of a Colorado Department of Transportation Controlled Road:
 YES NO (If yes, CDOT approval/comments shall be required)
17. Does the property lie adjacent to or within three (3) miles of any municipal boundary lines (city/town limits)?
 YES NO Municipality Name(s) Florence
18. Does the property lie within the boundaries or within ¼ of a mile of any service district?

YES NO Entity Name(s) Florence Water District, Florence Fire Protection District

19. Requested duration of proposed use: _____ Life of use Estimated life of use years _____

20. Is temporary cessation proposed: YES NO Duration: _____

21. Is buffering required: YES NO (Contractor yards, Junk yards, Automobile graveyards, & Vehicle impoundment yards **require** buffering per FCZR 5.17.15)

22. Is landscaping proposed: YES NO a waiver is requested

23. Total parking spaces 14 standard size 13 compact _____ ADA 1
(Standard 9' X 18') (Compact 7' X 15') (Please refer to section 5.3 & 5.4 of the FCZR)

24. Will the parking area include lighting? YES NO

25. Parking area surface type: Paved (asphalt or concrete) Thickness: 8" Pavement Section

26. Is a loading/unloading area proposed? YES NO Size: _____ Thickness: _____

27. Will hazardous materials be stored on site? YES NO

28. Will noxious weed control measures be included in the scope of the project? YES NO

29. Will any equipment meeting the Colorado Revised Statute definition of Special Mobile Machinery be stored or used onsite? YES NO

30. Mark all services and facilities necessary to accommodate the proposed use in addition to Fire Protection, Emergency Medical Response, & Law Enforcement:

Roadway Maintenance Hospital Park & Recreation

Airport Search & Rescue Schools Library

31. Utility Provider information: Please provide the name of provider below:

a) **Water:** Florence Water District

b) **Sanitation:** On-site OWTS

c) **Electrical:** Black Hills Corporation

d) **Telephone:** AT&T

e) **Refuse:** Howard Disposal & Recycling

f) **Irrigation Water:** N/A - No irrigation system serves the area

g) **Natural Gas/Propane:** Atmos Gas

h) **Cable Television:** N/A

Impact Analysis
(Section 2)

1. Dust and erosion control measures:

Water or acceptable chemical application

2. Noise control measures:

Standard Aircraft noises. Any Maintenance to occur within hangar buildings.

3. Odor control measures:

No odors anticipated

4. Visual impact control measures:

Existing screening along north property line with UPS lot

5. Wildlife/plant habitat protection measures:

Located adjacent to an airport - no wildlife desired.

6. Water quality and/or water way(s) protection measures:

Storm Detention Pond - drainage swales, forebays, trickle channels, grass pond bottoms, outlet structure.

7. Safety measures to protect adjacent properties, residents, & agricultural operations:

Fencing around property

8. Measures to protect and/or preserve archaeologically or historically significant sites:

N/A

9. Measures to limit or control offsite discernable vibrations:

N/A

Required Submittals Attachments (Section 3)

1. Current Deed of Record [Noted. Deed included in submittal.](#)
2. Water supply documentation: Public water source requires documentation evidencing ability to provide service. Wells require documentation of a well permit and/or documentation that the existing well is adequate for the proposed use [Owner discussed with Public Works Director Sam Elstun - Service to each building is not an issue. City of Florence Water District will serve letter included in submittal.](#)
3. Fremont County's Colorado Division of Water Resources Information Form [Included in submittal.](#)
4. Sanitation Documentation: Public sewer shall require documentation evidencing ability to provide service. Onsite Waste Water System (OWTS) shall require a percolation test and report and a design plan from a certified engineer. Existing OWTS systems shall require documentation that the existing system is adequate for the proposed use [Septic Design Report included in submittal.](#)
5. Refuse Plan: Shall address the storage, collection, and disposal of refuse. It shall also document screening of refuse receptacles/areas. (Refuse plans require approval by the Fremont County Environmental Health Dept.) [Trash Enclosures shown \(2 x 3cy dumpsters\) - Weekly service. See CDs sheets 4-8.](#)
6. Drainage Plan: Must contain all required items under FCZR 5.10 (Drainage plans require approval by the County Engineer). [See attached Drainage Report & CDs sheets 11 & 12.](#)
7. Landscaping Plan or justification for waiver request. [See CDs sheet 13.](#)
8. Lighting Plan or justification for waiver request [See CDs sheet 14.](#)
9. Noxious Weed Control Plan or justification for waiver request. (Plans and waiver requests require approval by the Fremont County Noxious Weed Manager) [Noxious Weed Plan included in submittal.](#)
10. List of owners and mailing address for all properties located within a five-hundred (500') foot radius of the subject property [500' buffer radius report in included in submittal](#)
11. County Roadway Impact Analysis Form (If accessed off a county road) [Impact Form included in submittal.](#)
12. Colorado Department of Transportation Access Permit (If accessed off a CDOT controlled road) [N/A](#)
13. Statement indicating how the proposed use complies with "Goals Objectives, and Implementation Strategies" of the Fremont County Master Plan District [The proposed use is consistent with the adjacent airport uses \(private hangars\) and falls within existing public service boundaries. The proposed use will result in minimal impact to the County as it will remain in compliance with the surrounding properties within the Industrial Park. The improved site access shall be provided off a paved County Road \(Decker Dr\) and shall be maintained through the site. The development will improve the local utilities by providing a looped water main connection from the Airport property to Decker Dr that currently does not exist.](#)
14. Statement indicating how the proposed use will be in harmony and compatible with surrounding land uses and development in the area and/or measures that can be taken to make it in harmony & compatible. [The proposed use is consistent with the airport uses \(private hangars\) and will remain consistent with the surrounding Industrial Park properties.](#)
15. Fire protection plan addressing method of fire protection, location of hydrants or other means of protection. If located within a fire protection district the plan shall be approved by the District. [See Utility Plan \(CDs sheet 9\) for existing hydrants.](#)
16. A detailed utility plan showing the proposed or existing location of all utilities. [See CDs sheet 9.](#)
17. Site Plan drawn to professional standards (3 hard copies 18" x 24" or 24" x 36") [See CDs sheets 4-8.](#)
18. 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. [Noted. Submittal item names labeled to match application.](#)

If Applicable Submittals

19. CDOT Notification form of Proposed Land Use and comments (if access is from or within 500' of a CDOT controlled road)
[Site is approximately 685 feet south of Highway 50.](#)
20. Mineral Interest Notification and certified mailing receipt. Notification & Mailing shall be completed within 30 days prior to the scheduled Planning Commission Meeting. (this is only required if the minerals interests are severed) [Draft Notifaction Form included in submittal - to be mailed out once Planning Commission Meeting is scheduled.](#)
[See report included in submittal.](#)
21. Copies of all local, state and federal licenses and/or status of applications.
[Noted.](#)
22. In circumstances of Corporate Ownership, documentation evidencing whom is eligible to execute documents on behalf of the corporation
[N/A](#)
23. In circumstances where the applicant is not the owner written authorization from the owner specifying the extent to which the representation is authorized
[N/A](#)
24. In circumstances where a consultant is making application on behalf of the owner, written authorization from the owner specifying the extent to which the representation is authorized
[N/A](#)
25. In circumstances where the property owner of record is not involved in the operation or application, documentation indicating right to occupy and use the property shall be provided. (lease or similar document)
[N/A](#)
26. Buffering Plan (If required)
[N/A](#)
27. Current registration for SMM equipment or documentation that equipment is on tax rolls associated with the property, to include list of machinery.
[N/A](#)
28. List of Hazardous materials stored and/or used on site, to include location of storage and management practices
[N/A](#)
29. Copies of mining and reclamation plans (CUP's)
[N/A](#)
30. Required information set forth in FCRZ 8.13.17.1 (Airports)
[N/A - Section is for rezoning land to an airport use \(not necessary\)](#)
31. Required information set forth in FCRZ 8.13.17.2 (Adult Uses)
[N/A](#)
32. Required information set forth in FCRZ 8.13.17.3 (Kennels)
[N/A](#)
33. Required information set forth in FCRZ 8.13.17.4 (Antennas & Towers)
[N/A](#)

Site Plan Drawing Requirements

- a. Drawing Size: Minimum sheet size 18" x 24" to a maximum sheet size of 24" x 36"; [Provided as 24" x 36"](#).
- b. Written and graphic scale with minimum of 1" = 200' max 1" = 50'; [Provided](#)
- c. Appropriate title (SPECIAL REVIEW USE PERMIT, CONDITIONAL USE PERMIT, COMMERCIAL DEVELOPMENT PLAN FOR {name}); [Provided](#)
- d. Appropriate subtitle (brief description of the proposed use); [Provided](#)
- e. Boundary drawing of the property with bearings and dimensions illustrating the legal description; [Provided](#)
- f. Legal description of the property; [See Cover - Lot 17, Industrial Park, Fremont County](#)
- g. Acreage or square footage of the subject property; [Provided](#)
- h. Zoning classification of the subject property; [Provided - IP \(Industrial Park\)](#)
- i. Zoning classification of the adjoining properties; [Provided - IP & AP](#)
- j. North Arrow; [Provided](#)
- k. Vicinity map locating the subject property in relation to surrounding areas; [Provided](#)
- l. Table indicating relationship between proposed and existing construction to remain on the property [Provided](#)
- m. Minimum lot size, maximum lot coverage, maximum building height, minimum lot width, minimum setback requirements (Front, Two sides, & Rear) [Provided](#)
- n. Size and shape of all existing & proposed structures: each structure shall be labeled/noted as existing or proposed. Dimensions from at least two property lines shall be noted; [Provided](#)
- o. Location of all parking areas to include size, dimensions, surface type & thickness, type of space (ADA, Standard, Compact) and a table specifying the minimum numbers of spaces required for each category; [Provided](#)
- p. Location of loading areas to include size, dimensions surface type & thickness; [N/A](#)
- q. Labeled access points including interior roadways with dimensions, surface type & thickness, circulation pattern, and dimensions from property lines; [Provided](#)
- r. Any proposed pedestrian areas & walkways to include dimensions, surface type & thickness; [Provided](#)
- s. Location and dimensions of refuse areas; [Provided](#)
- t. Identification and location of all drainageway, drainage facilities, including FEMA flood areas, to include dimensions from property lines; [Provided - See also CDs sheets 11 & 12.](#)
- u. Location, height & type of lighting for parking and off-loading areas; [Provided - See CDs sheet 14.](#)
- v. Location, type, and size of all on-site identification signage (table may be used); [Provided](#)
- w. All easements (existing & proposed) to include dimensions from property lines (beginning, end, & centerline) width, and if they are to be vacated or relocated; [Provided](#)
- x. Significant natural features; [N/A](#)
- y. Soil types [Provided - See Appendix A of Drainage Report for NRCS Soil Report.](#)
- z. Open space areas [N/A](#)
- aa. Legend identifying symbols and/or lines [Provided](#)

[For all items noted as "Provided" - See CDs Site Plan sheets 4-8.](#)

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>Jimmié Dale Cole</u>	<u>Jimmié Dale Cole</u>	<u>8-8-24</u>	Applicant
Printed Name	Applicant Signature	Date	
_____	_____	_____	Owner
Printed Name	Owner Signature	Date	