



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

Agritainment Permit

Application Packet

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

FREMONT COUNTY PLANNING & ZONING

Process & Requirements Overview

Agritainment permits are designed for long term agricultural uses that contain entertainment, or educational aspects associated with the use and includes but is not limited to orchards, corn mazes, hayrides, hay mazes, petting zoos, and pumpkin patches.

General Provisions:

1. The Agritainment shall only be operated by the owner or lessee of the property.
2. The lot/parcel shall be 4 ½ acres or larger to accommodate the proposal together with parking and loading areas, open spaces, fences, sanitation facilities, and other such provisions.
3. All parking shall be off street and located on the subject property.
4. The site shall have sanitation facilities for patron use.
5. The housing of animals shall be located a minimum of twenty (20) feet from all property lines for Agritainment that incorporates animals.
6. Agritainment involving animals shall require an animal maintenance plan.
7. Agritainment shall be conducted in compliance with all applicable county, state, and federal laws.
8. Buildings or structures that are open to the public or employees shall be in compliance with building code requirements.
9. The Applicant shall notify adjoining property or lot owners of the intent of the Agritainment permit, by certified mailings. All certified receipts shall be returned to the Planning & Zoning Office. Comments will be reviewed by the department. If any comments state a valid, lawful objection to the permit, the application will be referred to the Board of County Commissioners for review at a public meeting.
10. The Department, the Commission and or the Board may require additional information at any time during the application process as may be deemed necessary for adequate review of the application and to make informed decision with appropriate recommendations, approval or disapproval of the application.

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) electronic copy, one (1) hard copy of the application, one (1) hard copy all required submittals, and two (2) hard copies of the site plan.

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



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☐ Agritainment Permit
\$200.00

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

Property Address: <u>R036678 99920057 10 Acres</u>	
Tax ID/Parcel Numbers(s):	Parcel size(s) in Acres:
Zoning District:	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): <u>Paul & Natalie Smith</u>
Mailing Address: <u>1940 13th St Penrose CO 81240</u>
Telephone: <u>(303) 718-3418 (303) 829-6659</u>
Email Address: <u>psmith.cci@gmail.com</u>

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.

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.

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):
Pop's Pumpkin Patch
Mailing Address:
1940 13th St. Penrose, CO 81240
Telephone:
(303) 718-3418
Email Address:
psmith.cci@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.

Paul Smith		8/20/2025
Printed Name	Applicant Signature	Date
Paul Smith		8/20/2025
Printed Name	Owner Signature	Date



Fremont County Planning & Zoning Department

Agritainment Permit Application

REQUIRED EXHIBITS

Submittals and exhibits should be clearly identified with section 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 proposed type of operation to include days, & hours of operation, number of employees, number of guests, machinery used, etc..
<input checked="" type="checkbox"/> EXHIBIT 2.2	Parking Plan
<input checked="" type="checkbox"/> EXHIBIT 2.3	Refuse Disposal Plan
<input checked="" type="checkbox"/> EXHIBIT 2.4	Vehicular & Pedestrian Traffic Plan
<input checked="" type="checkbox"/> EXHIBIT 2.5	Emergency Service Plan
<input checked="" type="checkbox"/> EXHIBIT 2.6	Animal Maintenance Plan
<input type="checkbox"/> N/A	
<input checked="" type="checkbox"/> EXHIBIT 2.7	Concession Plan:
<input type="checkbox"/> N/A	<input type="checkbox"/> Include a list of food and or beverage venders and a copy of permits, and/or licenses.
	<input type="checkbox"/> Venders shall provide documentation of sales tax license.
<input type="checkbox"/> EXHIBIT 2.8	Signage Plan.
<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Provide a statement as to the number, type(s), size, & location(s) of sign(s).
	<input type="checkbox"/> Copies of any agreements and or contracts with the appropriate property owners, agencies, or companies, if applicable.
<input checked="" type="checkbox"/> EXHIBIT 2.8	Drinking Water Plan
<input type="checkbox"/> N/A	

REQUIRED SUBMITTALS – SECTION THREE

<input checked="" type="checkbox"/> EXHIBIT 2.1	Copy of the most recent recorded deed.
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**FREMONT COUNTY
FIRE PROTECTION PLAN
AND DISTRICT COMMENT FORM**

Worksheets

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 Pops - ~~Penrose~~ Pump Kin Patch

2. Project Description Pumpkin patch

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 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:

1940 13th St. Penrose, CO 81240

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 Penrose Volunteer Fire Department
and the Florence Protection District

5. The source of water for fire protection is:
☒ --- Water District – Name of District: Penrose Water
☐ --- 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? .25 mile
Corner of S St and 13th St
7. What public roadways provide access to the subject property? 13th St to T St
8. How many accesses to public roadways will the subject property have? One
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. Road Base - 25 feet wide .25 mile to Pavement
10. What are the existing and or proposed interior roadway names? 13th St and T street
11. Is the subject property located within a fire protection district? ☒ Yes --- ☐ No
If yes, please provide the district name: Florence Protection District
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?
Florence Fire Dist & Penrose Volunteer Fire Dept
- 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.

Paul Smith
Applicant Printed Name

Signature

8/21/25
Date

Paul Smith
Owner Printed Name

Signature

8/21/25
Date

FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: Florence Fire Protection District
2. Name of contact person: Bill Ritter
Title: Fire Chief Telephone: 719-784-2350
3. The name and address of the responding fire station is: FFPD Station 2
207 Broadway Penrose, Co. 81240
4. The distance from the subject property, by public roadway, to the responding fire station is: 7 miles
5. The estimated response time to the subject property is: 4 Minutes
6. The location of the closest fire hydrant to the subject property is: 13th and S Street
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? Contact BLM Office in Canon City

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

Signature and title of Authorized Fire Protection Representative

Date _____



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 Pop's Pumpkin Patch

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: _____ Address: _____

City: _____ State: _____ Zip Code: _____

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

4. Provide a detailed description of the proposed use: Agritainment Permit:

Pumpkin patch - sell pumpkins, provide outdoor activities: tractor ride, slide, maze, yard & table games.

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: 12 daily, n/a peak-hour am, 0 peak-hour pm n/a mostly Retired

Employee: 0 daily, 0 peak-hour am, 0 peak-hour pm Live on Property

Fri, SAT, SUN

Fremont County Roadway Impact Analysis Form 10/4/2016

page 1 of 7

Open 16 days @ 16 hrs (Fri, SAT, SUN)

800 patrons/16 days = 50 patrons/day (3 in car) = 20

20 people every 2.5 hrs = 7 vehicles, Peak time 2pm
7 vehicles x 1.25 = 8.75 x 2 = 17.5

6 Neighbors
(1) trip
= 12
Family
Weekends only

<input checked="" type="checkbox"/> EXHIBIT 2.2 <input type="checkbox"/> N/A	Documentation for Right to Occupy
<input type="checkbox"/> EXHIBIT 2.4 <input checked="" type="checkbox"/> EXHIBIT 2.11	General Liability Insurance Written proof from the appropriate entity or service provider that water and sewer/septic services are adequate for all uses on the parcel.
<input checked="" type="checkbox"/> EXHIBIT 2.13	Site Plan <input type="checkbox"/> All structures proposed or existing with dimensions to property lines. <input type="checkbox"/> All utilities for the structures, including electric, gas, water, and sanitary sewer/septic. <input type="checkbox"/> All parking areas, vendor areas. <input type="checkbox"/> All exterior access points. <input type="checkbox"/> Natural Features (waterways, cliffs). <input type="checkbox"/> Vicinity map.

REQUIRED FORMS – SECTION FOUR

<input type="checkbox"/> FCRoad <input checked="" type="checkbox"/> N/A	Fremont County Roadway Impact Analysis Form (if accessed from a county road)
<input checked="" type="checkbox"/> CDOT <input type="checkbox"/> N/A	Colorado Department of Transportation Access Permit
<input checked="" type="checkbox"/> Fire	Fire Protection Plan Form

Customer: 17.5 daily, n/a peak-hour am, 2pm peak-hour pm Fri, Sat, Sun
Truck generated by the proposed use: n/a daily, n/a peak-hour am, n/a peak-hour pm
Delivery – required by the use: 0 daily, 0 peak-hour am, 0 peak-hour pm
Total Vehicle Trips: 29.5 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? 1940 13th St, Penrose, CO
81240 - BARN entrance located at the
SW corner of 13th and T Street

7. *What are the names and/or the numbers of the public roadways that serve the site?
13th Street and T Street, accessed by
Highway 50 and R Street

Provide a site plan drawing that shows the subject property, its proposed access points and all public roadways within a one-half (1/2) 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? _____

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: _____

Access from SW corner of
13th and T Street.

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? _____

Dirt

Road Base

19. *What is the surface width of the public roadway(s) that serve the site? 21 feet
20. *What are the existing drainage facilities for the public roadway(s) that serve the site? Small Back 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? one
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: open field ☐ Southerly, site distance: Dead end over 100 yd
☒ Easterly, site distance: over 100 yds ☐ Westerly, site distance: open field
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: .25 mile to 14th vn-used Rd
☒ Easterly, distance: .25 mile to S St ☐ 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: over 100 yds ☒ Southerly, distance: .2 mile
☐ 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: na

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:

minimal increase in weekend traffic
only open SAT, SUN for the 2025 season

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)

Previously opened all year and now only Seasonal pumpkin Patch
Temporary Permit. We have closed winery
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):

none

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.

Weekend
only

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.

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Paul Smith
Applicant Printed Name

[Signature]
Signature

8/20/25
Date

Paul Smith
Owner Printed Name

[Signature]
Signature

8/20/25
Date

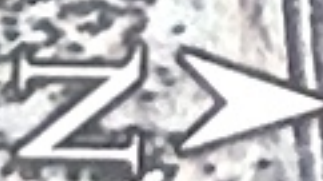
HWY 50
R St

Exhibit For
Section 4-7.1
FC Road

Pop's Pumpkin Patch

13TH St

St.



**Pop's Pumpkin Patch
Agritainment Permit Application**

Letters of Intent - Section 2

Exhibit 2.1

Type of Operation:

Pop's Pumpkin Patch Agritainment includes: Tractor ride, Pumpkins, Corn pit, Hay Bale Slide, Maze, Table games (Tic Tac Toe, Checkers, Jenga), Yard Games (Corn Hole, Ladder Ball, Kiddy Bowling, Bean Bag Toss, Ring toss, Tires), Baby Farm animals, Educational signs with Farm Equipment, and multiple photo displays, including hand-painted cut-outs.

Concessions are sold to include canned sodas, water, snacks - chips, pretzels, candy, popcorn, baked items, pre-packaged non-refrigerated food items.

Opens on the third Saturday of September and runs to the last weekend day or the end of October.

Employees: There are just family members who help out. We have a total of 6 family members who will be working during the weekend while the pumpkin patch is open.

1 tractor driver, 2 working the front admission/Concession, 3 working the area around the games, and watching the parking.

Hours: Open to the public Friday & Saturday 10-9pm and Sunday 10-6pm

Number of guests: We expect approximately 800 guests for the season, the busiest are the last two weekends, weather permitting. Most customers stay 2-3 hours and visit throughout the day. Most are families consisting of 3-5 people per vehicle.

Machinery used: We use only one piece of equipment, a small tractor that pulls the trailer for the hay ride.

Existing Land Use is agriculture. Agritainment is only seasonal, starting on the 3rd Saturday of September through October 31st. Hay is grown on site and is cut and baled before we open to allow for overflow parking and to provide an area to use the field for games and activities.

The House is not used for business.

Admission Barn (40 ft x30 ft interior) with covered patio (140 ft x40 ft): This is where we sell admission to the patch and snacks, it also provides a seating area with shade.

Permanent Gazebo #1 (18 ft x24 ft): Covers the corn pit and provides some seating, and some table games with shade.

Permanent Gazebo #2 (20 ft x 12 ft): Offers shade and sitting area near Pumpkin Patch

2.2 Parking Plan

We have ample parking with a total of 40 spaces through the front gate.

- A. Our primary lot (roadbase) allows (18) parking spaces (18 foot x 9 foot), and 2 ADA spaces (18x18).
- B. Our overflow lot (grass field) allows an additional 20 spots which can be easily expanded (for future growth).
 - Marked spaces for at least 10 cars simultaneously (provides safety buffer).
 - Staff or volunteers to guide vehicles during busier periods as needed.

2.3 Refuse Disposal Plan

Trash will be picked up nightly and thrown in the 2 CU Yard dumpster on the property. It is picked up once a week or as needed. This was sufficient and can accommodate more trash than we had from the previous year.

There is an ADA bathroom in the barn on a septic system.

See quote for Twin-enviro (2) regular porta-johns being serviced once a week.

Restroom Requirements

- Total Patrons: 800 over 16 days → 50/day
- Average on-site: 10 patrons at any time
- Restrooms: 1 with running water and on a septic system as well as two Porta Potties for a total of three restrooms.

2.4 Vehicular & Pedestrian Traffic Plan:

2025 season, we plan to be open 16 days for a total of 167 hours (Fri 11 hrs, Sat 11 hrs, Sun 7 hrs). We project a 25% percent increase from last year, from 550 to 800 visitors, which averages 50 people/day. The visitors average on-site for 2 hours. The hourly average is 5 customers/hour if evenly split. There are, on average, 10 visitors on-site at any time.

Traffic Plan

- Average on-site patrons at one time: 10
- Average Family Size: 3-5 per car (3 cars on-site at a time)
- Parking: 40 spaces available with overflow lot
- Staff to direct traffic if needed (has not been previously needed).

2.5 Emergency Service Plan:

A. Emergency Contacts

- Fire/EMS: 911
- Florence Fire Protection District (Chief Ritter): 719-784-2350
- Penrose Fire Department 719-372-3001
- Event Coordinators: Paul Smith, 303-718-3418, psmith.cci@gmail.com; Natalie Smith 303.829.6659 znsmith99@gmail.com

B. Emergency Vehicle Access

- Maintain minimum 20 ft. wide fire lane access to property at all times.
- All gates unlocked or with quick-release access during event hours.

C. Fire Extinguishers

- 2A:10BC extinguishers at:
 - Cooking areas - n/a
 - Hay/straw storage - n/a
 - Main activity zones - Provided
- Extinguishers serviced within past year - New August 2024

D. Electrical Safety

- Outdoor-rated extension cords only where needed, no daisy-chaining

E. Decorations / Combustibles

- Hay, straw, and cornstalks kept away from heat sources
- Exits and pathways remain clear and unobstructed

F. Evacuation Procedures

- Staff briefed on evacuation routes
- In case of emergency:
 - Staff guides guests to nearest exits
 - Fire department notified immediately
 - Extinguishers used if needed

2.6 Animal Maintenance Plan:

There are 2-4 baby animals, separated by breed and locked. The pen is temporary for the month with shelter from rain/sun/elements. Visitors can view the baby animals i.e. goats, pigs. The baby animals have been socialized to interact with humans on a regular basis, and are considered friendly.

Daily Maintenance:

- Provide fresh food and water daily.
- Ensure enclosures are secure.
Check temperature and shelter protection from weather.
- Interact with goats gently and regularly to maintain comfort with people

Weekly Maintenance:

- Change food/water containers weekly to prevent contamination.
- Remove Waste/ Clean pen.
- Inspect fencing and enclosure structures for wear or damage.

- Rotate toys/enrichment items to prevent boredom

Baby animals will be monitored on a regular basis for signs of illness/injury (fur, skin, eyes, and behavior) and any medications/treatment plans, changes in feeding schedule, abnormal behavior will be logged.

2.7 Concession Plan:

Bottled Water, Canned sodas, hot cocoa/cider packets, pre-packaged non-refrigerated items such as candy, chips, popcorn, pretzels and baked goods.

Ericka Powell, Co-owner, has her Cottage license

See Attached Cottage License for Ericka Powell

See Attached Sales License for Pop's Pumpkin Patch for all concessions

In the future we will look at Special Event Limited and Full Service permits to expand food options.

2.8 Signage Plan: n/a

2.8 Drinking Water Plan

Sell Bottled water on-site

Required Submittals - Section Three

Exhibit 2.1 See Attached copy of most recent deeds.

Exhibit 2.2 Documentation of Right to Occupy:

See Letter From Ericka Powell, Co-owner of Pop's Pumpkin Patch, she is aware and has authorized using the land for Pop's Penrose Pumpkin Patch.

Exhibit 2.11 General Liability Insurance

Exhibit 2.13 Site Plan

- All Structures proposed or existing with dimensions to property lines
 - A. Barn: Interior is (40ft x30ft) with attached Patio (40ftx40ft).
 - Barn to 13th St is 53 ft and Barn to T St. is 160 ft
 - B. Permanent Gazebo #1: (18 ft x24 ft)
 - Gazebo #1 to 13th St is 96 ft and Gazebo #1 to T St. is 226 ft
 - C. Permanent Gazebo #2 (20 ft x 12 ft) Add google dimensions
 - Gazebo #2 to 13th St is 447 ft and Gazebo#1 to T St. is 705 ft.
- All Utilities for the structures, including electric, gas, water, and sanitary sewer/septic
 - A. Electric: