



**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](mailto:Planning@fremontco.com)

**Fremont County**

**MAY 15 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.**



MAY 15 2025

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

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Check the Applicable Application

<input checked="" 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 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): 1649 Poplar Ave. & 1629 Poplar Ave.	
Tax ID/Parcel Numbers(s): R039024 & R018120	Parcel size(s) in Acres: 5 acres & 5 acres
Zone District: Suburban/Agriculture	Proposed Land Use: Agritainment

**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): Tim & Susan Madone
Mailing Address: 1724 Poplar Ave. Canon City, CO 81212
Telephone: 719-821-9133
Email Address: <a href="mailto:suemadone@gmail.com">suemadone@gmail.com</a>

**AUTHORIZATION REPRESENTATIVE / AGENT / CONSULTANT:** Indicate person(s) submitting the application if different than the property owner(s). Attach additional sheets if necessary.

<b>Name(s) (Individual or Organization):</b>
<b>Mailing Address:</b>
<b>Telephone:</b>
<b>Email Address:</b>

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.

Sue Madone  
Printed Name

  
Applicant Signature

5/15/2025  
Date

Tim Madone  
Printed Name

  
Owner Signature

5/15/2025  
Date



**Fremont County Planning & Zoning Department**  
Special Review Use, Conditional Use Permit, &  
Commercial Development Plan Application

1. Please indicate the Zone District & Current Land Use for adjacent properties.

		Land Use
Northerly	R1	
Easterly	R1	
Westerly	R1	
Southerly	R1	

2. Master Plan – Planning District of property: R1

3. Is access through adjacent properties? ☐ Yes ☒ No

• If “yes” is access legally established through:

☐ Deed of Record ☐ Recorded Plat ☐ Court Order (Attach documentation marked “Exhibit 1.3”).

4. Does the property lie adjacent to or within three (3) miles of any municipal boundary lines (city/town limits)? ☒ Yes ☐ No

• If marked “yes” Entity Name: CANON CITY

5. Requested duration of proposed use: ☒ Life of Use ☐ Estimated use in years: \_\_\_\_\_

6. List Utility Provider information:

WATER	CANON CITY WATER
SANITATION	TWIN ENVIRO
ELECTRICAL	BLACK HILLS
TELEPHONE/CABLE	SPECTRUM
REFUSE	TWIN ENVIRO
IRRIGATION	DEWEESE-DYE
PROPANE	BLUE FLAME



Question 1.

ArcGIS Web AppBuilder



2/9/2025, 12:57:20 PM  
FC Addresses  
FC Parcels

Google Maps



## 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

- ☒ 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..
- ☒ EXHIBIT 2.2 Describe the existing land use & proposed structures, with dimensions and square footage, & the current and proposed lot coverage.
- ☒ EXHIBIT 2.4 Landscaping Plan
- ☒ EXHIBIT 2.5 Lighting Plan
- ☒ EXHIBIT 2.6 Total parking spaces standard size, compact size, ADA spaces, & loading areas. Parking surface material and thickness. Describe the lighting for all parking areas.
- ☒ Exhibit 2.8 Statement indicating how the proposed use complies with "Goals Objectives, and Implementation Strategies" of the Fremont County Master Plan District
- ☒ Exhibit 2.9 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.

### IMPACT ANALYSIS – SECTION THREE

- ☒ EXHIBIT 3.1 Dust and erosion measures
- ☒ EXHIBIT 3.2 Noise control measures
- ☒ EXHIBIT 3.3 Visual impact control measures ☒ EXHIBIT 3.4 Odor Control
- ☒ EXHIBIT 3.5 Wildlife/plant habitat protection measures ☒ EXHIBIT 3.6 Water quality and/or water way(s) protection measures ☒ EXHIBIT 3.7 Safety measures to protect adjacent properties, residents, & agricultural operations
- ☒ EXHIBIT 3.8 Measures to protect and/or preserve archaeologically or historically significant sites
- ☒ EXHIBIT 3.9 Measures to limit or control offsite discernable vibrations

### REQUIRED SUBMITTALS – SECTION FOUR

- ☒ Exhibit 4.1 Current Deed of Record
- ☒ Exhibit 4.2 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.

Get  
water  
bill

- ☒ Exhibit 4.3 Sanitation Documentation: Public sewer shall require documentation evidencing the ability to provide service. Onsite Wastewater System (OWTS) shall require a soils report and a design plan from a certified engineer. Existing OWTS systems shall require documentation that the

N/A

<input checked="" type="checkbox"/> Exhibit 4.3 <i>N/A</i>	Sanitation Documentation: Public sewer shall require documentation evidencing the ability to provide service. Onsite Wastewater System (OWTS) shall require a soils 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.
<input checked="" type="checkbox"/> Exhibit 4.4 <i>Call Amy</i>	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.)
<input checked="" type="checkbox"/> Exhibit 4.5	(Drainage Plan & Report: (Drainage plans require approval by the County Engineer). <i>George</i> )
<input checked="" type="checkbox"/> Exhibit 4.6	Noxious Weed Control Plan
<input checked="" type="checkbox"/> Exhibit 4.7	List of owners and mailing address for all properties located within five hundred (500') foot radius of the subject property.
<input type="checkbox"/> Exhibit 4.8	(A detailed utility plan showing the proposed or existing location of all utilities. <i>George</i> )

#### IF APPLICABLE SUBMITTALS – SECTION FIVE

<input type="checkbox"/> Exhibit 5.1 <input type="checkbox"/> N/A	(CDOT) Notification of Proposed Land Use and comments <i>FCDOT</i>
<input type="checkbox"/> Exhibit 5.2 <input checked="" type="checkbox"/> N/A	Mineral Interest Notification and certified mailing receipt. (this is only required if the minerals interests are severed)
<input checked="" type="checkbox"/> Exhibit 5.3 <input type="checkbox"/> N/A	Copies of all local, state and federal licenses and/or status of applications.
<input type="checkbox"/> Exhibit 5.4 <input checked="" type="checkbox"/> N/A	In circumstances of Corporate Ownership, documentation evidencing whom is eligible to execute documents on behalf of the corporation
<input type="checkbox"/> Exhibit 5.5 <input checked="" type="checkbox"/> N/A	In circumstances where the applicant is not the owner written authorization from the owner specifying the extent to which the representation is authorized
<input type="checkbox"/> Exhibit 5.6 <input checked="" type="checkbox"/> N/A	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
<input type="checkbox"/> Exhibit 5.7 <input checked="" type="checkbox"/> N/A	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)
<input type="checkbox"/> Exhibit 5.8 <input checked="" type="checkbox"/> N/A	Buffering Plan Required for Contractor Yards, Junk Yards, Automobile Graveyards, & Vehicle Impoundment Yards
<input type="checkbox"/> Exhibit 5.9 <input checked="" type="checkbox"/> N/A	Current registration for SMM equipment or documentation that equipment is on tax rolls associated with the property, to include list of machinery.
<input type="checkbox"/> Exhibit 5.10 <input checked="" type="checkbox"/> N/A	List of Hazardous materials stored and/or used on site, to include location of storage and management practices
<input type="checkbox"/> Exhibit 5.11 <input checked="" type="checkbox"/> N/A	Copies of mining and reclamation plans (CUP's)
<input type="checkbox"/> Exhibit 5.12 <input checked="" type="checkbox"/> N/A	Required information set forth in FCRZ 8.01(a) (Airports)
<input type="checkbox"/> Exhibit 5.13 <input checked="" type="checkbox"/> N/A	Required information set forth in FCRZ 8.01(b) (Adult Uses)



<input type="checkbox"/> Exhibit 5.14 <input checked="" type="checkbox"/> N/A	Required information set forth in FCRZ 8.01(c) (Antenna or Towers)
<input type="checkbox"/> Exhibit 5.15 <input checked="" type="checkbox"/> N/A	Required information set forth in FCRZ 8.01(d) (Contractor's Yard #2)
<input type="checkbox"/> Exhibit 5.16 <input checked="" type="checkbox"/> N/A	Required information set forth in FCRZ 8.01(e) (Junkyards)
<input type="checkbox"/> Exhibit 5.17 <input checked="" type="checkbox"/> N/A	Required information set forth in FCRZ 8.01(f) (Kennel)
<input type="checkbox"/> Exhibit 5.18 <input checked="" type="checkbox"/> N/A	Required information set forth in FCRZ 8.01(g) (Solid Waste Disposal Site and Facility)
<input type="checkbox"/> Exhibit 5.18 <input checked="" type="checkbox"/> N/A	Required information set fourth in FCZR 8.01(h) Tiny Home Communities
<input type="checkbox"/> Exhibit 5.19 <input checked="" type="checkbox"/> N/A	Required information set forth in FCRZ 8.01(i) (Travel Trailer Park & Campground)

**REQUIRED FORMS**

<input checked="" type="checkbox"/> CODWR	Fremont County's Colorado Division of Water Resources Information Form
<input checked="" type="checkbox"/> FCDOT	Fremont County Roadway Impact Analysis Form (if accessed from a county road)
<input checked="" type="checkbox"/> CDOT	Colorado Department of Transportation Access Permit (if accessed from a CDOT controlled highway)
<input checked="" type="checkbox"/> FIRE	Fire Protection Plan

**SITE PLAN** *George*

<input type="checkbox"/>	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 all of which shall include the following:
<input type="checkbox"/>	Written and graphic scale with minimum of 1" = 200' max 1" = 50';
<input type="checkbox"/>	Appropriate title (SPECIAL REVIEW USE PERMIT, CONDITIONAL USE PERMIT, COMMERCIAL DEVELOPMENT PLAN FOR {name});
<input type="checkbox"/>	Appropriate subtitle (brief description of the proposed use);
<input type="checkbox"/>	Boundary drawing of the property with bearings and dimensions illustrating the legal description;
<input type="checkbox"/>	Legal description of the property;
<input type="checkbox"/>	Acreage or square footage of the subject property;
<input type="checkbox"/>	Zoning classification of the subject property;
<input type="checkbox"/>	Zoning classification of the adjoining properties;
<input type="checkbox"/>	North Arrow;
<input type="checkbox"/>	Vicinity map locating the subject property in relation to surrounding areas;
<input type="checkbox"/>	Table indicating relationship between proposed and existing construction to remain on the property
<input type="checkbox"/>	Minimum lot size, maximum lot coverage, maximum building height, minimum lot width, minimum setback requirements (Front, Two sides, & Rear)

<input type="checkbox"/>	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;
<input type="checkbox"/>	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;
<input type="checkbox"/>	Location of loading areas to include size, dimensions surface type & thickness;
<input type="checkbox"/>	Labeled access points including interior roadways with dimensions, surface type & thickness, circulation pattern, and dimensions from property lines;
<input type="checkbox"/>	Any proposed pedestrian areas & walkways to include dimensions, surface type & thickness;
<input type="checkbox"/>	Location and dimensions of refuse areas;
<input type="checkbox"/>	Identification and location of all drainageway, drainage facilities, including FEMA flood areas with the Map # and effective date, to include dimensions from property lines;
<input type="checkbox"/>	Location, height & type of lighting for parking and off-loading areas;
<input type="checkbox"/>	Location, type, and size of all on-site identification signage (table may be used);
<input type="checkbox"/>	All easements (existing & proposed) to include dimensions from property lines (beginning, end, & centerline) width, and if they are to be vacated or relocated;
<input type="checkbox"/>	Significant natural features;
<input type="checkbox"/>	Soil types
<input type="checkbox"/>	Open space areas
<input type="checkbox"/>	Legend identifying symbols and/or lines
<input type="checkbox"/>	Architectural rendering or perspectives to portray fully the whole project. The rendering shall be a minimum size of 18"x24"; multiple sheets can be used to display the project. CUP applications are excluded from this requirement.

## EXHIBIT 2.1

### Type of Operation:

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

### Employees:

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

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

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

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

Friday & Saturday open to the public 10am -9pm, Sunday 10am- 6pm.

Expected guest average 800-1000 people a day on the weekends.

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

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

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

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

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

### Machinery Used:

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



## EXHIBIT 2.2

Existing Land Use is agriculture. We grow field corn for the corn maze and combine it for cattle feed after the pumpkin patch when the corn dries down(just like other farmers). Agritainment is only seasonal, Sept 20th thru October 31st. One acre of pumpkins are grown on this property as well and are sold during pumpkin season. Hay is also grown on site and is cut and baled before we open to allow for parking and to provide an area to play field games. The farm is in some stage of production most of the year and only open to the public during pumpkin harvest six weeks out of the year.

House is not used for the business. (Future plan is to have a commercial kitchen in the house.)

Admission Barn, 26' X 12' where we sell admission to the maze and snacks.  
Grill area has a tent over it with future plans to have a pavilion roof over it.  
Store room 12' X 16'.

Tool Shed 7' X 12'

Grain barn is a metal carport 18' X 30', we put grain in this for kids to play in when we are open and storage the rest of the year. Future plans are to replace this with a grain silo gazebo 24' round.

Picnic area is tents 12' X 90' covering the picnic tables when open. Frames are left up all year and tarps are taken down. Future plans include a permanent roof structure with the same dimensions in the same place.

2) Permanent Gazebos 11' X 10' covering picnic tables by fire pits.

2) Chicken & rabbit barns for storage and shelter for animals at night. 8' X12'  
Horse bouncer tent 16' X 30' is simply somewhere to get out of the rain and toddlers can bounce on blow up farm animals. This totally comes down after October 31st as it is set in the side of the corn and needs to be moved before we can harvest the corn.

1629 Poplar Ave. House, storage. Future Plans to remove.

1629 Poplar Ave. Garage/workshop, storage. Future Plan to remove.

Future Cow barn 10' X 20', to house the mechanical cow that was purchased for Educational classes for our school groups.

Lot Coverage: 404,809.07 square footage of property, 2.47% building coverage.

### EXHIBIT 2.4

Landscape Plan is as always, to make our property as “farm beautiful” as possible with no weeds, flowers and grass around the crops.

### EXHIBIT 2.5

Lighting Plan: Currently there are 2 PAL lights from Black Hills Energy. One is on the Locust street side of the pumpkin patch by the entrance. It lights up the front of the business as wells the front restrooms, part of the front parking lot, & part of Locust street by our business entrance.  
The other pal light is at 1629 Poplar Ave. and lights up the parking lot on this parcel. The maze has 3 solar street lights.  
We have multiple solar lights throughout the farm to guide customers in the dark as well. These are positioned low to the ground for trails.

### EXHIBIT 2.6

168 parking spaces 18' x 9'  
3 handicap spaces 18' x 18'  
Surface is grass hay for 85 of the spaces  
The rest of the parking area is road base.

## EXHIBIT 2.8 Master Plan Goals for Agriculture

This is my favorite exhibit. We are the exact example of the Master Plan under Agriculture. Master plan published in 2002, updated 2015, Diana's Pumpkin Patch started in 2000. We are one of the property owners you wrote the Master Plan for.

**Counties Goal: "Encourage farm and rural ranch land to remain in active and productive agricultural use.**

**Objectives:**

D1. Encourage existing agricultural activities to remain in the County.

If you examine this Goal and objective it is more difficult than the words state for our county administration. The reason being agriculture seems to be a dying business in our county and maybe even state wide. Of course when marijuana was legalized a new surge of "farmers" emerged with lots of interest into small acreages to produce big money. Some have failed and I'm sure some have survived. If you consider the pumpkin patch as saving 10 acres, surrounded by houses, in an area where upkeep on these small acreages/lots is usually minimal the pumpkin patch is a thriving agriculture hot spot. Agritourism at its best because we do produce what we sell and we produce it here in Lincoln Park on our land and the backyard parcels that once were all orchards, vineyards or hayfields. We are utilizing vacant land around us to turn it back to agriculture. The pumpkin patch agritourism shows people why agriculture is important to keep. Without the fun of the maze and pumpkins, students wouldn't have the hands on opportunity to learn about growing that corn or the life cycle to produce those pumpkins. Without the fun on the farm, people would not care what is in that 10 acres. All our customers have come to understand a little about agricultures' importance in fulfilling our wants and desires for our lives. If we take it away, I'm quite sure we would hear about it for years.

The problem of the Goal to be met by the County, is the complainers. I believe you administrators need to get the word out, the words you have written, "The right to Farm and Ranch", and your own Master Plan to keep Agriculture alive in Fremont County and that does not mean some where up in the hills or outside of town. It means wherever it is. In this county, agriculture is usually surrounded by houses that went from small 3 acre lots with an orchard or vineyard to houses that let the remainder of the lot sit vacant. It should be in the back of your minds as any activity that includes agriculture crosses your desk it will excite you to move forward with it, instead of the dread in the back of your mind that you know the complaints that will follow it.

We are willing to do what needs to be done to keep our land agriculture and that is the pumpkin patch, but it could just as easily be turned into houses or left to be a giant dust bowl. When we are gone, that might happen but for now let's keep 10 acres of Agricultural land in use. We ask that you follow your own written Goals on Agricultural activities in Fremont County when you decide anything about the pumpkin patch.



## EXHIBIT 2.9 D1.5 of Master Plan

The agricultural use of this land has been here since Dall Deweese brought water to it in 1898. The surrounding houses are the new additions to the area and the Counties own "Right to Farm and Ranch" policy allows agriculture without complaint of dust, smells, chemical spraying, corn husk blowing etc. In my mind all factors of farming should be allowed without complaint.

Therefore, the agritainment is the part we are addressing in making the farm "compatible with neighbors". Here is how we try to do it:

- Giving neighbors free admission all season,
- Trash pick up along Poplar Ave. 2 times a day or more,
- Trash cans put in the county right of way to help with trash,
- Having parking available on our property,
- Closing at 9pm Friday & Saturday to reduce traffic at night,

## IMPACT ANALYSIS- SECTION THREE

### Exhibit 3.1

#### DUST & EROSION MEASURES:

There is no dust or erosion considerations while the pumpkin patch & corn maze is open. We are not irrigating the corn or the pumpkins in late September or October as the ditch water is off by then. The lawn is watered with city water if it needs watering at all. So there is no run off of any kind to cause erosion. Dust is controlled by vegetation covering 90% of our property. If the parking areas are made to be gravel there will be more dust issues. Please consider this before deciding to remove hay coverage to replace it with gravel.

### Exhibit 3.2

#### NOISE CONTROL MEASURES:

The only noise during the pumpkin patch is laughing and talking. Sound is always muffled with vegetation, so noise isn't an issue. The hay ride tractor is running during the day but is no louder than any other tractor on a farm. The hayride, thus the tractor, does not run after 6pm.

### Exhibit 3.3

#### VISUAL IMPACT CONTROL MEASURES:

There is no issue with visual impact as the corn blocks most of the view of the parked cars and houses that surround the farm. The view from Locust St. is the play field which is partially blocked by the straw slide and climbing straw wall. The boxes of picked pumpkins are blocked with new cattle fence. Our neighbor to the bottom of our property ( Mr Bunker), has corn planted the full length of our property to hide the playing field and the hayride from his sight. The side of our property, (not the street side) has parking half way and corn the rest of the length of the property, also hiding the hayride and any activity of the pumpkin patch. There are only two sides of the pumpkin patch that are visible to passers by on, Locust St. and Poplar Ave. The admission barn, on Locust St. is painted every year as well as all the white fencing around the barn and house.

### EXHIBIT 3.4

#### ODOR CONTROL:

There is no issue with odor during pumpkin patch season.

### Exhibit 3.5

#### WILDLIFE /PLANT HABITAT PROTECTION MEASURES:

Anyone who has come out to the farm has seen the deer, raccoons, birds and geese. There are no controls for these animals as we have become a refuges for the wildlife. Extra grain for the geese in winter, fresh corn for the raccoons, insects for the birds & the deer eat everything. We have had to call out DOW for their help with too many animals and they are fully aware of the property and its use and what is thriving on it.

## IMPACT ANALYSIS -SECTION THREE PAGE 2

### Exhibit 3.6

#### WATER QUALITY /WATERWAY PROTECTION:

There is no waterways during pumpkin season that are impacted by the pumpkin patch or corn maze or parked vehicles.

### Exhibit 3.7

#### SAFTEY MEASURES TO PROTECT ADJACENT PROPERTIES:

We hire two parking attendants (contract labor) to control and direct traffic to the parking areas. Our property is fenced with wire mesh (hog panels) along Poplar Ave. and most of Locust street. The back part of our property is fenced with chain link fence and Mr Bunker has rolled metal fencing between his and our property. We also have two PAL lights on power poles to light parking areas and some of the admission barn. The barn also has lights in the eaves, and peaks to light all around the front. There are no homes with young children that play in the streets so there is no problem there with the pumpkin patch traffic.

### Exhibit 3.8

#### MEASURES TO PRESERVE HISTORICALLY SIGNIFACANT SITE:

Our operation is trying PRESERVE 10 acres that once was orchards and farmland from becoming extinct in Fremont County. We work with the Soil Conservation Service here in Fremont County to improve our soil every year. This year we have had the honor to receive the CULTIVATION AWARD from the Conservation District. We want this land to stay a farm for all of Fremont County to enjoy for years to come.

### Exhibit 3.9

#### MEASURES TO LIMIT CONTROL OF VIBRATIONS:

I don't believe this applies to the pumpkin patch.



REQUIRED SUBMITTALS - SECTION FOUR

EXHIBIT 4.1a  
WARRANTY DEED

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

STATE DOCUMENTARY FEE
Date MAR 06 2002
Amount \$ 12.24

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

DECLARATION ATTACHED

whose legal address is 1649 POPLAR AVE  
CANON CITY, COLORADO 81212

of the said County of FREMONT and State of COLORADO, grantee:

WITNESS, that the grantor, for and in consideration of the sum of Ten dollars and other good and valuable consideration DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements, if any, situate, lying and being in the said County of FREMONT and State of Colorado described as follows:

SEE EXHIBIT "A"

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

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except 2002 taxes and all subsequent years, restrictions, reservations, covenants, easements and rights-of-way of record, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

  
CHARLES H. FORMBY

State of COLORADO )  
                                  ) ss.  
County of FREMONT )

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

My commission expires January 15, 2006. Witness my hand and official seal.

Stacey Seifert  
Fremont County Assessor

615 Macon Ave., Room 107  
Canon City, CO 81212  
719-276-7310

AMENDED 2023 REAL PROPERTY NOTICE OF  
VALUATION REFLECTING THE ACTUAL VALUE  
OF YOUR PROPERTY

Hearings will be held: May 1, 2023  
Through: June 12, 2023  
Location: Admin Building  
Office Hours: 7:00 am to 5:00 pm  
Telephone #: 719-276-7310  
Fax #: 719-276-7311  
DATE: 05/04/2023

SCHEDULE NUMBER		TAX YEAR	TAX AREA CODE	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
R039024	99925008	2023	19K	LOT 1 T S SUB REF FROM 190-05-995
PROPERTY OWNER	MADONE TIMOTHY & SUSAN F 1724 POPLAR AVE CANON CITY, CO 81212-5138			
	PROPERTY CLASSIFICATION			
		PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
	Ag Residence	\$173,417	59,957	\$233,374
Ag Improvements	\$14,861	-3,725	\$11,136	
Ag Land	\$178	66	\$244	
TOTALS		\$188,456	56,298	\$244,754

Estimated Tax 1612.80

REAL PROPERTY

CHARACTERISTICS 1649 POPLAR AVE 5 acres

Land Use Code: 441300  
Architectural Style: 2  
Building Type: 102100  
Construction Quality: 4  
Heating Type: 1

Actual Year Built: 1898  
Air Conditioning: 1  
Roof Structure: 3

Heated Area: 1924.0000

REAL PROPERTY

The assessment rate for residential property is projected to be 6.765%, § 39-1-104.2(3), C.R.S. A change in the projected residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 27.9%, 39-1-104(1), C.R.S. The tax notice you receive next January will be based on the current year actual value.

The tax amount is merely an estimate based upon the best information available. You have the right to protest the adjustment in valuation, but not the estimate of taxes, § 39-5-121(1), C.R.S.

If the senior citizen or disabled veteran property tax exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.



**SPECIAL WARRANTY DEED**

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

**Jennet J. Trella**

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

**Susan Madone**

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

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

WITNESS, That the grantor(s), for and in consideration of the sum of One Hundred Fifty-Nine Thousand Dollars and NO/100's (\$159,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Fremont, State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

Doc Fee  
\$ 15.90

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


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

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.


**SELLER:**

  
Jennet J. Trella

STATE OF COLORADO  
COUNTY OF Fremont

} ss:

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

  
Notary Public

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



Stacey Seifert  
Fremont County Assessor  
615 Macon Ave., Room 107  
Canon City, CO 81212  
719-276-7310

AMENDED 2023 REAL PROPERTY NOTICE OF VALUATION REFLECTING THE ACTUAL VALUE OF YOUR PROPERTY

Hearings will be held:  
Through: May 1, 2023  
Location: June 12, 2023  
Office Hours: Admin Building  
Telephone #: 7:00 am to 5:00 pm  
Fax #: 719-276-7310  
DATE: 11/15/23

SCHEDULE NUMBER		TAX YEAR	TAX AREA CODE	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
R018120	19006570	2023	19K	COMM 40 RODS E OF THE SW CO R OF THE NW4SE4 SEC 3-19-70 TH N 40 RODS; TH E 20 RODS; TH S 40 RODS; TH W 20 RODS TO THE POB. EXC FOR A ROAD, A STRIP 20 FT WIDE ALG & OFF FROM THE S END OF SD TRACT.
PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE		+ OR - CHANGE
Ag Residence		\$91,835		23,052
Ag Land		\$4,449		369
Ag Improvements		\$1,882		0
TOTALS		\$98,166		23,421

Estimated Tax 818.36

REAL PROPERTY

CHARACTERISTICS

Land Use Code: 444000  
Architectural Style: 1  
Building Type: 100100  
Construction Quality: 4  
Heating Type: 8

Actual Year Built: 1900  
Air Conditioning: 1  
Roof Structure: 3

Heated Area: 871.0000

REAL PROPERTY

The assessment rate for residential property is projected to be 6.765%, § 39-1-104.2(3), C.R.S. A change in the projected residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 27.9%, 39-1-104(1), C.R.S. The tax notice you receive next January will be based on the current year actual value.

The tax amount is merely an estimate based upon the best information available. You have the right to protest the adjustment in valuation, but not the estimate of taxes, § 39-5-121(1), C.R.S.

If the senior citizen or disabled veteran property tax exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.



City of Cañon City - Utilities  
PO Box 1460  
Cañon City, CO 81215-1460

FOR BILLING INFORMATION:  
(719) 269-9015  
MONDAY-FRIDAY 8 AM TO 5 PM

Return Service Requested 1 15 00005549



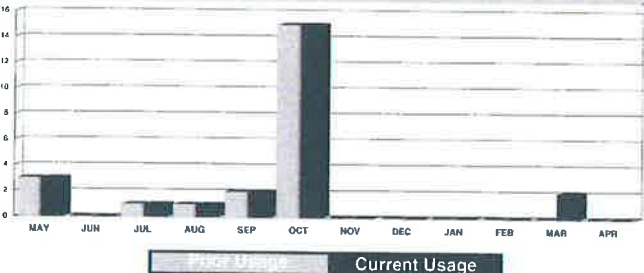
SCH 5-DIGIT 81212  
TIM/SUSAN MADONE  
1649 POPLAR AVE  
CANON CITY, CO 81212-5135



TIER DISPLAY

Service Code	Tier: Cons@Rate	Amount
WA-1-58	Res Outside 5/8" Consump	33.87

YOUR MONTHLY USAGE



SPECIAL MESSAGE

ACCOUNT INFORMATION

ACCOUNT: 4952  
SERVICE ADDRESS: 1649 POPLAR AVE  
PAYMENTS RECEIVED: \$-33.87  
BILLING PERIOD: 3/26/2025 to 4/25/2025  
BILL DATE: 4/28/2025

DUE DATE: 5/25/2025

ACCOUNT ACTIVITY (IN THOUSAND GALLONS)

METER	PREVIOUS	CURRENT	USAGE
53163763	639	639	0

CURRENT CHARGES

DESCRIPTION	AMOUNT
RES OUTSIDE 5/8" METER	27.37
TOTAL CURRENT CHARGES BY 5/25/2025	\$27.37

AMOUNT DUE

TOTAL CURRENT CHARGES BY 5/25/2025	\$27.37
OUTSTANDING BALANCE	\$33.87
OUTSTANDING PENALTIES	\$0.00

TOTAL AMOUNT DUE \$27.37

Pay By Phone at 888-436-6440  
Or Make Payments Online At  
<https://xpressbillpay.com/#/?org=canoncity11107>



SCAN HERE  
TO PAY



PAYMENT COUPON

PLEASE RETURN THIS PORTION ALONG WITH  
YOUR PAYMENT. PLEASE MAKE YOUR CHECK  
PAYABLE TO:  
CITY OF CAÑON CITY

ACCOUNT: 4952  
SERVICE ADDRESS: 1649 POPLAR AVE  
BILLING PERIOD: 3/26/2025 to 4/25/2025  
BILL DATE: 4/28/2025  
DUE DATE: 5/25/2025

TIM/SUSAN MADONE  
1649 POPLAR AVE  
CANON CITY, CO 81212

AMOUNT DUE

TOTAL AMOUNT DUE \$27.37

AMOUNT ENCLOSED

\$ REMIT PAYMENT TO:



CITY OF CAÑON CITY - UTILITIES  
PAYMENT PROCESSING CENTER  
PO BOX 522  
PLEASANT GROVE, UT 84062-0522

00000495280000027373





February 27, 2025

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

Diana's Pumpkin Patch

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

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

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

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

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

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

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

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

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

Thank you for this opportunity.

We at Twin value our relationship with our customers.

Twin Enviro Services

Chris Brochu

General Manager

2500 C.R. 67

Penrose, Colorado, 81240

719-372-6671-Office

719-371-0914-24/7- Cell

[cbrochu@apexwasteco.com](mailto:cbrochu@apexwasteco.com)



800 W. 8<sup>th</sup> Street  
Pueblo, CO 81003  
T: 719-582-5588

Project No.: 25-9862

Subject: Diana's Pumpkin Patch and Corn Maze Drainage Report & Plan  
Date: May 14, 2025

From: Andy Jesik, Jesik Consulting  
Copy to: Dan Victoria, Director, Fremont County Department of Planning and Zoning  
Susanne Madone, Owner of Diana's Pumpkin Patch & Corn Maze

"I hereby state that this Drainage Report for a special review use (SRU) permit for Diana's Pumpkin Patch and Corn Maze, was prepared by me (or under my direct supervision) in accordance with the provisions of the Fremont County Zoning Regulations for the owners thereof. I understand that Fremont County does not, and will not, assume liability or responsibility for design, maintenance or functionality of the drainage facilities, unless the County expressly consents to accept responsibility."

A handwritten signature in blue ink, appearing to read "J. Jesik", written over a horizontal line.

Joseph A. Jesik

Licensed Professional Engineer State of Colorado No. 39781





**Professional Engineering Services**

**800 W. 8th Street, Pueblo, Colorado – 81003**

**719-582-5588**

**Drainage Report**

**Diana's Pumpkin Patch & Corn Maze**

**1649 Poplar Avenue**

**Canon City, Colorado- 81212**

**05/14/2025**



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Attachment A: Hydrology Studio Calculation and Precipitation Report

Attachment B: Hydrologic Soil Group ...

Attachment C: FEMA FIRM Panels & USFWS Wetlands Map

Attachment D: Diana’s Pumpkin Patch and Corn Maze Existing Drainage Conditions Drawing, Sheet D1

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Table 2. Summary of Peak Flow Rates .....4

**1. Introduction**

The owner’s, Timothy and Susanne Madone, owns 5 adjacent parcels in the southwest ¼ of the northwest ¼ of the southwest ¼ of section3, township 19 south, range 70 west of the 6th p.m., Fremont County, Colorado. The SRU application is to consider use of the property in the fall as a public pumpkin patch and corn maze. Subsequently the owner has asked Jesik Consulting to provide the drainage report.

The owner will farm a pumpkin and corn field on about 5.36 ± Acres and has developed a site plan for 168 regular off street parking spaces and 3 handicapped parking spaces for the event. The property has +/-9.33 Acres. The existing structures on the property include 2 single-family homes, 6 sheds, and 3 open gazebos. Up to 5 temporary tents and a ticket counter will be assembled for the event. (plans for the property are attached).

Also refer to the survey of the property noting the Special Review Use permit (SRU) area performed by Crown Point Land Services (Attachment C).

Jesik Engineering developed this drainage plan on behalf of Susanne Madone to support the event of Pumpkin Patch and Corn Maze. This drainage plan includes calculations of historical and event peak flow rates.

The scope of this drainage plan includes:

- a. Identifying existing and proposed hydrologic and hydraulic conditions within property.
- b. Calculating peak flow rates at discharge points.
- c. Summarizing findings and conclusions.

**2. Project Overview and Site Description**

The property is located southwest of Canon City. The area is a mixture of small ranches, agricultural properties, and individual residential properties. The property is bounded by agricultural estates on the south side and agricultural suburban property on the north, east and west sides.

Sand Creek and Pump Ditch are located just north of the property. The natural ground slopes gently to the northeast (approx. 1.5%) and drains into existing ditches on the property edges or through a culvert under Locust Street. An irrigation ditch runs along the east side of Locust Street, west property line, and north property line. The ditches and surrounding roadways prevent significant water from flowing onto the property.

Offsite runoff from the south is limited by Poplar Avenue. Offsite contribution from the west is doubtful since an orchard exists on the property and there is an irrigation ditch along the property line.

The owner’s property is located at 1649 Poplar Avenue in Canon City.

Please refer to the attachments for specific location and orientation of the property.

The site has two existing residences, 6 sheds, 3 open gazebos, 5 temporary tents and a ticket counter at the entrance. Apart from 7.03 ± acres of pumpkin patch, corn maze, and hay fields, the structures mentioned, and parking spaces will use +2.3 acres of the site.

There is a ditch/berm along the north side of the property to direct storm-water runoff to a shallow pond in the northeast corner of the property. The pond discharges through a 12" corrugated metal pipe under Locust Street and into a ditch.

**3. Hydrologic Evaluation**

**3.1 Basin Hydrology**

This property is located within the Arkansas River Basin; a high-altitude, semi-arid hydrologic basin of approximately 5,200 Square miles that extends from Leadville to Pueblo, CO (USGS, 1984). The Arkansas River basin is the headwaters of the Arkansas River and the source of much of the surface water used in southeastern Colorado. The site is located within the Upper Arkansas subbasin, Hydrologic Unit Code 11020002.

The property is in areas of minimum flood hazard. The FEMA FIRM maps are included as Attachment C.

There are no USGS flow monitoring stations along any of the surface water drainages within the project boundaries. Sand Creek and Pump Ditch flows into the Arkansas River approximately 4200 feet east of the Site. The soil on this subdivision is classified by the Natural Resources Conservation Service as (#34) Fort Collins loam with 1 to 4 percent slope. The surface layer is typically pale brown loam about 4 inches thick. The subsoil to a depth of 60 inches or more is loam. Water capacity is high. Runoff is slow to medium, and the hazard of erosion is slightly moderate. It has a permeability of 0.6 inches/hour to 2" inches/hour. This soil has low shrink-swell potential.

**3.2 Hydrologic Analysis**

This section summarizes the methods and assumptions used to estimate peak flows to be used in analyzing the existing hydraulic culvert.

Surface water in the vicinity of the property flows into the Arkansas River, through Pump ditch and Sand Creek. These were selected based on the available topography information and USGS maps of streams and drainages. Irrigation water runoff from surface flows or smaller drainages, including stormwater flowing from farms, is intercepted by and re-directed into the existing ditches around the property.

Based on field observations and a review of the Site topography, it was determined that the impact to drainage from increased impermeability from the event is negligible (<1%).



3.2.1 Precipitation

Design precipitation depths were taken from the National Oceanic and Atmospheric Administration (NOAA) Precipitation Frequency Data Sever website based on the NOAA Atlas 14, Volume 8 Version 2.0, Location: Canon City, Colorado, USA. The precipitation report is included in Attachment A and originated from NOAA.

Precipitation depths to be analyzed were selected based on Fremont County Department of Planning and Zoning Subdivision Regulations. The 100-year, 24-hour Soil Conservation Service (SCS) storm was selected for analysis based on the Fremont County Department of Planning and Zoning Subdivision Regulations to convey runoff from this storm type without damage to permanent facilities and structures.

The precipitation depths from NOAA Atlas 10-year, 24-hour and 100-year, 24-hour SCS Type II storm events—hereafter referred to as the 10-year and 100-year design storms, respectively—were selected for hydrologic analysis.

3.2.2 Drainage Areas, Time of Concentration, Soil Groups

The contribution drainage areas for the location were delineated using the topography of the site and surrounding area. Surface topography of Diana’s Pumpkin Patch and Corn Maze is included on Sheet D1.

The time of concentration for each drainage area was generated by Hydrology Studio using the TR55 method. These values were used to analyze existing conditions. This project does not alter the time of concentration of the upstream contribution drainage areas (e.g., through conversion of permeable into impermeable surfaces).

The hydrologic soil groups (HSG) within the project and the property are included in Attachment B. The HSGs of the upstream drainage areas are also included.

The Hydrology Studio report for each drainage area—including the location, time of concentration, and HSGs and composite Curve Number—are provided in Attachment B and summarized in Table 1.

Table 1. Summary of Drainage Area Hydrology Inputs

Location	Area (acres)	Time of Concentration (minutes)	Runoff Coefficient
Pre -Event	9.33	111.0	0.29
Event Days	9.33	111.0	0.295

3.2.3 Peak Flow Rates

The peak flow rates for the design storms were calculated using hydrologic modeling software, Hydrology Studio. The Hydrology Studio model report is provided in Attachment A. Peak flows are summarized in Table 2.

Table 2. Summary of Peak Flow Rates

Location	10-year 24-hour storm (cfs)	100-year 24-hour storm (cfs)
Non-Event Days	3.048	5.486
Event Days	3.101	5.580

Section 4: Hydraulic Design Considerations

This section discusses the upstream drainage conditions and current stormwater management practices, as well as the existing culvert, and rip rap, to safely convey peak flow from the design storms.

4.1 Upstream Drainage Conditions and Stormwater Management

The flow from the Agricultural Estates in the West goes into the ditch along the western edge of the property, The ditch wraps around to the north property line then veers off from the property at a northeasterly direction. Flow from properties to the south are restricted from entering the project site by Poplar Avenue. There is very little influence on the site from upstream drainages.

4.2 Onsite Drainage Improvements during the event

Temporary tents and a small ticket booth will be assembled at the start of the event and then removed after the event. These structures when all combined will total 1,113 square feet. Offroad parking will be provided. These parking areas are in areas adjacent to the right of way and are designated for the event.

Section 5: Conclusion

The increase in flow from the property for both the 10 year and 100-year storm events are less than 1-percent and are negligible. As a result, no drainage improvements are recommended during the 6 to 8 weeks of the pumpkin patch and corn maze.

References

Fremont County, Department of Planning and Zoning. 2024, "Zoning Resolution" Cañon City, Colorado: Fremont County, October 16, 2024."

Attachment A: Hydrology Study Report & Precipitation Report



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## Hydrograph by Return Period

File: Pumpkin Patch.hys  
05-14-2025

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Outflow (cfs)							
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
1	Rational	Pre Event					3.048			5.486
2	Rational	Post Event					3.101			5.580

## Hydrograph 10-yr Summary

File: Pumpkin Patch.hys

Hydrology Studio v 3.0.0.38

05-14-2025

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre Event	3.048	1.85	20,300	----		
2	Rational	Post Event	3.101	1.85	20,650	----		

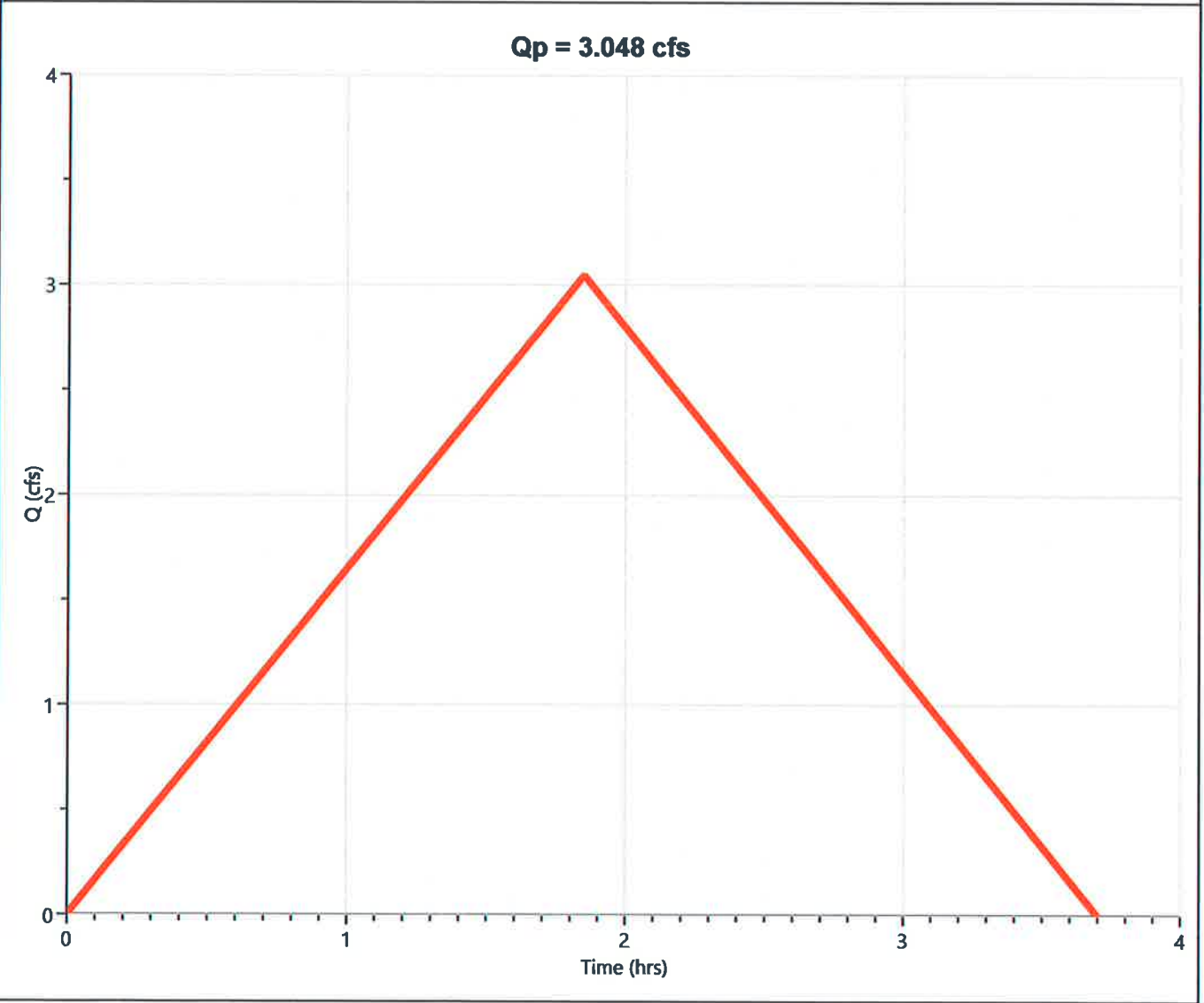
Pre Event

Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 3.048 cfs
Storm Frequency	= 10-yr	Time to Peak	= 1.85 hrs
Time Interval	= 1 min	Runoff Volume	= 20,300 cuft
Drainage Area	= 9.33 ac	Runoff Coeff.	= 0.29*
Tc Method	= TR55 (See Worksheet)	Time of Conc. (Tc)	= 111.0 min
IDF Curve	= SampleIDF.idf	Intensity	= 1.13 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1

\* Composite C Worksheet

AREA (ac)	C	DESCRIPTION
7.03	0.20	Irrigated Land
2.3	0.55	Residential Land
9.33	0.29	





Event

Rational

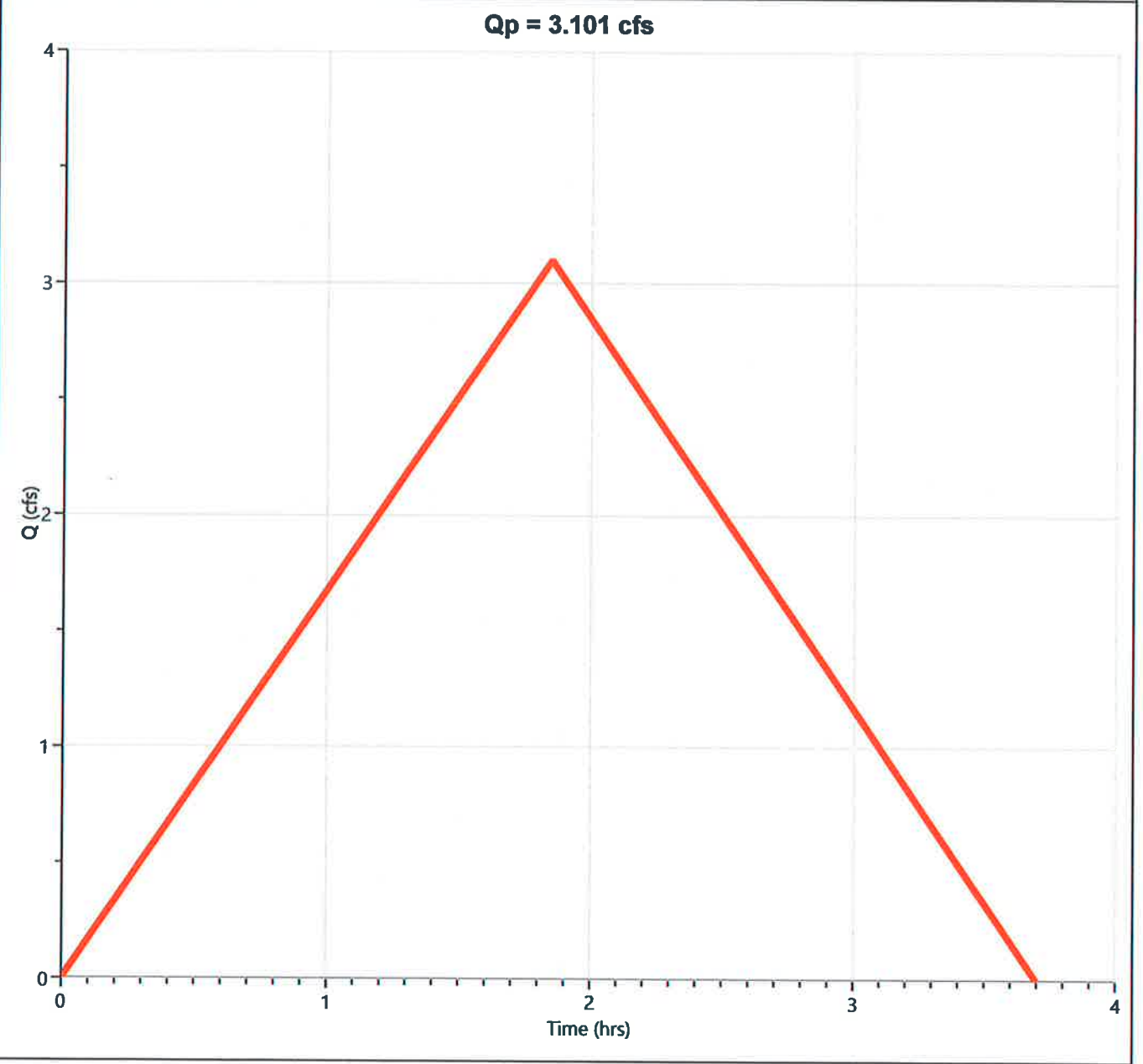
Hyd. No. 1

Description	Segments			Tc (min)
	A	B	C	
Sheet Flow				
Description	Farm Field			
Manning's n	0.030	0.013	0.013	
Flow Length (ft)	50			
2-yr, 24-hr Precip. (in)	2.28	2.28	2.28	
Land Slope (%)	.02			
Travel Time (min)	11.61	0.00	0.00	11.61
Shallow Concentrated Flow				
Flow Length (ft)	740			
Watercourse Slope (%)	0.02	0.00	0.00	
Surface Description	Cultivated	Paved	Paved	
Average Velocity (ft/s)	.12			
Travel Time (min)	99.53	0.00	0.00	99.53
Channel Flow				
X-sectional Flow Area (sqft)				
Wetted Perimeter (ft)				
Channel Slope (%)				
Manning's n	0.013	0.013	0.013	
Velocity (ft/s)				
Flow Length (ft)				
Travel Time (min)	0.00	0.00	0.00	0.00
Total Travel Time				111 min

Post Event

Hyd. No. 2

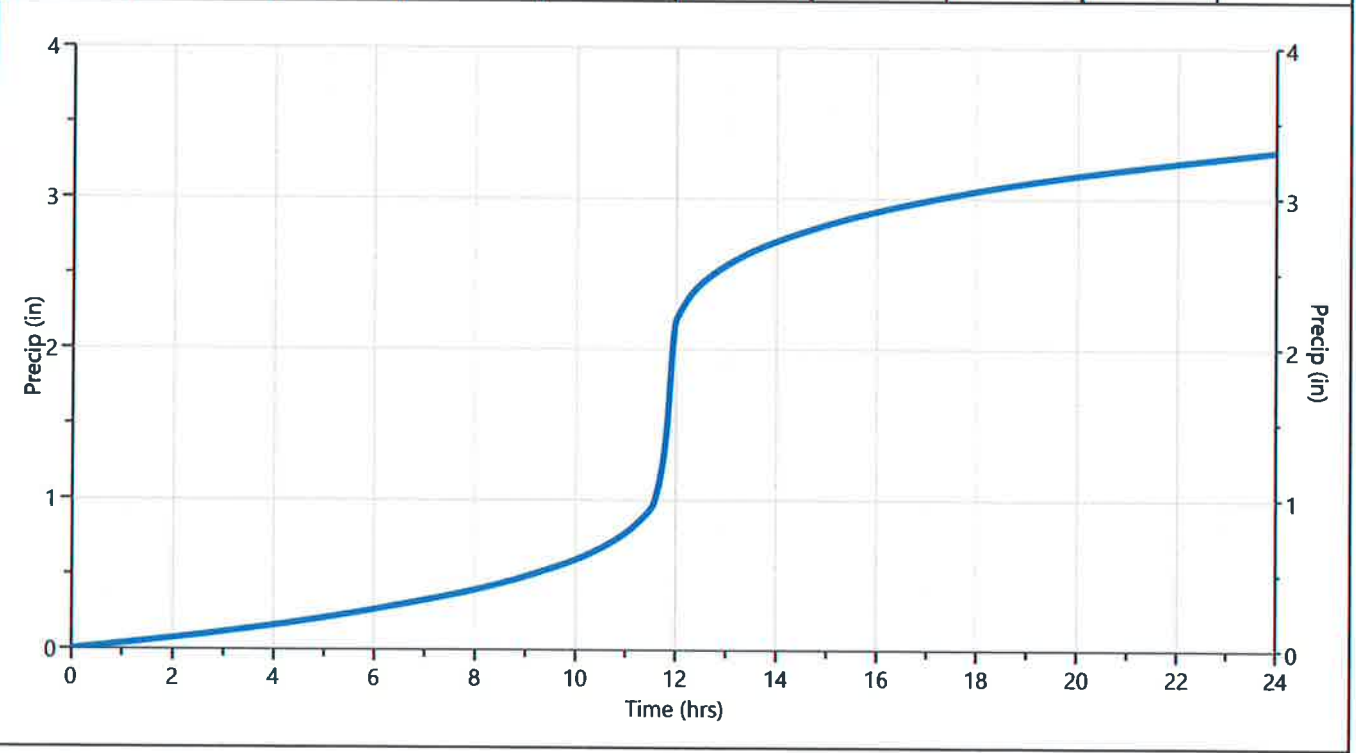
Hydrograph Type	= Rational	Peak Flow	= 3.101 cfs
Storm Frequency	= 10-yr	Time to Peak	= 1.85 hrs
Time Interval	= 1 min	Runoff Volume	= 20,650 cuft
Drainage Area	= 9.33 ac	Runoff Coeff.	= 0.30
Tc Method	= User	Time of Conc. (Tc)	= 111.0 min
IDF Curve	= SampleIDF.idf	Intensity	= 1.13 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



Storm Distribution: NRCS/SCS - Type II, 24-hr

Storm Duration	Total Rainfall Volume (in)								
	1-yr	2-yr	3-yr	5-yr	✓ 10-yr	25-yr	50-yr	100-yr	
24 hrs	1.82	2.28	0.00	2.85	3.31	3.94	4.43	4.94	

Incremental Rainfall Distribution, 10-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
11.42	0.006135	11.60	0.018595	11.78	0.048360	11.97	0.045545	12.15	0.009307
11.43	0.006223	11.62	0.020772	11.80	0.054416	11.98	0.031762	12.17	0.009097
11.45	0.006311	11.63	0.022949	11.82	0.060473	12.00	0.017980	12.18	0.008887
11.47	0.006399	11.65	0.025127	11.83	0.066529	12.02	0.011354	12.20	0.008678
11.48	0.006488	11.67	0.027304	11.85	0.072585	12.03	0.010774	12.22	0.008468
11.50	0.006576	11.68	0.029481	11.87	0.078641	12.05	0.010564	12.23	0.008259
11.52	0.007733	11.70	0.031658	11.88	0.084697	12.07	0.010355	12.25	0.008049
11.53	0.009886	11.72	0.033836	11.90	0.090753	12.08	0.010145	12.27	0.007839
11.55	0.012063	11.73	0.036013	11.92	0.096809	12.10	0.009936	12.28	0.007629
11.57	0.014240	11.75	0.038190	11.93	0.063305	12.12	0.009726	12.30	0.007420
11.58	0.016418	11.77	0.041984	11.95	0.059327	12.13	0.009516	12.32	0.007210



## Hydrograph 100-yr Summary

File: Pumpkin Patch.hys

Hydrology Studio v 3.0.0.38

05-14-2025

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre Event	5.486	1.85	36,535	----		
2	Rational	Post Event	5.580	1.85	37,165	----		

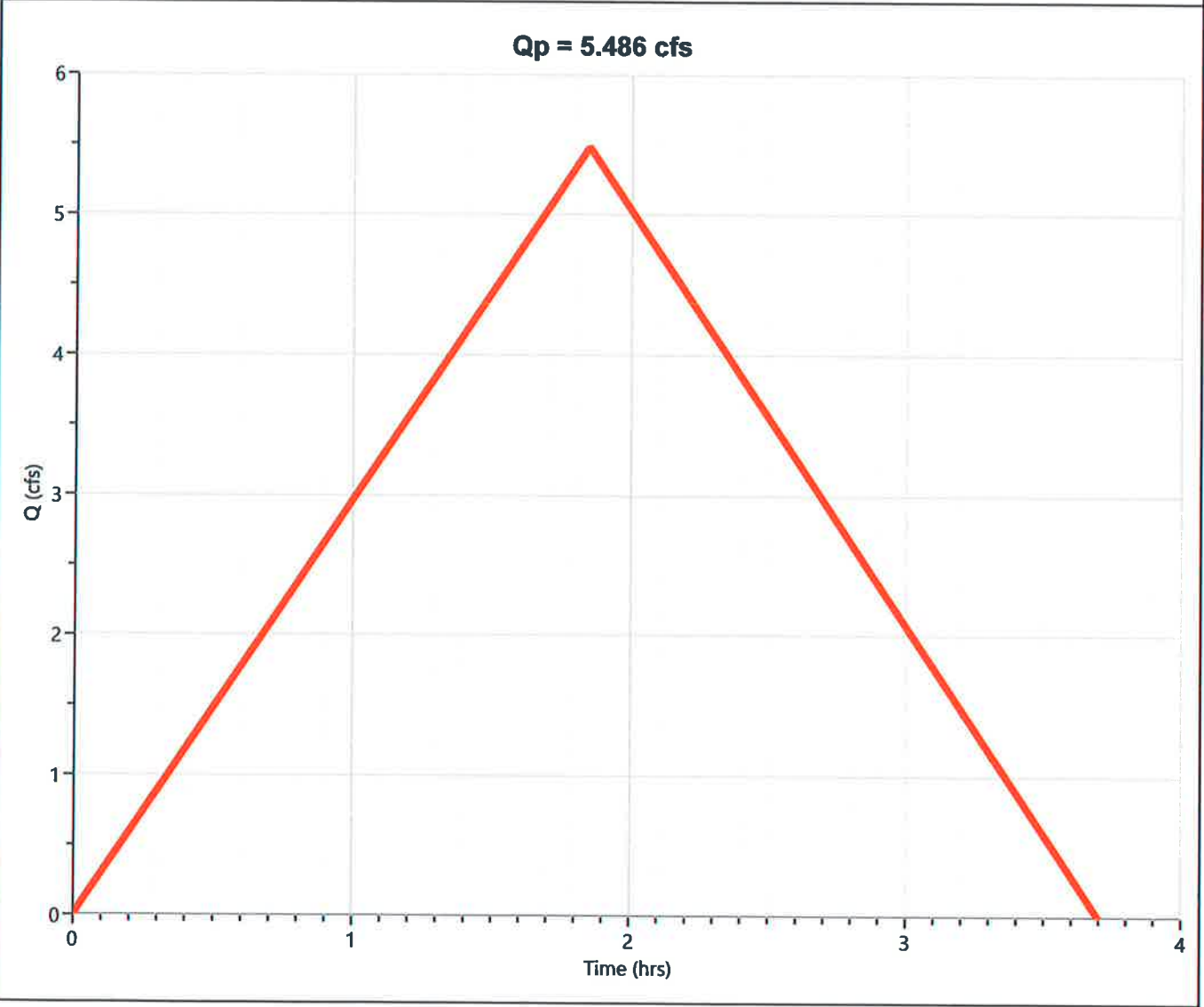


Pre Event

Hyd. No. 1

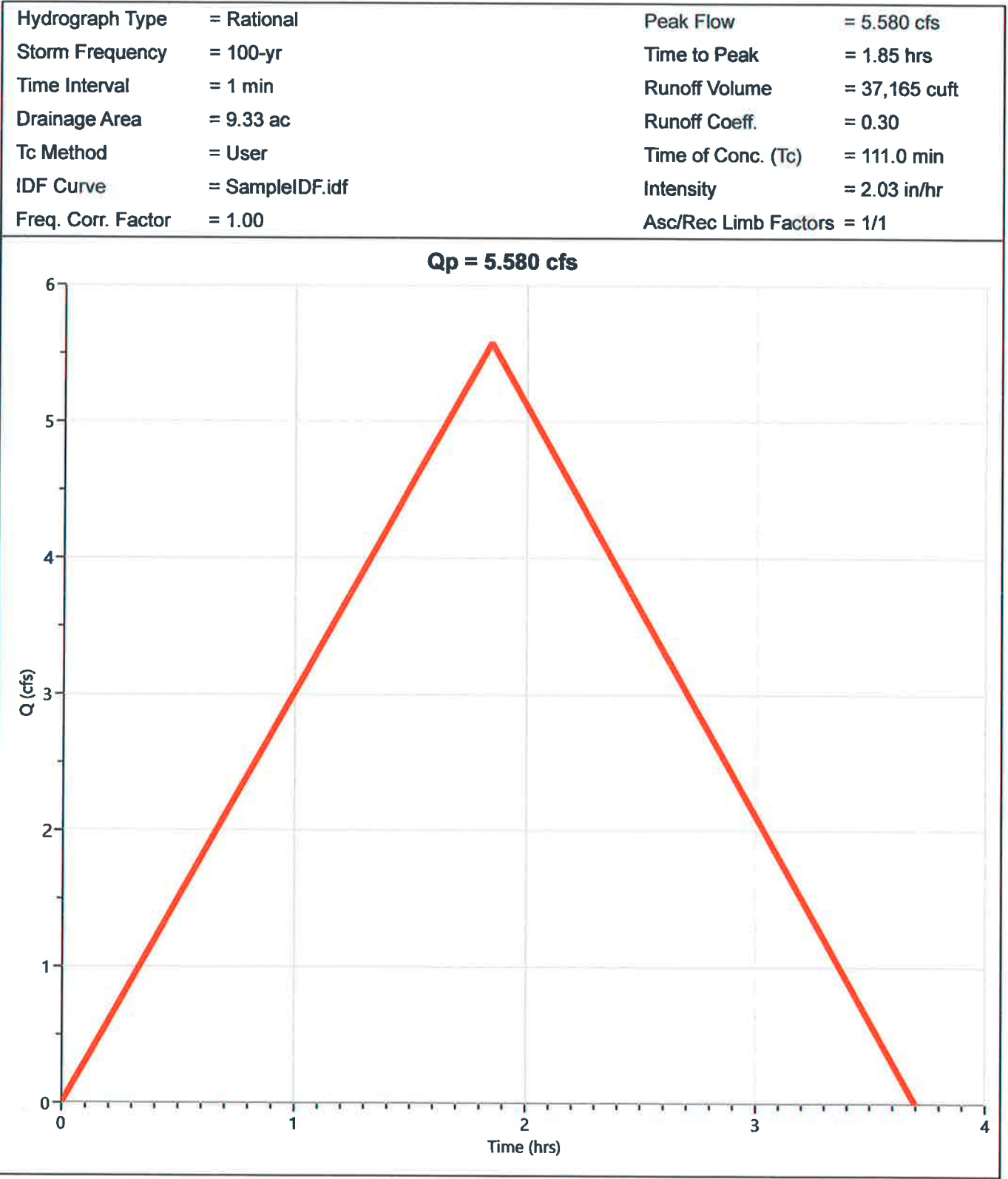
Hydrograph Type	= Rational	Peak Flow	= 5.486 cfs
Storm Frequency	= 100-yr	Time to Peak	= 1.85 hrs
Time Interval	= 1 min	Runoff Volume	= 36,535 cuft
Drainage Area	= 9.33 ac	Runoff Coeff.	= 0.29*
Tc Method	= TR55 (See Worksheet)	Time of Conc. (Tc)	= 111.0 min
IDF Curve	= SampleIDF.idf	Intensity	= 2.03 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1

* Composite C Worksheet		
AREA (ac)	C	DESCRIPTION
7.03	0.20	Irrigated Land
2.3	0.55	Residential Land
9.33	0.29	



Post Event

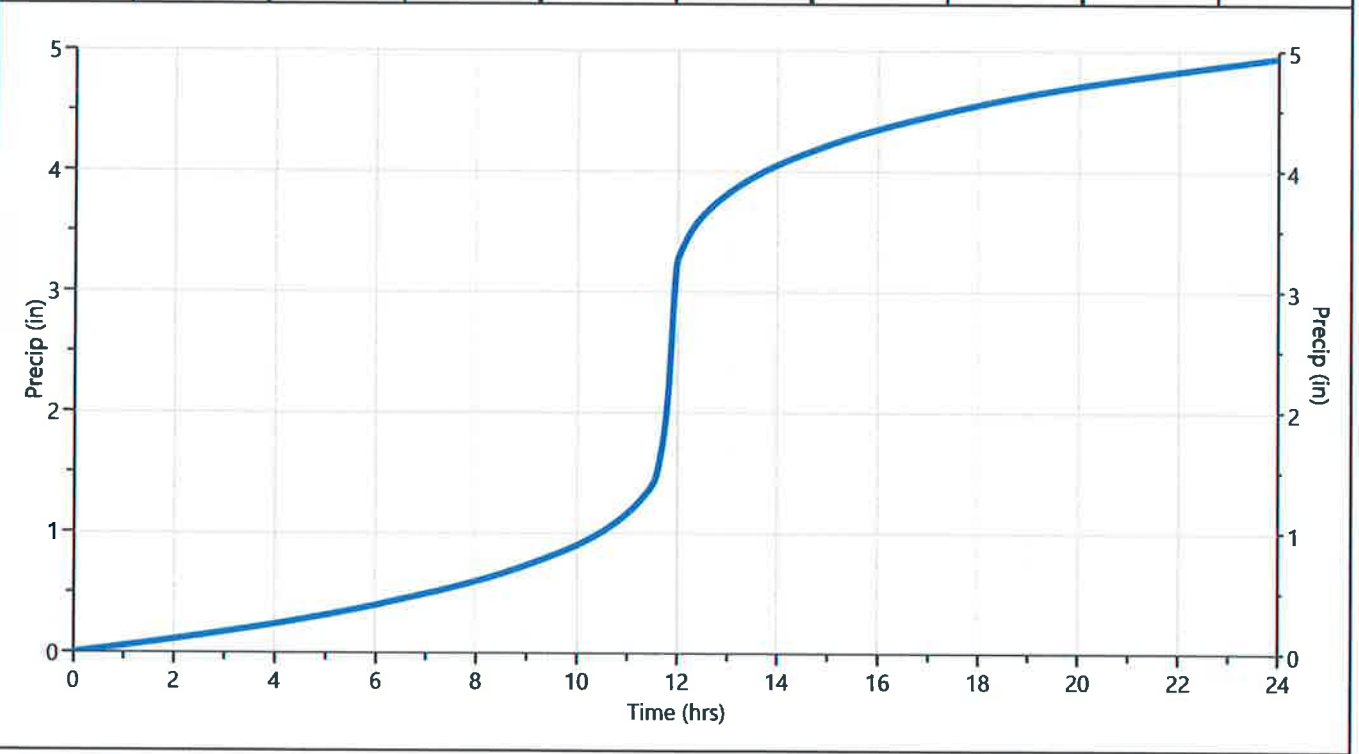
Hyd. No. 2



Storm Distribution: NRCS/SCS - Type II, 24-hr

Storm Duration	Total Rainfall Volume (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	✓ 100-yr
24 hrs	1.82	2.28	0.00	2.85	3.31	3.94	4.43	4.94

Incremental Rainfall Distribution, 100-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
11.42	0.009155	11.60	0.027752	11.78	0.072175	11.97	0.067973	12.15	0.013890
11.43	0.009287	11.62	0.031001	11.80	0.081214	11.98	0.047403	12.17	0.013577
11.45	0.009419	11.63	0.034251	11.82	0.090252	12.00	0.026834	12.18	0.013264
11.47	0.009551	11.65	0.037500	11.83	0.099290	12.02	0.016946	12.20	0.012951
11.48	0.009682	11.67	0.040750	11.85	0.108329	12.03	0.016080	12.22	0.012638
11.50	0.009814	11.68	0.043999	11.87	0.117367	12.05	0.015767	12.23	0.012325
11.52	0.011542	11.70	0.047248	11.88	0.126406	12.07	0.015454	12.25	0.012012
11.53	0.014754	11.72	0.050498	11.90	0.135444	12.08	0.015141	12.27	0.011699
11.55	0.018004	11.73	0.053747	11.92	0.144482	12.10	0.014828	12.28	0.011387
11.57	0.021253	11.75	0.056997	11.93	0.094479	12.12	0.014515	12.30	0.011074
11.58	0.024503	11.77	0.062659	11.95	0.088542	12.13	0.014203	12.32	0.010761

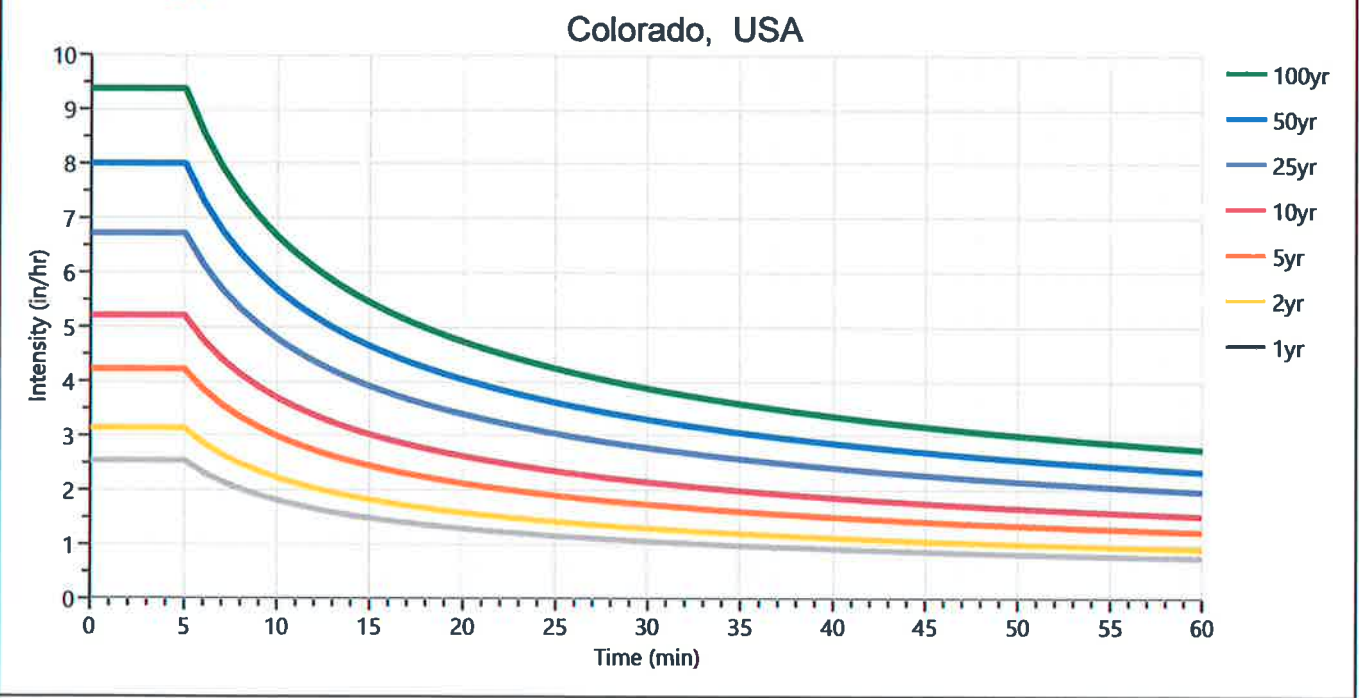


Equation Coefficients	Intensity = B / (Tc + D)^E (in/hr)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
B	5.5686	6.9334	0.0000	9.3524	11.5378	14.8487	17.7228	20.7764	
D	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
E	0.4877	0.4922	0.0000	0.4945	0.4940	0.4926	0.4942	0.4941	

Minimum Tc = 5 minutes

Tc (min)	Intensity Values (in/hr)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
Cf	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
5	2.54	3.14	0	4.22	5.21	6.72	8.00	9.38	
10	1.81	2.23	0	3.00	3.70	4.78	5.68	6.66	
15	1.49	1.83	0	2.45	3.03	3.91	4.65	5.45	
20	1.29	1.59	0	2.13	2.63	3.39	4.03	4.73	
25	1.16	1.42	0	1.90	2.35	3.04	3.61	4.23	
30	1.06	1.30	0	1.74	2.15	2.78	3.30	3.87	
35	0.98	1.21	0	1.61	1.99	2.58	3.06	3.59	
40	0.92	1.13	0	1.51	1.87	2.41	2.86	3.36	
45	0.87	1.06	0	1.42	1.76	2.28	2.70	3.17	
50	0.83	1.01	0	1.35	1.67	2.16	2.56	3.01	
55	0.79	0.96	0	1.29	1.59	2.06	2.45	2.87	
60	0.76	0.92	0	1.24	1.53	1.98	2.34	2.75	

Cf = Correction Factor applied to Rational Method runoff coefficient.





Precipitation Report

Precipitation filename: SamplePrecip.pcp

Hydrology Studio v 3.0.0.38 (Rainfall totals in Inches)

05-14-2025

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Active						✓			✓
SCS Storms	> SCS Dimensionless Storms								
SCS 6hr		1.20	1.50	0	1.86	2.18	2.64	3.01	3.41
Type I, 24-hr		1.82	2.28	0	2.85	3.31	3.94	4.43	4.94
Type IA, 24-hr		1.82	2.28	0	2.85	3.31	3.94	4.43	4.94
Type II, 24-hr	✓	1.82	2.28	0	2.85	3.31	3.94	4.43	4.94
Type II FL, 24-hr		1.82	2.28	0	2.85	3.31	3.94	4.43	4.94
Type III, 24-hr		1.82	2.28	0	2.85	3.31	3.94	4.43	4.94
Synthetic Storms	> IDF-Based Synthetic Storms								
1-hr		0.76	0.92	0	1.24	1.53	1.98	2.34	2.75
2-hr		1.08	1.31	0	1.75	2.17	2.81	3.33	3.90
3-hr		1.33	1.61	0	2.15	2.66	3.45	4.08	4.79
6-hr		1.89	2.30	0	3.06	3.78	4.90	5.80	6.80
12-hr		2.70	3.26	0	4.34	5.37	6.97	8.23	9.66
24-hr		3.85	4.64	0	6.16	7.62	9.91	11.69	13.72
Huff Distribution	> 1st Quartile (0 to 6 hrs)								
1-hr		0.76	0.98	0	1.33	1.61	2.01	2.34	2.69
2-hr		0.89	1.14	0	1.50	1.80	2.24	2.60	2.99
3-hr		0.98	1.24	0	1.59	1.90	2.33	2.68	3.07
6-hr		1.20	1.50	0	1.86	2.18	2.64	3.01	3.41
Huff Distribution	> 2nd Quartile (>6 to 12 hrs)								
8-hr		0	0	0	0	0	0	0	0
12-hr		0	0	0	0	0	0	0	0
Huff Distribution	> 3rd Quartile (>12 to 24 hrs)								
18-hr		0	0	0	0	0	0	0	0
24-hr		0	0	0	0	0	0	0	0
Custom Storms	> Custom Storm Distributions								
My Custom Storm 1		0	0	0	0	0	0	0	0
My Custom Storm 2		0	0	0	0	0	0	0	0
My Custom Storm 3		0	0	0	0	0	0	0	0
My Custom Storm 4		0	0	0	0	0	0	0	0
My Custom Storm 5		0	0	0	0	0	0	0	0
My Custom Storm 6		0	0	0	0	0	0	0	0
My Custom Storm 7		0	0	0	0	0	0	0	0
My Custom Storm 8		0	0	0	0	0	0	0	0
My Custom Storm 9		0	0	0	0	0	0	0	0
My Custom Storm 10		0	0	0	0	0	0	0	0

Precipitation Report Cont'd

Precipitation filename: SamplePrecip.pcp

Rainfall totals in Inches

05-14-2025

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Active						✓			✓
Huff Indiana	> Indianapolis								
30-min		0.99	1.19	0	1.44	1.63	1.89	2.08	2.28
1-hr		1.21	1.46	0	1.81	2.08	2.45	2.75	3.06
2-hr		1.46	1.77	0	2.22	2.57	3.05	3.44	3.85
3-hr		1.57	1.90	0	2.38	2.76	3.30	3.75	4.21
6-hr		1.92	2.31	0	2.88	3.36	4.01	4.56	5.13
12-hr		0	0	0	0	0	0	0	0
24-hr		0	0	0	0	0	0	0	0
Huff Indiana	> Evansville								
30-min		0.99	1.19	0	1.44	1.63	1.89	2.08	2.28
1-hr		1.21	1.46	0	1.81	2.08	2.45	2.75	3.06
2-hr		1.46	1.77	0	2.22	2.57	3.05	3.44	3.85
3-hr		1.57	1.90	0	2.38	2.76	3.30	3.75	4.21
6-hr		1.92	2.31	0	2.88	3.36	4.01	4.56	5.13
12-hr		0	0	0	0	0	0	0	0
24-hr		0	0	0	0	0	0	0	0
Huff Indiana	> Fort Wayne								
30-min		0.99	1.19	0	1.44	1.63	1.89	2.08	2.28
1-hr		1.21	1.46	0	1.81	2.08	2.45	2.75	3.06
2-hr		1.46	1.77	0	2.22	2.57	3.05	3.44	3.85
3-hr		1.57	1.90	0	2.38	2.76	3.30	3.75	4.21
6-hr		1.92	2.31	0	2.88	3.36	4.01	4.56	5.13
12-hr		0	0	0	0	0	0	0	0
24-hr		0	0	0	0	0	0	0	0
Huff Indiana	> South Bend								
30-min		0.99	1.19	0	1.44	1.63	1.89	2.08	2.28
1-hr		1.21	1.46	0	1.81	2.08	2.45	2.75	3.06
2-hr		1.46	1.77	0	2.22	2.57	3.05	3.44	3.85
3-hr		1.57	1.90	0	2.38	2.76	3.30	3.75	4.21
6-hr		1.92	2.31	0	2.88	3.36	4.01	4.56	5.13
12-hr		0	0	0	0	0	0	0	0
24-hr		0	0	0	0	0	0	0	0

## Precipitation Report Cont'd

Precipitation filename: SamplePrecip.pcp

### Rainfall totals in Inches

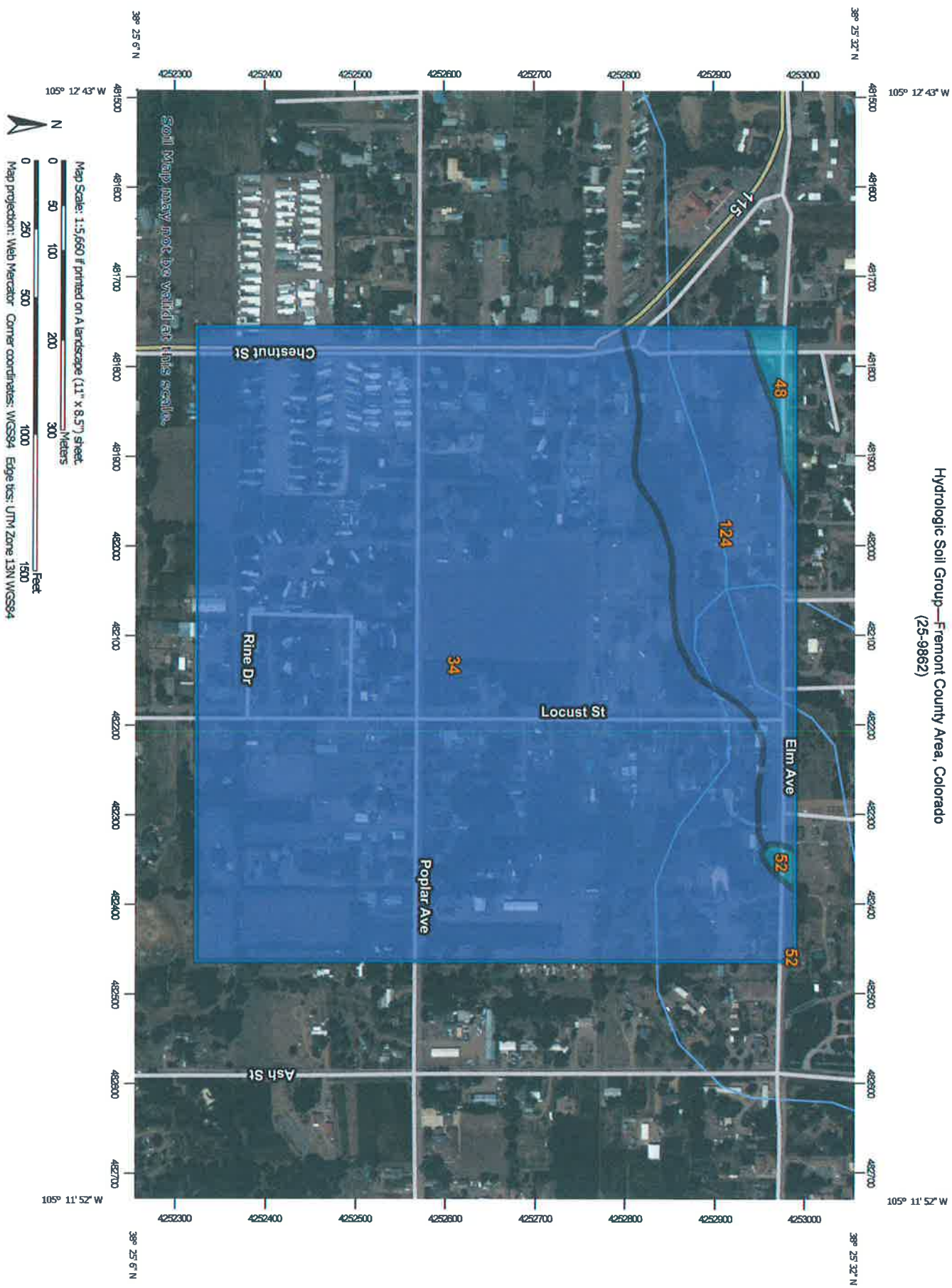
05-14-2025

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Active						✓			✓
NRCS Storms	> NRCS Dimensionless Storms								
NRCS MSE1, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCS MSE2, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCS MSE3, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCS MSE4, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCS MSE5, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCS MSE6, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NOAA-A, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NOAA-B, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NOAA-C, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NOAA-D, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCC-A, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCC-B, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCC-C, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCC-D, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-1, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-2, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-3, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-4, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-5, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-6, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
FDOT Storms	> Florida DOT Storms								
FDOT, 1-hr		0	2.14	2.36	2.58	2.92	3.35	3.66	3.95
FDOT, 2-hr		0	2.70	3.00	3.26	3.69	4.24	4.64	5.00
FDOT, 4-hr		0	3.28	3.76	4.00	4.80	5.50	6.20	6.80
FDOT, 8-hr		0	3.76	4.32	4.80	5.60	6.20	7.20	8.00
FDOT, 24-hr		0	4.28	4.75	5.21	6.11	7.53	8.78	10.20
FDOT, 72-hr		0	5.44	6.10	6.74	7.98	9.92	11.60	13.40
SFWMD, 72-hr		0	5.44	6.10	6.74	7.98	9.92	11.60	13.40
Austin Storms	> Austin Frequency Storms								
Austin Zone 1, 24-hr		0	4.14	0	5.51	6.84	8.90	10.69	12.80
Austin Zone 2, 24-hr		0	4.06	0	5.38	6.65	8.59	10.28	12.23

Attachment B: Hydrologic Soil Group



Hydrologic Soil Group—Fremont County Area, Colorado  
(25-9862)



Hydrologic Soil Group—Fremont County Area, Colorado  
(25-9862)

MAP LEGEND

Area of Interest (AOI)	C
Area of Interest (AOI)	C/D
Soils	D
Not rated or not available	

Soil Rating Polygons	A
	A/D
	B
	B/D
	C
	C/D
	D
	Not rated or not available

Water Features	
Streams and Canals	
Transportation	
Rails	
Interstate Highways	
US Routes	
Major Roads	
Local Roads	
Background	
Aerial Photography	

Soil Rating Lines	A
	A/D
	B
	B/D
	C
	C/D
	D
	Not rated or not available

Soil Rating Points	A
	A/D
	B
	B/D

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fremont County Area, Colorado  
Survey Area Data: Version 22, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 18, 2020—May 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
34	Fort loam, 1 to 3 percent slopes	B	99.3	84.7%
48	Kimera loam, 0 to 3 percent slopes	C	1.3	1.1%
52	Kimera-Cascajo complex, 1 to 12 percent slopes	C	0.3	0.3%
124	Wann-Shanta, dry, association	B	16.2	13.9%
Totals for Area of Interest			117.2	100.0%

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



Attachment C: FEMA FIRM Panels & USFWS Wetlands Map





25-9821



May 14, 2025

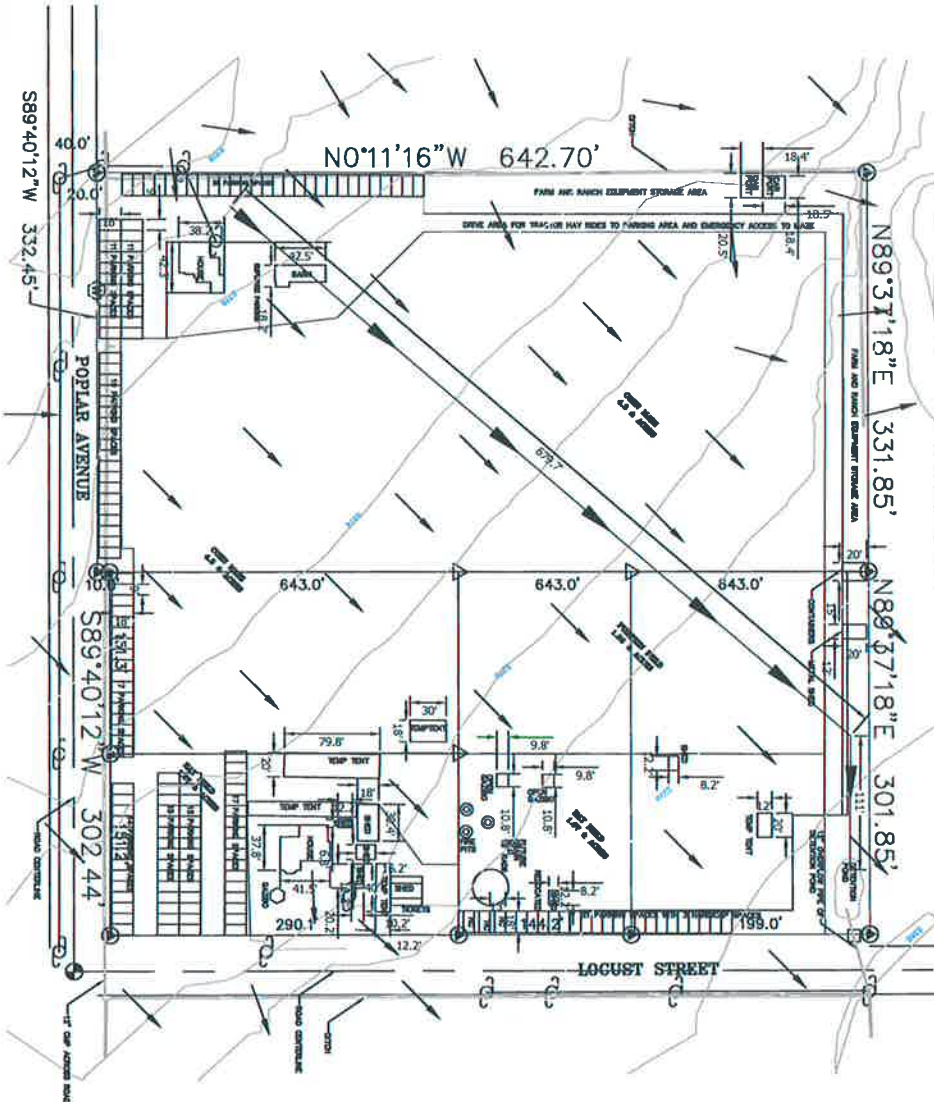
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Attachment D: Diana's Pumpkin Patch and Corn Maze  
Existing Drainage Conditions Drawing Sheet D1



SPECIAL REVIEW USE PERMIT  
DIANA'S PUMPKIN PATCH

IN THE SE1/4,SW1/4,SE1/4 SECTION 3,  
TOWNSHIP 18 SOUTH, RANGE 70 WEST OF THE 6th P.M.,  
FREMONT COUNTY, COLORADO



- ☐ 168 PARKING SPACES
- ☐ 3 HANDICAP SPACES

NO.	REVISION	APP'D	DATE
1	REV1		
2	REV2		
3	REV3		
4	REV4		

DIANA'S PUMPKIN PATCH  
& CORN MAZE

EXISTING DRAINAGE  
CONDITIONS

DESIGNED BY  
DRAWN BY  
CHECKED BY  
PROJECT NUMBER

DATE  
05/14/25

SCALE  
HORIZ : 1"=100'  
VERT : 1"=100'

SHEET  
D1





FREMONT COUNTY WEED MANAGEMENT

1901 East Main St.  
Cañon City, CO 81212  
719-276-7317  
[brittany.pierce@fremontco.com](mailto:brittany.pierce@fremontco.com)

Integrated Weed Management Plan

Project/Owner Name: Diana's Pumpkin Patch DATE 2/8/2025

Address (or location of property) Legal Description- 1649 + 1629 Poplar Ave.

List of Noxious Weeds and Control Plan:

<p>Noxious Weeds Present Control Measures:</p> <p>Reference "Guideline for Weed Management Plans April 2015"</p> <p>State Law requires all landowners to manage noxious weeds on their property. The following weeds under Colorado Noxious Weed Act, if present, are considered a threat to the economic and environmental value of our state lands. These listed under the Noxious Weed Act shall be managed under the provisions of this article. The following species under this act have been identified in this county and should be managed in the appropriate manner as mandated throughout the term of the permit and thereafter.</p> <p>"List A" species - These are rare noxious weed species that are subject to eradication upon confirmed identification during any interval of reclamation to the site. Such List A species confirmed in Fremont County may include, but are not limited to:</p> <p>*Myrtle Spurge, *Japanese Knotweed, *Giant Reed, *Elongated Mustard</p> <p>"List B" species - These are noxious weed species distributed throughout the State of Colorado and are subject to eradication, containment, or suppression in order to halt the continued spread. Species identified within Fremont County may include, but are not limited to:</p> <p>Absinth Wormwood, Black Henbane, Bouncingbet, *Bull Thistle, *Canada Thistle, Common Teasel, *Dalmatian Toadflax, Dame's Rocket, *Diffuse Knapweed, Eurasian Watermilfoil, *Hoary Cress, *Houdstongue, Hybrid Knapweed, Hybrid Toadflax, Jointed Goatgrass, *Leafy Spurge, *Musk Thistle, Oxeye Daisy, Perennial Pepperweed, *Russian Knapweed, Russian-olive, *Salt Cedar, Scentless Chamomile, Scotch Thistle, *Spotted Knapweed, *Yellow Toadflax.</p> <p>"List C" species - Are well-established noxious weed species and are widespread throughout the State for which control is only recommended. Common species in Fremont County include, but are not limited to:</p> <p>Chicory, Common Burdock, Common Mullein, Downy Brome, Field Bindweed, Halogeton, Johnsongrass, Perennial Sowthistle, Poison Hemlock, Puncturevine, Redstem Filaree</p>
--

Identification and treatment can be conducted through Fremont County Weed Management or a recommended partnering agency. Please see Fremont County Weed Control's booklet, "Guideline for Weed Management Plans" for more details such as herbicide rates and specifics about weed control methods.

Fremont County Weed Management is operated by Qualified Licensed Applicators under the Department of Agriculture. Any management or treatment involving chemical treatment should be carried out as indicated on the label. The label is the law. Any information on management planning or about receiving cost share that is available to the public can be discussed with the department to confirm eligibility.

\*These weed species receive priority for cost-share funding.

**Other Required Action:** Though not always present, it is highly advisable to keep an eye out for these species as well as any other state-listed noxious weeds if they begin to emerge. Heavy traffic and soil disturbances can bring about the growth of other seeds dormant in the soil. Watching for this type of activity is key to monitoring this type of occurrence. In the event any 'List A' or large populations of 'List B' species are observed, a site visit would be recommended during the peak growing season to discuss further management plans. In order to do this, please consider all factors in choosing a time (such as weather, presence of actively growing plants, and operation plans or activities). Any additional questions or concerns in completing this management plan please contact Fremont County Weed Management to discuss available options. (719-276-7317)

Aue Madue  
Applicant Signature

2/3/25  
Date

Aue Madue  
Owner/Manager Signature

2/3/25  
Date

\_\_\_\_\_  
Brittany Pierce  
Fremont County Weed Management Representative

\_\_\_\_\_  
Date



## FREMONT COUNTY WEED MANAGEMENT

1901 East Main Street  
Cañon City, CO 81212  
(719) 276-7317  
Brittany.pierce@fremontco.com

2/05/2025

Sue Madone  
Diana's Pumpkin Patch & Corn Maze  
1649 Poplar Avenue  
Canon City, CO 81212

Subject: Fremont County Noxious Weed Management Plan

Dear Ms. Madone,

The Fremont County Noxious Weed Department is pleased with the attached Noxious Weed Management Plan that you submitted. If you need any further assistance, please feel free to contact the Fremont County Weed Manager for more information.

Best regards,

*Brittany Pierce*

Brittany Pierce  
Fremont County Weed Management Director  
**Fremont County Noxious Weed Department**

2/3/2025

## Weed Management Plan

### Diana's Pumpkin Patch & Corn Maze

1649 Poplar Ave.

Canon City, CO 81212

I, Susanne Madone, have my Colorado Department of Agriculture pesticide applicator I.D. 36094 exp. 12/01/27

We are always aware of what weeds species we are seeing in our fields. This acreage is farmed and planted in field corn, 1 acre of pumpkins, & 1 acre of smooth brome grass. The crop ground is tilled before planting to get rid of weeds to start the seed bed. The corn is Roundup Ready corn seed. After the corn and new weeds are up the field is sprayed with Roundup mixed for Roundup ready corn. We do not need to respray as it usually knocks the weeds out. The maze trails are sprayed with Volunteer Herbicide which removes the corn as well as weeds.

The pumpkin crop is sprayed with Strategy Herbicide which is a selective herbicide mixed to allow the pumpkins to germinate and grow while stopping the weeds from germinating. It has worked very well for us. We also hoe the crop, so customers never see weeds mixed with the pumpkins.

The perimeter of the farm is sprayed with Glyphosate (usually Roundup) at the 2% rate which has worked well for keeping control of the weeds. We also use surfactant in that mixture.

Noxious Weeds we have seen out here and try to control either by mechanical or chemical are:

Bindweed, Johnsongrass, Canada Thistle, & Mustard. Some I don't if they are on the Noxious Weed list, but we have had good kill on them.

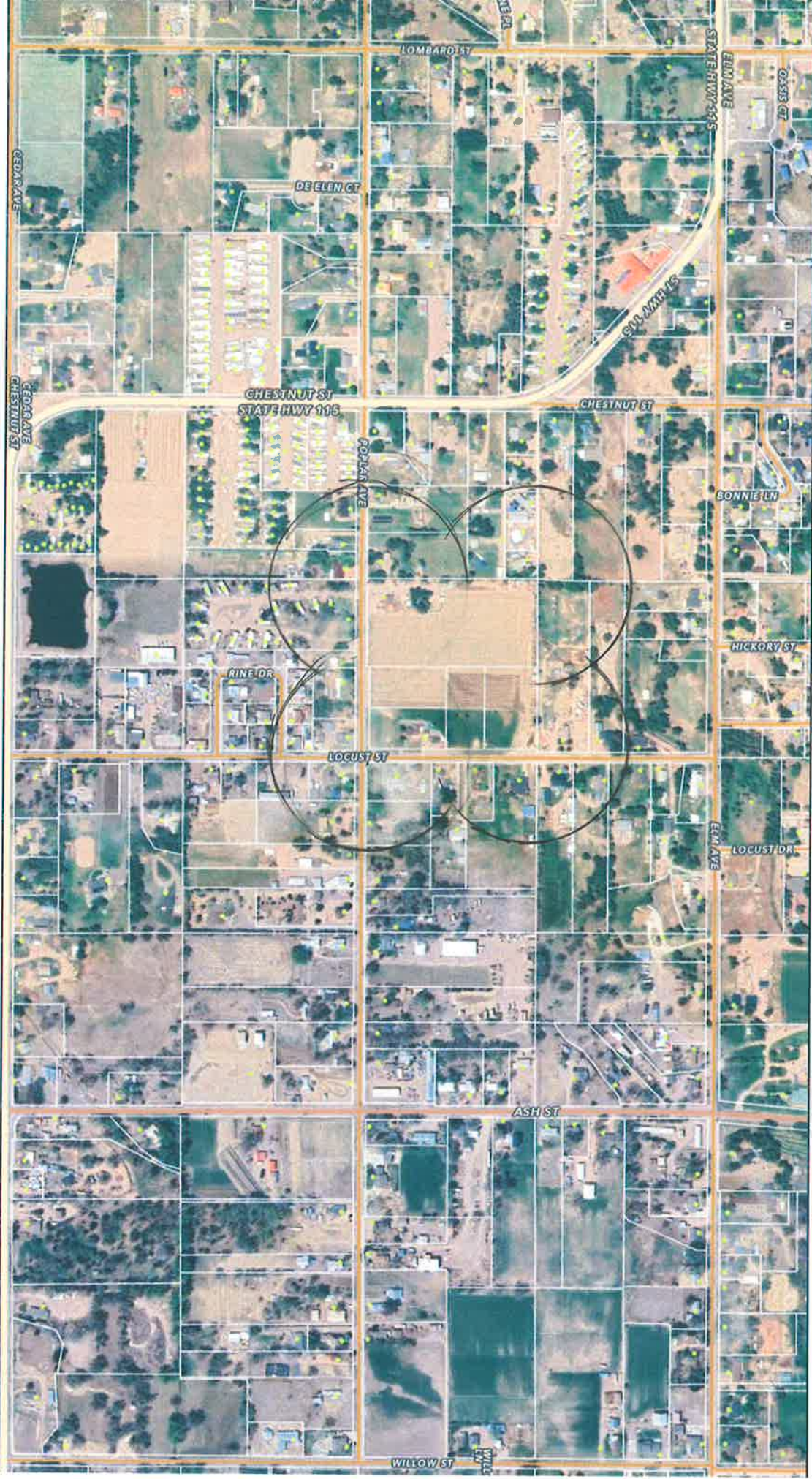
So, to sum up we use mechanical and chemical control. Using Glyphosate, Dinitrophenylhydrazine, Clethodim & Strategy (mixture of chemicals).

Thank you,  
Sue Madone



EXHIBIT 4.7

ArcGIS Web AppBuilder





Ruth Farmer  
1609 Poplar Ave.  
Canon City, CO 81212

Kathleen Hughes-Gamble  
1625 Poplar Ave.  
Canon City, CO 81212

Homer French  
1616 Poplar Ave.  
Canon City, CO 81212

Charles Benton  
1620 Poplar Ave.  
Canon City, CO 81212

Norman Walter  
1624 Poplar Ave.  
Canon City, CO 81212

Rivermaze COOP  
1634 Poplar Ave.  
Canon City, CO 81212

Francis Williams  
1636 Poplar Ave.  
Canon City, CO 81212

James Davis  
1640 Poplar Ave.  
Canon City, CO 81212

Paul Newey  
1603 Rine DR.  
Canon City, CO 81212

William Copeland  
1601 Rine DR.  
Canon City, CO 81212

Bruce Medlock  
1611 Locust ST.  
Canon City, CO 81212

Randolph Stoss  
1609 Locust ST.  
Canon City, CO 81212

Joseph Tiegen  
1610 Locust ST.  
Canon City, CO 81212

Thomas Goyett  
1702 Poplar Ave.  
Canon City, CO 81212

Christian Schatz  
1714 Poplar Ave.  
Canon City, CO 81212

William Fouche  
1716 Poplar Ave.  
Canon City, CO 81212

J & A Enterprises LLC  
1718 Poplar Ave.  
Canon City, CO 81212

Shawn Kittel  
1719 Poplar Ave.  
Canon City, CO 81212

Jasmin James  
1709 Poplar Ave.  
Canon City, CO 81212

Kristina Ray  
1703 Poplar Ave.  
Canon City, CO 81212

Charles Rotolo  
1526 Locust ST.  
Canon City, CO 81212

Andrew Keener  
1524 1/2 Locust ST.  
Canon City, CO 81212

Brokedown Palace LLC  
1524 Locust ST.  
Canon City, CO 81212

Larry Roberson  
1522 1/2 Locust ST.  
Canon City, CO 81212

Homestead Living Trust  
1522 Locust ST.  
Canon City, CO 81212

Katherine Mc Gregor  
1516 Locust ST.  
Canon City, CO 81212

Douglas Martin  
1510 Locust ST.  
Canon City, CO 81212

Randy Paul Sorge  
1511 Locust ST.  
Canon City, CO 81212

Michael Altman  
1517 Locust ST.  
Canon City, CO 81212

David Bunker  
1523 Locust ST.  
Canon City, CO 81212

Diane Eaton  
1524 Chesnut ST.  
Canon City, CO 81212

Michael Wort  
1520 Chesnut ST.  
Canon City, CO 81212

Kristi De Garmo  
1530 Chesnut ST.  
Canon City, CO 81212

Karen Reid  
1526 Chesnut ST.  
Canon City, CO 81212

Lesli Durham  
1526 1/2 Chesnut ST.  
Canon City, CO 81212

AFC Trust  
1532 Chesnut ST.  
Canon City, CO 81212

Glen Guess  
1606 Rine Dr..  
Canon City, CO 81212

Travis Loomis  
1602 Rine DR.  
Canon City, CO 81212

Bradley Dozier  
1615 Locust ST.  
Canon City, CO 81212

Amanda Atkinson  
1616 Locust ST.  
Canon City, CO 81212

Mark Alan Clifton  
1619 Locust ST.  
Canon City, CO 81212

Rose Berner  
1610 Rine Dr.  
Canon City, CO 81212

Michael Wort  
1520 Chesnut ST.  
Canon City, CO 81212

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Canon City, CO 81212

## SUBMITTALS - SECTION FIVE

APPLICABLE SUBMITTALS - SECTION FIVE

Exhibit 5.1

FCDOT NOTIFICATION:

No changes expected to traffic compared to past years TUP.

Exhibit 5.2

N/A

Exhibit 5.3

Sales tax 5.3a

Trade Name 5.3b

Exhibit 5.4 - 5.19

N/A



Must collect  
taxes for:  
**SALES TAX  
LICENSE**

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

THIS LICENSE MUST BE POSTED AT THE FOLLOWING LOCATION  
IN A CONSPICUOUS PLACE: DIANE'S PUMPKIN PATCH & C  
1649 POPLAR AVE CANON CITY CO 81212-5135

THIS LICENSE IS NOT  
TRANSFERABLE



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

  
Executive Director  
Department of Revenue

▲ Detach Here ▲  
**IMPORTANT INFORMATION**

Letter Id: L0576466192

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

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

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

**Thank you for registering with the Colorado Department of Revenue.**







Summary

For this Record...

Filing history and documents  
File a form

Subscribe to email notification  
Unsubscribe from email notification  
Subscribe to text notification  
Unsubscribe from text notification

Business Home  
Business Information  
Business Search

FAQs, Glossary and Information

Details			
Trade name	Diana's Pumpkin Patch & Corn Maze		
Registrant name	Sue Madone		
Status	Effective	Formation Date	08/01/2012
ID number	20121263187	Form	Individual
Renewal month	June	Expiration Date	09/01/2025
Primary residence or usual place of business street address	1649 poplar Ave, canon city, CO 81212, CO, United States		
Primary residence or usual place of business mailing address	1724 Poplar Ave, Canon City, CO 81212, United States		

- [Filing history and documents](#)
- [Get a certificate of fact of trade name \(PDF\)](#)
- [Get certified copies of documents](#)
- [File a form](#)
- [Set up secure business filing](#)
- [Subscribe to email notification](#)
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Back

REQUIRED FORMS

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

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

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

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

Attachments can be made to this application to provide expanded narrative for any application item including supportive documentation or evidence for provided application item answers. Please indicate at the application item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*as an example, the first attached document providing evidence in support of the answer given at application item number 8 would be marked - Exhibit DWR-8.1, the fifth attached document supporting the narrative provided for application item 8 would be marked - Exhibit DWR-8.5*). Exhibit numbers should be placed in the lower right hand area of the exhibit.

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

b. Number of existing homes: 2  
If one or more, date this use was established: 1898

c. Home lawn / garden irrigation: ☐ Yes --- ☒ No  
If yes, amount: \_\_\_\_\_ ☐ Acres --- ☐ Square feet  
Date this use was established: \_\_\_\_\_

d. Livestock watering: ☐ Yes --- ☒ No  
If yes, commercial or non-commercial livestock? *(Circle one)*  
If yes, date this use was established: \_\_\_\_\_

e. Other uses: \_\_\_\_\_  
Dates established: \_\_\_\_\_

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

a. Number of proposed homes (including the home above if it will remain): 1 home

b. Lawn / garden watering, amount: N/A ☐ Acres --- ☐ Square feet

c. Livestock watering: ☐ Yes --- ☒ No  
If yes, commercial or non-commercial livestock? *(Circle one)*

d. Number of Employees per day: \_\_\_\_\_ Number of days open per year: \_\_\_\_\_

e. Number of Customers per day: \_\_\_\_\_ Number of days open per year: \_\_\_\_\_

f. Bed / Breakfast Customers per day: \_\_\_\_\_ Number of days open per year: \_\_\_\_\_

g. Describe other water needs: All irrigation is accomplished with ditch shares.  
Customers can buy bottled water, potta potties are service with outside water from  
sanitation company Twin Enviro. Water from the existing house is used for grill area  
to wash up at night.

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

a. Is Municipal water available to parcel: ☒ Yes --- ☐ No

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



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

☒ Yes -- ☐ No

Name of provider: Canon City Water Dept.

- d. Is water hauled: ☐ Yes --- ☒ No

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

If yes, permit number:

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

☐ Yes --- ☒ No

If yes, name of plan:

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

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

If yes, Court Adjudication Number and Spring Name:

9. What is the Waste Water Method?

☐ Municipal

☒ Septic with Leach Field (For the house)

☒ Closed Vault, Waste Water hauled to: Twin Enviro Porta Potties

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

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

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

Sue Madone  
Applicant Printed Name

*Sue Madone*  
Signature

02/12/2025  
Date

Property Owner Printed Name  
(If different from applicant)

Signature

Date \_\_\_\_\_





## FREMONT COUNTY FIRE PROTECTION PLAN AND DISTRICT COMMENT FORM

The Fremont County Subdivision Regulations and Fremont County Zoning Resolution require a fire protection plan be submitted with many different types of applications, at the time of application submittal. In order to provide consistency in the information received, it shall be required that these plans be submitted on this form.

The Fremont County Department of Planning and Zoning (Department), Fremont County Planning Commission (Commission) and Fremont County Board of County Commissioners (Board) take into consideration the responses of the Applicant and the District during their respective review process.

Attachments can be made to this form to provide expanded narrative for any application item including supportive documentation or evidence for provided form item answers. Please indicate at the form item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*as an example, the first attached document providing evidence in support of the answer given at application item number 4 would be marked - Exhibit 4.1, the fifth attached document supporting the narrative provided for application item 4 would be marked - Exhibit 4.5*). Exhibit numbers should be placed in either the lower right hand area or the upper right hand area of the exhibit.

If the subject property is not in a fire protection district, only applicants' information and map are required. A copy of the Colorado State Forest Service Wildfire Hazard Area Map with the subject property clearly and accurately located, shall be attached and marked as Exhibit A.

### APPLICANT INFORMATION

1. Project Name Diana's Pumpkin Patch & Corn Maze
2. Type of application:

<input type="checkbox"/> Zone Change #1	<input checked="" type="checkbox"/> Special Review Use Permit
<input type="checkbox"/> Zone Change #2 – Use Designation Plan	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Zone Change #2 – Final Development Plan	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Commercial Development Plan	<input type="checkbox"/> Change of Use of Property
<input type="checkbox"/> Commercial Development Modification	<input type="checkbox"/> Subdivision Preliminary Plan
<input type="checkbox"/> Expansion of an existing Business or Industrial Use	<input type="checkbox"/> Minor Subdivision
3. The subject property is located at: 1649 Poplar Ave, Canon City, CO 81212  
Address and or General Location (*If general location only is used, it will be required that a legal description of the subject property be attached Marked as Exhibit 3.1*) ☐ An exhibit is attached.
4. Fire protection will be provided in what manner and with what resources? Provided by CCFD
5. The source of water for fire protection is:  
☒ --- Water District – Name of District: Canon City

## FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: Canon City Area Fire Protection District
2. Name of contact person: Austin Breuninger  
Title: Life Safety Officer Telephone: 710-275-8666
3. The name and address of the responding fire station is: ST. 2, 1349 Elm Ave  
\_\_\_\_\_  
\_\_\_\_\_
4. The distance from the subject property, by public roadway, to the responding fire station is: 1 mile
5. The estimated response time to the subject property is: 2-3 min
6. The location of the closest fire hydrant to the subject property is: 200 feet  
\_\_\_\_\_  
\_\_\_\_\_
7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development? ☒ Yes --- ☐ No Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Are the existing public roadways accessing the subject property adequate for fire vehicle access? ☒ Yes --- ☐ No Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? ☒ Yes --- ☐ No Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
10. Are the proposed fire protection measures adequate for any existing or proposed structures to be housed on the subject property? ☒ Yes --- ☐ No Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
11. What are the wildfire hazard classifications for the subject property, as prepared by the Colorado State Forest Service? unknown

☐ --- Well - Colorado Division of Water Resources Well Permit Number: \_\_\_\_\_  
Is the well approved for fire protection? ☐ Yes --- ☐ No Please explain: \_\_\_\_\_

☐ ---Cistern -- What is the cistern capacity? \_\_\_\_\_ Gallons -- What is the water source for filling the cistern? \_\_\_\_\_

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

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

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

9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? ☒ Yes --- ☐ No Please explain by providing right-of-way and surface widths, length of roadway, surface types for all interior existing and proposed roadways and turning radii for cul-de-sacs. There is a dirt farm road that surrounds the entire maze. It is visable from Locust St.

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

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

*If the subject property is not located within a fire protection district please answer the following questions and the form will be considered completed for submittal. If the subject property is located within a fire protection district then answers to the following will not be required, however the remainder of the form shall be addressed by a representative of the fire protection district in which the subject property is located.*

a. What is the name of the fire protection district closest to the subject property? \_\_\_\_\_

b. What is the distance from the subject property to the nearest fire protection district boundary? \_\_\_\_\_

c. Is it logical and feasible to annex the subject property to a fire protection district?  
☐ Yes ---- ☐ No Please explain: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

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



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 is no handwriting or other markings on the paper.

A3

~~Page 23~~

Date  
23 Aug 2024  
11 Feb 2025 (AS)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
4/15/2025

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

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

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

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:										
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.														
INSR LTR	TYPE OF INSURANCE		ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS						
A	X	COMMERCIAL GENERAL LIABILITY		X	MN12500909	6/1/2025	11/7/2025	EACH OCCURRENCE	\$ 1,000,000					
		<input type="checkbox"/> CLAIMS-MADE	<input checked="" type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000					
								MED EXP (Any one person)	\$ 0					
								PERSONAL & ADV INJURY	\$ 1,000,000					
		GEN'L AGGREGATE LIMIT APPLIES PER:												
		<input checked="" type="checkbox"/> POLICY	<input type="checkbox"/> PRO-JECT					<input type="checkbox"/> LOC	GENERAL AGGREGATE	\$ 2,000,000				
									PRODUCTS - COMP/OP AGG	\$ 1,000,000				
										\$				
		AUTOMOBILE LIABILITY											COMBINED SINGLE LIMIT (Ea accident)	\$
		<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS					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		RETENTION \$						\$						
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY								PER STATUTE	OTH-ER					
ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		<input type="checkbox"/> Y / N	N / A					E.L. EACH ACCIDENT	\$					
If yes, describe under DESCRIPTION OF OPERATIONS below								E.L. DISEASE - EA EMPLOYEE	\$					
								E.L. DISEASE - POLICY LIMIT	\$					

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

The Certificate Holder is listed as Additional Insured with respect to Liability arising out of operations of the Named Insured during the policy period.

CERTIFICATE HOLDER	CANCELLATION
Tim & Sue Madone 1724 Poplar Ave. Canon City, CO 81212	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



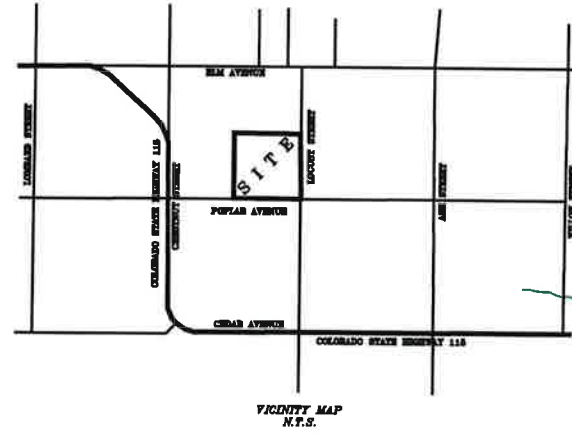
# SPECIAL REVIEW USE PERMIT DIANA'S PUMPKIN PATCH

IN THE SE1/4NW1/4SE1/4 SECTION 3,  
TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6th P.M.,  
FREMONT COUNTY, COLORADO



Scale 1" = 40'  
NOTE: ON 3/25/2025 DAN VICTORIA APPROVED SCALE

- SPECIAL REVIEW USE BOUNDARY**
- CURRENT BUILDINGS
  - EXISTING FENCE
  - PARKING
  - POWER LINE
  - EASEMENT
  - USE OF PUMPKIN
  - IRRIGATION
  - CORN MAZE & PUMPKIN FIELD BOUNDARIES
  - PUMPKIN FIELD
  - TEMPORARY PUMPKIN PATCH FENCE
  - T & SUBDIVISION
- POWER POLE  
SET REBAR  
ALIQUOT CORNER  
FOUND REBAR



## MONUMENTED LAND SURVEY DEPOSIT CERTIFICATE

Deposited this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.,  
at \_\_\_\_\_ M., in the \_\_\_\_\_ County, Colorado  
Land Survey Plat Book \_\_\_\_\_ at Page \_\_\_\_\_  
Under Reception No. \_\_\_\_\_  
Signed: \_\_\_\_\_ Title \_\_\_\_\_

DRAWN BY: ORH  
FILENAME: 202512SPUMPKIN\_SRJ  
DATE: 05/12/2025

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

19000240  
WALTER DOLORES A & NORMAN H  
114 WILLMOOR CT  
CANON CITY, CO 81212-3975

19000590  
RIVERMAZE COOP  
945 RIO POINT  
COLORADO SPRINGS, CO 80905-7380

19000840  
WILLIAMS FRANKS R & GAYLE A  
1538 POPLAR AVE  
CANON CITY, CO 81212-0000

19000740  
DAVIS JAMES  
1548 POPLAR AVE  
CANON CITY, CO 81212-5136

19000400  
DAVIS JAMES & KATHY  
1848 POPLAR AVE  
CANON CITY, CO 81212-5136

**Crown Point Land Services**  
719-275-5005 Office  
P.O. Box 740  
Canon City, CO 81215-0740  
391 Arrowhead Drive  
Florescent, CO 80818  
crownland@avlook.com

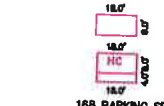
**NOTES**  
This survey does not constitute a title search by Crown Point Land Services to determine ownership. No Title Commitment was provided by the client. Easements are as shown, no other easements were requested to be researched for this survey.

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

COMMENCING AT A POINT WHICH IS 60 ROOS  
EAST OF THE SOUTHWEST CORNER OF THE  
NORTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH,  
RANGE 70 WEST, MORE OR LESS, TO THE EAST  
LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 3,  
THENCE RUNNING SOUTH ALONG THE SAID EAST LINE  
OF SAID NORTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SAID SECTION 3, 40 ROOS,  
THENCE WEST ALONG THE SOUTH LINE OF SAID  
QUARTER SECTION TO SAID POINT OF BEGINNING.

EXCEPTING AND RESERVING A STRIP OF LAND  
20 FEET WIDE OF THE EAST SIDE AND A LIKE STRIP  
OFF THE SOUTH END OF THE TRACT FOR PUBLIC ROADS,  
SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS  
AND RIGHTS OF WAY OF RECORD,  
ALSO KNOWN AS LOTS 1-4 T S SUBDIVISION

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



168 PARKING SPACES  
3 HANDICAP SPACES  
PARKING SURFACE FOR PUMPKIN PATCH IS GRASS

TOTAL BUILDING SQUARE FOOTAGE- 6033 SQFT  
TOTAL TEMPORARY TENT SQUARE FOOTAGE- 3062 SQFT  
TOTAL BUILDING COVERAGE- 9995 SQFT  
TOTAL PROPERTY SQUARE FOOTAGE- 404,800.07 SQFT  
2.47% BUILDING COVERAGE  
TOTAL REGULAR PARKING SPACES SQUARE FOOTAGE- 27,216 SQFT  
TOTAL HANDICAP PARKING SPACES SQUARE FOOTAGE- 702 SQFT  
TOTAL PARKING SQUARE FOOTAGE- 27,918 SQFT

**PUMPKIN PATCH SEASONAL PUBLIC OPERATIONS:**  
MID SEPTEMBER- END OF OCTOBER  
MONDAY THROUGH THURSDAY- BY APPOINTMENT ONLY (3 HOUR WINDOWS)  
FRIDAY AND SATURDAY- 10:00 AM - 9:00 PM  
SUNDAY- 10:00 AM - 6:00 PM  
10 EMPLOYEES  
\*CLOSED BY 9:00 PM DAILY\*

**TYPICAL AGRICULTURAL BUSINESS OPERATIONS**  
JANUARY - MID SEPTEMBER:  
AGRICULTURAL OPERATIONS-  
CORN GROW, PUMPKIN GROW & HAY GROW  
MID SEPTEMBER - END OF OCTOBER:  
PUMPKIN PATCH PUBLIC OPERATIONS  
NOVEMBER - DECEMBER:  
AGRICULTURAL OPERATIONS



