

SEP 24 2024



FREMONT COUNTY

DEPARTMENT OF PLANNING AND ZONING

Planning & Zoning

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

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

Email: Planning@fremontco.com

LAND USE APPLICATION

SPECIAL REVIEW USE, CONDITIONAL USE PERMIT, COMMERCIAL DEVELOPMENT PLAN

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

Project Name: MARCHAND RANCH WEDDING AND EVENT CENTERSite Address: 4801 C.S.H. NO. 9, CANON CITY, CO 81212

Applicant(s)

Name(s) TIFFANY FOSTERAddress 4801 C.S.H. NO. 9, CANON CITY, CO 81212Phone 719-221-8716 Fax _____Email TIFFANY.THERANCH@GMAIL.COM

Owner(s)

Name(s) _____

Address _____

Phone _____ Fax _____

Email _____

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

Name(s) MATT KOCH - CORNERSTONE LAND SURVEYINGAddress 1022 PHAY, CANON CITY, CO 81212Phone 719-275-8881 Fax _____Email CSSURVEYING69@GMAIL.COM

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

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

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

 Commercial Development Plan \$1750
 Major Modification \$500

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

Process & Requirements Overview

Any application which is not complete or does not include all minimum submittal requirements will be rejected by the Fremont County Department of Planning and Zoning (Department). Further, any application that is inadequate or incomplete, may be subject to postponement of placement on an agenda of the Fremont County Planning Commission (Commission), pending receipt of an adequate and complete application.

Upon receipt of a complete application, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter), which will state the submittal deficiencies which must be addressed by the applicant, Department comments and/or questions about the application, and the number of revised application packets to be supplied to the Department for placement on an agenda of the Commission. An additional full application fee may be charged to the applicant, as per Resolution approved by the Board of County Commissioners (Board), if all deficiencies as per the initial D & C Letter are not adequately addressed or provided. Each subsequent D & C Letter, based on resubmitted items, will result in another full application fee. All such fees shall be paid along with the deficiency submittal, prior to any further review of the application.

The Department, Commission, and/or Board may require additional information at any time during the application process as may be deemed necessary for thorough consideration of the application and to enable an informed final decision.

Any Land Use application for that has been submitted after the use requiring the permit has been established on the property may be subject to a penalty fee in addition to the set application fee for such permit. The penalty fee shall be equal to the initial application fee for the Land Use Application. As with all land use applications payment of associated fees do not ensure approval of the application.

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

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

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

Applicants shall pay all application fees to the Fremont County Treasurer's Office. Upon receipt of a complete application, a Department representative will provide the applicant with a payment check list to present to the Treasurer's Office with payment.

Site & Development

(Section 1)

1. Describe the proposed type of operation to include days & hours of operation, number of employees, & machinery:

WEDDING & EVENTS, GENERALLY AFTERNOONS AND EVENINGS.
APPROX. 10 STAFF PER EVENT.

2. Property address or schedule number: R038042

3. Have the mineral interests been severed from the subject property? YES NO

a. If yes (severed) who is the mineral interest owner? _____

4. Is the property currently developed? YES NO

5. Existing types & sizes of structures: EXISTING MEETING HALL W/ BATHROOM HOUSE
AND STORAGE CONTAINERS. SEE SITE PLAN.

6. Proposed types & sizes of structures: NONE PROPOSED - ALL EXISTING

7. Lot Coverage (indicate percent or square footage): Existing 666^{sq}ft Proposed NONE (3.16 AC)

8. FCZR Citing 4.1.4.4. Property size (acres or square footage) OVERALL: 220^{sq} AC
SRV = 3.16 AC

9. Amount of the property the use will encumber: 3.16 ACRES

10. Zone District: AF Land Use AGRICULTURAL \ RESIDENTIAL

11. Please indicate the zone district & current land use for adjoining properties:

a. Northerly: (ZD) AF Land Use: RESIDENTIAL

b. Easterly: (ZD) AF Land Use: RESIDENTIAL

c. Westerly: (ZD) AF Land Use: RESIDENTIAL

d. Southerly: (ZD) AF Land Use: RESIDENTIAL

12. Master Plan – Planning District of property: NORTHERN MOUNTAIN PLANNING DIST.

(please refer to Chapter four and planning district of the Fremont County Master Plan)

13. Name(s) and type(s) of road(s) the property is accessed from:

C.S. H NO. 9

14. Is access through adjacent properties? YES NO If yes, is access legally established through:

Deed of record Recorded Plat Court Order (Documentation shall be provided)

15. Estimated Traffic Count 50 (per day) ^{EVENT} Number of access points ONE

16. Is access from or within five-hundred feet (500') of a Colorado Department of Transportation Controlled Road:

YES NO (If yes, CDOT approval/comments shall be required) PLEASE MAKE A CONTINGENCY

17. Does the property lie adjacent to or within three (3) miles of any municipal boundary lines (city/town limits)?

YES NO Municipality Name(s) _____

18. Does the property lie within the boundaries or within ¼ of a mile of any service district?

YES NO Entity Name(s) _____

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

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

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

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

23. Total parking spaces 79 standard size 77 compact 0 ADA 2
(Standard 9' X 18') (Compact 7' X 15') (Please refer to section 5.3 & 5.4 of the FCZR)

24. Will the parking area include lighting? YES NO

25. Parking area surface type: GRAVEL Thickness: 2" +

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

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

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

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

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

Roadway Maintenance Hospital Park & Recreation

Airport Search & Rescue Schools Library

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

a) Water: CISTERN (HAULED)

b) Sanitation: SEPTIC

c) Electrical: BLACK HILLS

d) Telephone: CENTURY LINK

e) Refuse: HOWARD DISP.

f) Irrigation Water: —

g) Natural Gas/Propane: —

h) Cable Television: —

Impact Analysis
(Section 2)

1. Dust and erosion control measures:

NONE PLANNED - ALL PARKING AND ROADWAYS
ARE COMPACTED.

2. Noise control measures:

NONE

3. Odor control measures:

NONE

4. Visual impact control measures:

NONE

5. Wildlife/plant habitat protection measures:

NONE

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

NATURAL VEGETATION AND SOIL.

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

NONE - IMPACT IS MINIMAL

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

NONE

9. Measures to limit or control offsite discernable vibrations:

NONE

**Required Submittals Attachments
(Section 3)**

- ✓1. Current Deed of Record
- ✓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
- ✓3. Fremont County's Colorado Division of Water Resources Information Form
- ✓4. Sanitation Documentation: Public sewer shall require documentation evidencing ability to provide service. Onsite Waste Water System (OWTS) shall require a percolation test and report and a design plan from a certified engineer. Existing OWTS systems shall require documentation that the existing system is adequate for the proposed use
- ✓5. Refuse Plan: Shall address the storage, collection, and disposal of refuse. It shall also document screening of refuse receptacles/areas. (Refuse plans require approval by the Fremont County Environmental Health Dept.)
- ✓6. Drainage Plan: Must contain all required items under FCZR 5.10 (Drainage plans require approval by the County Engineer).
- ✓7. Landscaping Plan or justification for waiver request.
- ✓8. Lighting Plan or justification for waiver request
- ✓9. Noxious Weed Control Plan or justification for waiver request. (Plans and waiver requests require approval by the Fremont County Noxious Weed Manager)
- ✓10. List of owners and mailing address for all properties located within a five-hundred (500') foot radius of the subject property
- ✓11. County Roadway Impact Analysis Form (If accessed off a county road)
- ✓12. Colorado Department of Transportation Access Permit (If accessed off a CDOT controlled road)
- ✓13. Statement indicating how the proposed use complies with "Goals Objectives, and Implementation Strategies" of the Fremont County Master Plan District
- ✓14. Statement indicating how the proposed use will be in harmony and compatible with surrounding land uses and development in the area and/or measures that can be taken to make it in harmony & compatible.
- ✓15. Fire protection plan addressing method of fire protection, location of hydrants or other means of protection. If located within a fire protection district the plan shall be approved by the District.
- ✓16. A detailed utility plan showing the proposed or existing location of all utilities. *SEE SITE PLAN*
- ✓17. Site Plan drawn to professional standards (3 hard copies 18" x 24" or 24" x 36")
- ✓18. Submittals and exhibits should be clearly identified with section and/or question number located on the bottom right hand corner, or otherwise tabbed or marked.

If Applicable Submittals

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

Site Plan Drawing Requirements

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

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

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

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

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

<u>Tiffany Foster</u>	<u>Tiffany Foster</u>	<u>9-23-2024</u>	Applicant
Printed Name	Applicant Signature	Date	
<u>Tiffany Foster</u>	<u>Tiffany Foster</u>	<u>9-23-2024</u>	Owner
Printed Name	Owner Signature	Date	

Marchand Ranch Wedding & Event Venue strives to provide a seamless, stress-free wedding experience.

It all starts with an extremely organized digital planner and Resource Guide given to each couple upon booking. Both of these documents intent is to provide a clear and simple pathway from "yay I've picked my venue" to "how do I plan a wedding?" Upon filling out the couples custom digital planner the clients are able to plan their wedding with ease. 30 days before their wedding Marchand Ranch assigns a Day of Coordinator to each couple. The Day of Coordinator conducts a thorough phone meeting 30 days from their wedding date. In this meeting the Coordinator solidifies a timeline, vendors and proceedings for their wedding day.

Upon arrival to the Ranch between 7am-9am couples are able to set up/decorate as they see fit. Vendors are also able to arrive as needed throughout the day as needed to conduct there personal hired tasks. Most couples choose an early afternoon ceremony usually between 3-4pm. Guests tend to arrive 30-45 minutes before the ceremony starts.

After ceremony the couple and guests attend cocktail hour, dinner is served, toasts to the newlyweds, followed by dancing and celebrations. Most couples enjoy a send off between 10-10:30pm. Clean up starts at 11pm.

Our over all practice is simple concise and aimed at providing the highest couples and guest experience possible.

With 40 plus weddings and 8 fundraisers conducted in our inaugural year we feel that we have been and will continue to be an asset to the community of Fremont County and beyond!

MARCHAND RANCH WEDDING VENUE

REFUSE PLAN:

ALL TRASH IS REMOVED FROM THE SITE AND PLACED WITHIN A DUMPSTER AT THE RESIDENCE APPROX. 100 YARDS SOUTH EAST ON THE OVERALL PROPERTY. A COMMERCIAL TRASH REMOVAL SERVICE EMPTIES THE DUMPSTER,

DRAINAGE PLAN:

WE ARE REQUESTING THE DRAINAGE PLAN TO BE WAIVED. THE SITE IS EXISTING AND ALL STRUCTURES AND PARKING AREAS EXIST. THE 3.16 ACRES SIT WITHIN A LARGER PARCEL OF 220 ACRES. THE SITE SLOPES FROM SOUTHWEST TO THE NORTH EAST TOWARDS A DRY WASH. THERE ARE NO APPARENT DRAINAGE ISSUES OR CONCERNS AS IT IS BUILT AND THE EXISTING VEGETATION AND SOILS ALLOW FOR GOOD AND STABLE DRAINAGE AROUND THE SITE.

LANDSCAPING PLAN:

THE SITE SITS WITHIN 220 ACRES OF AGRICULTURAL LIVESTOCK LAND AND IS NATURAL IN NATURE. THE LANDSCAPING AROUND THE 3 ACRES SITE IS NATURAL WITH SOME FLOWERS PLANTED AROUND THE VENUE. A WAIVER OF A LANDSCAPING PLAN IS REQUESTED.

LIGHTING PLAN:

THE SITE IS LIT WITH LIGHTS ON THE BUILDINGS PROVIDING ADEQUATE LIGHT FOR THE USE AREAS. THE PARKING AREA IS LIT WITH 4 SOLAR DOWNWARD DIRECTED DOWN TO REDUCE OFFSITE IMPACTS.

NOXIOUS WEED:

WEEDS ARE MAINTAINED BY MOWING. NO NOXIOUS WEEDS ARE KNOWN TO EXIST. A WAIVER OF A PLAN IS REQUESTED.

OWNERS WITHIN 500':

BENJAMIN CARTER HAAKE & BETH ANN HAAKE
418 LOWRY RANCH RD
CANON CITY, CO 81212

RANDALL L VON HOLDT AND DIANAN S HOLDT
107 HOLE IN THE WALL RD
CANON CITY, CO 81212

KELLY D & PAMELA J BARTGIS
229 ONYX DR.
HEDGESVILLE, WV 254277226

CDOT ACCESS PERMIT:

THE SITE IS ACCESSED FROM COLORADO STATE HIGHWAY NO. 9. AN ACCESS PERMIT IS REQUIRED AND IS CURRENTLY BEING WORKED ON BY OUR ENGINEER. WE REQUEST THIS TO BE A CONTINGENCY ITEM OF APPROVAL.

MASTER PLAN:

NORTHERN MOUNTAIN PLANNING DISTRICT

TRANSPORTATION:

THE SITE IS LOCATED AND ACCESSED FROM COLORADO STATE HIGHWAY NO. 9. THE HIGHWAY IS A PAVED AND MAINTAINED ROADWAY. THE ACCESS WILL BE REVIEWED BY CDOT FOR ADEQUACY. AN ENGINEER IS PREPARING THE NECESSARY STUDY.

ECONOMIC DEVELOPMENT:

THE USE MAKES A POSITIVE USE OF AGRICULTURAL TYPE FACILITIES FOR A POSITIVE ECONOMIC USE. THE USE OF THE BARNS AND STALLS AS PART OF THE USE ADD CHARACTER AND ATMOSPHERE TO THE VENUE.

AGRICULTURE:

THE 3 ACRE SITE SITS WITHIN A 220 ACRE RANCH. LIVESTOCK ARE STILL RAISED ON THE SITE AND ADDS TO THE ATMOSPHERE OF THE VENUE. THE 3 ACRES DOES NOT TAKE AWAY VALUABLE AGRICULTURE AREAS OR USE.

WATER, SEWER AND UTILITY SERVICES:

THE SITE IS SERVED BY PUBLIC POWER SUPPLY, AN APPROVED SEPTIC SYSTEM AND A CISTERN SUPPLIED BY A COMMERCIAL WATER HAUL COMPANY. THE SITE WILL NOT NEED ANY UTILITY DEVELOPMENT OR EXPANSION.

COMMUNITY SERVICES:

THE SITE IS SERVED BY THE FREMONT COUNTY SHERIFF AND THE TALLAHASSEE FIRE AND EMERGENCY DISTRICT.

VISUAL RESOURCES:

THE SITE SITS IN A VALLEY ALONG HIGHWAY NO. 9. THE BUILDINGS AND STRUCTURES ARE COLORED AND BUILT TO LOOK NATURAL AND BLEND IN WITH THE SURROUNDING AREA.

NEIGHBORHOOD HARMONY

THE VENUE IS ESTABLISHED AND BUILT TO BLEND WITH THE NATURE OF THE AREA. UTILIZING THE BARN AND STALLS LEND AN AGRICULTURAL OR RANCH TYPE FEEL AND LOOK. ALL STRUCTURES AND ROADS ARE EXISTING AND NO PROPOSED NEW CONSTRUCTION PLANNED BY THIS PROPOSAL.

TRUSTEE'S DEED

Jo Ann Marchand, as Trustee of the Helen L. Marchand Trust dated April 24, 2005, existing under and by virtue of the laws of Colorado, whose street address is P.O. Box 270, Canon City, Colorado, 81215, for the consideration of the requirement of the aforementioned trust to transfer the following described real property to the Grantee(s), sells and quit-claims to the Linda L. Wills Trust dated December 11, 2006, whose address is 1648 Illinois Ave. Canon City, Co 81212, 1/3 undivided interest to the following described real property located in the County of Fremont, State of Colorado, to wit:

See Attached Exhibit A

Also known as Colorado State Hiway 9 with all its appurtenances, structures and improvements.

By Jo Ann Marchand, Trustee of the Helen L. Marchand Trust, dated April 24, 2005,

Jo Ann Marchand
(signature line)

STATE OF COLORADO)

) ss.

COUNTY OF FREMONT)

937726 Pages: 1 of 4
03/30/2018 02:39 PM R Fee:\$26.00
Katie E. Barr, Clerk and Recorder, Fremont County, CO



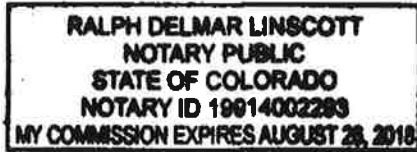
This instrument was acknowledged before me by Jo Ann Marchand, as Trustee of the

Helen L. Marchand Trust , dated April 14, 2005, this 24 day of March,
2016.

WITNESS my hand and official seal.

My commission expires: August 26, 2018

Seal



Ralph D Linscott
Notary Public

EXHIBIT A

TOWNSHIP 16 SOUTH, RANGE 71 WEST OF THE 6TH P.M.

Section 30: Lots 5 and 6

Section 19: Lot 4 (now Lot 8); W1/2SE1/4; SE1/4SW1/4

TOWNSHIP 16 SOUTH, RANGE 72 WEST OF THE 6TH P.M.

Section 24: SE1/4SE1/4

Section 25: N1/2

TOWNSHIP 17 SOUTH, RANGE 72 WEST OF THE 6TH P.M.

Section 26: S1/2SE1/4; NW1/4SE1/4; NE1/4SW1/4, a/k/a Tract 5, SW1/4SW1/4; Beginning at the SW corner of the NW1/4SW1/4 of said Section; thence Northeasterly to the NE corner of the NW1/4SW1/4 of said Section; thence South to the SE corner of NW1/4SW1/4; thence West to the point of beginning.

EXCEPT the NW1/4SE1/4 of Section 26, Township 17 South, Range 72 West of the 6th P.M. lying North and East of Colorado Highway 9, as presently located. (contains 5.03 acres, more or less).

TOWNSHIP 17 SOUTH, RANGE 73 WEST OF THE 6TH P.M.

Section 35: S1/2SE1/4

TOWNSHIP 18 SOUTH, RANGE 73 WEST OF THE 6TH P.M.

Section 2: Lots 2, 3 and 4; S1/2NW1/4

Section 3: SE1/4NE1/4; E1/2SE1/4; NW1/4SE1/4; N1/2SW1/4; SW1/4NW1/4

TOWNSHIP 17 SOUTH, RANGE 72 WEST OF THE 6TH P.M.

Section 26: NE1/4SE1/4, lying Southwesterly of Colorado State Highway No. 9 (contains 7.28 acres, more or less)

TOGETHER WITH:

A tract of land lying within the Southeast Quarter of the Southwest Quarter and the South Half of the Southeast Quarter of Section 35, Township 17 South, Range 73 West of the Sixth Principle Meridian, Fremont County, Colorado described as follows:

Beginning at a point on the South line of said Section 35 from whence the South Quarter Corner (Government aluminum cap capped pipe) bears South 89°39'00" East 185.70 feet;
 Thence proceeding around the tract herein described, North 39°52'35" East 293.22 feet;
 Thence North 00°34'58" East 914.96 feet;
 Thence North 71°56'47" East 369.36 feet;
 Thence South 89°06'36" East along the North line of said South Half of the Southeast Quarter 2351.65 feet to the South Sixteenth on the East line of said Section 35 (aluminum capped rebar by PLS 10855);
 Thence South 01°09'26" West 1235.70 feet to the Southeast Section Corner of said Section 35 (Government aluminum capped pipe);
 Thence North 89°39'00" West 2689.24 feet to the South Quarter of said Section 35 (Government aluminum capped pipe);
 Thence continuing North 89°39'00" West 185.70 feet to the Point of Beginning.

EXCEPTING:

A tract of land lying within the Southeast Quarter of the Southwest Quarter and the South Half of the Southeast Quarter of Section 35, Township 17 South, Range 73 West of the Sixth Principle Meridian, Fremont County, Colorado, described as follows:

Beginning at a point on the South line of said Section 35 from whence the South Quarter Corner (Government aluminum cap capped

pipe) bears South 89°39'00" East 185.70 feet;
 Thence proceeding around the tract herein described North 89°39'00"
 West 1158.72 feet to the West Sixteenth on the South line of said
 Section 35 (Government aluminum capped pipe);
 Thence North 00°45'52" East 1273.70 feet to the Southwest Sixteenth
 of said Section 35 (Government aluminum capped pipe);
 Thence South 89°06'36" East 1340.39 feet to the South Center
 Sixteenth of said Section 35 (Government aluminum capped pipe);
 Thence continuing South 89°06'36" East along the North line of said
 South Half of the Southeast Quarter 350.00 feet;
 Thence South 71°56'47" West 369.36;
 Thence South 00°34'58" West 914.96 feet;
 Thence South 39°52'35" West 293.22 feet to the Point of Beginning.

ALSO TOGETHER WITH:

THAT PORTION OF THE NE1/4 SW1/4, NW1/4 SE1/4 AND THE NE1/4 SE1/4 ALL IN SECTION
 19, TOWNSHIP 16 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO,
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID NW1/4 SE1/4;

THENCE SOUTH 00°06'42" WEST ALONG THE WEST LINE OF SAID NW1/4 SE1/4 A
 DISTANCE OF 1115.78';

THENCE NORTH 89°20'09" WEST PARALLEL WITH THE SOUTH LINE OF SAID NE1/4
 SW1/4 A DISTANCE OF 1320.06';

THENCE SOUTH 00°05'36" WEST ALONG THE WEST LINE OF SAID NE1/4 SW1/4 A
 DISTANCE OF 203.13' TO THE SW CORNER OF SAID NE1/4 SW1/4;

THENCE SOUTH 89°20'09" EAST ALONG THE SOUTH LINE OF SAID NE1/4 SW1/4 A
 DISTANCE OF 1320.00' TO THE SE CORNER OF SAID NE1/4 SW1/4;

THENCE SOUTH 89°51'53" EAST ALONG THE SOUTH LINE OF SAID NW1/4 SE1/4 A
 DISTANCE OF 1322.75' TO THE SE CORNER OF SAID NW1/4 SE1/4;

THENCE SOUTH 89°57'31" EAST ALONG THE SOUTH LINE OF SAID NE1/4 SE1/4 A
 DISTANCE OF 313.16' TO A POINT ON THE WESTERLY RIGHT OF WAY OF FREMONT COUNTY
 ROAD 9 (AKA HIGH PARK ROAD);

THENCE NORTH 49°01'46" WEST A DISTANCE OF 242.19' TO A POINT ON A
 EXISTING FENCE LINE;

THENCE NORTH 41°19'48" WEST A DISTANCE OF 202.76';

THENCE NORTH 41°19'48" WEST ALONG SAID FENCE LINE A DISTANCE OF
 760.32';

THENCE NORTH 20°44'01" EAST ALONG SAID FENCE LINE A DISTANCE OF
 288.65';

THENCE NORTH 07°48'13" EAST ALONG SAID FENCE LINE A DISTANCE OF
 191.43' TO INTERSECT THE NORTH LINE OF SAID NW1/4 SE1/4;

THENCE SOUTH 89°51'22" WEST ALONG THE NORTH LINE OF SAID NW1/4 SE1/4 A
 DISTANCE OF 989.22' TO THE POINT OF BEGINNING.



**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 (CDWR). 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 CDWR Information Form must be filled out completely and accurately to ensure that the submittal to the CDWR regarding this proposed land use action includes the necessary information required by that agency. The CDWR 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 CDWR.

Please note that the CDWR timeframe for review may not coincide with the County deadlines or meetings, and if the CDWR 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 CDWR-8.1, the fifth attached document supporting the narrative provided for application item 8 would be marked - Exhibit CDWR-8.5*). Exhibit numbers should be placed in the lower right hand area of the exhibit.

1. Name of proposed project: MARCHAND RANCH WEDDING VENUE
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: 3^{AC} IN THE SW 1/4
SECTION 26, T. 17 S., R. 73. W. OF THE 6TH P.M.
4. What is the size of the existing parcel? 3.16 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: 0

If one or more, date this use was established: _____

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): 0

b. Lawn / garden watering, amount: 0 Acres --- Square feet

c. Livestock watering: Yes --- No

If yes, commercial or non-commercial livestock? (Circle one)

d. Number of Employees per day: 10 Number of days open per year: 50

e. Number of Customers per day: 150 Number of days open per year: 50

f. Bed / Breakfast Customers per day: 0 Number of days open per year: _____

g. Describe other water needs: RESTROOM AND

KITCHEN NEEDS ONLY.

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) CISTERN

HAULED WATER FROM COMMERCIAL HAULER

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: _____

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

Closed Vault, Waste Water hauled to: _____

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.

_____,  _____, 9.13.24
Applicant Printed Name Signature Date

_____, _____, _____
Property Owner Printed Name Signature Date
(If different from applicant)



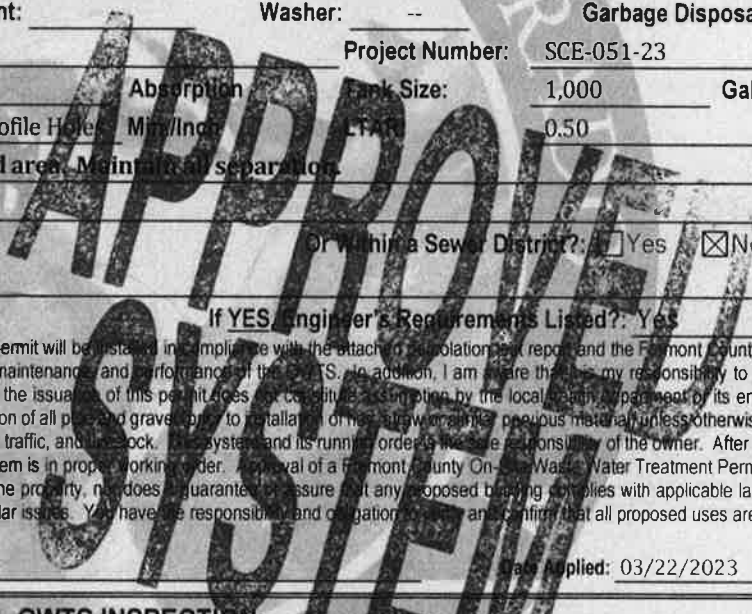
Date Applied: 03/22/2023
 Permit Fee: \$ 283.00
 Use Tax: \$ 0.00
 Colorado State Surcharge: \$ 23.00
 Copies: \$ 0.00
 Total: \$ 306.00

Septic Permit #: S23-046
 Expiration Date: 04/11/2024
 Paid By: Ck # 726
 Receipt #: 2023-03-22-LM-9425

Inspection Request Line (719) 276-7373
 Building permit #

FREMONT COUNTY ON-SITE WASTEWATER TREATMENT SYSTEM PERMIT

Owner: <u>Gary Marchand</u>	Applicant: <u>Tiffany Foster</u>
Mailing Address: <u>4807 State Hwy 9</u>	Mailing Address: <u>4807 State Hwy 9</u>
City, State, Zip Code: <u>Canon City, CO 81212</u>	City, State, Zip Code: <u>Canon City, CO 81212</u>
Phone Number: <u>719-429-1505</u>	Phone Number: <u>719-429-6064</u>
OWTS Contractor: <u>AAA Construction</u>	Contractor Phone: <u>719-371-2713</u> License #: <u>273</u>
Construction Address: <u>4807 State Hwy 9, Canon City</u>	
Gate/Combination Lock #: <u>---</u>	<input type="checkbox"/> Directions From Major Thoroughfare: (Include Legible Map & Directions)
Legal Description: <u>Sch# 99922300</u>	
Type/Use of Structure: <u>Wedding Venue/Restroom/Changing Area</u>	
Lot Size: <u>222</u> Acres	Source, Type of Water: <u>Cistern</u>
Maximum Potential # of Bedrooms: <u>--</u>	Basement: <u>---</u> Washer: <u>--</u> Garbage Disposal: <u>--</u>
Engineering Firm: <u>Southern Colorado Engineering</u>	Project Number: <u>SCE-051-23</u>
Type of System: <u>Commercial OWTS-New System</u>	Absorption Tank Size: <u>1,000</u> Gallons
Absorption: <u>700</u> Square Feet	Perc Rate: <u>Profile Holes</u> Min/Inch <u>LFAN</u> <u>0.50</u>
NOTES: Keep excavation shallow. Locate in designated area. Maintain all separations.	



Is Site Within 400 Feet of Sewer Main?: Yes No
 If YES, Is a Letter of Refusal To Connect Attached?: N/A
 Is Site In A Designated Flood Plain?: Yes No
 If YES, Engineer's Requirements Listed?: Yes

I certify that the On-Site Waste Water Treatment System (OWTS) described in this permit will be installed in compliance with the attached percolation test report and the Fremont County and State of Colorado Regulations. I understand that I will be responsible for the operation, maintenance and performance of the OWTS. In addition, I am aware that it is my responsibility to provide the contractor with a copy of the attached percolation test report. I am also aware that the issuance of this permit does not constitute assumption by the local health department or its employees of liability for failure of any OWTS. Request for inspection will be required after installation of all pipe and gravel, prior to installation of new slabs or other previous material unless otherwise specified by engineer. The system must be properly protected from off site drainage, vehicular traffic, and livestock. This system and its running order is the sole responsibility of the owner. After this system has been inspected and approved by the inspector it shall be assumed that this system is in proper working order. Approval of a Fremont County On-Site Waste Water Treatment Permit does not guarantee or assure that the proposed use is permitted within the zone district for the property, nor does it guarantee or assure that any proposed building complies with applicable land use and requirements for the zone district, such as setbacks, height restrictions, or other similar issues. You have the responsibility and obligation to verify and confirm that all proposed uses are allowed in the zone district and conform to the requirements of the zone district for the property.

Owner or Applicant's Signature: Signature on File Date Applied: 03/22/2023

FINAL OWTS INSPECTION:			
Tank Information:	Size: <u>1000</u> <u>Baylton Concrete</u> Gallons	Number of Compartments: <u>2</u>	
Is Entrance and Exit Sealed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is Tank Level?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pipe Inlet-Outlet?: <u>4"</u>	Distance From Building: <u>15</u> Feet	Distance From Well:	<u>120</u> feet
Absorption Bed Information:			
Pipe & Rock: <input type="checkbox"/> Chamber: <input checked="" type="checkbox"/> Absorption Bed: <input type="checkbox"/> Absorption Trench: <input type="checkbox"/>	Type of System Installed: <u>Chambers</u>	Width:	Length:
Number Of Trenches: <u>3</u>	Total Square Feet: <u>720</u>	Gravel Depth:	Inches
Is Pipe Level?: <input type="checkbox"/> Yes <input type="checkbox"/> No	If Bed, Is Pipe Been Connected?: <input type="checkbox"/> Yes <input type="checkbox"/> No	Distance From Well:	<u>150 +</u> feet
Distance From Building:	feet	Is System Located In Recommended Area?:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

DEPARTMENT USE ONLY:

Installation Has Been: Approved Disapproved

NOTES: 60 Q4 chambers in trenches - 3 rows of 20 each
Tank lids must be accessible at inspection

Approved By: [Signature] Date Approved: 8-26-23
 Prepared By: Sarah Payne Date Prepared: 04/11/2023



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 MARCHAND RANCH WEDDING & EVENT VENUE

2. Type of application:

- | | |
|--|--|
| <input type="checkbox"/> Zone Change #1 | <input type="checkbox"/> Special Review Use Permit |
| <input type="checkbox"/> Zone Change #2 – Use Designation Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Zone Change #2 – Final Development Plan | <input checked="" type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Commercial Development Plan | <input type="checkbox"/> Change of Use of Property |
| <input type="checkbox"/> Commercial Development Modification | <input type="checkbox"/> Subdivision Preliminary Plan |
| <input type="checkbox"/> Expansion of an existing Business or Industrial Use | <input type="checkbox"/> Minor Subdivision |

3. The subject property is located at:

4807 STATE HWY 9 CAÑON 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? _____

TALLAHASSEE FIRE DEPT.

5. The source of water for fire protection is:
 --- Water District – Name of District: TALLAHASSEE FIRE APPARATUS

-- 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? _____
NON - HYDRANT AREA

7. What public roadways provide access to the subject property? Hwy. 9 County Rd. 323A

8. How many accesses to public roadways will the subject property have? 1

9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? Yes --- No Please explain by providing right-of-way and surface widths, length of roadway, surface types for all interior existing and proposed roadways and turning radii for cul-de-sacs. _____

10. What are the existing and or proposed interior roadway names? N/A

11. Is the subject property located within a fire protection district? Yes --- No
If yes, please provide the district name: TALLAHASSEE FIRE PROTECTION DISTRICT

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

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

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.

Tiffany Foster
Applicant Printed Name

Tiffany Foster
Signature

3-20-2024
Date

Gary Marchand
Owner Printed Name
GARY MARCHAND

Gary Marchand
Signature

3-22-2024
Date

FIRE PROTECTION AUTHORITY INFORMATION

- 1. The name of the fire protection authority is: TALLAHASSEE FIRE PROTECTION District
- 2. Name of contact person: MARK NORRIS
Title: FIRE Chief Telephone: 719-275-3058
- 3. The name and address of the responding fire station is: TALLAHASSEE FIRE Protection District 2578 CO-9 Canon City, CO 81212
- 4. The distance from the subject property, by public roadway, to the responding fire station is: 2.8 miles
- 5. The estimated response time to the subject property is: 10 min.
- 6. The location of the closest fire hydrant to the subject property is: Dry Hydrant 2.8 miles 30,000 Gal
- 7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development? Yes --- No Please explain: Not Applicable
- 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? _____

12. Recommendations concerning fire protection in general, fire protection improvements, suggested road names, for this project are as follows: **NOTE:** Be sure to list type, size and location of improvements recommended (i.e.: hydrants, water lines, cisterns, dry hydrants, roadway improvements, etc.). **Please indicate whether recommendations or requirements are the result of codes or regulations, and provide supporting information which will assist the Planning Commission and the Board of County Commissioners to determine whether to adopt any or all of the recommendations as requirements of the permit.**

*Fire extinguisher added and pictures provided. Please
note code requirements*


Signature and title of Authorized Fire Protection Representative


Date



FREMONT COUNTY

DEPARTMENT OF PLANNING AND ZONING

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

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

Email: Planning@fremontco.com

LAND USE APPLICATION

SPECIAL REVIEW USE, CONDITIONAL USE PERMIT, COMMERCIAL DEVELOPMENT PLAN

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

Project Name: MARCHAND RANCH WEDDING AND EVENT CENTER

Site Address: 4801 C.S.H. NO. 9, CANON CITY, CO 81212

Applicant(s)

Name(s) TIFFANY FOSTER

Address 4801 C.S.H. NO. 9, CANON CITY, CO 81212

Phone 719-221-8716 Fax _____

Email TIFFANY.THERANCH@GMAIL.COM

Owner(s)

Name(s) _____

Address _____

Phone _____ Fax _____

Email _____

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

Name(s) MATT KOCH - CORNERSTONE LAND SURVEYING

Address 1022 PHAY, CANON CITY, CO 81212

Phone 719-275-8881 Fax _____

Email CSSURVEYING99@GMAIL.COM

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

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

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

Commercial Development Plan \$1750 Major Modification \$500

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

Process & Requirements Overview

Any application which is not complete or does not include all minimum submittal requirements will be rejected by the Fremont County Department of Planning and Zoning (Department). Further, any application that is inadequate or incomplete, may be subject to postponement of placement on an agenda of the Fremont County Planning Commission (Commission), pending receipt of an adequate and complete application.

Upon receipt of a complete application, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter), which will state the submittal deficiencies which must be addressed by the applicant, Department comments and/or questions about the application, and the number of revised application packets to be supplied to the Department for placement on an agenda of the Commission. An additional full application fee may be charged to the applicant, as per Resolution approved by the Board of County Commissioners (Board), if all deficiencies as per the initial D & C Letter are not adequately addressed or provided. Each subsequent D & C Letter, based on resubmitted items, will result in another full application fee. All such fees shall be paid along with the deficiency submittal, prior to any further review of the application.

The Department, Commission, and/or Board may require additional information at any time during the application process as may be deemed necessary for thorough consideration of the application and to enable an informed final decision.

Any Land Use application for that has been submitted after the use requiring the permit has been established on the property may be subject to a penalty fee in addition to the set application fee for such permit. The penalty fee shall be equal to the initial application fee for the Land Use Application. As with all land use applications payment of associated fees do not ensure approval of the application.

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

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

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

Applicants shall pay all application fees to the Fremont County Treasurer's Office. Upon receipt of a complete application, a Department representative will provide the applicant with a payment check list to present to the Treasurer's Office with payment.

Site & Development

(Section 1)

1. Describe the proposed type of operation to include days & hours of operation, number of employees, & machinery:

WEDDING & EVENTS, GENERALLY AFTERNOONS AND EVENINGS.
APPROX. 10 STAFF PER EVENT.

2. Property address or schedule number: R038042

3. Have the mineral interests been severed from the subject property? YES NO

a. If yes (severed) who is the mineral interest owner? _____

4. Is the property currently developed? YES NO

5. Existing types & sizes of structures: EXISTING MEETING HALL W/ BATHROOM HOUSE
AND STORAGE CONTAINERS. SEE SITE PLAN.

6. Proposed types & sizes of structures: NONE PROPOSED - ALL EXISTING

7. Lot Coverage (indicate percent or square footage): Existing 6616 # Proposed NONE (3.16 AC)

8. FCZR Citing 4.1.4.4 Property size (acres or square footage) OVERALL: 220 TAC
SRV = 3.16 AC

9. Amount of the property the use will encumber: 3.16 ACRES

10. Zone District: AF Land Use AGRICULTURAL / RESIDENTIAL

11. Please indicate the zone district & current land use for adjoining properties:

a. Northerly: (ZD) AF Land Use: RESIDENTIAL

b. Easterly: (ZD) AF Land Use: RESIDENTIAL

c. Westerly: (ZD) AF Land Use: RESIDENTIAL

d. Southerly: (ZD) AF Land Use: RESIDENTIAL

12. Master Plan – Planning District of property: NORTHERN MOUNTAIN PLANNING DIST.

(please refer to Chapter four and planning district of the Fremont County Master Plan)

13. Name(s) and type(s) of road(s) the property is accessed from:

C.S. H NO. 9

14. Is access through adjacent properties? YES NO If yes, is access legally established through:

Deed of record Recorded Plat Court Order (Documentation shall be provided)

15. Estimated Traffic Count 50 (per ^{EVENT} day) Number of access points ONE

16. Is access from or within five-hundred feet (500') of a Colorado Department of Transportation Controlled Road:

YES NO (If yes, CDOT approval/comments shall be required) PLEASE MAKE A CONTRIBUTION

17. Does the property lie adjacent to or within three (3) miles of any municipal boundary lines (city/town limits)?

YES NO Municipality Name(s) _____

18. Does the property lie within the boundaries or within 1/4 of a mile of any service district?

YES NO Entity Name(s) _____

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

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

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

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

23. Total parking spaces 79 standard size 77 compact 0 ADA 2
(Standard 9' X 18') (Compact 7' X 15') (Please refer to section 5.3 & 5.4 of the FCZR)

24. Will the parking area include lighting? YES NO

25. Parking area surface type: GRAVEL Thickness: 2" +

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

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

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

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

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

- Roadway Maintenance Hospital Park & Recreation
- Airport Search & Rescue Schools Library

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

- a) Water: CISTERN (HAULED)
- b) Sanitation: SEPTIC
- c) Electrical: BLACK HILLS
- d) Telephone: CENTURY LINK
- e) Refuse: HOWARD DISP.
- f) Irrigation Water: —
- g) Natural Gas/Propane: —
- h) Cable Television: —

Impact Analysis
(Section 2)

1. Dust and erosion control measures:

NONE PLANNED - ALL PARKING AND ROADWAYS
ARE COMPACTED.

2. Noise control measures:

NONE

3. Odor control measures:

NONE

4. Visual impact control measures:

NONE

5. Wildlife/plant habitat protection measures:

NONE

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

NATURAL VEGETATION AND SOIL.

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

NONE - IMPACT IS MINIMAL

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

NONE

9. Measures to limit or control offsite discernable vibrations:

NONE

**Required Submittals Attachments
(Section 3)**

- ✓1. Current Deed of Record
- ✓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
- ✓3. Fremont County's Colorado Division of Water Resources Information Form
- ✓4. Sanitation Documentation: Public sewer shall require documentation evidencing ability to provide service. Onsite Waste Water System (OWTS) shall require a percolation test and report and a design plan from a certified engineer. Existing OWTS systems shall require documentation that the existing system is adequate for the proposed use
- ✓5. Refuse Plan: Shall address the storage, collection, and disposal of refuse. It shall also document screening of refuse receptacles/areas. (Refuse plans require approval by the Fremont County Environmental Health Dept.)
- ✓6. Drainage Plan: Must contain all required items under FCZR 5.10 (Drainage plans require approval by the County Engineer).
- ✓7. Landscaping Plan or justification for waiver request.
- ✓8. Lighting Plan or justification for waiver request
- ✓9. Noxious Weed Control Plan or justification for waiver request. (Plans and waiver requests require approval by the Fremont County Noxious Weed Manager)
- ✓10. List of owners and mailing address for all properties located within a five-hundred (500') foot radius of the subject property
- ✓11. County Roadway Impact Analysis Form (If accessed off a county road)
- ✓12. Colorado Department of Transportation Access Permit (If accessed off a CDOT controlled road)
- ✓13. Statement indicating how the proposed use complies with "Goals Objectives, and Implementation Strategies" of the Fremont County Master Plan District
- ✓14. Statement indicating how the proposed use will be in harmony and compatible with surrounding land uses and development in the area and/or measures that can be taken to make it in harmony & compatible.
- ✓15. Fire protection plan addressing method of fire protection, location of hydrants or other means of protection. If located within a fire protection district the plan shall be approved by the District.
- ✓16. A detailed utility plan showing the proposed or existing location of all utilities. *SEE SITE PLAN*
- ✓17. Site Plan drawn to professional standards (3 hard copies 18" x 24" or 24" x 36")
- ✓18. Submittals and exhibits should be clearly identified with section and/or question number located on the bottom right hand corner, or otherwise tabbed or marked.

If Applicable Submittals

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

Site Plan Drawing Requirements

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

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

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

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

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

<u>TIFFANY FOSTER</u>	<u>Tiffany Foster</u>	<u>9-23-2024</u>	Applicant
Printed Name	Applicant Signature	Date	
<u>TIFFANY FOSTER</u>	<u>Tiffany Foster</u>	<u>9-23-2024</u>	Owner
Printed Name	Owner Signature	Date	

Marchand Ranch Wedding & Event Venue strives to provide a seamless, stress-free wedding experience.

It all starts with an extremely organized digital planner and Resource Guide given to each couple upon booking. Both of these documents intent is to provide a clear and simple pathway from "yay I've picked my venue" to "how do I plan a wedding?" Upon filling out the couples custom digital planner the clients are able to plan their wedding with ease. 30 days before their wedding Marchand Ranch assigns a Day of Coordinator to each couple. The Day of Coordinator conducts a thorough phone meeting 30 days from their wedding date. In this meeting the Coordinator solidifies a timeline, vendors and proceedings for their wedding day.

Upon arrival to the Ranch between 7am-9am couples are able to set up/decorate as they see fit. Vendors are also able to arrive as needed throughout the day as needed to conduct there personal hired tasks. Most couples choose an early afternoon ceremony usually between 3-4pm. Guests tend to arrive 30-45 minutes before the ceremony starts.

After ceremony the couple and guests attend cocktail hour, dinner is served, toasts to the newlyweds, followed by dancing and celebrations. Most couples enjoy a send off between 10-10:30pm. Clean up starts at 11pm.

Our over all practice is simple concise and aimed at providing the highest couples and guest experience possible.

With 40 plus weddings and 8 fundraisers conducted in our inaugural year we feel that we have been and will continue to be an asset to the community of Fremont County and beyond!

MARCHAND RANCH WEDDING VENUE

REFUSE PLAN:

ALL TRASH IS REMOVED FROM THE SITE AND PLACED WITHIN A DUMPSTER AT THE RESIDENCE APPROX. 100 YARDS SOUTH EAST ON THE OVERALL PROPERTY. A COMMERCIAL TRASH REMOVAL SERVICE EMPTIES THE DUMPSTER,

DRAINAGE PLAN:

WE ARE REQUESTING THE DRAINAGE PLAN TO BE WAIVED. THE SITE IS EXISTING AND ALL STRUCTURES AND PARKING AREAS EXIST. THE 3.16 ACRES SIT WITHIN A LARGER PARCEL OF 220 ACRES. THE SITE SLOPES FROM SOUTHWEST TO THE NORTH EAST TOWARDS A DRY WASH. THERE ARE NO APPARENT DRAINAGE ISSUES OR CONCERNS AS IT IS BUILT AND THE EXISTING VEGETATION AND SOILS ALLOW FOR GOOD AND STABLE DRAINAGE AROUND THE SITE.

LANDSCAPING PLAN:

THE SITE SITS WITHIN 220 ACRES OF AGRICULTURAL LIVESTOCK LAND AND IS NATURAL IN NATURE. THE LANDSCAPING AROUND THE 3 ACRES SITE IS NATURAL WITH SOME FLOWERS PLANTED AROUND THE VENUE. A WAIVER OF A LANDSCAPING PLAN IS REQUESTED.

LIGHTING PLAN:

THE SITE IS LIT WITH LIGHTS ON THE BUILDINGS PROVIDING ADEQUATE LIGHT FOR THE USE AREAS. THE PARKING AREA IS LIT WITH 4 SOLAR DOWNWARD DIRECTED DOWN TO REDUCE OFFSITE IMPACTS.

NOXIOUS WEED:

WEEDS ARE MAINTAINED BY MOWING. NO NOXIOUS WEEDS ARE KNOWN TO EXIST. A WAIVER OF A PLAN IS REQUESTED.

OWNERS WITHIN 500':

BENJAMIN CARTER HAAKE & BETH ANN HAAKE
418 LOWRY RANCH RD
CANON CITY, CO 81212

RANDALL L VON HOLDT AND DIANAN S HOLDT
107 HOLE IN THE WALL RD
CANON CITY, CO 81212

KELLY D & PAMELA J BARTGIS
229 ONYX DR.
HEDGESVILLE, WV 254277226

CDOT ACCESS PERMIT:

THE SITE IS ACCESSED FROM COLORADO STATE HIGHWAY NO. 9. AN ACCESS PERMIT IS REQUIRED AND IS CURRENTLY BEING WORKED ON BY OUR ENGINEER. WE REQUEST THIS TO BE A CONTINGENCY ITEM OF APPROVAL.

MASTER PLAN:

NORTHERN MOUNTAIN PLANNING DISTRICT

TRANSPORTATION:

THE SITE IS LOCATED AND ACCESSED FROM COLORADO STATE HIGHWAY NO. 9. THE HIGHWAY IS A PAVED AND MAINTAINED ROADWAY. THE ACCESS WILL BE REVIEWED BY CDOT FOR ADEQUACY. AN ENGINEER IS PREPARING THE NECESSARY STUDY.

ECONOMIC DEVELOPMENT:

THE USE MAKES A POSITIVE USE OF AGRICULTURAL TYPE FACILITIES FOR A POSITIVE ECONOMIC USE. THE USE OF THE BARNS AND STALLS AS PART OF THE USE ADD CHARACTER AND ATMOSPHERE TO THE VENUE.

AGRICULTURE:

THE 3 ACRE SITE SITS WITHIN A 220 ACRE RANCH. LIVESTOCK ARE STILL RAISED ON THE SITE AND ADDS TO THE ATMOSPHERE OF THE VENUE. THE 3 ACRES DOES NOT TAKE AWAY VALUABLE AGRICULTURE AREAS OR USE.

WATER, SEWER AND UTILITY SERVICES:

THE SITE IS SERVED BY PUBLIC POWER SUPPLY, AN APPROVED SEPTIC SYSTEM AND A CISTERN SUPPLIED BY A COMMERCIAL WATER HAUL COMPANY. THE SITE WILL NOT NEED ANY UTILITY DEVELOPMENT OR EXPANSION.

COMMUNITY SERVICES:

THE SITE IS SERVED BY THE FREMONT COUNTY SHERIFF AND THE TALLAHASSEE FIRE AND EMERGENCY DISTRICT.

VISUAL RESOURCES:

THE SITE SITS IN A VALLEY ALONG HIGHWAY NO. 9. THE BUILDINGS AND STRUCTURES ARE COLORED AND BUILT TO LOOK NATURAL AND BLEND IN WITH THE SURROUNDING AREA.

NEIGHBORHOOD HARMONY

THE VENUE IS ESTABLISHED AND BUILT TO BLEND WITH THE NATURE OF THE AREA. UTILIZING THE BARNS AND STALLS LEND AN AGRICULTURAL OR RANCH TYPE FEEL AND LOOK. ALL STRUCTURES AND ROADS ARE EXISTING AND NO PROPOSED NEW CONSTRUCTION PLANNED BY THIS PROPOSAL.

TRUSTEE'S DEED

Jo Ann Marchand, as Trustee of the Helen L. Marchand Trust dated April 24, 2005, existing under and by virtue of the laws of Colorado, whose street address is P.O. Box 270, Canon City, Colorado, 81215, for the consideration of the requirement of the aforementioned trust to transfer the following described real property to the Grantee(s), sells and quit-claims to the Linda L. Wills Trust dated December 11, 2006, whose address is 1648 Illinois Ave. Canon City, Co 81212, 1/3 undivided interest to the following described real property located in the County of Fremont, State of Colorado, to wit:

See Attached Exhibit A

Also known as Colorado State Hiway 9 with all its appurtenances, structures and improvements.

By Jo Ann Marchand, Trustee of the Helen L. Marchand Trust, dated April 24, 2005,

Jo Ann Marchand
(signature line)

STATE OF COLORADO)

) ss.

COUNTY OF FREMONT)

937726 Pages: 1 of 4
03/30/2016 02:39 PM R Fee:\$26.00
Katie E. Barr, Clerk and Recorder, Fremont County, CO



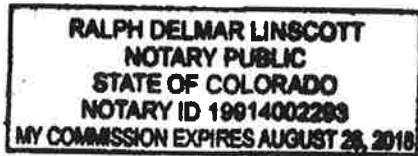
This instrument was acknowledged before me by Jo Ann Marchand, as Trustee of the

Helen L. Marchand Trust , dated April 14, 2005, this 24 day of March,
2016.

WITNESS my hand and official seal.

My commission expires: August 26, 2018

Seal



Ralph D Linscott
Notary Public

EXHIBIT A

TOWNSHIP 16 SOUTH, RANGE 71 WEST OF THE 6TH P.M.

Section 30: Lots 5 and 6

Section 19: Lot 4 (now Lot 8); W1/2SE1/4; SE1/4SW1/4

TOWNSHIP 16 SOUTH, RANGE 72 WEST OF THE 6TH P.M.

Section 24: SE1/4SE1/4

Section 25: N1/2

TOWNSHIP 17 SOUTH, RANGE 72 WEST OF THE 6TH P.M.

Section 26: S1/2SE1/4; NW1/4SE1/4; NE1/4SW1/4, a/k/a Tract 5, SW1/4SW1/4; Beginning at the SW corner of the NW1/4SW1/4 of said Section; thence Northeasterly to the NE corner of the NW1/4SW1/4 of said Section; thence South to the SE corner of NW1/4SW1/4; thence West to the point of beginning.

EXCEPT the NW1/4SE1/4 of Section 26, Township 17 South, Range 72 West of the 6th P.M. lying North and East of Colorado Highway 9, as presently located. (contains 5.03 acres, more or less).

TOWNSHIP 17 SOUTH, RANGE 73 WEST OF THE 6TH P.M.

Section 35: S1/2SE1/4

TOWNSHIP 18 SOUTH, RANGE 73 WEST OF THE 6TH P.M.

Section 2: Lots 2, 3 and 4; S1/2NW1/4

Section 3: SE1/4NE1/4; E1/2SE1/4; NW1/4SE1/4; N1/2SW1/4; SW1/4NW1/4

TOWNSHIP 17 SOUTH, RANGE 72 WEST OF THE 6TH P.M.

Section 26: NE1/4SE1/4, lying Southwesterly of Colorado State Highway No. 9 (contains 7.28 acres, more or less)

TOGETHER WITH:

A tract of land lying within the Southeast Quarter of the Southwest Quarter and the South Half of the Southeast Quarter of Section 35, Township 17 South, Range 73 West of the Sixth Principle Meridian, Fremont County, Colorado described as follows:

Beginning at a point on the South line of said Section 35 from whence the South Quarter Corner (Government aluminum cap capped pipe) bears South 89°39'00" East 185.70 feet;
 Thence proceeding around the tract herein described, North 39°52'35" East 293.22 feet;
 Thence North 00°34'58" East 914.96 feet;
 Thence North 71°56'47" East 369.36 feet;
 Thence South 89°06'36" East along the North line of said South Half of the Southeast Quarter 2351.65 feet to the South Sixteenth on the East line of said Section 35 (aluminum capped rebar by PLS 10855);
 Thence South 01°09'26" West 1235.70 feet to the Southeast Section Corner of said Section 35 (Government aluminum capped pipe);
 Thence North 89°39'00" West 2689.24 feet to the South Quarter of said Section 35 (Government aluminum capped pipe);
 Thence continuing North 89°39'00" West 185.70 feet to the Point of Beginning.

EXCEPTING:

A tract of land lying within the Southeast Quarter of the Southwest Quarter and the South Half of the Southeast Quarter of Section 35, Township 17 South, Range 73 West of the Sixth Principle Meridian, Fremont County, Colorado, described as follows:

Beginning at a point on the South line of said Section 35 from whence the South Quarter Corner (Government aluminum cap capped

pipe) bears South $89^{\circ}39'00''$ East 185.70 feet;
 Thence proceeding around the tract herein described North $89^{\circ}39'00''$
 West 1158.72 feet to the West Sixteenth on the South line of said
 Section 35 (Government aluminum capped pipe);
 Thence North $00^{\circ}45'52''$ East 1273.70 feet to the Southwest Sixteenth
 of said Section 35 (Government aluminum capped pipe);
 Thence South $89^{\circ}06'36''$ East 1340.39 feet to the South Center
 Sixteenth of said Section 35 (Government aluminum capped pipe);
 Thence continuing South $89^{\circ}06'36''$ East along the North line of said
 South Half of the Southeast Quarter 350.00 feet;
 Thence South $71^{\circ}56'47''$ West 369.36;
 Thence South $00^{\circ}34'58''$ West 914.96 feet;
 Thence South $39^{\circ}52'35''$ West 293.22 feet to the Point of Beginning.

ALSO TOGETHER WITH:

THAT PORTION OF THE NE1/4 SW1/4, NW1/4 SE1/4 AND THE NE1/4 SE1/4 ALL IN SECTION
 19, TOWNSHIP 16 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO,
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID NW1/4 SE1/4;
 THENCE SOUTH $00^{\circ}06'42''$ WEST ALONG THE WEST LINE OF SAID NW1/4 SE1/4 A
 DISTANCE OF 1115.78';
 THENCE NORTH $89^{\circ}20'09''$ WEST PARALLEL WITH THE SOUTH LINE OF SAID NE1/4
 SW1/4 A DISTANCE OF 1320.06';
 THENCE SOUTH $00^{\circ}05'36''$ WEST ALONG THE WEST LINE OF SAID NE1/4 SW1/4 A
 DISTANCE OF 203.13' TO THE SW CORNER OF SAID NE1/4 SW1/4;
 THENCE SOUTH $89^{\circ}20'09''$ EAST ALONG THE SOUTH LINE OF SAID NE1/4 SW1/4 A
 DISTANCE OF 1320.00' TO THE SE CORNER OF SAID NE1/4 SW1/4;
 THENCE SOUTH $89^{\circ}51'53''$ EAST ALONG THE SOUTH LINE OF SAID NW1/4 SE1/4 A
 DISTANCE OF 1332.75' TO THE SE CORNER OF SAID NW1/4 SE1/4;
 THENCE SOUTH $89^{\circ}57'31''$ EAST ALONG THE SOUTH LINE OF SAID NE1/4 SE1/4 A
 DISTANCE OF 313.15' TO A POINT ON THE WESTERLY RIGHT OF WAY OF FREMONT COUNTY
 ROAD 9 (AKA HIGH PARK ROAD);
 THENCE NORTH $49^{\circ}01'46''$ WEST A DISTANCE OF 242.19' TO A POINT ON A
 EXISTING FENCE LINE;
 THENCE NORTH $41^{\circ}19'48''$ WEST A DISTANCE OF 202.76';
 THENCE NORTH $41^{\circ}19'48''$ WEST ALONG SAID FENCE LINE A DISTANCE OF
 760.32';
 THENCE NORTH $28^{\circ}44'01''$ EAST ALONG SAID FENCE LINE A DISTANCE OF
 288.65';
 THENCE NORTH $07^{\circ}48'13''$ EAST ALONG SAID FENCE LINE A DISTANCE OF
 191.43' TO INTERSECT THE NORTH LINE OF SAID NW1/4 SE1/4;
 THENCE SOUTH $89^{\circ}51'22''$ WEST ALONG THE NORTH LINE OF SAID NW1/4 SE1/4 A
 DISTANCE OF 989.22' TO THE POINT OF BEGINNING.



**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 (CDWR). 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 CDWR Information Form must be filled out completely and accurately to ensure that the submittal to the CDWR regarding this proposed land use action includes the necessary information required by that agency. The CDWR 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 CDWR.

Please note that the CDWR timeframe for review may not coincide with the County deadlines or meetings, and if the CDWR 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 CDWR-8.1, the fifth attached document supporting the narrative provided for application item 8 would be marked - Exhibit CDWR-8.5*). Exhibit numbers should be placed in the lower right hand area of the exhibit.

1. Name of proposed project: MARCHAND RANCH WEDDING VENUE
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: 3^{AC} IN THE SW 1/4 SECTION 26, T. 17 S., R. 73. W. OF THE 6TH P.M.
4. What is the size of the existing parcel? 3.16 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: 0

If one or more, date this use was established: _____

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): 0

b. Lawn / garden watering, amount: 0 Acres --- Square feet

c. Livestock watering: Yes --- No

If yes, commercial or non-commercial livestock? (Circle one)

d. Number of Employees per day: 10 Number of days open per year: 50

e. Number of Customers per day: 150 Number of days open per year: 50

f. Bed / Breakfast Customers per day: 0 Number of days open per year: _____

g. Describe other water needs: RESTROOM AND

KITCHEN NEEDS ONLY.

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) CISTERN

HAULED WATER FROM COMMERCIAL HAULER.

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: _____



Date Applied: 03/22/2023
 Permit Fee: \$ 283.00
 Use Tax: \$ 0.00
 Colorado State Surcharge: \$ 23.00
 Copies: \$ 0.00
 Total: \$ 306.00

Septic Permit #: S23-046
 Expiration Date: 04/11/2024
 Paid By: Ck # 726
 Receipt #: 2023-03-22-LM-9425

Inspection Request Line (719) 276-7373
 Building permit # _____

FREMONT COUNTY ON-SITE WASTEWATER TREATMENT SYSTEM PERMIT

Owner: Gary Marchand Applicant: Tiffany Foster
 Mailing Address: 4807 State Hwy 9 Mailing Address: 4807 State Hwy 9
 City, State, Zip Code: Canon City, CO 81212 City, State, Zip Code: Canon City, CO 81212
 Phone Number: 719-429-1505 Phone Number: 719-429-6064
 OWTS Contractor: AAA Construction Contractor Phone: 719-371-2713 License #: 273
 Construction Address: 4807 State Hwy 9, Canon City

Gate/Combination Lock #: --- Directions From Major Thoroughfare: (Include Legible Map & Directions)

Legal Description: Sch# 99922300

Type/Use of Structure: Wedding Venue/Restroom/Changing Area

Lot Size: 222 Acres Source, Type of Water: Cistern

Maximum Potential # of Bedrooms: --- Basement: --- Washer: --- Garbage Disposal: ---

Engineering Firm: Southern Colorado Engineering Project Number: SCE-051-23

Type of System: Commercial OWTS-New System Absorption Tank Size: 1,000 Gallons

Absorption: 700 Square Feet Perc Rate: Profile Hole Mill/Inch LF: 0.50

NOTES: Keep excavation shallow. Locate in designated area. Maintain tank separations.

Is Site Within 400 Feet of Sewer Main?: Yes No
 or Within a Sewer District?: Yes No

If YES, Is a Letter of Refusal To Connect Attached?: N/A

Is Site In A Designated Flood Plain?: Yes No
 If YES, Engineer's Requirements Listed?: Yes

I certify that the On-Site Waste Water Treatment System (OWTS) described in this permit will be installed in compliance with the attached installation report and the Fremont County and State of Colorado Regulations. I understand that I will be responsible for the operation, maintenance and performance of the OWTS. In addition, I am aware that it is my responsibility to provide the contractor with a copy of the attached percolation test report. I am also aware that the issuance of this permit does not constitute an inspection by the local health department by its employees of liability for failure of any OWTS. Request for inspection will be required after installation of all pipe and gravel trenches to install a drainage system. I am aware that the responsibility of the owner. After this system has been inspected and approved by the inspector it shall be assumed that this system is in proper working order. Approval of a Fremont County On-Site Waste Water Treatment Permit does not guarantee or assure that the proposed use is permitted within the zone district for the property, nor does it guarantee or assure that any proposed building complies with applicable land use and requirements for the zone district, such as setbacks, height restrictions, or other similar issues. You have the responsibility and obligation to ensure that all proposed uses are allowed in the zone district and conform to the requirements of the zone district for the property.

Owner or Applicant's Signature: _____ Signature on File _____

Date Applied: 03/22/2023

FINAL OWTS INSPECTION:

Tank Information: Size: 1000 Bag House Concrete Gallons Number of Compartments: 2
 Is Entrance and Exit Sealed: Yes No Is Tank Level? Yes No
 Pipe Inlet-Outlet?: 4" Distance From Building: 15 Feet Distance From Well: 120 feet
 Absorption Bed Information: Type of System Installed: Chambers
 Pipe & Rock: Chamber: Absorption Bed: Absorption Trench:
 Number Of Trenches: 3 Total Square Feet: 720 Gravel Depth: _____ Inches
 Is Pipe Level?: Yes No If Bed, Is Pipe Been Connected?: Yes No Distance From Well: 150 + feet
 Distance From Building: _____ feet Is System Located In Recommended Area?: Yes No

DEPARTMENT USE ONLY:

Installation Has Been: Approved Disapproved

NOTES: 60 Q4 chambers in trenches - 3 rows of 20 each
Tank lids must be accessible at inspection

Approved By: [Signature]
 Prepared By: Sarah Payne

Date Approved: 4-26-23
 Date Prepared: 04/11/2023



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 MARCHAND RANCH WEDDING & EVENT VENUE

2. Type of application:

- | | |
|--|--|
| <input type="checkbox"/> Zone Change #1 | <input type="checkbox"/> Special Review Use Permit |
| <input type="checkbox"/> Zone Change #2 - Use Designation Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Zone Change #2 - Final Development Plan | <input checked="" type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Commercial Development Plan | <input type="checkbox"/> Change of Use of Property |
| <input type="checkbox"/> Commercial Development Modification | <input type="checkbox"/> Subdivision Preliminary Plan |
| <input type="checkbox"/> Expansion of an existing Business or Industrial Use | <input type="checkbox"/> Minor Subdivision |

3. The subject property is located at:

4807 STATE HWY 9 CAÑON 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?

TALLAHASSEE FIRE DEPT.

5. The source of water for fire protection is:

--- Water District - Name of District: TALLAHASSEE FIRE APPARATUS

--- 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? _____
NON - HYDRANT AREA

7. What public roadways provide access to the subject property? Hwy. 9 County Rd. 323A

8. How many accesses to public roadways will the subject property have? 1

9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? Yes --- No Please explain by providing right-of-way and surface widths, length of roadway, surface types for all interior existing and proposed roadways and turning radii for cul-de-sacs. _____

10. What are the existing and or proposed interior roadway names? N/A

11. Is the subject property located within a fire protection district? Yes --- No
If yes, please provide the district name: TALLAHASSEE FIRE PROTECTION DISTRICT

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

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

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.

Tiffany Foster
Applicant Printed Name

Tiffany Foster
Signature

3-20-2024
Date

Gary Marchand
Owner Printed Name

Gary Marchand
Signature

3-12-2024
Date

GARY MARCHAND

FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: TALLAHASSEE FIRE PROTECTION DISTRICT
2. Name of contact person: MARK NORRIS
Title: FIRE Chief Telephone: 719-275-3058
3. The name and address of the responding fire station is: TALLAHASSEE FIRE PROTECTION DISTRICT 2518 CO-9 Canon City, CO 81212
4. The distance from the subject property, by public roadway, to the responding fire station is: 2.8 miles
5. The estimated response time to the subject property is: 10 min.
6. The location of the closest fire hydrant to the subject property is: Dry Hydrant
2.8 miles 30,000 Gal
7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development? Yes -- No Please explain: Not Applicable
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? _____

12. Recommendations concerning fire protection in general, fire protection improvements, suggested road names, for this project are as follows: **NOTE:** Be sure to list type, size and location of improvements recommended (i.e.; hydrants, water lines, cisterns, dry hydrants, roadway improvements, etc.). Please indicate whether recommendations or requirements are the result of codes or regulations, and provide supporting information which will assist the Planning Commission and the Board of County Commissioners to determine whether to adopt any or all of the recommendations as requirements of the permit.

Fire extinguisher added and pictures provided. Please meet code requirements


Signature and title of Authorized Fire Protection Representative


Date