

Fremont County

OCT 13 2025

Planning & Zoning

**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**Check the Applicable Application**

☒ Special Review Use \$1,800.00	☐ Conditional Use Permit \$1,800.00	☐ Commercial Development Plan \$1,800.00
☐ Minor Modification \$500.00	☐ Major Modification \$1,000.00	Existing Permit #

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

Property Address(es):

3500 State Highway 120, Florence, Colorado 81226

Tax ID/Parcel Numbers(s):

3937170000003 & 3937230000009

Parcel size(s) in Acres:

2.902.13 and 1.08

Zone District:

3937170000003;Industrial & 3937230000

Proposed Land Use:

Solar Panel Field

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

Name(s) (Individual or Organization):

Amrize Cement Inc.

Mailing Address:

4330 Gaines Ranch Loop, Suite 100, Austin, TX 78735

Telephone:

510-559-0738

Email Address:hamza.mekhfi@holcim.com

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

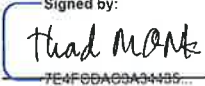
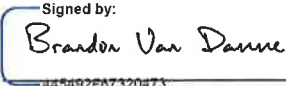
Name(s) (Individual or Organization):
Solar Star Wholesome Portland, LLC
Mailing Address:
2080 Addison Street, Berkeley, CA 94704
Telephone:
510-559-0738
Email Address:
Thad.Monk@Totalenergies.com

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

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

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

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

Thad MONK	Signed by: 	August 28, 2025 2:15 AM CEST
Printed Name	Applicant Signature	Date
Brandon Van Damme	Signed by: 	October 2, 2025 5:53 AM PDT
Printed Name	Owner Signature	Date



Fremont County Planning & Zoning Department

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

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

	Zone District	Land Use
Northerly	I & R2 (See Exhibit 2.2)	Agricultural
Easterly	R3	Undeveloped
Westerly	I & R3	Undeveloped
Southerly	R3	Undeveloped

2. Master Plan -- Planning District of property: District 6 - Plains District

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

- If **"yes"** is access legally established through:

- ☒ Deed of Record ☐ Recorded Plat ☐ Court Order (Attach documentation marked "Exhibit 1.3").

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

- If marked **"yes"** Entity Name: _____

5. Requested duration of proposed use: ☐ Life of Use ☒ Estimated use in years: 31

6. List Utility Provider information:

WATER	N/A
SANITATION	N/A
ELECTRICAL	Black Hills Energy
TELEPHONE	N/A
REFUSE	N/A
IRRIGATION WATER	N/A
NATURAL GAS / PROPANE	N/A
CABLE TELEVISION	N/A

REQUIRED EXHIBITS

Submittals and exhibits should be clearly identified with section and/or question number located on the bottom right-hand corner, or otherwise tabbed or marked. Any waiver requests shall be labeled as the same exhibit number.

LETTERS OF INTENT – SECTION TWO

☒ EXHIBIT 2.1	Describe in detail the proposed type of operation to include days, & hours of operation, number of employees, number of guests, machinery used, etc..
☒ EXHIBIT 2.2	Describe the existing land use & proposed structures, with dimensions and square footage, & the current and proposed lot coverage.
☒ EXHIBIT 2.4	Landscaping Plan
☒ EXHIBIT 2.5	Lighting Plan
☒ EXHIBIT 2.6	Total parking spaces standard size, compact size, ADA spaces, & loading areas. Parking surface material and thickness. Describe the lighting for all parking areas.
☒ Exhibit 2.8	Statement indicating how the proposed use complies with “Goals Objectives, and Implementation Strategies” of the Fremont County Master Plan District
☒ Exhibit 2.9	Statement indicating how the proposed use will be in harmony and compatible with surrounding land uses and development in the area and/or measures that can be taken to make it in harmony & compatible.

IMPACT ANALYSIS – SECTION THREE

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

REQUIRED SUBMITTALS – SECTION FOUR

☒ Exhibit 4.1	Current Deed of Record
☒ Exhibit 4.2	Water Supply documentation: Public water source requires documentation evidencing ability to provide service. Wells require documentation of a well permit and/or documentation that the existing well is adequate for the proposed use.

☒ Exhibit 4.3	Sanitation Documentation: Public sewer shall require documentation evidencing the ability to provide service. Onsite Wastewater System (OWTS) shall require a soils report and a design plan from a certified engineer. Existing OWTS systems shall require documentation that the existing system is adequate for the proposed use.
☒ Exhibit 4.4	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.)
☒ Exhibit 4.5	Drainage Plan & Report: (Drainage plans require approval by the County Engineer).
☒ Exhibit 4.6	Noxious Weed Control Plan
☒ Exhibit 4.7	List of owners and mailing address for all properties located within five hundred (500') foot radius of the subject property.
☒ Exhibit 4.8	A detailed utility plan showing the proposed or existing location of all utilities.

IF APPLICABLE SUBMITTALS – SECTION FIVE

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

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

REQUIRED FORMS

☒ CODWR	Fremont County's Colorado Division of Water Resources Information Form
☐ FCDOT	Fremont County Roadway Impact Analysis Form (if accessed from a county road)
☒ CDOT	Colorado Department of Transportation Access Permit (if accessed from a CDOT controlled highway)
☒ FIRE	Fire Protection Plan

SITE PLAN

☒	Two (2) copies of a drawing shall be prepared to professional standards, minimum size 24" X 36", drawn at a common increment scale between or including 1" = 50' and 1" = 200' unless otherwise approved by the Department prior to submittal of the application. Two (2) reduced (to 11"x17") copies all of which shall include the following:
☒	Written and graphic scale with minimum of 1" = 200' max 1" = 50';
☒	Appropriate title (SPECIAL REVIEW USE PERMIT, CONDITIONAL USE PERMIT, COMMERCIAL DEVELOPMENT PLAN FOR {name});
☒	Appropriate subtitle (brief description of the proposed use);
☒	Boundary drawing of the property with bearings and dimensions illustrating the legal description;
☒	Legal description of the property;
☒	Acreage or square footage of the subject property;
☒	Zoning classification of the subject property;
☒	Zoning classification of the adjoining properties;
☒	North Arrow;
☒	Vicinity map locating the subject property in relation to surrounding areas;
☒	Table indicating relationship between proposed and existing construction to remain on the property
☒	Minimum lot size, maximum lot coverage, maximum building height, minimum lot width, minimum setback requirements (Front, Two sides, & Rear)

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