



HOME OCCUPATION - III APPLICATION

1. Owner Name: Wendy Hall Mailing Address: 1381 Illinois Ave
City: Canon City State: Co. Zip Code: 81212
Telephone #: 719-491-3649 Facsimile #: _____
Email Address: Donhallmasonry@hotmail.com
2. Applicant Name: Don Hall Mailing Address: 1381 Illinois Ave
City: Canon City State: Co. Zip Code: 81212
Telephone #: 719-491-3649 Facsimile #: _____
Email Address: Donhallmasonry@hotmail.com

Please read the entire application form prior to completion of this application

The use is intended to be allowed in all zone districts where residential uses and home occupations are permitted in combination with large acreage parcels (*nine (9) acres or larger*) and for uses that have minimal impact on adjacent uses.

An application fee set by the Board of County Commissioners (Board) shall accompany this application.

The applicant shall provide one (1) original document and two (2) copies of the application and all of its attachments. After submittal, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter). The letter will state the submittal deficiencies, Department comments and or questions about the application, which must be addressed by the applicant.

Any application which is not complete or does not include all minimum submittal requirements will not be accepted by the Fremont County Department of Planning and Zoning (Department). Further, any application that is inadequately prepared, or is incomplete, may be subject to postponement.

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 1 would be marked - Exhibit 1.1, the fifth attached document supporting the narrative provided for application item 1 would be marked - Exhibit 1.5*).

For specific regulatory requirements the applicant should refer to the appropriate sections of the Fremont County Zoning Resolution (FCZR) which can be viewed on the Internet at:

<http://www.fremontco.com/planningandzoning/zoningresolution.pdf>

3. Address of home occupation: 1381 Illinois Ave.
4. Legal description of home occupation property: See Attached
5. What is the acreage of the home occupation property? 13.5
6. What is the property zoned? Ag
7. Explain in detail what the home occupation use is: honey bottling
8. Explain why the use will have a minimal impact on adjacent uses: Seasonal
9. Explain why the use will be clearly incidental and secondary to the use of the residence for dwelling purposes: Seasonal
10. Explain why the use will not change the character or give an outward appearance nor manifest any characteristic of a business: blg. to match existing
11. Will there be any exterior advertising? Yes --- No If yes, what will be the dimensions of the sign? _____

Note: The sign shall not be any larger than ten (10) square feet and shall not be illuminated.

12. Will there be any employees other than the inhabitants of the residence? Yes --- No If yes, how many are anticipated? _____

Note: The home occupation use shall be conducted by the inhabitants living in the principle dwelling and there shall be no more than two (2) employees.

13. Will the employees work in the house? Yes --- No
14. Will customers come into the house? Yes --- No
15. Is the property serviced by a public sanitation district? Yes --- No If yes, provide name of sanitation district and provide documentation from the appropriate district which confirms that the property is serviced by the public sanitation district. Attach documentation marked as Exhibit HO-15.1.
 An exhibit has been attached.
16. Is the property serviced by an onsite wastewater treatment system (septic system)? Yes --- No If yes, provide documentation that a permit has been issued and approved by the Fremont County

Environmental Health Office. Attach documentation and mark as Exhibit HO 16. 1. An exhibit has been attached.

17. Will the home occupation increase the amount of wastewater being discharged into the onsite wastewater treatment system (septic system) i.e., (additional children at a family child care home, a barber, beauty shop or pet grooming facility, etc.)? Yes --- No If no please explain why not:

Seperate

18. Will any materials, fluids, etc. related to the proposed home occupation be discarded into the public sanitation system or the onsite wastewater treatment system (septic system) i.e., (photographic chemicals from a photography studio, floor drains in a vehicle repair shop, etc.)? Yes --- No If yes please list the types of material or fluids.

Note: The use of the residence for the home occupation may result in additional requirements as per the Fremont County Environmental Health Office Regulations. Prior to submission of a home occupation application you may want to contact the Fremont County Environmental Health Office to determine if there will be any additional requirements.

19. Will the home occupation be housed in the residence or a detached structure? Yes --- No What is the square footage of the residence? _____ sq. ft. What is the square footage of the area within the residence to be devoted to the home occupation? _____ sq. ft. What is the square footage of the detached structure? 400 sq. ft. What is the square footage of the area in the detached structure that will be devoted to the home occupation? 0 sq. ft.

Note: The maximum area devoted to the home occupation by the use of an detached structure, is one-thousand-five-hundred (1,500) square feet.

Note: The use of the residence or the detached structure for the home occupation may result in additional requirements as per the Fremont County Building Code. Prior to submission of a home occupation application you may want to contact the Fremont County Building Department to determine if there will be any additional requirements.

20. Will there be any sales of stocks, supplies or products? Yes --- No If yes, give a description of the products to be sold: _____

Note: Only incidental sale of stocks, supplies or products is permitted to be conducted on the premises.

21. Will there be any outdoor storage of materials or equipment used as part of the home occupation? Yes --- No If yes, please describe the type of materials and or equipment to be stored as part of the home occupation and the location where they will be stored: _____

What is the square footage of the area to be used for exterior storage? 0 sq. ft.

Note: Outdoor storage on the premises of material or equipment used as a part of the home occupation will be allowed but shall be limited to one-thousand (1,000) square feet and will be required to be screened by an opaque security fence, six (6) feet in height, constructed of metal, wood or masonry, except for contractor's yard or building.

22. Is the home occupation for a contractor's yard? Yes --- No If yes, please answer the following:
a. How far back from the property lines will the outdoor storage area for vehicles and equipment be set? _____ feet.

b. Will any part of the outdoor storage area be contained by an opaque screen (fence or vegetation)?
 Yes --- No If yes, please provide details regarding the height, length and location of the screen(s): _____

c. How many vehicles will be used or associated with the home occupation? 0 Vehicles.

Note: The outdoor storage area for vehicles and equipment shall be set back a minimum of seventy-five (75) feet from all property lines. If the outdoor storage area shall be contained by an opaque screen (fence or vegetation), in accordance with Section 5.7.15.1 of this resolution, along all portions of the property being used for the outdoor storage area, which do not meet the required seventy-five (75) foot setback from the property line, then the following will be allowed: A maximum of five thousand (5,000) square feet for the outdoor storage area; a maximum of five (5) vehicles which are used or associated with the home occupation.

23. How many off-street parking spaces will be provided? 1 Spaces. What are the dimensions of the area designated for parking? _____ Will there be adequate parking to accommodate the home occupation? _____

24. Will a commercially licensed vehicle, or a vehicle containing equipment or advertising the home occupation, be parked on the premises? Yes --- No If yes, how many vehicles? 1

Note: Not more than two (2) commercially licensed vehicles or vehicles containing equipment or advertising may be parked on the premises related to the home occupation.

25. Will the home occupation use require the use of any mechanical equipment which is not normally used for purely domestic or household purposes? Yes --- No If yes, please specify what type of equipment will be used in association with the home occupation: Honey extractor

Note: All equipment used in conjunction with the home occupation, shall not create noise, dust vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the property. No equipment or process shall be used which creates visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.

26. Will there be more than one (1) home occupation conducted in or on the same premises? Yes ---
 No If yes, please note the use(s): _____

Note: The cumulative affect of more than one home occupation shall not exceed any of the requirements of the Home Occupation III.

27. What use classification most closely fits the proposed home occupation use? Professional Office If the specific use is not listed, what similar use does the proposed home occupation most closely fit and how is it similar? _____

Note: The proposed home occupation III may include the following uses or any similar use as may be determined by procedures outlined in the Fremont County Zoning Resolution: art studio, beauty parlor, barber shop, dressmaking, photography services, telephone marketing, machine shop, carpentry shop, upholstery shop, minor vehicle or boat repair shop (not including paint and body work, also not to allow the storage of inoperable vehicles or boats), gun repair shop, taxidermy, personal semi-tractor trailer parking (two (2) units maximum), dog grooming, paint striping, nail salon, family child care home (eight [8] or fewer children, not including residents' children), professional offices, (i.e. legal, medical, dental, surveying, engineering, architectural, planning, accounting, insurance), and contractor's yard.

Note: A home occupation III shall not be interpreted to include the following or any similar use: retail store, nursing home, hospital, medical clinic, kennel, restaurant, lounge, financial institution, paint shop, rafting office, museum and boarding and rooming houses.

28. A list identifying all agencies of local, state and / or federal government that will require a permit, license or the like to be issued for all or part of the activity that comprises the proposed use and a summary of the status of all applications, along with copies of such applications, permits, licenses or the like and the contact person at the respective agencies (mailing address, telephone number, email address), packaged as one item and marked as Exhibit HO-28.1 and so on. An exhibit has been attached. (**NOTE:** *The Owner, if granted approval, shall comply with all laws and regulations of the County of Fremont, its agencies or departments, the State of Colorado, its agencies or departments, and the United States of America, its agencies or departments, as now in force and effect or as the same may be hereafter amended. Further, the Owner shall obtain and keep in effect all other permits, licenses or the like, required by any other governmental agency and as otherwise may be required by Fremont County. Revocation, suspension or expiration of any such other permits, licenses or the like, shall revoke, suspend or terminate the Home Occupation, as the case may be.*)

29. The applicant shall provide any other information as may be required by the Department so as to determine the impacts of the proposed Home Occupation and whether or not approval of the same is appropriate.

30. Has the application fee been paid? Yes --- No Cash _____ Check Number _____

Approval of this Home Occupation Application does not guarantee or assure compliance with the requirements of the Building Code of Fremont County, the Environmental Health requirements, any Federal, State or Local agency which may require a permit, or any requirements of the various utility companies

etcetera, which may require service to this home occupation. You have the responsibility and obligation to assure compliance with any other agencies etcetera.

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.

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 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.

Don Hall
Applicant Printed Name

[Signature]
Signature

4/22/19
Date

Property Record Card

Fremont Assessor

HALL WENDY
1381 ILLINOIS AVE
CANON CITY, CO 81212-8635

Account: R032839
Tax Area: 18K - 18K
Acres: 13.520

Parcel: 99306084
Situs Address:
1381 ILLINOIS AVE
CANON CITY

Value Summary

Value By:	Market	Override
Land (1)	\$4,149	N/A
Residential (1)	\$468,156	N/A
Extra Feature (1)	\$1,409	N/A
Extra Feature (2)	\$3,456	N/A
Total	\$477,170	\$477,170

Legal Description

Subd: BOLDT SUB
LOT 3 BOLDT SUB
REF FROM 190-00-710



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
966725	10/09/2018	432	U	Y	\$475,000	100.46	\$473,500	100.78	\$473,500	100.78
940079	06/17/2016	432	U	Y	\$349,000	136.72	\$324,000	147.27	\$324,000	147.27
838218	05/18/2007	Deeds	U	Y	\$0	N/A	\$0	N/A	\$0	N/A
774505	08/28/2003	Deeds	U	Y	\$300,000	159.06	\$122,000	391.12	\$122,000	391.12
770633	06/27/2003	Deeds	U	Y	\$200,000	238.59	\$200,000	238.59	\$200,000	238.59
B1134 P	07/23/1993	Deeds	U	Y	\$0	N/A	\$0	N/A	\$0	N/A
B686 P183	02/18/1983	Deeds	U	Y	\$0	N/A	\$0	N/A	\$0	N/A

Land Occurrence 1

Property Code	4117 - IRRIGATED LAND	Property Code Percent	100
Adjustment1	1	Adjustment2	1
Adjustment3	1	Adjustment4	1
Land Use Code	440700 - CANON HTS		

Residential Occurrence 1

Property Code	4277 - FARM RCH/RESIDENCE	Property Code Percent	100
Actual Year Built	2006	Air Conditioning	2 - CENTRAL
Architectural Style	2 - 1.5 STORY	Baths	2
Bedrooms	3	Building Type	102100 - 1.5 STORY
Construction Quality	5 - GOOD	Depreciation	39 - 39



Fremont County Treasurer
 615 Macon Ave. #104
 Canon City, CO, 81212
 PH: (719)276-7380

Receipt: 2019-04-22-DC-13350

Product	Name		Extended
3	Miscellaneous Receipts 0010-5317		\$205.00
			Reference: DON HALL- HO 19-003
Journal Account	Name	Debits	Credits
0010-0001	CASH WITH TREASURER	\$207.05	
0010-7000	COMMISSIONS	\$2.05	
0010-2300	COMMISSIONS COLLECTED		(\$2.05)
0010-5317	ZONING & SUBDIVISION FEES		(\$205.00)
0010-0001	CASH WITH TREASURER		(\$2.05)
<hr/>			
Total			\$205.00
Tender (Cash)			\$205.00
Payor	DON HALL		

Thank You

4/22/19 1:32 PM dchess

WARRANTY DEED

THIS DEED, Made this 9th day of October, 2018 between

Phillip Paul Denney and Sheryl L. Denney

of the County of Fremont, State of Colorado, grantor and

Wendy Hall

whose legal address is: 1381 Illinois Avenue, Canon City, CO 81212
of the County of Fremont, State of Colorado, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of **Four Hundred Seventy-Five Thousand Dollars and No/100's (\$475,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Fremont, and State of COLORADO, described as follows:

Lot 3, Boldt Subdivision

County of Fremont
State of Colorado

Doc Fee
\$ 47.50

also known by street and number as 1381 Illinois Avenue, Canon City, CO 81212


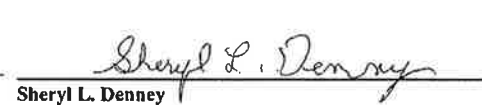
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated August 12, 2018, between the parties.

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

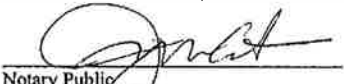
IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLERS:

 
Phillip Paul Denney Sheryl L. Denney

STATE OF COLORADO }ss:
COUNTY OF Fremont

The foregoing instrument was acknowledged before me this 9th day of October, 2018 by Phillip Paul Denney and Sheryl L. Denney


Notary Public

Witness my hand and official seal.
My Commission expires:

JESSICA M CURTIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024013505
MY COMMISSION EXPIRES JULY 10, 2022