



# FREMONT COUNTY – COLORADO DEPARTMENT OF PLANNING AND ZONING

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FREMONT COUNTY  
JUL 19 2019  
PLANNING & ZONING

## ACCESSORY DWELLING UNIT APPLICATION

Project Name: ADU Fee 350<sup>00</sup>

Site Address: 11655 US Hwy 50 Howard, CO 81233

Owner(s) Name(s) Eric & Shannon Terrell  
Address 11655 US Hwy 50 Howard, CO 81233  
Phone 765-621-1767 Fax 765-640-9668  
Email KTMTERRELL@AOL.COM

### Legal Description:

Subdivision Name Jones Sub Repl't w/NSR Ref From 780-01-670  
Lot no. B Block no. \_\_\_\_\_ Section no. \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_  
Property Tax Parcel or Schedule no. 98106048

Mineral Rights Owner \_\_\_\_\_

Zoning: Present \_\_\_\_\_ Proposed \_\_\_\_\_

Land Description: Acreage 5 acres Sq.Ft. \_\_\_\_\_

### Utility / Services – Provide utility provider or source

Water well Sewer / Septic septic  
Gas peluca Electric Sun de Cristo  
Phone None Cable None  
Fire Protection District / Source Howard

Building Information: Primary Structure square footage 1864 ADU square footage 961

**Required Attachments:** Plot Plan showing all proposed and existing structures with dimensions from property lines, all utility service lines, all parking areas and all exterior access points on dwelling units. Written proof of water and sewer/septic services showing proper and adequate availability for the proposed use. Certified mail receipts of notification of adjoining land owners. Signed Covenant of Restrictions to Accessory Dwelling Unit.

To the best of my knowledge and belief, the information contained on this application and attachments thereto is true and correct.

[Signature] Shannon Terrell 7/23/19  
Applicants Signature Date

**DECLARATION OF COVENANTS AND RESTRICTIONS  
TO REAL PROPERTY REGARDING AN ACCESSORY DWELLING UNIT**

This Covenant between (land owner) and the County of Fremont, State of Colorado, is hereby recorded and attached to that parcel of land as described in deed as recorded in the records of the Fremont County Clerk and Recorder's office under Reception Number 970217, and described as follows:

(INSERT LEGAL DESCRIPTION)

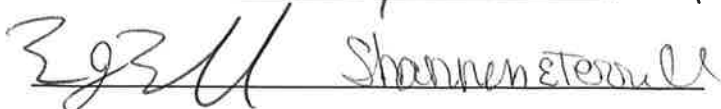
*Lot B Jones Sub*

I/We, herein, covenant and agree to the County of Fremont on behalf of ourselves and all heirs, assigns and successors of interest, into whose ownership the title to or interest in the above-described real property might transfer, as follows:

1. The owners are the sole and exclusive fee-simple owners of the above described parcel located within Fremont County, Colorado.
2. The owner(s) shall reside in the primary or accessory dwelling unit (ADU) as the principal and permanent residence at all times that the other dwelling unit is occupied. The owner(s) shall reside on the property for at least (6 months) out of the year, and at no time receive rent for, or otherwise allow a third party non-owner to reside in, the owner-occupied unit.
3. Sale of the ADU, separate from the primary dwelling, is prohibited.
4. Subdivision of the property in a manner that separates the ADU from the primary dwelling is prohibited.
5. Formal approval from Fremont County is required for modification of the size of the ADU.
6. These covenants and restrictions, shall run with the land and be binding and enforceable upon the owners and any and all of their heirs, assigns, grantees, and successors in interest into whose ownership title to the above-described real property may pass.
7. These covenants and restrictions will automatically terminate upon removal of the ADU from the parcel.
8. The provisions of these covenants and restrictions are enforceable in law or equity by Fremont County and its assigns. The Owner(s) expressly consent to and grant a private cause of action for enforcement, including damages and reasonable attorney fees, to any party is adversely affected by the failure to comply with the covenants and restrictions set forth herein.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed

this 23 day of July, 2019.

  
Shannen Esterou

Owner

State of Colorado / INDIANA  
County of Fremont / Madison

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> of July 2019 (date)

by ERIC S Terrell & Shadi (name of person acknowledged).

Cynthia R Atkinson  
Notary Public

Print Name: CYNTHIA R ATKINSON

My commission expires: 09-16-2023



Owner

State of Colorado / INDIANA  
County of Fremont / Madison

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> of July 2019 (date)

by Shannon E. Terrell (name of person acknowledged).

Cynthia R Atkinson  
Notary Public

Print Name: CYNTHIA R ATKINSON

My commission expires: 09-16-2023



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Insured: Bunk House

**Claim Number:**

**Policy Number:**

**Type of Loss:**

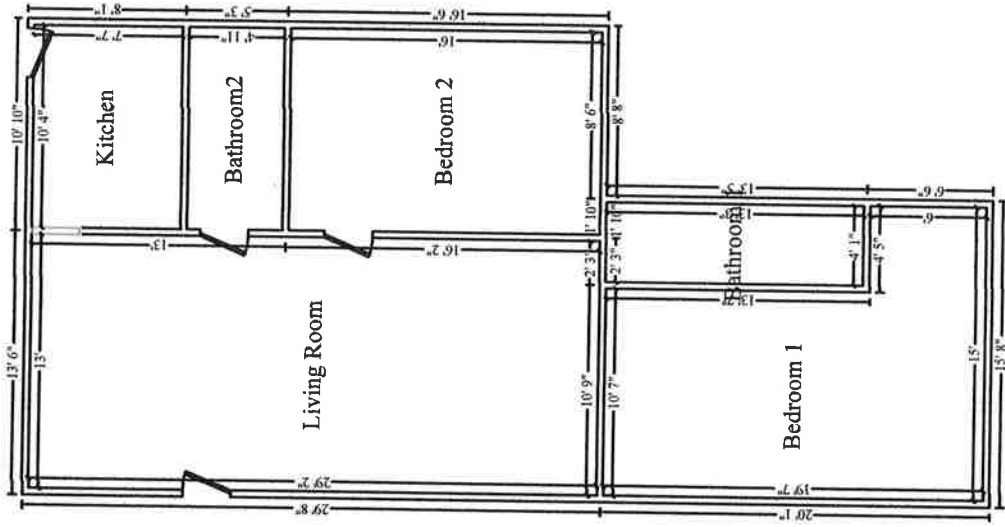
Date of Loss:  
Date Inspected:

Date Received:  
Date Entered: 7/3/2019 5:33 AM

Price List: INMU8X\_JUN19  
Restoration/Service/Remodel  
Estimate: 2019-07-02-2334

**Grand Total Areas:**

2,425.11 SF Walls	961.53 SF Ceiling	3,386.64 SF Walls and Ceiling
961.53 SF Floor	106.84 SY Flooring	302.33 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	307.17 LF Ceil. Perimeter
961.53 Floor Area	1,037.97 Total Area	2,425.11 Interior Wall Area
1,333.50 Exterior Wall Area	148.17 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



Insured: Bunk House

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Price List: INMU8X\_JUN19  
Restoration/Service/Remodel  
Estimate: 2019-07-02-2334

**Grand Total Areas:**

2,922.44 SF Walls	1,186.74 SF Ceiling	4,109.18 SF Walls and Ceiling
1,186.74 SF Floor	131.86 SY Flooring	364.50 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	369.33 LF Ceil. Perimeter
1,186.74 Floor Area	1,274.71 Total Area	2,922.44 Interior Wall Area
1,390.50 Exterior Wall Area	154.50 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

