



DEPARTMENT OF PLANNING SERVICES  
1555 N 17th AVE  
GREELEY, CO 80631  
PHONE: (970) 353-6100 EXT. 3540  
FAX: (970) 304-6498

April 24, 2015

NOTICE TO REFERRAL AGENCIES

CASE NUMBER: USR15-0028

There will be a Public Hearing before the Weld County Planning Commission on Tuesday, June 2, 2015 at 1:30 p.m. A subsequent hearing will be held on June 17, 2015 at 10:00 a.m. with the Board of County Commissioners. Both hearings will be held in the Hearing Room, Weld County Administration Building, 1150 O Street, Greeley, Colorado, 80631.

NAME: CHERYL FRIEDE

FOR: A SITE SPECIFIC DEVELOPMENT PLAN AND USE BY SPECIAL USE PERMIT FOR ANY USE PERMITTED AS A USE BY RIGHT, AN ACCESSORY USE, OR A USE BY SPECIAL REVIEW IN THE COMMERCIAL OR INDUSTRIAL ZONE DISTRICTS, PROVIDED THAT THE PROPERTY IS NOT A LOT IN AN APPROVED OR RECORDED SUBDIVISION PLAT OR LOTS PARTS OF A MAP OR PLAN FILED PRIOR TO ADOPTION OF ANY REGULATIONS CONTROLLING SUBDIVISIONS (CONFERENCE CENTER, EXECUTIVE RETREAT; WEDDING VENUE, WEDDING OR OTHER CELEBRATORY RECEPTIONS, SEMINARS, LIFE CELEBRATIONS, REUNIONS, BRIDAL SHOWERS, BABY SHOWER, BAR MITZVAHS, MUSIC RECITALS, WAKES, AND COMMUNITY GATHERINGS FOR EXAMPLE; GUEST FARMS AND HUNTING LODGES; AND COMMERCIAL ROPING ARENAS) IN THE A (AGRICULTURAL) ZONE DISTRICT

LEGAL DESCRIPTION: PART SE4 SECTION 18, T5N, R67W LOT B REC EXEMPT RE-5090 OF THE 6TH P.M., WELD COUNTY, COLORADO.

LOCATION: NORTH OF AND ADJACENT TO CR 56; 65 FEET WEST OF CR 15



# Weld County Referral

April 14, 2015

The Weld County Department of Planning Services has received the following item for review:

Applicant: CHERYL FRIEDE

Case Number: USR15-0028

Please Reply By: May 12, 2015

Planner: Kim Ogle

**Project:** A SITE SPECIFIC DEVELOPMENT PLAN AND USE BY SPECIAL USE PERMIT FOR ANY USE PERMITTED AS A USE BY RIGHT, AN ACCESSORY USE, OR A USE BY SPECIAL REVIEW IN THE COMMERCIAL OR INDUSTRIAL ZONE DISTRICTS, PROVIDED THAT THE PROPERTY IS NOT A LOT IN AN APPROVED OR RECORDED SUBDIVISION PLAT OR LOTS PARTS OF A MAP OR PLAN FILED PRIOR TO ADOPTION OF ANY REGULATIONS CONTROLLING SUBDIVISIONS (CONFERENCE CENTER, EXECUTIVE RETREAT; WEDDING VENUE, WEDDING OR OTHER CELEBRATORY RECEPTIONS, SEMINARS, LIFE CELEBRATIONS, REUNIONS, BRIDAL SHOWERS, BABY SHOWER, BAR MITZVAHS, MUSIC RECITALS, WAKES, AND COMMUNITY GATHERINGS FOR EXAMPLE; GUEST FARMS AND HUNTING LODGES; AND COMMERCIAL ROPING ARENAS) IN THE A (AGRICULTURAL) ZONE DISTRICT

**Location:** NORTH OF AND ADJACENT TO CR 56; 65 FEET WEST OF CR 15

**Parcel Number:** 095718400054-R6779805 **Legal:** PART SE4 SECTION 18, T5N, R67W LOT B REC EXEMPT RE-5090 of the 6th P.M., Weld County, Colorado.

The application is submitted to you for review and recommendation. Any comments or recommendation you consider relevant to this request would be appreciated. Please reply by the above listed date so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a positive response to the Department of Planning Services. If you have any further questions regarding the application, please call the Planner associated with the request. **Please note that new information may be added to applications under review during the review process. If you desire to examine or obtain this additional information, please call the Department of Planning Services.**

- We have reviewed the request and find that it does / does not comply with our Comprehensive Plan because: \_\_\_\_\_
- We have reviewed the request and find no conflicts with our interests.
- See attached letter.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Agency \_\_\_\_\_



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- We have reviewed the request and find that it does / does not comply with our Comprehensive Plan because: \_\_\_\_\_
- We have reviewed the request and find no conflicts with our interests.
- See attached letter.

Signature BPascoe

Date 04/14/2015

Agency Zoning Compliance



DEPARTMENT OF PLANNING SERVICES  
1555 N 17th AVE  
GREELEY, CO 80631  
WEBSITE: [www.co.weld.co.us](http://www.co.weld.co.us)  
E-MAIL: [kogle@co.weld.co.us](mailto:kogle@co.weld.co.us)  
PHONE: (970) 353-6100, Ext. 3549  
FAX: (970) 304-6498

April 14, 2015

FRIEDE CHERYL  
6943 CR 56  
JOHNSTOWN, CO 80534

Subject: USR15-0028 - A SITE SPECIFIC DEVELOPMENT PLAN AND USE BY SPECIAL USE PERMIT FOR ANY USE PERMITTED AS A USE BY RIGHT, AN ACCESSORY USE, OR A USE BY SPECIAL REVIEW IN THE COMMERCIAL OR INDUSTRIAL ZONE DISTRICTS, PROVIDED THAT THE PROPERTY IS NOT A LOT IN AN APPROVED OR RECORDED SUBDIVISION PLAT OR LOTS PARTS OF A MAP OR PLAN FILED PRIOR TO ADOPTION OF ANY REGULATIONS CONTROLLING SUBDIVISIONS (CONFERENCE CENTER, EXECUTIVE RETREAT; WEDDING VENUE, WEDDING OR OTHER CELEBRATORY RECEPTIONS, SEMINARS, LIFE CELEBRATIONS, REUNIONS, BRIDAL SHOWERS, BABY SHOWER, BAR MITZVAHS, MUSIC RECITALS, WAKES, AND COMMUNITY GATHERINGS FOR EXAMPLE; GUEST FARMS AND HUNTING LODGES; AND COMMERCIAL ROPING ARENAS) IN THE A (AGRICULTURAL) ZONE DISTRICT

On parcel(s) of land described as:  
PART SE4 SECTION 18, T5N, R67W LOT B REC EXEMPT RE-5090 of the 6th P.M., Weld County, Colorado.

Dear Applicants:

Your application and related materials for the request described above are complete and in order at this time. I will schedule a meeting with you at the end of the review period to discuss the referral comments received by our office.

It is the policy of Weld County to refer an application of this nature to any town or municipality lying within three miles of the property in question or if the property under consideration is located within the comprehensive planning area of a town or municipality. Therefore, our office has forwarded a copy of the submitted materials to the following Planning Commission(s) for their review and comments:

Greeley at Phone Number 970-350-9780  
Johnstown at Phone Number 970-587-4664  
Windsor at Phone Number 970-674-2400  
Milliken at Phone Number 970-587-4331

Please call the listed Planning Commissions, for information regarding the date, time and place of the meeting and the review process. It is recommended that you and/or a representative be in attendance at each of the meetings described above in order to answer any questions that might arise with respect to your application.

If you have any questions concerning this matter, please call.

Respectfully,

Kim Ogle  
Planner

Digitally signed by Kristine Ranslem  
Reason: I am the author of this document  
Date: 2015.04.14 10:07:57 -06'00'



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WEBSITE: [www.co.weld.co.us](http://www.co.weld.co.us)  
E-MAIL: [kogle@co.weld.co.us](mailto:kogle@co.weld.co.us)  
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Dear Applicant:

I have scheduled a meeting with the Weld County Planning Commission on June 2, 2015, at 1:30 p.m. A subsequent hearing with the Board of County Commissioners will be held on June 17, 2015 at 10:00 a.m. Both hearings will be held in the Hearing Room, Weld County Administration Building, 1150 O Street, Greeley, Colorado. It is recommended that you and/or a representative be in attendance to answer any questions the Planning Commission members or Board of County Commissioners may have.

Colorado Revised Statute, C.R.S.24-65.5-103 (adopted as part of H.B.01-1088) requires notification of all mineral estate owners 30 days prior to any public hearing. The applicant needs to provide the Weld County Planning Department with written certification indicating the above requirement has been met.

A representative from the Department of Planning Services will be out to the property a minimum of ten days prior to the hearing to post a sign adjacent to and visible from a publicly maintained road right-of-way which identifies the hearing time, date, and location. In the event the property is not adjacent to a publicly maintained road right-of-way, one sign will be posted in the most prominent place on the property and a second sign posted at the point at which the driveway (access drive) intersects a publicly maintained road right-of-way.

The Department of Planning Services' staff will make a recommendation concerning this application to the Weld County Planning Commission and will be included in the staff report one week prior to the scheduled Planning Commission hearing. You may view the staff report at [www.weldcountypanningcases.org](http://www.weldcountypanningcases.org)

If you have any questions concerning this matter, please call.

Respectfully,

A handwritten signature in black ink, appearing to read "Kim Ogle".

Kim Ogle  
Planner

Digitally signed by Kristine Ranslem  
Reason: I am the author of this document  
Date: 2015.04.24 13:45:52 -06'00'



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