

# PRE APPLICATION REVIEW REQUEST

- The first meeting with the County's Development Review Team is a Pre-Application review meeting. Anyone with a development idea can schedule a Pre-Application review meeting to get feedback on their idea. Pre-Application meetings are free and are meant to assist property owners and applicants in understanding what is required during development review.
- At the Pre-Application meeting, members of various departments will offer comments on the development proposal. Based on the input from the meeting explaining the requirements for the proposed project, the applicant can then decide if they would like to move forward with a formal Land Use application.
- Pre-Application reviews are typically held Thursdays and Fridays of any given week at the planning department offices at the address at the bottom of this form. Submit the Pre-Application review request form, questionnaire, and map to the planning department. A planner will contact the applicant and set up a date and time for the Pre-Application meeting.
- The application can be mailed, emailed (mmartin@weldgov.com), faxed or dropped off at the Planning Department.
- The week following the Pre-Application meeting, the applicant will receive meeting minutes summarizing the requirements that are specific to the project discussed during the meeting. The comments, from the meeting minutes, assist you in preparing the detailed components of your formal Land Use application.
- Planning Services serves as the coordinating department. Every development proposal application is assigned a planner who serves as the primary point of contact for the project.

Office Use Only	
Case Number:	
Planner:	

**Contact Information:**

Name	DUSTIN CHRISTENSEN	
Phone	970-420-5137	Fax
Email	DC-CONSTRUCTION@Ymail.com	
Address	209 CR 54 JOHNSTOWN CO 80534	
Project Description	PASTURE AREA WITH BIGTHOMPSON RIVER	

**Property Information:**

Section-Township - Range	29 T5 67W	Zoning	PUD
Parcel Number	0957 29 202 011	Acreage	17.4930
Site Address		Water Source	NONE
Legal Description	OUTLOT D	Sewer/Septic	NONE
Owner Name	DUSTIN CHRISTENSEN		

Is this property currently in violation?  Yes  No Case Number \_\_\_\_\_

Preferred date and time for meeting (Thursday or Friday): THURSDAY ANYTIME

- To view the Weld County Code, please go to [www.co.weld.co.us](http://www.co.weld.co.us)
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- Property Information for the application below can be found on the Weld County Assessor website at <http://www.co.weld.co.us/maps/propertyinformation/>

4/30/2015

# PRE APPLICATION REVIEW REQUEST

## QUESTIONNAIRE:

Answer the following questions on a separate sheet. If a question does not pertain to your use, please respond with "not applicable".

### Planning Questions: Planner on Call 970-353-6100x3540

1. Explain, in detail, the proposed use of the property.
2. What are the hours and days of operation? (e.g. Monday thru Friday 8am to 5pm.)
3. List the number of full time and part time employees proposed to work at this site.
4. If shift work is proposed include the number of employees per shift.
5. List the number of people who will use this site. Include contractors, truck drivers, customers, volunteers, etc.
6. If this is a dairy, livestock confinement operation, kennel, etc., List the number and type of animals.
7. Describe the type of lot surface and the square footage of each type. (e.g. asphalt, gravel, landscaping, dirt, grass, buildings)

### Engineering Questions: Wayne Howard or Jennifer Petrik 970-353-6100x3540

1. How many roundtrips/day are expected for each vehicle type: Passenger Cars/Pickups, Tandem Trucks, Semi-Truck/Trailer/RV (Roundtrip = 1 trip in and 1 trip out of site)
2. Describe the expected travel routes for site traffic.
3. Describe the travel distribution along the routes (e.g. 50% of traffic will come from the north, 20% from the south, 30% from the east, etc.)
4. Describe the time of day that you expect the highest traffic volumes from above.
5. Describe the existing and proposed (if applicable) direction the water flows within the property.
6. Is there a low spot on the site where water accumulates?

### Environmental Health Questions: Lauren Light or Heather Barbare 970-304-6420x2702

1. What is the drinking water source on the property? If utilizing a drinking water well include the well permit number.
2. What type of sewage disposal system is on the property? If utilizing an existing septic system provide the septic permit number.
1. If storage or warehousing is proposed, what type of items will be stored?

### Building Questions: Jose Gonzalez 970-353-6100x3540

1. List the type, size (sq ft), and number of existing and proposed structures.
2. Will the existing structures be used for this USR?
3. List the proposed uses of each structure.

## MAP:

Show and label the following items:

1. Existing and proposed structures, sizes and uses
2. Existing and proposed parking with dimensions
3. Nearest Public Roads
4. Proposed and Existing Access points
5. Property boundary(s)

*Development Review Staff are available to assist the applicant's through this process. For questions, please visit us or call The Department of Planning Services at (970) 353-6100.*



**Warranty Deed**  
(Pursuant to 38-90-113 C.R.S.)

State Documentary Fee  
Date: January 21, 2016  
\$ 11.90

**THIS DEED**, made on January 21, 2016 by **LAKOTA LAKES RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY** Grantor(s), of the County of **WELD** and State of **COLORADO** for the consideration of **(\$119,000.00) \*\*\* One Hundred Nineteen Thousand and 00/100 \*\*\*** dollars in hand paid, hereby sells and conveys to **DUSTIN CHRISTENSEN AND JAMIE MCGILL** Grantee(s), as Joint Tenants, whose street address is **7008 COUNTY ROAD 54 JOHNSTOWN, CO 80534**, County of **WELD**, and State of **COLORADO**, the following real property in the County of **Weld**, and State of **Colorado**, to wit:

**OUTLOT D, CORRECTED PLAT OF LAKOTA LAKES RANCH P.U.D., COUNTY OF WELD, STATE OF COLORADO.**

**\*\*EXCEPTING AND RESERVING ONTO GRANTOR ALL OIL, GAS AND OTHER MINERALS\*\***

also known by street and number as: **VACANT LAND JOHNSTOWN CO 80534**

with all its appurtenances and warrants the title to the same, subject to general taxes for the year 2016 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other: **NONE**

**LAKOTA LAKES RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY**

TODD D. MUCKLER, MANAGING MEMBER

DEBRA EBERL A/K/A DEBRA EBERL-MUCKLER, MANAGING MEMBER

State of **COLORADO** )  
County of **WELD** ) ss.

The foregoing instrument was acknowledged before me on this day of **January 21, 2016** by **TODD D. MUCKLER AND DEBRA EBERL A/K/A DEBRA EBERL-MUCKLER AS MANAGING MEMBERS OF LAKOTA LAKES RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Notary Public  
My commission expires **5-3-16**

**HEATHER M. STERLING**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARIAL NO. 20074007181  
MY COMMISSION EXPIRES 05/03/2016

When Recorded Return to: **DUSTIN CHRISTENSEN AND JAMIE MCGILL**  
**7008 COUNTY ROAD 54 JOHNSTOWN, CO 80534**







**WELD COUNTY** Property Report  
 PROPERTY PORTAL Technical Support: (970) 304-6432

**Account: R3946805**

**May 9, 2016**

**Account Information**

Account	Parcel	Space	Account Type	Tax Year	Buildings	Actual Value	Assessed Value
R3946805	095729202011		Agricultural	2016		394	110

<b>Legal</b>
LLRC OUTLOT D LAKOTA LAKES RANCH PUD CORR

Subdivision	Block	Lot	Land Economic Area
LAKOTA LAKES RANCH PUD CORR			LAKOTA LAKES RANCH PUD

Property Address	Property City	Zip	Section	Township	Range
			29	05	67

**Owner(s)**

Account	Owner Name	Address
R3946805	CHRISTENSEN DUSTIN	7080 COUNTY ROAD 54 JOHNSTOWN, CO 805349604
R3946805	MCGILL JAMIE	

**Document History**

Reception	Rec Date	Type	Grantor	Grantee	Doc Fee	Sale Date	Sale Price
<u>3317927</u>		SUB	SUBDIVISION	LAKOTA LAKES RANCH PUD CORR	0.00		0
3411868	08-14-2006	QCN	EBERL DEBRA R &	LAKOTA LAKES RANCH LLC	0.00	08-14-2006	0
4174974	01-25-2016	DN	MUCKLER TODD; EBERL DEBRA R; KREBS ELI	LAKOTA LAKES RANCH LLC	0.00	01-20-2016	0
4174976	01-25-2016	WD	LAKOTA LAKES RANCH LLC	CHRISTENSEN DUSTIN; MCGILL JAMIE	11.90	01-21-2016	119,000
	11-08-2000	USR	USE BY SPECIAL REVIEW	USR-672AM GRAVEL MINING	0.00		0
	03-07-2001	COZ	WELD COUNTY ZONING	Case: Z-553 ZONING A, E, PUD	0.00		0
	05-19-2004	COZ	WELD COUNTY ZONING	Case: PZ-594 ZONING A, E, PUD	0.00		0
	12-30-2005	COZ	WELD COUNTY ZONING	Case: AG ZONING A	0.00		0

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**Building Information**

**No buildings found.**

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**Valuation Information**

Type	Code	Description	Actual Value	Assessed Value	Acres	Land SqFt
Land	4137	MEADOW HAY LAND-AGRICULTURAL	394	110	17.493	761,995
<b>Totals</b>	-		<b>394</b>	<b>110</b>	<b>17.493</b>	<b>761,995</b>

**Tax Authorities**

<b>Tax Area</b>	<b>District ID</b>	<b>District Name</b>	<b>Current Mill Levy</b>
2371	0700	AIMS JUNIOR COLLEGE	6.325
2371	1203	BIG THOMPSON CONSERVATION	0.000
2371	1050	HIGH PLAINS LIBRARY	3.308
2371	0510	JOHNSTOWN FIRE	11.606
2371	0306	LITTLE THOMPSON WATER (LTW)	0.000
2371	0301	NORTHERN COLORADO WATER (NCW)	1.000
2371	0205	SCHOOL DIST RE5J-JOHNSTOWN	25.851
2371	0901	THOMPSON RIVER REC	3.594
2371	0100	WELD COUNTY	15.800
<b>Total</b>	-	-	<b>67.484</b>

**Photo**



**NO PHOTO**

**Sketch**



**NO SKETCH**

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## COLORADO

### Parks and Wildlife

Department of Natural Resources

Fort Collins - Area 4  
317 West Prospect Road  
Fort Collins, CO 80526-2003  
P 970.472.4300 | F 970.472.4458

May 9, 2016

Weld County Assessor Office  
Attn: County Assessor  
1400 North 17<sup>th</sup> Avenue  
Greeley, CO 80631

Subject: No Hunting Zone Lakota Lakes Ranch P.U.D.

Dear County Assessor,

The Colorado Parks and Wildlife (CPW) is in receipt of a request to lift a "No Hunting Zone" on a parcel of property recently acquired by Mr. Dustin Christensen located south of 7008 WCR 54, in Johnstown. A site visit was initiated on May 5, 2016. It is to my understanding that a "No Hunting Zone" was established a number of years ago due to an existing raptor nest, or as a result of a Lakota Lakes H.O.A. requirement. After consulting with Mr. Christensen and visiting the site, I found no evidence of an existing raptor nest. In addition, I referenced our agencies Raptor Nest Database and found no evidence of a known raptor nest within the current established "No Hunting Zone". At this time, I would like to request that the established "No Hunting Zone" be lifted on behalf Mr. Christensen. Please feel free to contact District Wildlife Manager Mike Grooms at 970.692.4028 or via email at [michael.grooms@state.co.us](mailto:michael.grooms@state.co.us) should you have any questions or require additional information.

Sincerely,

Mike Grooms  
District Wildlife Manager  
Colorado Parks and Wildlife





I own Outlot D of Lakota Lakes Ranch PUD and I am requesting the County provide me with how to allow me to be able to hunt on the entire property. The eagle's nest is no longer active per the Department of Wildlife, see letter. What steps need to be done to allow the full use of the property?

Thanks

Dustin Christensen







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<b>Office Use Only</b>	
<b>Case Number:</b>	
<b>Planner:</b>	

**Contact Information:**

<b>Name</b>	Wayne Howard/Sharyn Frazer		
<b>Phone</b>	973020301	<b>Fax</b>	
<b>Email</b>	whoward9550@gmail.com		
<b>Address</b>	6450 CR 52.25, Johnstown, CO 80534		
<b>Project Description</b>	Small PUD		

**Property Information:**

<b>Section-Township - Range</b>	S30, T5N, R67W	<b>Zoning</b>	Ag
<b>Parcel Number</b>	095730300049	<b>Acreage</b>	18
<b>Site Address</b>	6450 CR 52.25, Johnstown	<b>Water Source</b>	LTWD
<b>Legal Description</b>	PT SE4SW4 30-5-67 LOT B AMRE-3702	<b>Sewer/Septic</b>	Septic
<b>Owner Name</b>	Wayne Howard/Sharyn Frazer		

Is this property currently in violation?  Yes  No      Case Number \_\_\_\_\_

Preferred date and time for meeting (Thursday or Friday): \_\_\_\_\_  
Friday Late afternoon or whenever

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2. Describe the expected travel routes for site traffic.
3. Describe the travel distribution along the routes (e.g. 50% of traffic will come from the north, 20% from the south, 30% from the east, etc.)
4. Describe the time of day that you expect the highest traffic volumes from above.
5. Describe the existing and proposed (if applicable) direction the water flows within the property.
6. Is there a low spot on the site where water accumulates?

### Environmental Health Questions: 970-304-6420 ext. 2702

1. What is the drinking water source on the property? If utilizing a drinking water well include the well permit number.
2. What type of sewage disposal system is on the property? If utilizing an existing septic system provide the septic permit number.
1. If storage or warehousing is proposed, what type of items will be stored?

### Building Questions: Inspector on Call 970-353-6100 ext. 3540

1. List the type, size (sq ft), and number of existing and proposed structures.
2. Will the existing structures be used for this USR?
3. List the proposed uses of each structure.

## MAP:

Show and label the following items:

1. Existing and proposed structures, sizes and uses
2. Existing and proposed parking with dimensions
3. Nearest Public Roads
4. Proposed and Existing Access points
5. Property boundary(s)

***Development Review Staff are available to assist the applicant's through this process. For questions, please visit us or call The Department of Planning Services at (970) 353-6100.***



GEFRE LANGE  
095730300044

MARRS  
ROBERT J JR  
095730000039

WCR 52.25

VETTER MARGARET L  
095730000040

VETTER MARGARET L ET AL  
095730000030

05N67W  
30

DWD INVESTMENT  
GROUP LLC  
095730000006

KAMMERZELL JACOB  
TRUST (50%)  
095730400010

Lot 1  
Approx. 5.75 ac

DWD INVESTMENT  
GROUP LLC  
095730000044

KAMMERZELL JACOB  
TRUST (50%)  
095730400011

Lot 2  
Approx. 2.75 ac

WCR 52

BETZ STEVEN M  
095731000001

31

Wayne  
Roman  
APR 2017

SAUER  
JOHN SR LLC  
095731100007

Lot 3  
Approx. 9.5 ac

## Wayne Howard PUD

### Planning Questions:

1. The property will be used for residential homes and hay pasture as it currently is.
- 2-6. NA
7. The square footage usage will be similar to other rural homes and unknown at this time.

### Engineering Questions:

1. The traffic will be typical for residential homes near 10 passenger vpd/lot and no trucks.
2. CR 52.25 and or CR 52 to CR 13 then north or south.
3. NA
4. NA
5. Water flows from the CR 52.25 to center and CR 52 to center into a natural drainage.
6. Negative

### Environmental Health:

1. LTWD
2. Septic, current home septic no. is SP-0400279
3. None

### Building Questions:

1. Current residence is approx. 4400 sqft with 2070 sqft pole barn and 120 sqft dog shelter
2. Yes, existing home will be 1 lot of PUD
3. All residential

MAPS attached