

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 submitted through our Citizen Portal at <https://accela-aca.co.weld.co.us/citizenaccess/>, 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	Ashley Harrison/ Spencer Harrison		
Phone	970-449-3264/ 970-232-5094	Fax	
Email	ashleyrae.harrison@hotmail.com		
Address	672 Shoshone Ct Windsor Co 80550		
Project Description	Outdoor RV & Self Storage project		

Property Information:

Section-Township - Range	Greeley Weld County	Zoning	Agriculture
Parcel Number	095710000019	Acreage	73 AC
Site Address	Hwy 257 & 10th St, Greeley Co 80634	Water Source	None
Legal Description	raw land	Sewer/Septic	None
Owner Name			

Is this property currently in violation? Yes No Case Number _____

Preferred date and time for meeting (Thursday or Friday): Thursday June 9th AM or Thursday June 16th AM

- To view the Weld County Code, please go to www.co.weld.co.us
- To view the Weld County Property Portal, please go to <http://www.co.weld.co.us/maps/propertyinformation/>
- To view other Weld County Planning Cases, please go to <https://accela-aca.co.weld.co.us/citizenaccess/>
- Property Information for the application below can be found on the Weld County Assessor website at <http://www.co.weld.co.us/maps/propertyinformation/>

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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 970-353-6100 ext. 3540

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: 970-353-6100 ext. 3540

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: 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.

June 4, 2016

Planning Questions:

1. This property's primary use will be for outdoor RV, boat and recreational toy storage. There will be a dump station, which will utilize a septic tank. The second phase of this project will include self storage units and possible indoor RV storage.
2. The office will be open Monday-Saturday 9am-6pm. Owners will have access to pick up and drop off their vehicles/RVs Sunday-Saturday from 6am-10pm, using a personal access code through a secure pin pad.
3. Full time employees: 1 Part time employees:1
4. One employee per shift per day.
5. Customers could potentially be up to 450-500, however this would not be on a daily basis.
6. N/A
7. Total square footage of buildings: 2000 SQ FT Lot surface: 10,000 SQ FT gravel, 30,000 SQ FT of Asphalt, 20,000 pavement.

Engineering Questions

1. Round trips during summer months (Memorial Day- Labor Day) 100 per day. Round trips during winter months per day.
2. There would be at least one, maybe two access sites off of Hwy 257.
3. 60% from the North, 30% from the East and 10% from the South
4. Highest traffic volume: 8am-11am Thursday-Sunday and 3pm-6pm Sunday-Wednesday
5. Current water flow is South to North
6. No

Environmental Health questions

1. None
2. Currently none, future will be a septic tank.
3. Recreational vehicles, boats and self storage (personal items)

Building Questions

1. Currently none. Purposed one structure approximately 1500 SQ FT
2. No existing structures
3. The structure purposed will be used for day to day office purposes.

