

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

Property Information:

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

- 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.



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