

Kim - Jose - Lloyd

USR - special use

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, staff from various departments will provide comments on the development proposal. Based on the input from the meeting the applicant can then decide if they would like to move forward with a formal Land Use application.
- Submit the Pre-Application Review Request form, questionnaire, and map to the Planning Department. The application can be emailed to Tom Parko (tparko@weldgov.com); mailed/dropped off at the Planning Department: 1555 N. 17th Ave, Greeley, CO, 80631; or faxed to 970-304-6498
- The Pre-Application will be assigned to a planner and a planner will contact you and set up a date and time for the Pre-Application meeting. 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.
- 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.

- change of use

- Kim Planner

OFFICE USE ONLY	
Case Number:	
Planner:	
Date and time of meeting:	

Contact Information:

Name	Shane Powell	
Phone	970-302-9737	Fax
Email	Shane.powell2000@yahoo.com	
Address	35321 County Road 31, Greeley CO 80631	
Project Description		

Property Information:

Section-Township-Range	4, 6N, 66W	Zone District	Weld County
Parcel Number	080504400021	Acreage	
Site Address	35321 CR 31	Water Source	Weld County
Legal Description	PT N&SE 4 4 66 Lot B	Sewer/Septic	Septic
Owner Name	35321 Estate, LLC - Shane Powell		

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

Preferred date and time for meeting (Thursday or Friday): _____ a.m. or p.m.

- View the Weld County Code <https://www.weldgov.com/>
- View the Weld County Property Portal <https://www.co.weld.co.us/maps/propertyportal/>
- View other Weld County Planning Cases - E-permit center <https://accela-aca.co.weld.co.us/citizenaccess/>



USR - Special Use Application

Address: 353231 County Road 31 – Greeley CO 80631

March 13, 2019

Planning Questions

- 1.) The proposed purpose and use of the new building on the property will be a home basketball court and weight room gym. This will mostly just be for home personal use for our family. However, there may be times we open up to our close family/friends to use as well.
- 2.) The hours of operation will basically be whenever we want to use it. Most time of use will probably be between 2 pm to 8pm
- 3.) List the number of employees. We will just have our normal home cleaning lady probably clean when needed. So very part time.
- 4.) There will be No Shift work hours.
- 5.) The number of people using the site will mostly just be the builders who help me build the building. Excavator, Foundation, Framers, sheet rock, electrician and plumber. After the building is in use, it will mostly just be my personal family (wife and children) using the facility with close family and friends. With the possibility of hosting some fun 3 on 3 small basketball tournaments for the kids a few times through out the year.
- 6.) There will be no livestock involved
- 7.) The lot surface is already in place around our buildings and is all done in nice ground up asphalt.
- 8.) The site is not RUA, we are just a home residence zone Ag.

Public Works Questions

- 1.) Round trips expect for each vehicle per day. Again, this will mostly be a home family basketball court and gym so 90 percent of the time just our personal vehicles in and out of our property. If we were to hold any 3 on 3 basketball tournaments or events, they will be very small with expected 20 vehicles possibly in and out of our driveway.
- 2.) The expected travel routes would just be in and our of our entrance to our property. We live right off of Weld County 31 inbetween CR 72 and CR 74 on the west side of the road.
- 3.) The travel distribution will be 50 percent coming from the North and 50 percent coming from the South. Again, this would be zero to light traffic if and when we hold events.
- 4.) The time of day that we expect the highest traffic volume would be on the weekends if we held an event with probably up to 15-20 vehicles and would most likely be on the weekends. If friends and family used the facility during the week it would be between 5-8pm.
- 5.) The access we have to our property has been in place since we built the property 10 years ago right off of Weld County Road 31.
- 6.) Our property has a natural westward pitch to the property that runs down the hill for stormwater runoff. We will not contain or capture the rain water.

Environmental Health Questions:

- 1.) We are connected to North Weld County water tap for all of our water. The building we are attaching the new building too is already finished with water, bathrooms, etc. So we would only build a new ADA bathroom right next to the existing bathroom in place.
- 2.) We are not connected to city sewer, but are connected to a septic system that we put in place roughly 5 years ago for the building we are connecting to. I can not location the septic permit number but the county would have this as we had to pull a permit, do the soil sample test, and have a septic company put this in place back then.
- 3.) This is not a storage or warehouse facility so nothing will be stored. This is a basketball court gym and weight room.

Building Questions:

- 1.) List the type and size of the buildings. We are looking at different options for the building structure, but will mostly likely go with all wood framed to match on to the building we are connecting it to. We are looking at doing 50 feet wide, by 150 feet long, with 16 foot high walls for the basketball court area. The basketball court will be roughly 50 feet wide by 100 feet long, and the weight room will be 50 feet by 50 feet. So a total square foot of 7500.
- 2.) The existing structures will be used for the USR by having our facility used by mostly our own personal family, but with close family and friends using the facility as they wanted. We would also host some small basketball tournaments at the facility.
- 3.) The proposed used of the structure will be connected to our existing building in place that we currently use as a home school for our 4 children. The new basketball court and weight room area will be connected on to the south side of the building. The new proposed use of the facility would be to have other home school families, etc to use our home school as well for different class room space. The basketball court area we will connect first to the south side of the existing building and use it for basketball, 3 on 3 small basketball tournaments, practices, etc. Then we will have the weight room on the south side of the gym that will used for working out. The structure will all be connected by with dividing walls between the school part, the basketball court, and the weight room.

Map:

- 1.) See Attached on Next Page (everything shown on map with 5 questions needed)



1:1,676

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend
- Parcels
 - Highway
 - County Boundary

New Addition

- ① $100' \times 50' = 5,000 \text{ } \#$
Basketball Gym
- ② $50' \times 60' = 3,000 \text{ } \#$
Weightroom Gym

$= 8,000$ additional $\#$
of new building

Notes
35321 CR 31
Greeley CO 80631