

MINOR USE BY SPECIAL REVIEW, USR PRE 18-0270

*Windsor Storage, Located in the Northwest Quarter of Section 18,
Township 6 North, Range 67 West of the 6th P.M.,
County of Weld, State of Colorado
NE PROJECT NO. 1580-001
2019-04-02*

**Site Specific Development Plan
Minor Use by Special Review Permit Development Standards**

TO BE REVIEWED AND REVISED AS PART OF THE USR REVIEW PROCESS:

- The Site Specific Development Plan and Use by Special Review Permit, USR _____ is for any Use permitted as a Use by Right, Accessory Use, or Use by Special Review in the Commercial or Industrial Zone Districts (self-storage facility), provided that the property is not a lot in an approved or recorded subdivision plat or part of a map or plan filed prior to adoption of any regulations controlling subdivisions in the A (Agricultural) Zone District, subject to the Development Standards stated herein.
- Approval of this plan may create a vested property right pursuant to Section 23-8-10 of the Weld County Code.
- The hours of operation for the office are 8:00 a.m. - 6:00 p.m., Monday - Sunday. Access to the facility will be available by electronic keypad entry between 6:00 a.m. and 10:00 p.m., Monday - Sunday.
- The number of on-site employees shall be <TO BE DETERMINED>.
- No hazardous materials shall be stored on the site.
- The parking area on the site shall be maintained.
- The facility shall be allowed one (1) forty (40) square foot upward lit freestanding (Monument) sign and one (1) forty (40) square foot back-lit building sign, to be turned off at 9:00 p.m. All other signs shall adhere to Chapter 23, Article IV, Division 2 and Appendices 23-C, 23-D and 23-E of the Weld County Code.
- The landscaping/screening on the site shall be maintained in accordance with the approved Landscaping/Screening Plan.
- All liquid and solid wastes (as defined in the Solid Wastes Disposal Sites and Facilities Act, Section 30-20-100.5, C.R.S.) shall be stored and removed for final disposal in a manner that protects against surface and groundwater contamination.
- No permanent disposal of wastes shall be permitted at this site. This is not meant to include those wastes specifically excluded from the definition of a solid waste in the Solid Wastes Disposal Sites and Facilities Act, Section 30-20-100.5, C.R.S.
- Waste materials shall be handled, stored, and disposed of in a manner that controls fugitive dust, fugitive particulate emissions, blowing debris, and other potential nuisance conditions. The facility shall operate in accordance with Chapter 14, Article I, of the Weld County Code.
- Fugitive dust should attempt to be confined on the property. Uses on the property should comply with the Colorado Air Quality Commission's Air Quality Regulations.
- This facility shall adhere to the maximum permissible noise levels allowed in the Residential Zone District, as delineated in Section 25-12-103, C.R.S.
- Any septic system located on the property must comply with all provisions of the Weld County Code, pertaining to On-site Waste Water Treatment Systems. A permanent, adequate water supply shall be provided for drinking and sanitary purposes.
- Adequate drinking, handwashing and toilet facilities shall be provided for employees and patrons of the facility, at all times. For ten (10) or less customers or visitors per day, and two (2) or less full-time employees on the site, portable toilets and bottled water are acceptable. Records of maintenance and proper disposal for portable toilets shall be retained on a quarterly basis and available for review by the Weld County Department of Public Health and Environment. Portable toilets shall be serviced by a cleaner licensed in Weld County and shall contain hand sanitizers.
- The operation shall comply with all applicable rules and regulations of state and federal agencies and the Weld County Code.
- The property owner or operator shall be responsible for controlling noxious weeds on the site, pursuant to Chapter 15, Articles I and II, of the Weld County Code.
- The access to the site shall be maintained to mitigate any impacts to the public road, including damages and/or off-site tracking.
- There shall be no parking or staging of vehicles on public roads. On-site parking shall be utilized.
- Any work that may occupy and/or encroach upon any County rights-of-way or easement shall acquire an approved Right-of-Way Use Permit prior to commencement.
- The historical flow patterns and runoff amounts on the site will be maintained.
- Weld County is not responsible for the maintenance of on-site drainage related features.
- Sources of light shall be shielded so that beams or rays of light will not shine directly onto adjacent properties. Sources of light should not cause a nuisance or interfere with the use on the adjacent properties in accordance with the map. Neither the direct, nor reflected, light from any light source may create a traffic hazard to operators of motor vehicles on public or private streets. No colored lights may be used which may be confused with, or construed as, traffic control devices.
- Building permits may be required, per Section 29-3-10 of the Weld County Code. Currently, the following have been adopted by Weld County: 2012 International Codes, 2006 International Energy Code, and 2017 National Electrical Code. A Building Permit Application must be completed and two (2) complete sets of engineered plans bearing the wet stamp of a Colorado registered architect or engineer must be submitted for review. A Geotechnical Engineering Report performed by a Colorado registered engineer shall be required or an Open Hole Inspection.
- The property owner or operator shall be responsible for complying with the Design and Operation Standards of Chapter 23 of the Weld County Code.
- Necessary personnel from the Weld County Departments of Planning Services, Public Works, and Public Health and Environment shall be granted access onto the property at any reasonable time in order to ensure the activities carried out on the property comply with the Conditions of Approval and Development Standards stated herein and all applicable Weld County regulations.
- The Use by Special Review area shall be limited to the plans shown hereon and governed by the foregoing standards and all applicable Weld County regulations. Substantial changes from the plans or Development Standards, as shown or stated, shall require the approval of an amendment of the Permit by the Weld County Board of County Commissioners before such changes from the plans or Development Standards are permitted. Any other changes shall be filed in the office of the Department of Planning Services.
- The facility shall notify the County of any revocation and/or suspension of any State issued permit.
- The property owner or operator shall notify the County upon receipt of any compliance advisory or other notice of non-compliance of a State issued permit, and of the outcome or disposition of any such compliance advisory or other notice of non-compliance.
- The property owner or operator shall be responsible for complying with all of the foregoing Development Standards. Noncompliance with any of the foregoing Development Standards may be reason for revocation of the Permit by the Board of County Commissioners.
- RIGHT TO EXTRACT MINERAL RESOURCES STATEMENT:** Weld County has some of the most abundant mineral resources, including, but not limited to, sand and gravel, oil, natural gas, and coal. Under Title 34 of the Colorado Revised Statutes, minerals are vital resources because (a) the state's commercial mineral deposits are essential to the state's economy, (b) the populous counties of the state face a critical shortage of such deposits; and (c) such deposits should be extracted according to a rational plan, calculated to avoid waste of such deposits and cause the least practicable disruption of the ecology and quality of life of the citizens of the populous counties of the state. Mineral resource locations are widespread throughout the County and persons moving into these areas must recognize the various impacts associated with this development. Oftentimes, mineral resource sites are fixed to their geographical and geophysical locations. Moreover, these resources are protected property rights and mineral owners should be afforded the opportunity to extract the mineral resource.
- The Weld County Right to Farm Statement, as it appears in Section 22-2-20 J.2 of the Weld County Code, shall be placed on the map and recognized at all times. Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever. Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning; flies and mosquitoes; hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 35-3-5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production. Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes or other structures, unless they have an adjudicated right to the water. Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of state and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers. People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high-speed traffic, sand bars, puncture vines, territorial farm dogs and livestock and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

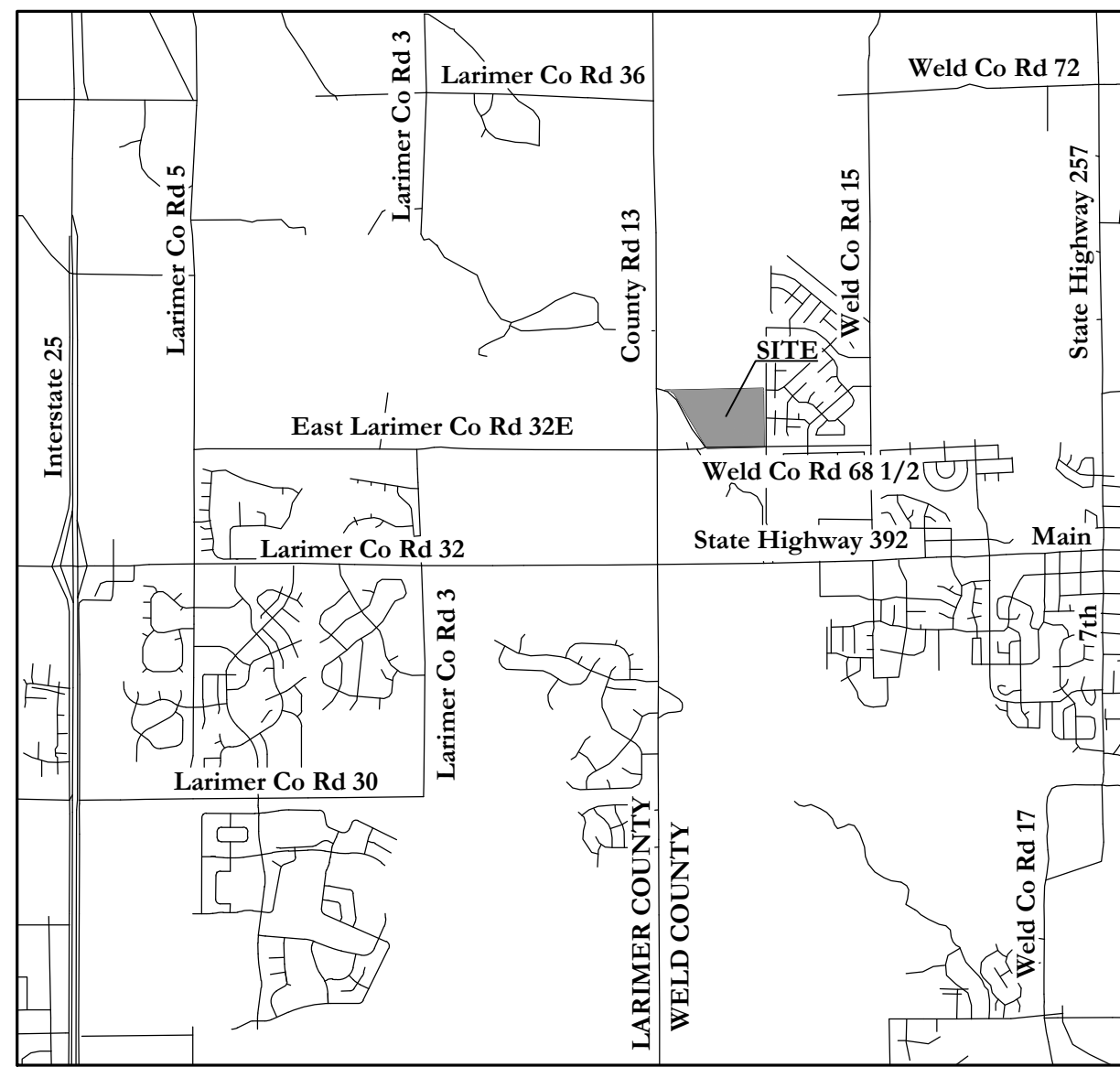
Property Description

All that part of the South Half of the Northwest Quarter of Section Eighteen (18), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) of the 6th P.M., lying East of Weld County Road 13, County of Weld, State of Colorado.

Said parcel contains 51.252 Acres, more or less.

Flood Plain Note

As of January 20, 2016 the site is not located within any designated flood areas per FEMA map numbers 08123C1480E & 08123C1481E.



VICINITY MAP
SCALE = 1" = 4000'
NORTH

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
C1	COVER & SHEET INDEX
C2	USR PRE 18-0270 SITE MAP

Property Owner's Certification

The undersigned major property owner(s) do hereby agree to the Site Specific Development Plan and Use by Special Review Development Standards as described hereon this ____ day of _____, 20__.

Signature / Print Name

Planning Commission Certification

This is to certify that the Weld County Planning Commission has certified and does hereby recommend to the Board of County Commissioners, Weld County, Colorado, for its confirmation, approval and adoption this Site Specific Development Plan and Use by Special Review as shown and described thereon this ____ day of _____, 20__.

Chair, Weld County Planning Commission

Board of County Commissioners Certification

This is to certify that the Board of County Commissioners, Weld County, Colorado, does hereby confirm and adopt this Site Specific Development Plan and Use by Special Review and Development Standards as shown and described hereon this ____ day of _____, 20__.

Chair, Board of Commissioners

ATTEST:
Weld County Clerk to the Board

BY: _____
Deputy Clerk to the Board

Dated: _____

Revisions: _____
 DATE: _____
REVIEW SET
NOT FOR CONSTRUCTION
 2019-04-02

These drawings are provided by Northern Engineering Services, Inc. in any type of construction unless signed and sealed by the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
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 northernengineering.com
 FORT COLLINS, 301 North Hovea Street, Suite 100, 80521
 GREELEY, 800 8th Street, 80631

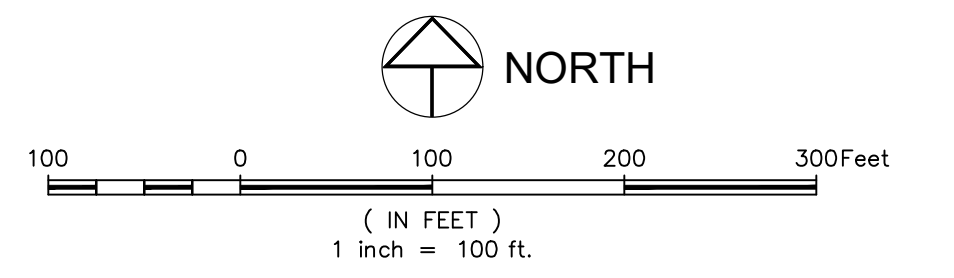
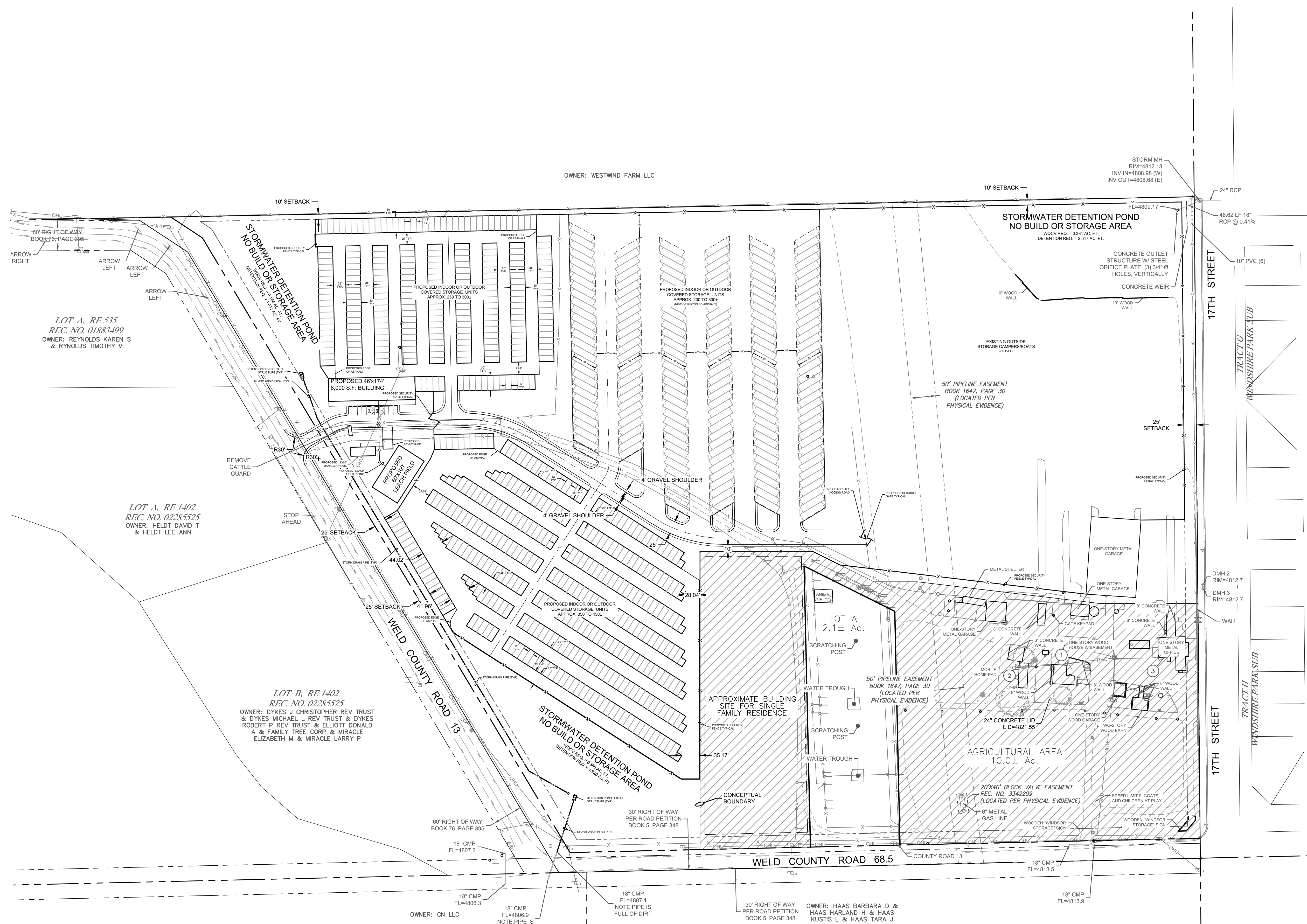
PROJECT: 1580-001	DATE: 2019-04-02
DESIGNED BY: L. Clark	SCALE: N/A
DRAWN BY: L. Clark	REVIEWED BY: S. Ritchie

WINDSOR STORAGE
WELD COUNTY, COLORADO
COVER & SHEET INDEX

DRAWING FILENAME: P:\1580-001\Drawings\1580-001_USR_Map.dwg LAYOUT NAME: COVER DATE: Apr 02, 2019 11:10am CAD OPERATOR: Geni
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MINOR USE BY SPECIAL REVIEW, USR PRE18-0270

Windsor Storage, Parcel 080718200003, Weld County, CO, 80550



SYMBOL LEGEND

	CONTROL POINT
	BENCHMARK
	FOUND SECTION CORNER
	FOUND PROPERTY MONUMENT
	SET PROPERTY MONUMENT
	OIL/GAS WELL
	FIRE HYDRANT
	WATER VALVE
	H2O RISER
	CABLE PEDESTAL
	TELEPHONE PEDESTAL
	UTILITY POLE
	GAS MARKER
	TEST HOLE
	GUY WIRE
	ELECTRICAL OUTLET
	DECIDUOUS TREE

LINE LEGEND

	SECTION LINE
	EASEMENT LINE
	RIGHT OF WAY
	FENCE
	BURIED CABLE
	BURIED ELECTRIC
	BURIED GAS
	WATER LINE
	BURIED TELEPHONE
	OVERHEAD ELECTRIC
	EXISTING EDGE OF ASPHALT
	PROPOSED EDGE OF ASPHALT
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN INLET
	EDGE OF GRAVEL
	PROPOSED DRAINAGE DIRECTION
	PROPOSED TRAFFIC CIRCULATION
	AGRICULTURAL AREA

NOTES: SANITARY SEWER SEPTIC PERMITS
 1. G19889119 CURRENT HOME
 2. G19889199 SINGLE WIDE MOBILE HOME
 3. G19889120 METAL OFFICE BUILDING (1/2 BATH)

EXISTING SITE USAGE SUMMARY			
	SQ. FT.	ACRES	PERCENTAGE
BUILDINGS/CONCRETE	62,598	1.44	2.9%
PAVED AREA	0	0.00	0.0%
GRAVEL	535,073	12.28	24.4%
LANDSCAPE/OPEN SPACE	1,595,951	36.64	72.8%
GROSS PARCEL SIZE	2,193,622	50.36	100.0%

PROPOSED SITE USAGE SUMMARY			
	SQ. FT.	ACRES	PERCENTAGE
BUILDINGS/CONCRETE	418,642	9.61	19.1%
PAVED AREA	394,230	9.05	18.0%
GRAVEL	640,856	14.71	29.2%
LANDSCAPE/OPEN SPACE	739,894	16.99	33.7%
GROSS PARCEL SIZE	2,193,622	50.36	100.0%

NOTES:
 1. NO LIGHTING EXISTS PRESENTLY ON THE SITE. PROPOSED LIGHTING SHALL BE SUPPLIED BY WALL-MOUNTED LIGHT FIXTURES.
 2. ACCORDING TO "SPECIAL PUBLICATION 5-B, ATLAS OF SAND, GRAVEL, AND QUARRY AGGREGATE RESOURCES, COLORADO FRONT RANGE COUNTIES" FOR COLORADO GEOLOGICAL SURVEY, DEPARTMENT OF NATURAL RESOURCES, STATE OF COLORADO, PUBLISHED IN 1974, REVISED 1975, THERE ARE NO FLOODPLAIN OR STREAM TERRACE DEPOSITS LOCATED ON THIS PARCEL.

Revisions: **REVIEW SET**
NOT FOR CONSTRUCTION
 2019-04-02

These drawings are instruments of service provided by Northern Engineering Services, Inc. any type of construction unless signed and sealed by the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING

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 GREELEY, 820 8th Street, 80631
 970.231.4158
 northernengineering.com

PROJECT: 1800-C01
 DATE: 2019-04-02
 DESIGNED BY: L. Clark
 SCALE: N/A
 DRAWN BY: L. Clark
 REVIEWED BY: S. Ritchie

WINDSOR STORAGE
 WELD COUNTY, COLORADO
 USR PRE 18-0270 SITE MAP

DRAWING FILENAME: P:\1800-001\1800-C01\1800-C01_USR_Map.dwg DATE: Apr 02, 2019 - 11:09am CAD OPERATOR: wren
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