



Zoning Permit for a NonCommercial Tower (ZPNCT)

Department of Planning Services

1402 N. 17TH Avenue, P.O. Box 758, Greeley, CO 80632

www.weld.gov | (970) 400-6100 | Fax (970) 304-6498

Note: A Zoning Permit for a Noncommercial Tower may be approved in all zone districts in accordance with the table below based on Appendix 23-F of the Weld County Code:

Zoning and lot size (gross acres)	Height measured from the surrounding ground to the hub of the generator	Maximum number per lot
Agricultural (A) between 5 and 10 acres	70 to 130 feet	Two
Agricultural (A) over 10 acres	70 to 130 feet	Four
All other zoning districts	40 to 70 feet	One

Application Submittal Requirements

- Application form. (See attached).
- Authorization form, if applicable. (See attached).
- A sketch plan. A scaled drawing of the property showing:
 - The proposed location of the tower, other support structures (guy wires), and all related improvements, buildings, and equipment. Include distances from the property lot lines, above-ground power lines and other structures on the property
 - Existing structures on the property.
 - Nearby streets, roads, and highways.
- Weld County Access Permit application form, if accessing a Weld County road. (See attached).
- Evidence that additional review and approval by the appropriate agency is not required in accordance with FAR Part 77, "Objects Affecting Navigable Airspace", and/or, if the structure is located within the A-P (Airport) Overlay District. Towers farther than twenty thousand (20,000) feet to the nearest point of the nearest runway of any airport are automatically exempt from any review. Other exemptions are based on tower distance, tower height, ground height and buildings between the tower and the airport, and length of airport runway.
- Application fee. (\$250.00) *A 2.8% service fee will be included with credit card payments. Note: Fees are non-refundable and due when the application is determined to be determined to be complete. Fees are set by the Board of County Commissioners. County Staff is not authorized to negotiate fees and cannot, under any circumstance, waive, reduce, or amend the fees set forth in the Weld County Planning Fee Schedule.
- Investigation fee, due only if this is a violation case. (50% of the application fee.)

Zoning Permit for a NonCommercial Tower (ZPNCT) Code Requirements

Definition:

NONCOMMERCIAL TOWER : Any mast or pole taller than forty (40) feet and permanently attached to the property. The NONCOMMERCIAL TOWER may include over-the-air high definition television (HDTV) reception, short wave radio, citizens band radio, wireless internet, and cell phone range extension, for example.

Requirements:

Noncommercial tower components, including any and all antennas, appurtenances, cables, guy wires or structural supports, shall be subject to the front, side and rear setback requirements for accessory structures for the zone district in which the tower is located. This provision shall not apply to the tower itself.

Noncommercial towers shall be set back from any existing or planned overhead transmission lines a distance greater than the height of the tower.

No noncommercial tower may exceed the height as measured from the ground at a point directly beneath the apex of the noncommercial tower, per the specific zone district, without a zoning permit for a noncommercial tower (ZPNCT) or use by special review permit approved by the Board of County Commissioners.

No noncommercial tower may exceed the number as a use by right of the specific zone district without a zoning permit for noncommercial towers (ZPNCT) or a use by special review permit approved by the Board of County Commissioners.

Limiting site factors. Noncommercial towers are permitted in all zone districts; however, should the proposed noncommercial tower be located in one or more of the following areas, the noncommercial tower is subject to additional review and approval by the appropriate agency:

1. Within two (2) miles of any military installation.
2. Within the A-P (Airport) Overlay District described in Division 1, Article V, of this Chapter.
3. Within the geologic hazard areas as defined by Section 23-1-90 of this Code.
4. No facilities will be permitted within:
 - a. Historic sites.
 - b. Wetlands.
 - c. All floodways, as defined by Section 23-1-90 of this Code.

The submittal requirements and review procedures are stated in Section 23-4-895 of the County Code. The Weld County Code is available online at www.weld.gov (Useful Links > Weld County Code).

Zoning Permit Application for a NonCommercial Tower (ZPNCT)

<u>Planning Department Use:</u>	Date Received: _____
Amount \$ _____	Case # Assigned: _____
Application Received By: _____	Planner Assigned: _____

Property Information (Attach additional sheets if necessary.)

Is the property currently in violation? No / Yes Violation Case Number: _____

Site Address: _____

Parcel Number: _____ - _____ - _____ - _____ - _____

Zoning District: _____ Acreage: _____ Within subdivision? No / Yes Townsite? No / Yes

If yes, subdivision or townsite name: _____

Floodplain No / Yes Geological Hazard No / Yes Airport Overlay No / Yes

Property Owner(s) (Attach additional sheets if necessary.)

Name: _____

Company: _____

Phone #: _____ Email: _____

Street Address: _____

City/State/Zip Code: _____

Name: _____

Company: _____

Phone #: _____ Email: _____

Street Address: _____

City/State/Zip Code: _____

Applicant/Authorized Agent (Authorization must be included if there is an Authorized Agent.)

Name: _____

Company: _____

Phone #: _____ Email: _____

Street Address: _____

City/State/Zip Code: _____

I (We) hereby depose and state under penalties of perjury that all statements, proposals, and/or plans submitted with or contained within the application are true and correct to the best of my (our) knowledge. All fee owners of the property must sign this application, or if an Authorized Agent signs, an Authorization Form signed by all fee owners must be included with the application. If the fee owner is a corporation, evidence must be included indicating the signatory has the legal authority to sign for the corporation.

I (We) have read and agree to comply with the regulations on noncommercial towers.

Signature

Date

Signature

Date

Print

Print

Contact Information and Office Locations

Weld County Planning, Building and Development Review

1402 N 17th Avenue
PO Box 758
Greeley, CO 80632
(970) 400-6100
www.weld.gov/Government/Departments/Planning-and-Zoning
www.weld.gov/Government/Departments/Building

Weld County Department of Public Health and Environment

Weld County Septic Permits
On Site Waste Water Systems (OWTS)
1555 N 17th Avenue
Greeley, CO 80631
(970) 304-6415
www.weld.gov/Government/Departments/Health-and-Environment

Colorado Department of Transportation (CDOT)

10601 W. 10th Street
Greeley, CO 80634
(970) 353-1232
www.codot.gov/

Division of Water Resources

Water Wells
1313 Sherman St. Ste. 821
Denver, CO 80203
(303) 866-3581 ext. 0

1809 56th Avenue
Greeley, CO 80634
(970) 352-8712
<https://dwr.colorado.gov/>

Well Permitting Information:

<https://dwr.colorado.gov/services/well-permitting>

Soil Conservation Districts

Boulder Valley and Longmont – (303) 776-4034
Brighton & Southeast Weld – (303) 659-0525
Centennial – (970) 522-7440 ext. 3
Greeley – (970) 356-6506
Larimer (Big Thompson & Ft. Collins) – (970) 295-5658
Morgan – (970) 867-9659 ext. 4
Platte Valley – (303) 857-6721
Southeast Weld – (303) 659-7004 ext. 101
West Adams – (303) 659-2080
www.coloradoacd.org

Colorado Geological Survey

Division of Minerals and Geology

1313 Sherman Street
Room 715
Denver, CO 80203
(303) 384-2643
www.coloradogeologicalsurvey.org



Departments of Planning
Building, Development Review
and Environmental Health
1402 North 17TH Avenue
P.O. Box 758
Greeley, CO 80632

Authorization Form

I, (We), _____, give permission to _____
(Owner – please print) (Authorized Agent/Applicant–please print)

to apply for any **Planning, Building, Access, Grading or OWTS** permits on our behalf, for the property located at (address or parcel number) below:

Legal Description: _____ of Section _____, Township _____ N, Range _____ W

Subdivision Name: _____ Lot _____ Block _____

Property Owners Information:

Address: _____

Phone: _____ E-mail: _____

Authorized Agent/Applicant Contact Information:

Address: _____

Phone: _____ E-Mail: _____

Correspondence to be sent to: Owner _____ Authorized Agent/Applicant _____ by: Mail _____ Email _____

Additional Info: _____

I (We) hereby certify, under penalty of perjury and after carefully reading the entire contents of this document, that the information stated above is true and correct to the best of my (our) knowledge.

Date _____ Date _____

Owner Signature

Owner Signature

Subscribed and sworn to before me this _____ day of _____, 20 _____ by

My commission expires _____

Notary Public



Weld County Dept. of Planning Services
1402 N. 17th Ave.
Greeley, CO 80631
Phone: (970)400-6100
Fax: (970)304-6498

**ACCESS PERMIT
APPLICATION FORM**

Property Owner

Name _____
Company _____
Address _____
City _____ State _____ Zip _____
Phone _____
E-mail _____

Information

The access is on CR _____
Nearest intersection: CR _____ & CR _____
Distance from intersection: _____ ft.
Parcel number: _____
Section/Township/Range: _____
Total number of existing accesses to parcel: _____
Total number of proposed accesses: _____
Latitude _____ Longitude _____
Planning/building case number _____

Description of Work:

Authorized Agent/Applicant (if different from Owner)

Name _____
Company _____
Address _____
City _____ State _____ Zip _____
Phone _____
E-mail _____

Proposed Access Information

Culvert size & type (15" CMP/RCP min.) _____
Materials used to construct access _____
Access construction schedule _____
Approx. width of access _____

<u>Proposed Access Count</u>	<u>Existing Access Count</u>
Residential _____	Residential _____
Commercial _____	Commercial _____
Oil and Gas _____	Oil and Gas _____
Agricultural _____	Agricultural _____
Temporary _____	

Required Attached Documents

Property map or sketch (template available on pg. 2) indicating all proposed and existing accesses
Access Pictures (N, S, E, & W at the location where the access meets a county maintained road)
Access Authorization Form (Not required if the application is signed by the property owner)
Additional application materials may be required by the Department of Planning Services.

Fee schedule

\$150 – Temporary

\$200 - Residential

\$400 - Industrial & Commercial

Submit application to accesspermits@weld.gov

By accepting this permit, the undersigned Property Owner/Authorized Agent, under penalty of perjury, verifies they have received all pages of the permit application; they have read and understand all the permit requirements and provisions set forth on all pages. By virtue of their signature the Property Owner/Authorized Agent is bound by and agrees to comply with all said permit requirements and provisions, all Weld County ordinances, and state laws regarding access construction.

Signature _____ Printed Name _____ Date _____

Signature _____ Printed Name _____ Date _____

(In case of multiple Property Owners/Authorized Agents)

Accesses must be constructed within 1 year of issuance. An extension can be requested from the Weld County Department of Planning Services. Accesses must be in accordance to Chapter 8, Article XIV and Appendix 8-B of County Code

Parcel Sketch

▲= Existing Access Δ= Proposed Access

