



Zoning Permit Wind Generator (ZPWG)

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 Wind Generator may be approved in all zone districts in accordance with the table below based on Section 23-4-450 of the Weld County Code:

Lot size (gross acres)	Height measured from the surrounding ground to the hub of the generator	Maximum number per lot
Less than 2.5 acres	41 to 60 feet	Three
2.5 acres – 4.99 acres	61 to 120 feet	Three
5 acres and above	121 to 180 feet	Three

Application Submittal Requirements

- Application form. (See attached).
- Authorization form, if applicable. (See attached).
- Elevation drawings of the proposed facility showing all towers, structures, and other improvements related to the facility, showing specific materials, placement and colors.
- A vicinity map showing adjacent properties, general land uses, zoning and streets/roads within 500 feet of the proposed wind generator site.
- A sketch plan. A scaled drawing of the property (1"=50') showing:
 1. The proposed location of the wind generator(s) and other support structures (guy wires). Include distances from the property lot lines, above-ground power lines and other structures on the property
 2. Existing structures on the property.
 3. Location and measurements of any easements or rights-of-way.
 4. Access to the property (indicate whether it is existing or proposed).
 5. Nearby streets, roads, and highways.
- Weld County Access Permit application form, if accessing a Weld County road. (See attached).
- A certified list of the names, addresses and the corresponding Parcel Identification Number assigned by the County Assessor of the owners of property (the surface estate) within 500 feet of the property. The source of such list shall be the records of the County Assessor, or an ownership update from a title or abstract company or attorney, derived from such records or from the records of the County Clerk and Recorder. If the list was assembled from the records of the County Assessor, the applicant shall certify that such list was assembled within 30 days of the application submission date. (See attached affidavit form.)
- A copy of the most recent deed to the property and, if the applicant is not the property owner, evidence of interest in the subject land held by the applicant, such as a lease agreement, trust documents, Statement of Authority, or similar evidence.
- If proposing to interconnect to a utility company, copy of a "letter of intent to interconnect" or interconnection agreement signed by the utility company.
- 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 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 Wind Generator (ZPWG) Procedural Guide

It is the applicant's responsibility to meet the application requirements outlined in Section 23-4-460 of the Weld County Code. No application shall be assigned a case number to be reviewed until all required items on the submittal checklist have been completed and submitted to the Department of Planning Services.

The Department of Planning Services is responsible for reviewing and processing the application in accordance with Section 23-2-210 of the Weld County Code. Planning staff will mail notice to owners of property within 500 feet of the subject property. Comments will also be solicited from referral agencies.

If objections are received from less than 30% of those notified and the application complies with all applicable criteria, staff will approve the zoning permit within approximately 60 days of receiving the complete application. Building permits may be obtained from Building Inspection. (The building permit application may be submitted for review prior to approval of the zoning permit.)

If 30% of those notified or more object, or if the application does not meet all applicable criteria, staff will deny the application. If denied, the applicant may appeal the decision. If the applicant submits a written appeal to the Director of Planning Service within 10 days of the notification of denial, a public hearing will be scheduled before the Board of County Commissioners for its decision. Planning staff will post one or more notification signs on the property, mail notice to owners of property within 500 feet of the subject property, and have notice published in the newspaper.

It is recommended that the applicant contact owners of property within at least 500 feet of the subject property about the proposed use prior to applying. Do not attempt to contact County Commissioners about your project.

Staff are available to assist the applicants through this process. For questions, please visit the Department of Planning Services at 1555 N. 17th Avenue, Greeley, Colorado or call us at (970) 400-6100.

Review Criteria:

All wind generators shall be set back from property lines, public rights-of-way and access easements a minimum distance equal to the height of the generator (as measured to the tip of the rotor blades).

All wind generators shall be set back from any existing or planned overhead lines a minimum distance equal to the height of the generator (as measured to the tip of the rotor blades).

No part of the system, including guy wire anchors, shall extend closer than 30 feet to any property boundary.

Wind generators shall be painted or coated a nonreflective white, grey or other neutral color.

Wind generators shall not be artificially illuminated, unless required by the Federal Aviation Administration (FAA).

Electrical controls shall be wireless or underground, and power lines shall be underground, except for an interconnection to an existing above-ground power grid.

Wind generators are subject to the following noise limits (measured from the nearest property line from the wind generator):

1. Residential: 50 decibels.
2. Commercial: 55 decibels.
3. Light Industrial (I-1): 65 decibels.
4. Industrial (I-2 and I-3): 75 decibels.

Wind generators are subject to applicable FAA requirements and/or permits.

The submittal requirements and review procedures are stated in Chapter 23, Article IV, Division 6 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 Wind Generator (ZPWG)

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

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.

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 _____

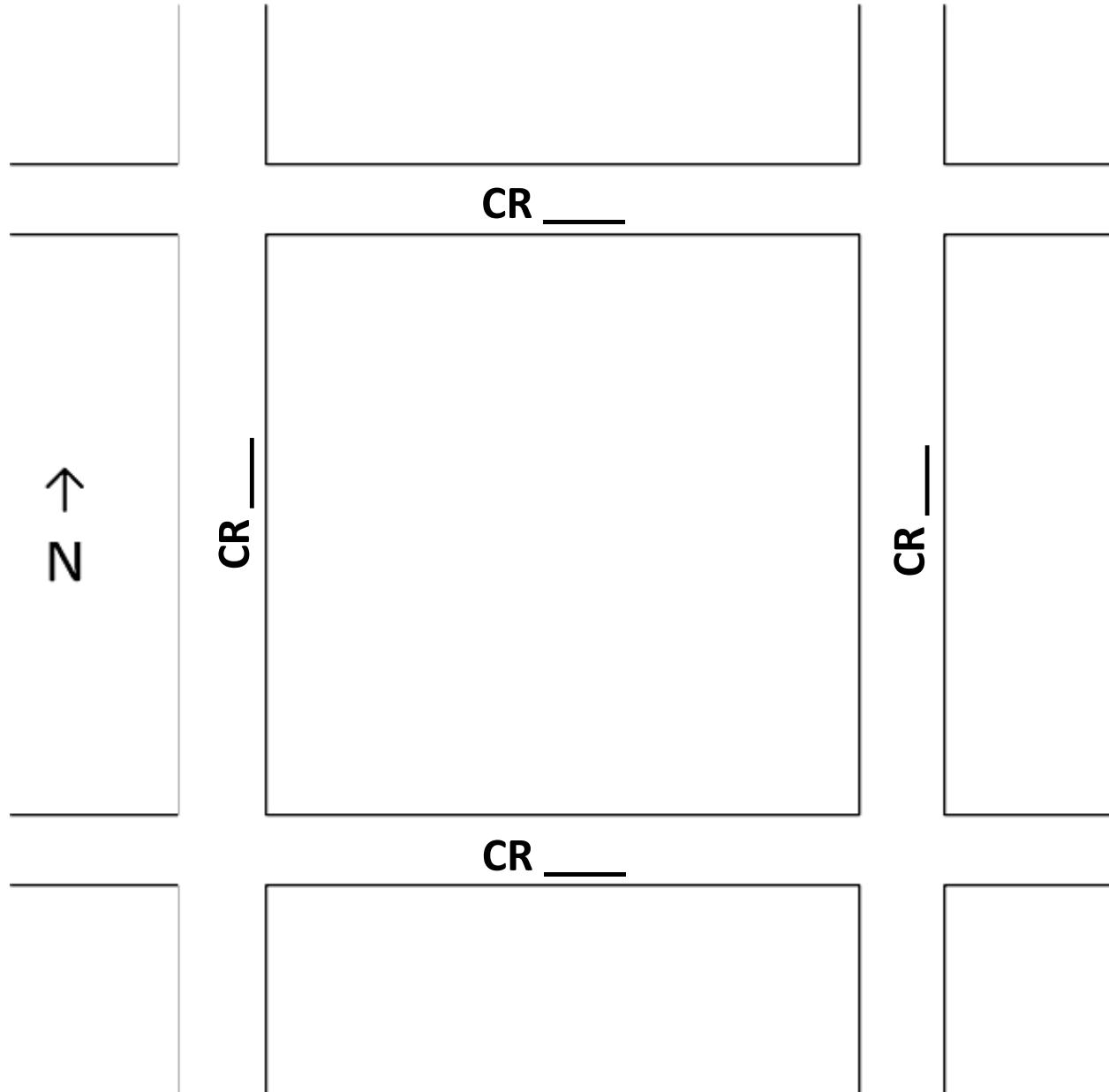
Signature _____ Printed Name _____ Date _____

(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



**Affidavit of Interest Owners
Surface Estate**

I, the undersigned, certify that the attached list is a true and accurate list of the names, addresses, and corresponding Parcel Identification Numbers assigned by the County Assessor of the owners of property (the surface estate) within five hundred (500) feet of the subject property(ies). This list was compiled from the records of the Weld County Assessor, or a person qualified to do the task, and shall be current as of a date no more than thirty (30) days prior to the date the application is submitted to the Department of Planning Services.

Subject Property(ies): _____

Signature

Date