



DEPARTMENT OF PLANNING SERVICES

(970) 400-6100
1402 N 17TH Avenue
Greeley, CO 80632

February 4, 2026

Steve and Carie Winter
9370 County Road 70
Windsor, CO 80550

Subject:	Conditions of Approval and USR map not completed
Case:	USR18-0072
Parcel #:	0807-15-0-00-058
Legal:	Lot A of RE-2206; being part of the NW4 of Section 15, T6N, R67W of the 6th P.M., Weld County, CO

Dear Steve and Carie Winter:

This letter is a follow-up to the email sent on November 2, 2025, requesting submittal of the USR18-0072 map. Use by Special Review (USR) permit #USR18-0072 has been approved but not completed. This USR for Landscaping Maintenance Business was approved by the Board of County Commissioners on December 12, 2018. Approval of the USR corrected Zoning Code Violation ZCV18-00052. As of November 17, 2020, the conditions of approval (COA) have not been completed and the USR map has not been recorded.

Since this USR was approved on December 12, 2018 and over the years various staff members have been in contact with you and Mr. Carter Sekerak. The responses we've received indicated that Mr. Sekerak is no longer interested in utilizing this property for his business.

The latest emails sent in November and December of 2025 included redlines that need to be addressed and a request for a response. There has been no response.

Since the conditions of this USR have not been completed and this case will be taken to the Board of County Commissioners who will either grant additional time to complete the conditions of approval and map or will rescind the USR permit. If the Use by Special Review permit is rescinded and a commercial, industrial or other USR-designated activity is operating on-site, a violation will be initiated by Weld County Zoning Compliance staff and may be forwarded to the Weld County Attorney's Office for legal action.

The deadline for submitting the USR map and addressing the Conditions of Approval is February 27, 2026.

Final Resolution item #2 states, in part, "...The Mylar map and additional requirements shall be submitted within one hundred twenty (120) days from the date of the Board of County Commissioners Resolution." The one hundred twenty (120) days expired on April 11, 2019.

Section 23-2-200.H of the Weld County Code states, in part, "... The map shall be recorded within one hundred twenty (120) days from the date of the Board of County Commissioners Resolution. The applicant shall be responsible for paying the recording fee. If a Use by Special Review (USR) map has not been recorded within one hundred twenty (120) days from the date of the Board of County Commissioners Resolution, or within a date specified by the Board of County Commissioners, the Board may require the landowner to appear before it and present evidence substantiating that the Use by Special Review (USR) has not been abandoned and that the applicant possesses the willingness and ability to record the Use by Special Review (USR) map. The Board of County Commissioners may extend the date for recording the map. If the Board determines that conditions supporting the original approval of the Use by Special Review (USR) cannot be met, the Board may, after a public hearing, revoke the Use by Special Review (USR)."

If the February 27, 2026, deadline is not met this case will be brought before the Board of County Commissioners. If you choose to withdraw the USR application, please send an email to daungst@weld.gov by February 27, 2026.

Feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Diana Aungst". The signature is written in a cursive, flowing style.

Diana Aungst
Principal Planner

cc: USR18-0072