

SITE ADDRESS  
 9370 WCR 70 WINDSOR, CO 80550  
 PARCEL #080715000058

# USR18-0072

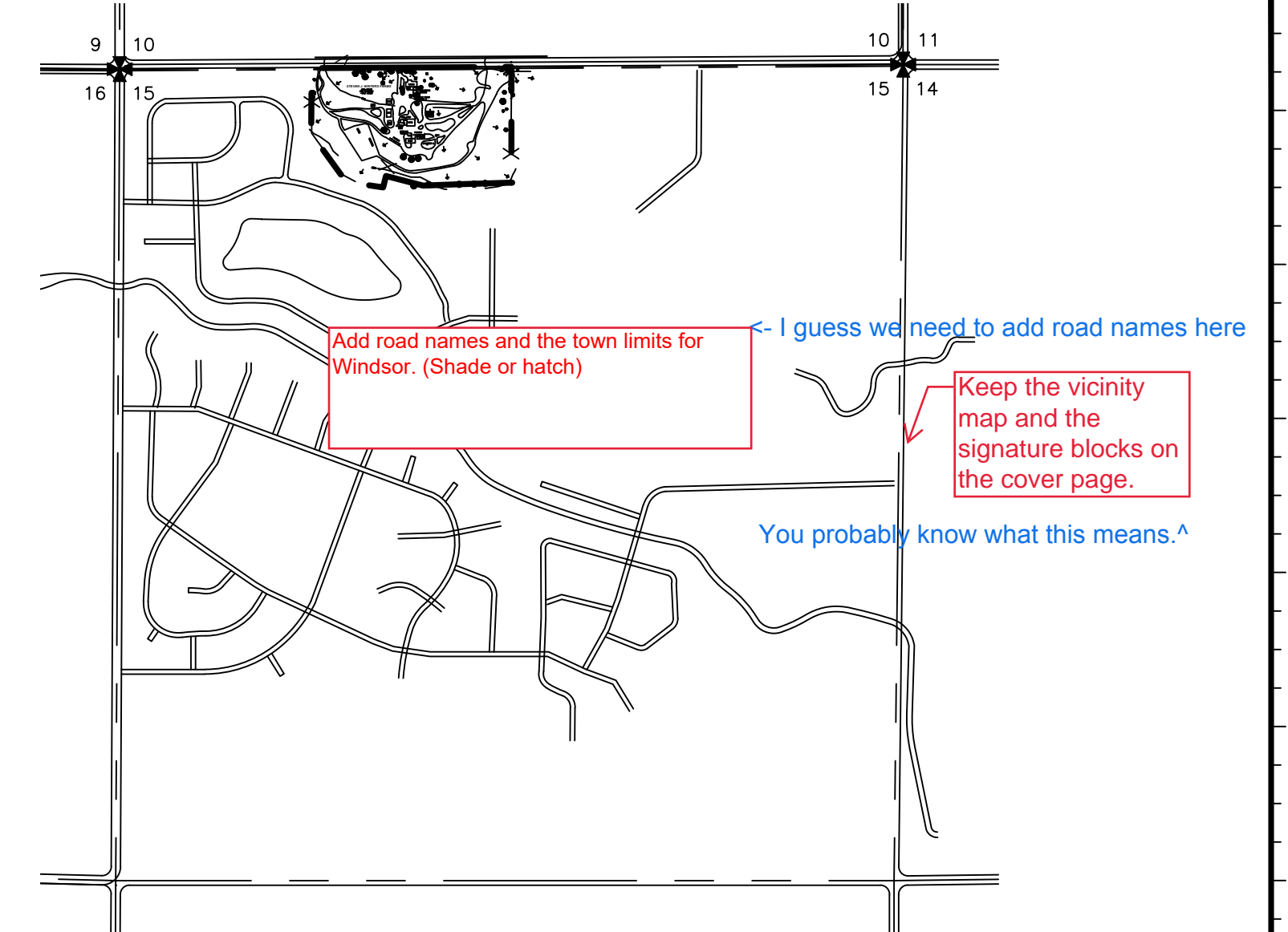
STEVEN AND CARIE WINTER, C/O CARTER'S LAWN CARE, INC.

C/O Oasis Tree & Landscaping Services, LLC

LOT A OF RECORDED EXEMPTION, RE-2206; BEING PART OF THE NW<sup>1</sup>/<sub>4</sub> OF SEC 15,  
 T6N, R67W OF THE 6TH P.M., WELD COUNTY, COLORADO

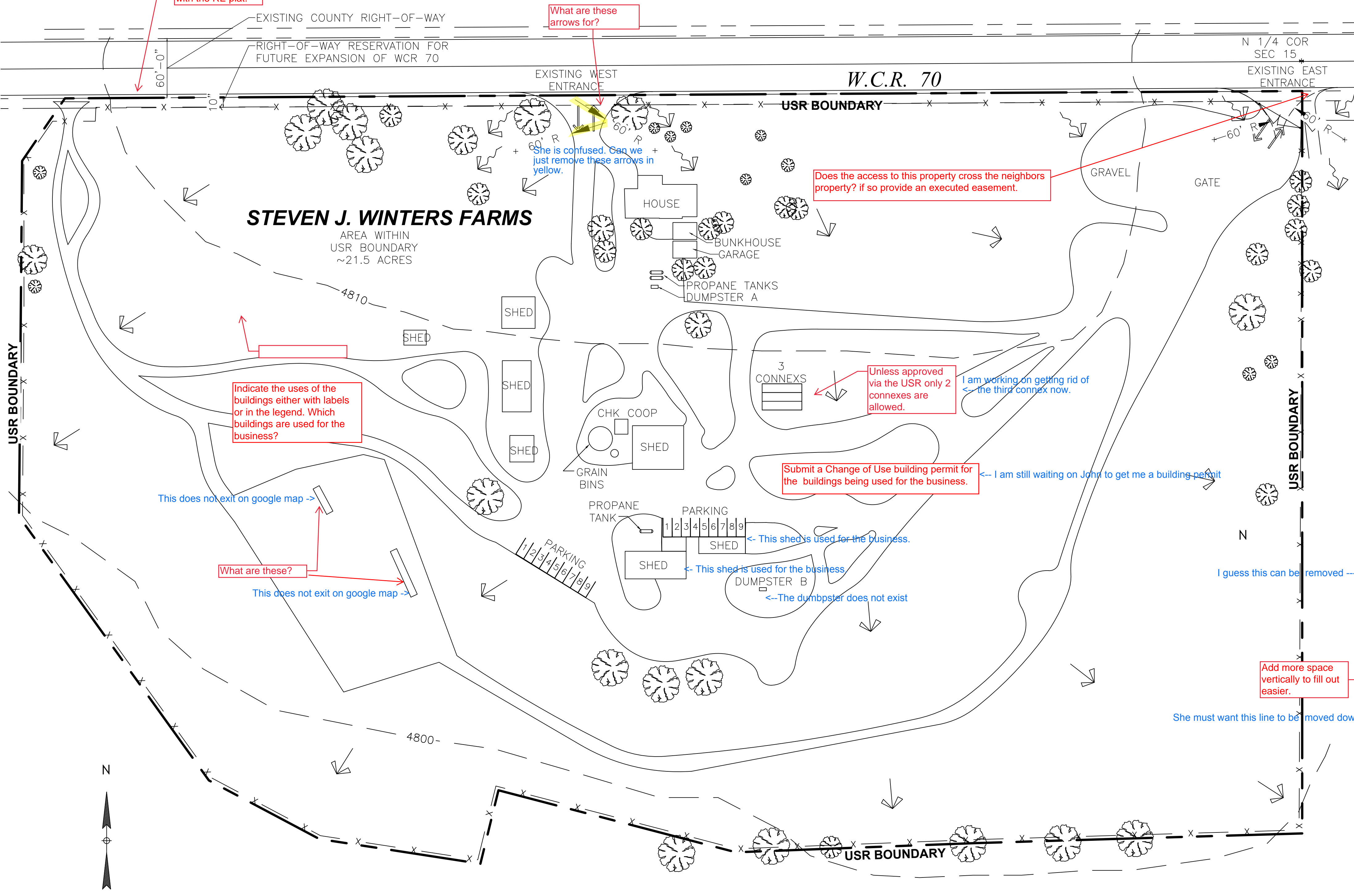
DRAWING INDEX:

T-1 TITLE SHEET  
 T-2 DEVELOPMENT STANDARDS  
 C-1 DETAILS



VICINITY MAP

1000' 0 1000'  
 SCALE: 1"=1000'-0"  
 WHEN PLOTTED @ 24x36



**STEVEN J. WINTERS FARMS**  
 AREA WITHIN  
 USR BOUNDARY  
 ~21.5 ACRES

Does the access to this property cross the neighbors property? if so provide an executed easement.

Unless approved via the USR only 2 connexes are allowed.

Submit a Change of Use building permit for the buildings being used for the business.

Indicate the uses of the buildings either with labels or in the legend. Which buildings are used for the business?

The property line extends to the CL of CR 70. Verify with the RE plat.  
 Are we accurate here? Looks like she is too lazy to check herself.

What are these arrows for?

She is confused. Can we just remove these arrows in yellow.

I am working on getting rid of the third connex now.

I am still waiting on John to get me a building permit

This does not exit on google map ->

What are these?

This does not exit on google map ->

This shed is used for the business.

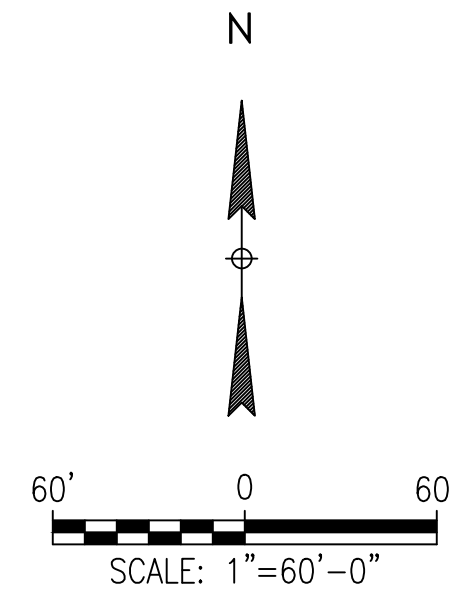
This shed is used for the business

The dumpster does not exist

I guess this can be removed ->

Add more space vertically to fill out easier.

She must want this line to be moved down ->



- LEGEND
- (E) = EXISTING
  - (N) = NEW
  - ↘ = DRAINAGE FLOW ARROW
  - ↔ = TRAFFIC DIRECTION ARROW
  - 🌳 = TREE

1 SITE PLAN  
 T-1  
 SCALE: 1" = 60'  
 WHEN PLOTTED @ 24" x36"

PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED MAJOR PROPERTY OWNER(S) DO HEREBY AGREE TO THE SITE SPECIFIC DEVELOPMENT PLAN AND USE BY SPECIAL REVIEW STANDARDS AS DESCRIBED HEREON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Steven J Winter

SIGNATURE \_\_\_\_\_ STEPHEN J. WINTER \_\_\_\_\_ CARIE WINTER

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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 STANDARDS AS SHOWN AND DESCRIBED HEREON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

No longer needed.

CHAIR, WELD COUNTY PLANNING COMMISSION

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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 COUNTY COMMISSIONERS

ATTEST:

WELD COUNTY CLERK TO THE BOARD

BY: \_\_\_\_\_ DATED: \_\_\_\_\_

DEPUTY CLERK TO THE BOARD

NOTE: INITIAL WALKDOWN - MANAGEMENT OF CHANGE -

NO.	DATE	BY	DESCRIPTION	APP'D	ISSUE
1	6-7-2020	JLR	COUNTY REVIEWS	RDB	APPROVAL BY: PDP
					DWG NO. T-1
					ISSUE A

RODNEY D. BURROWS & ASSOCIATES, A COLORADO CORPORATION  
 1330 Nickel Ct.  
 Broomfield, CO 80020  
 (971) 533-6665

WELD COUNTY, COLORADO  
 STEVEN & CARIE WINTER  
 C/O CARTER'S LAWN CARE, INC.  
 USR18-0072  
 TITLE SHEET

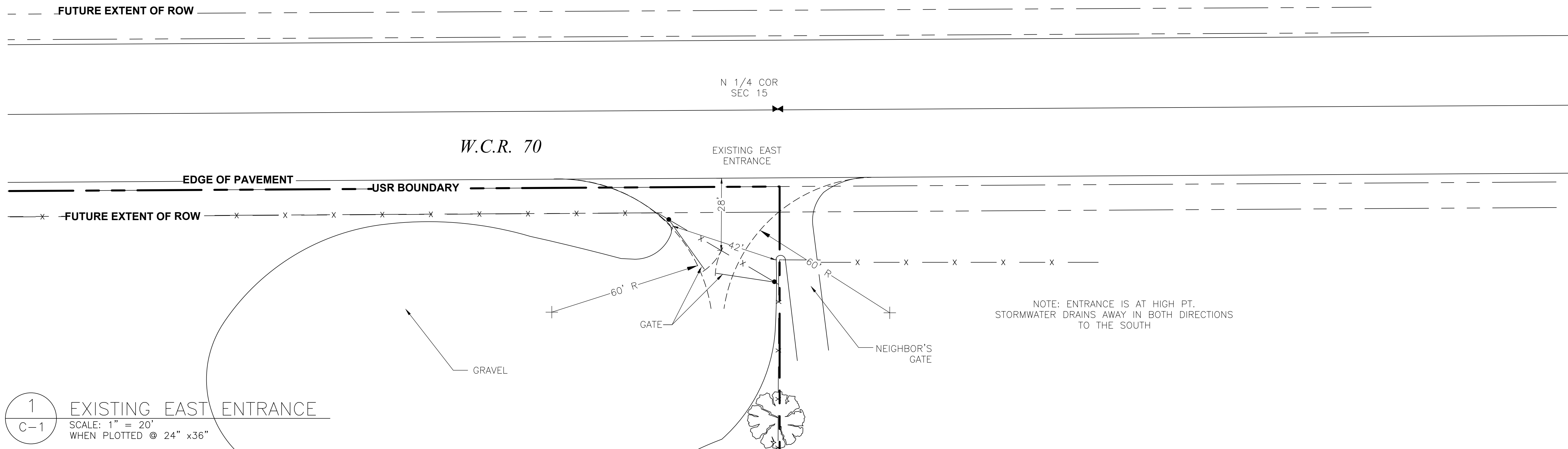
DRAFTED BY: JLR  
 DATE: 5/15/17  
 CHECKED BY: RDB  
 SCALE: AS NOTED

PLOT DATE: 16/3/2014 ACAD FILENAME: JLR18-0072-T1.dwg



W.C.R. 70

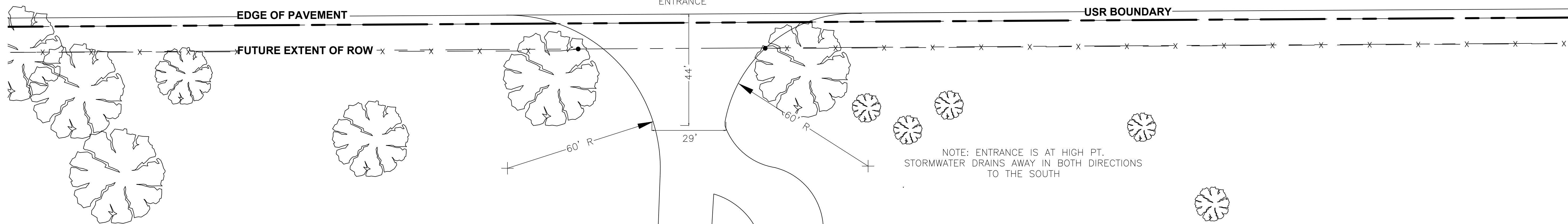
N 1/4 COR  
SEC 15



1  
C-1 EXISTING EAST ENTRANCE  
SCALE: 1" = 20'  
WHEN PLOTTED @ 24" x36"

W.C.R. 70

EXISTING WEST  
ENTRANCE



2  
C-1 EXISTING WEST ENTRANCE  
SCALE: 1" = 20'  
WHEN PLOTTED @ 24" x36"

NOTE: INITIAL WALKDOWN - MANAGEMENT OF CHANGE -				RODNEY D. BARRONIS & ASSOCIATES A COLORADO CORPORATION 1330 Nickel Ct. Broomfield, CO 80020 (971) 533-6665	
				WELD COUNTY, COLORADO STEVEN AND CARIE WINTER C/O CARTER'S LAWN CARE, INC. USR18-0072 DETAILS	
				DRAFTED BY: JLR DATE: 7/10/18	
				CHECKED BY: RDB SCALE: N/A	
				APPROVAL BY: PDP DATE:	
				DWG NO. C-1	
				ISSUE A	