

Non-Conforming Structure Submittal Checklist

Items required for submittal

- _____ Original Nonconforming Structure Questionnaire
- _____ An 8-1/2 inch by 11 inch map drawn to include the following items:
 - _____ Boundary of property
 - _____ Boundary of proposed Use
 - _____ North arrow
 - _____ Name of existing roads or highways abutting the property
 - _____ Easements and/or rights-of-way (if applicable)
 - _____ Existing structures including: dwellings, mobile homes, outbuildings, pens, irrigations ditches, oil and gas well production facilities
 - _____ Documentation substantiating longevity of the Structure

*****Note:** There is no fee for this questionnaire.

Non-Conforming Use or Structure: A use or structure that does not conform to a provision or requirement of this Chapter, but was lawfully established prior to the time of its applicability.
(Weld County Code: Chapter 23, Article I, Section 23-1-90 Definitions)

Weld County Department of Planning Services
1402 N 17th Avenue, P.O. Box 758, Greeley CO 80632
Phone (970) 400-6100 | Fax (970) 304-6498

Non-Conforming Structure Information Questionnaire

IMPORTANT - Complete all items on both pages. Mark boxes where applicable.

Owner: _____

Phone: _____ Email: _____

Address: _____

City/State/Zip Code: _____

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

Total Acreage of Property: _____ Total Acreage of Proposed NCU: _____

Parcel #: _____

Specifically (explain):
Date Nonconforming Structure was built?

List the attached documentation substantiating the date:

The following conditions must be met prior to determining a Structure as being considered a Nonconforming. I, the undersigned, understand and agree to the following conditions of this Nonconforming Structure as stated in the Weld County Code, Chapter 23, Article VII(7), Section 23-7-40:

Please read and initial each item:

Nonconforming structures - Where a lawful structure exists at the effective date of adoption of the ordinance codified herein or amendment of this Chapter that could not be built under the terms of this Chapter by reason of restrictions on area, lot coverage, height, its location on the LOT or other requirements concerning the structure, such structure may continue to exist so long as it remains otherwise lawful, subject to the following provisions:

Repair and Restoration

_____ I verify that should such nonconforming structure or nonconforming portion of a structure be destroyed by any means to an extent more than fifty percent of its replacement cost at the time of destruction, it shall not be restored except in conformance with the provisions of Chapter 23 of the Weld County Code. Ordinary repairs the value of which do not exceed fifty percent of replacement cost of the STRUCTURE may be permitted.

Expansion or enlargement

_____ I verify that no such nonconforming structure or nonconforming portion of a structure will be expanded, enlarged or altered in a way which increases its nonconformity, except that those structures that are nonconforming by reason of noncompliance with existing setback requirements may be expanded or enlarged so long as such expansion or enlargement does not further diminish the nonconforming setback. No expansion or enlargement of structures shall be allowed within an existing right-of-way.

Substitution

_____ I verify that should such nonconforming structure be moved for any reason, for any distance whatever, it shall thereafter conform to the regulations for the zoning district in which it is located after it is moved.

Existing Building Permits

_____ To avoid undue hardship, nothing in Chapter 23 of the Weld County Code shall be deemed to require a change in the plans or construction of any structure on which actual construction was lawfully begun prior to the effective date of adoption of the ordinance codified herein or amendment of Chapter 23 and upon which actual construction has been carried on diligently. *Actual construction* is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation, demolition or removal of an existing structure has begun preparatory to construction, such excavation, demolition or removal shall be deemed to be actual construction, provided that a building permit for the new structure has been issued and the preparatory work is carried on diligently. (Weld County Codification Ordinance 2000-1)

Print Name: _____

Property Address: _____

Mailing Address: _____

City _____ State _____ Zip Code _____

Signature: _____

Date: _____

SUBSCRIBED AND SWORN to before me this the _____ day of _____, 20_____.

WITNESS my hand and official seal.

My Commission Expires:

Notary Public