



**DEPARTMENT OF PLANNING SERVICES**

**Building Inspection Division**

1402 North 17th Ave

Greeley, CO 80631

Website: www.weld.gov

Phone: (970) 400-6100

Fax: (970) 304-6498

June 4, 2024

**Permit #: DEM24-0031**

**Applied Date:** 5/29/2024

**Job Address:** 15884 GOOD AV

**Status:** Ready to Issue

**Status Date:** 5/29/2024

**Expiration Date:** 12/1/2024

**Job Description: DEMO OF EXISTING COMMERCIAL PUMP STATION BUILDING -**

**Parcel Number:** 130927421010-R0225888

**Zone District:** AG

**Occupancy Class:**

**Valuation:** \$3,814.55

**Owner Name:** ARISTOCRAT RANCHETTE WATER PROJECT INC

**Owner Address:** PO BOX 247  
FORT LUPTON, CO 80621

**Contacts:**

Business	Type/Relationship	Address	Phone
LAMBRECHT KEN	Applicant	6648 CR 56 JOHNSTOWN, CO 805534	970-290-7951
COYOTE RIDGE CONST.	General Contractor	6648 CR 56 JOHNSTOWN, CO 805534	970-776-9165

**Setbacks:**

North	N/A
South	N/A
East	N/A
West	N/A

**Fee Summary:**

Fee #	Fee Description	Account #	Fee
267616	Commercial Demolition Permit Fee By Job Cost	1000-25100-4222-200	\$87.25
			\$87.25

**Payment Summary:**

Receipt #	Payment Method	Payment Ref #	Payment Date	Payment Amount
137924	Credit Card	8478	6/4/2024	\$87.25
				\$87.25

**Outstanding Balance:**

Invoice #	Balance Due
153267	\$0.00

**NOTICE**

The applicant, his agents and employees shall comply with all the rules, restrictions and requirements of Weld County Zoning Regulations and Weld County Building Codes governing location, construction, and erection of the above proposed work for which this permit is granted. The Building Official or his agents are authorized to order the immediate cessation of construction at any time a violation of the codes or regulations appears to have occurred. Violations of any of the codes or regulations may result in the revocation of this permit.

Buildings must conform with plans, as submitted to the department of building inspection. Any change of plans or layout must be approved prior to the change being made. Any change in the use or occupancy of a building or structure must be approved prior to proceeding with construction.

The applicant is required to call for inspections at various stages of the construction, and in accordance with the aforesaid rule, the applicant shall give the building inspector not less than one day's notice to perform such activities.

The building permit must comply with current building expiration policy. If the building or work authorized by the building permit has not received final inspection(s) by the expiration date, all work shall stop until a new permit is issued. Property owners will be notified by letter 30 days prior to the expiration date. Reference Section 29-8-40 of the Weld County Code.

Weld County is not liable for workmanship. Permits are not transferable.

**For approximate arrival time or to speak with your inspector call 970-400-6100 between 7:30 to 8:30 am on the morning of your inspection.**

**WELD COUNTY CODE**

**Article VIII - Sec. 29-8-40. Expiration of original building permit**

A. Every original permit issued by the Building Official under the provisions of this Building Code shall expire by limitation and become null and void after the given utilization period has elapsed. The utilization period begins on the date of permit issuance. The expiration date for the building permit shall be specified on the permit in accordance with Table 29.2, below.

Table 29.2 Expiration of Building Permits

Valuation of Building Permit	Utilization Period
\$ 1,000 or less	3 months
\$ 1,001 - 10,000	6 months
\$ 10,001 - 200,000	12 months
\$ 200,001 - 1,000,000	24 months
\$ 1,000,001 - 2,000,000	30 months
\$ 2,000,001 - 10,000,000	36 months
\$ 10,000,001 and over	Letter

B. Exceptions. When a permit is issued, the Building Official may approve an expiration date exceeding the utilization period. The permittee must demonstrate that the complexity or size of the project makes completion of the project within the utilization period unreasonable.

C. If the building or work authorized by a building permit has not received final inspection on or before the permit expiration date, all work shall cease until a new permit is issued. The permittee shall be eligible to apply for one (1) new permit upon the payment of permit fees to cover direct Weld County costs. The expiration date shall be determined by the scope of work to be completed.

**Sec. 29-8-50. Extension of time for original building permit.**

A. The original building permit holder may submit a request for an extension of time before the expiration of the utilization period. The Building Official may extend the building permit one (1) time for a period not to exceed three hundred sixty-five (365) calendar days. Such request shall be submitted in writing and include the applicant's name, address, telephone number, the building permit number, site address and a description of specific circumstances which prevented completion of the work prior to the expiration date. A processing fee shall be charged if a building permit extension is granted.

**DEM24-0030**

ADDRESS: 15884 GOOD AV  
PARCEL: 130927421010-R0225888  
SUBDIVISION:  
BUSINESS NAME: LAMBRECHT KEN  
CONTACT NAME: KEN LAMBRECHT  
CONTACT TYPE: Applicant  
CONTACT ADDRESS: 6648 CR 56 JOHNSTOWN CO 80534

PERMIT ISSUE DATE: 06/04/2024  
PERMIT EXPIRATION DATE: 12/1/2024  
PARCEL AREA: 0.19  
24 HOUR INSPECTION PHONE #: 970-400-3015  
24 HOUR TOLL FREE INSPECTION PHONE #: 1-800-234-2534  
For approximate arrival time or to speak with your inspector call 970-400-6100 between 7:30 to 8:30 am on the morning of your inspection.

WORK DESCRIPTION: DEMO OF EXISTING COMMERCIAL WATER TANK- STATE ASBESTOS INCLUDED-

CLASSIFICATION	TYPEOFCONST	SQFT	UNIT COST	TOTAL VALUATION

SCHEDULE DATE	COMPLETE DATE	INSPECTOR	STATUS	COMMENT

**Final Approval**

Pending

**Permit Conditions**

June 04, 2024	June 04, 2024	Thomas Potter	Approved
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**PERMIT CONDITIONS**

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A-1 IRC 2018 R319.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible & placed in a position that is visible from the street or fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches (102 mm) in height and not less than 0.5 inch (12.7 mm) in width. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address numbers shall be maintained.

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A-2 IPC 2018 P311.1 Restroom shall be provided for workers during construction.  
IBC 2018[A] 105.7 Placement of permit.  
The building permit or copy shall be kept on the site of the work until the completion of the project & protected by the weather.

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A-3 WCC. For preliminary inspection all utility connections shall be discontinued and capped in accordance with the requirements of the authority having jurisdiction.

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A-5 Zoning Ordinance Chapter 23 Sec. 8-11-10 Drainage plans should adhere to generally accepted engineering principles and practices and should conform to applicable laws and regulations. Development shall consider the features and functions of the existing drainage system. Drainage across property lines.  
Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of nonerosive down drains or other devices.  
Provisions shall be made to protect adjoining property from any damage that could be caused from the demolition process

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A-6 WCC. 23-4-380. Solid waste sites and facilities or hazardous waste disposal sites.  
A. Certificates of designation for solid or hazardous waste disposal sites and facilities as required by Colorado Revised Statutes and Code of Colorado Regulations shall not be deemed approved until or unless a Use by Special Review Permit has been approved by the Planning Commission or the Board of County Commissioners where required by this Chapter. The Board shall be guided in its review of a certificate of designation by state statute and regulations contained in Colorado Revised Statutes and Code of Colorado Regulations.  
B. Applicants for activities reviewed pursuant to Article II, Division 4 of this Chapter for any Solid Waste sites and facilities or Hazardous Waste disposal sites shall have the burden of proof to demonstrate that there is a need for the facility within the proposed area of service, and the Planning Commission and Board of County Commissioners shall be satisfied that a need exists as part of the determinations for any such permit.

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Disposal of ones own waste on ones own property can be exempt from the Certificate of Designation requirements only if an Engineered Design & Operations Plan is submitted and approved by the CDPHE Hazardous Waste and Materials Management Division and the local governing body. The local governing body is prohibited from siting a facility unless a technical review and recommendation of approval has been made by CDPHE per Colorado Solid Waste Act.  
Disposal of any demolition waste and materials shall be subject to Colorado State and Weld County Codes

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A-9 IRC 2018 R109.1.6 Final inspection.  
Final inspection shall be made after the permitted work is complete and prior to occupancy.

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## INVOICE and RECEIPT SUMMARY

June 4, 2024

**Permit Number:** DEM24-0031  
**Owner Name:** ARISTOCRAT RANCHETTE  
 WATER PROJECT INC  
**Address:** 15884 GOOD AV  
**Application Type:** Building\Demolition\NA\NA  
 KEN LAMBRECHT  
 LAMBRECHT KEN  
 6648 CR 56  
 JOHNSTOWN, CO CO

INVOICES:	
<b>Invoice# 153267</b>	<b>Amount</b>
Commercial Demolition Permit Fee By	\$87.25
Job Cost	
<b>Total Fee:</b>	<b>\$87.25</b>

PAYMENTS:						
Receipt #	Payment Method	Ref #	Payor	Payment Date	Amount	Cashier
137924	Credit Card	8478	DAN LAMBRECHT	June 4, 2024	\$87.25	JHAYWOOD
<b>Total Paid:</b>					<b>\$87.25</b>	