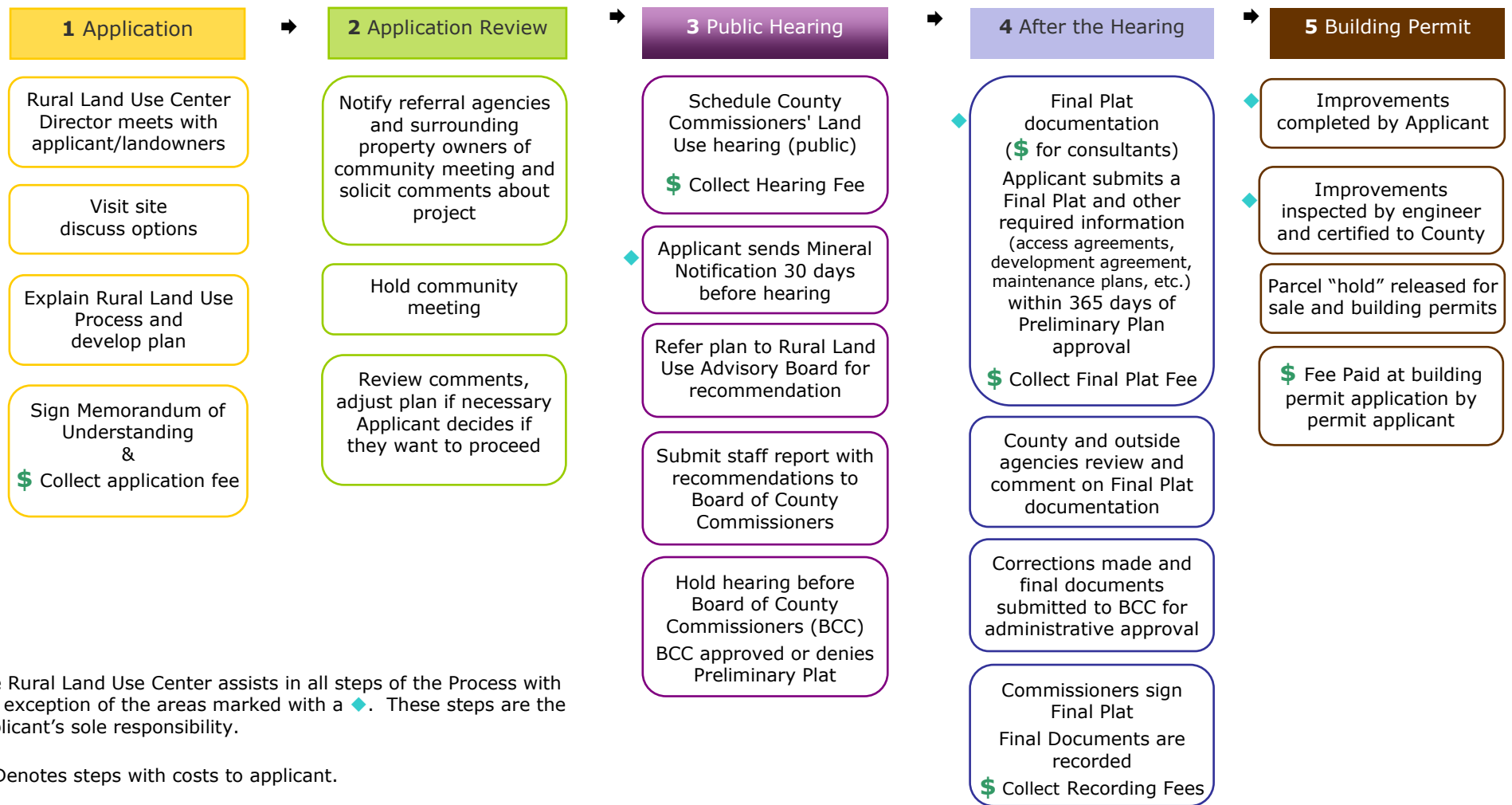




Rural Land Use Center
PO Box 1190
200 W Oak Street
Fort Collins, CO 80522
Phone: (970) 498-7683
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RURAL LAND USE PROCESS At-A-Glance



Information to help with your Rural Land Use Project

What application materials will be required?

Personal information such as your address, phone numbers and property descriptions.

Legal documentation of your access points and/or ownership of property (such as deeds, access agreements, Ownership and Encumbrance Reports, etc.)

Permission to access your property. Referral agencies, County Staff, and the Rural Land Use Advisory Board will visit your property to assess the proposal.

If your project is very complex, you may also need additional technical information to facilitate the review process.

What regulations apply to me?

The Rural Land Use Process regulations. These regulations are located in Section 5.8 of the Larimer County Land Use Code. You will be given a copy of these regulations at the beginning of your application preparation process.

Additional federal, state, and county standards and laws may pertain to your property and to development of your project. Some examples of these regulations include:

- State mineral rights notification
- Federal wetland regulations
- Federal Endangered Species Act provisions
- State and County water and ditch rights
- County and State septic regulations
- State and Federal mineral deposits regulations
- County setbacks regulations
- County land dedication fees
- Federal Clean Water Act and State stormwater pollution regulations
- State and County fugitive dust regulations
- Road access restrictions
- County zoning regulations
- County street and road naming regulations

Not all laws apply in all cases, however, complying with applicable laws is your responsibility. Professional advice may be warranted to help determine which regulations are relevant to your property. The requirements vary from project to project. Ask us for assistance in determining which regulations should be investigated further. We can help you find the appropriate source for more information.

Will I have to hire professionals to help me?

If the legality of any issues are questionable, an attorney may be warranted. You will be notified if you need to provide legal documentation.

During Steps 2 and 3, you may need to hire a specialist to determine applicability and compliance in County, State and Federal regulations. You will be notified if required.

During Step 4, final plat, you will need the following professionals to help you:

- **Engineer**—An engineer will be required to design your roads and drainage and certify that the design meets the standards for Rural Land Plans.
- **Surveyor**—A surveyor will be required to survey your land and complete a final plat to submit for approval.
- **Attorney**—An attorney will be required to complete your legal documentation such as the Development Agreement, new access agreements, covenants, and other legal documents.
- **Land Management Specialist**—A specialist will be required to write a management plan for your property.

What meetings do I attend and do I have to speak?

All meetings are attended by the Rural Land Use Center staff and we need you to attend some as well. Yes, we will ask that you speak the following meetings:

- **Community meeting**—Assist in explaining your project and goals and answer questions about your project.
- **Board of County Commissioners hearing**—Make a short presentation and answer Board questions about your project.

What type of information is provided to me and why?

A copy of notices mailed from the Rural Land Use Center will be sent to you for your information (community notices, referral letters, etc.).

Referral agencies will be asked to mail their comments to the Rural Land Use Center with a copy directly to you. These comments will be addressed with the Director and applicant at the end of the review period and a decision made about how it applies to your project. Anytime you have questions about these comments, you should contact our office.

Contact Information

Answering all of your questions is important to us and we are here to help you. Please contact us with any questions as indicated below:

Community Development Division
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planningoncall@co.larimer.co.us