### Planning Director Review Process

1. **Pre-Application Conference**: All applications are required to undergo a pre-application conference. For application conferences, please contact the Community Development Division.

2. **Finding & Resolution Recording**: All applications are recorded in the CSD 1973-76 and CSD 1976-89 databases. For more information, please contact the Community Development Division.

3. **Board of County Commissioner Hearing**: All applications are required to undergo a Board of County Commissioner hearing. For hearing information, please contact the Community Development Division.

4. **Review by Planning Director**: All applications are reviewed by the Planning Director. For review information, please contact the Community Development Division.

5. **Add On Agreement Recording**: All applications are recorded in the Add On Agreement database. For recording information, please contact the Community Development Division.

6. **Deed Recording**: All applications are recorded in the Deed database. For recording information, please contact the Community Development Division.

### Land Use Code regulations

- Land Use Code regulations address the following:
  - Site characteristics of the property
  - Drainage, access, environmental issues
  - Standards for development layout

### Land Division and Boundary Changes

- Planning review and approval is required when a parcel is divided into two or more parcels in which one or more is less than 35 acres in size. County review and approval is also required for land use code regulations.

- Revised September 2012

### Revisions

- Larimer County
- Community Development Division
- 200 W. Oak Street, Suite 3
- Fort Collins, CO 80521
- www.larimer.org

- Larimer County
- Community Development Division
- P.O. Box 1190
- Fort Collins, CO 80521
- 970-498-1683

- Larimer County
- Community Development Division
- 3rd Floor, 200 W. Oak Street
- Fort Collins, CO 80521
- 970-498-1683
The Subdivision process may be used to subdivide and develop parcels of land that are:
- Less than 30 acres in size, and
- Located outside a Growth Management Area overlay zone district.
A subdivision does not require private common open space.

The minimum lot size is determined by zoning. The Subdivision must meet Adequate Public Facilities standards. The Subdivision process may also be used to subdivide and develop:
- Parcels that have been granted an exception from Conservation Development requirements.
- Parcels outside Growth Management Areas that are not zoned for residential uses.

### Subdivision Review Process
- Sketch Plan Application*, Review and Meeting
- Neighborhood Meeting (if applicable)
- General Development Plan (only if multi-phased) Application*
- Preliminary Plat Application* and Review
- Planning Commission Hearing
- County Commissioner Hearing
- Final Plat Application*, Review and Recording
- Development Construction Permit
- Building Permit(s)

### Conservation Development Review Process
- Sketch Plan Application*, Review and Meeting
- Neighborhood Meeting (if applicable)
- General Development Plan (only if multi-phased) Application*
- Preliminary Plat Application* and Review
- Planning Commission Hearing
- Board of County Commissioner Hearing
- Final Plat Application*, Review and Recording
- Development Construction Permit
- Building Permit(s)

### Planned Land Division Review Process
- Sketch Plan Application*, Review and Meeting
- Neighborhood Meeting (if applicable)
- General Development Plan (only if multi-phased) Application*
- Preliminary Plat Application* and Review
- Planning Commission Hearing
- Board of County Commissioner Hearing
- Final Plat Application*, Review and Recording
- Development Construction Permit
- Building Permit(s)

### Rural Land Use Process
- Conceptual plan application to Rural Land Use Center includes Rural Land Use Center Board and Board of County Commissioner hearing
- Final Plat Application and Review
- Completion of Improvements
- Lot Sales
- Building Permit(s)

### Minor Land Division Review Process
- Preliminary Plat Application* and Review
- Board of County Commissioner Hearing
- Final Plat Application, Review and Recording
- No county review or approval required

### 35 Acre Development
- Minimum of 70 acres is required to divide.
- After division, all parcels must be at least 35 acres.
- Land divisions that result in any parcels less than 35 acres are "illegal" if not approved by the Larimer County Board of County Commissioners.
- 35-acre parcels are subject to all other county regulations, including zoning and building codes.

### Subdivision Land Use Code - Section 5.1
- Project developed on parcels of 30 acres or more located outside a Growth Management Area overlay zone district.

### Conservation Development Land Use Code - Section 5.3
- The Conservation Development (CD) process is required for residential development on parcels of 30 acres or more located outside a Growth Management Area overlay zone district.

### Planned Land Division Land Use Code – Section 5.2
- The Planned Land Division (PLD) process is used for a land division that is located in a Growth Management Area overlay zone district or for a property within the LaPorte Plan Area that has been rezoned to PD (Planned Development).

### Rural Land Use Process Land Use Code - Section 5.8
- The Rural Land Use Process is a voluntary land division process, as an alternative to 35 acre development, for property owners who wish to subdivide their land while preserving agriculture or open space.

### Minor Land Division Land Use Code – Section 5.4
- The Minor Land Division process is used for land divisions that do not discernibly impact surrounding properties, environmental resources or public facilities.

### 35 Acre Development
- Land divisions that create parcels of 35 acres or greater do not require the approval of the Larimer County Board of County Commissioners.

### Land Use Code online
- The entire text of each section of the Land Use Code is available on the county’s website at www.larimer.org/planning/planning/land_use_code/land_use_code.htm
- Or, directly at www.municode.com (select ONLINE LIBRARY - select COLORADO – select LARIMER COUNTY). If you need additional help or information, please contact the Planning Department at 970-498-7683