PLEASE NOTE: A PRE-APPLICATION CONFERENCE IS REQUIRED PRIOR TO SUBMITTING THIS APPLICATION.

EXTENDED FAMILY DWELLING:

Living quarters in a manufactured home to be used on a temporary basis to house immediate family members. Any person seeking to place an Extended Family Dwelling on his/her property must obtain a permit as provided below and pay all applicable Transportation Capital Expansion Fees. A permit issued for an Extended Family Dwelling is for a term not to exceed 3 years. Such a permit may be extended for additional 3-year periods provided the conditions in Subsection b below continue to exist:

1. A permit for an Extended Family Dwelling to house immediate family members who are elderly or disabled may be administratively issued by the Planning Director on a finding that all of the following standards have been met:
   a. The lot or parcel on which the Extended Family Dwelling is to be placed contains at least 4 acres;
   b. At least one occupant of the Extended Family Dwelling is age 65 or older or is disabled. A letter from a licensed physician verifying the disability must be submitted;
   c. The Extended Family Dwelling will be removed within 3 months from the date of the expiration of the permit unless an application for subdivision is submitted; and
   d. A Simplified Site Plan will be required as part of the application.

2. A permit for an Extended Family Dwelling used to house immediate family members for reasons other than age or disability, or on lots or parcels containing fewer than 4 acres may be issued by the County Commissioners after a public hearing with notice to affected property owners within at least 500 feet of the boundaries of the lot or parcel on a finding that the following standards and conditions have been met:
   a. There is a legitimate family hardship that justifies the need for an Extended Family Dwelling;
   b. The Extended Family Dwelling will not substantially adversely impact the surrounding area;
   c. The Extended Family Dwelling will be removed within 3 months from the date of the expiration of the permit unless an application for subdivision is submitted;
   d. All applicable Transportation Capital Expansion Fees will be paid; and
   e. In no event will a lot or parcel used for an Extended Family Dwelling be less than 4 acres unless public sewer is used by the principle dwelling and the Extended Family Dwelling; and
   f. A Simplified Site Plan will be required as part of the application.
NOTE: Permits issued under this category are effective for such period of time as the County Commissioners determine is appropriate based on the particular hardship after considering all the information presented at the public hearing. The County Commissioner may not extend the permit without a public hearing and finding that standards above continue to be met.

3. Transportation Capital Expansion Fees must be paid at the time of issuance of a permit for an Extended Family Dwelling. The fee will be computed as equal to 3/20 (15%) of the transportation capital expansion fee for a single family dwelling. This fee covers the 3-year duration of the permit. An additional fee in the above amount is required for any subsequent extension of an Extended Family Dwelling permit.

FARMSTEAD:

That portion or portions of a farm, ranch, dairy, feed yard or poultry farm designated for uses and buildings which are necessary to the operation, including dwellings and equipment storage areas.

1. Farmstead Accessory Dwellings:
   a. Number: A farmstead is limited to one dwelling for the owner/operator of the property plus one additional dwelling for each 40 acres of contiguous ownership. For example, a farmstead on a 40-acre farm could include two dwellings, one for the owner/operator and one for farm help. A farmstead on an 80-acre farm could include three dwellings, one for the owner/operator and two for farm help.
   b. Occupancy: Farmstead dwellings may be occupied by the owner/operator, their immediate family and residents needed to support the agricultural operation.
   c. Siting: Each farmstead must be designed to allow a logical pattern of lots that all meet minimum lot size and setback requirements of the applicable zoning district and provide for adequate access, drainage and utilities for each lot. Should the agricultural operation cease, the property owner must pursue one of the following options:
      1. The Rural Land Use Process;
      2. Subdivision
      3. Conservation Development to place each accessory farm dwelling on a separate lot;
      4. Identify a separate 35-acre or larger tract for each accessory dwelling; or
      5. Present a proposal to be approved by the Planning Director.
   d. Fees and Standards: Transportation Capital Expansion Fees must be paid for each dwelling when the building permit is issued. Each dwelling must comply with the Standards for All Development required by Section 8 of the Land Use Code.
   e. Agreement: Each plan approved for a Farmstead must include an agreement which includes the terms described in Subsections c and d above. The agreement must be signed by the property owner, notarized and recorded with the Clerk and Recorder by the Larimer County Planning Department. The agreement must state that the agreement runs with the land and is binding on all successors, assigns, heirs and subsequent owners of the property.

2. A Farmstead may include agricultural labor housing subject to Special Review approval by the Board of County Commissioners.
SUBMITTAL INSTRUCTIONS:

1. A Pre-Application Conference is required prior to submitting this application.

2. The quantities of any required submittal items shall be as determined at the Pre-Application Conference.

3. Applications may be submitted at any time Monday-Friday 8:00 a.m.-4:30 p.m.

4. All applications must be complete. Any application which is not complete will not be accepted, processed, or scheduled for review.

BUILDING PERMITS – PLEASE NOTE:

If approval is granted for a Simplified Site Plan for an Extended Family Dwelling or Farmstead, a separate building permit for the new structure is required from the Larimer County Building Department.

A building permit will not be accepted on property that has a valid application pending for review of a Variance, Special Exception, Minor Special Review, Special Review, Simplified Site Plan, Site Plan, Rezoning, Subdivision, Conservation Development, Planned Land Division, Minor Land Division or Amended Plat.
SUBMITTAL REQUIREMENTS
for SIMPLIFIED SITE PLANS FOR EXTENDED FAMILY DWELLINGS AND FARMSTEADS

Please Note: Based upon the Planning Staff’s understanding of the proposal during the Pre-Application Conference, some of the following submittal information may not be required or the level of detail reduced. Some deviations from the submittal requirements may be required at a later date if requested by a referral department or agency.

The applicant and their consultant(s) are responsible for assuring that the project meets the requirements and standards of the Land Use Code and the County Zoning District(s) for the subject property.

All submitted documents must include the project name, the date it was prepared and by whom.

EXTENDED FAMILY DWELLING – ADMINISTRATIVE:

1. Application Form completed and signed by all property owner(s) and the applicant.
2. Extended Family Dwelling Written Project Description which explains the need for the extended family dwelling unit and how the use meets the requirements of the Land Use Code (Section 4.3.10.I Extended Family Dwelling).
3. Simplified Site Plan drawn at an appropriate scale (determined at the pre-application conference) on an 11”x17” sheet which includes the following information:
   A. Title of the site plan with the last name of the owner then Extended Family Dwelling (For example: Smith Extended Family Dwelling).
   B. Vicinity map showing roads and significant natural features which will help locate the site.
   C. Property boundaries and size of parcel shown on one sheet.
   D. North Arrow and scale.
   E. Location and use of existing buildings.
   F. Location of proposed extended family dwelling.
   G. Access and Easements existing and proposed.
   H. Location of existing and proposed septic systems.
   I. Location of existing and proposed water wells.
4. Documentation: A letter from a licensed physician verifying the disability of the occupant of the extended family dwelling (if applicable) or proof that the occupant of the extended family dwelling is over 65 years of age.
5. Legal Description of the property typed on 8 ½” x 11” paper.
6. Application Fee: See the current Fee Schedule in the Planning Department for the amount (Make checks payable to the Larimer County Planning Department).
7. Signed Pre-Application Conference Form and submittal checklist.
8. Any additional information identified at the Pre-Application Conference.
EXTENDED FAMILY DWELLING – COUNTY COMMISSIONER REVIEW:

1. _____ Application Form completed and signed by all property owner(s) and the applicant.
2. _____ Extended Family Dwelling Written Project Description which explains the need for the extended family dwelling unit and how the use meets the requirements of the Land Use Code (Section 4.3.10.I Extended Family Dwelling).
3. _____ Simplified Site Plan drawn at an appropriate scale (determined at the pre-application conference) on an 11”x17” sheet which includes the following information:
   A. Title of the site plan with the last name of the owner then Extended Family Dwelling (For example: Smith Extended Family Dwelling).
   B. Vicinity map showing roads and significant natural features which will help locate the site.
   C. Property boundaries and size of parcel shown on one sheet.
   D. North Arrow and scale.
   E. Location and use of existing buildings.
   F. Location of proposed extended family dwelling.
   G. Access and Easements existing and proposed.
   H. Location of existing and proposed septic systems.
   I. Location of existing and proposed water wells.
4. _____ Affected Property Owners List and Mailing Labels: The names and addresses of all property owners within a minimum of 500 feet of the property boundaries (the exact distance to be determined at the Pre-Application Conference). Records of the County Assessor must be used to determine the names and mailing addresses of those to be notified. These names and addresses must be typed on mailing labels with an affidavit submitted attesting to the accuracy of the mailing list.
5. _____ Legal Description of the property typed on 8 ½” x 11” paper.
6. _____ Application Fee: See the current Fee Schedule in the Planning Department for the amount (Make checks payable to the Larimer County Planning Department).
7. _____ Signed Pre-Application Conference Form and submittal checklist.
8. _____ Any additional information identified at the Pre-Application Conference.

FARMSTEAD:

1. _____ Application Form completed and signed by all property owner(s) and the applicant.
2. _____ Farmstead Written Project Description which explains the need for the farmstead and how the use meets the requirements of the Land Use Code (See Section 4.3.10.A Farmstead).
   Specifically include information regarding the following:
   A. Describe the nature of the agricultural operation including the number of animals and the acres under cultivation.
   B. Is the agricultural operation existing or proposed? If it is proposed, when will the operation commence?
   C. Describe the duties and responsibilities of the farm help.
   D. Describe why the farm help is necessary.
   E. Describe the relationship of the farm help to the applicant/owner.
3. _____ Simplified Site Plan drawn at an appropriate scale (determined at the pre-application conference) on an 11”x17” sheet which includes the following information:
A. Title of the site plan with the last name of the owner then Farmstead (For example: Jones Farmstead).
B. Vicinity map showing roads and significant natural features which will help locate the site.
C. Property boundaries and size of parcel shown on one sheet.
D. Name, address and phone number of the applicant.
E. North Arrow and scale.
F. Location and use of existing buildings.
G. Location of proposed accessory dwelling unit with distance to property lines.
H. Access and Easements existing and proposed.
I. Location of existing and proposed septic systems.
J. Location of existing and proposed water wells.

4. _____ Legal Description of the property typed on 8 ½” x 11” paper.
5. _____ Application Fee: See the current Fee Schedule in the Planning Department for the amount (Make checks payable to the Larimer County Planning Department).
6. _____ Signed Pre-Application Conference Form and submittal checklist.
7. _____ Any additional information identified at the Pre-Application Conference.

If approval is granted for the Extended Family Dwelling or the Farmstead, the following will be required after the approval to complete the application:

1. _____ Signed Agreement for either the Extended Family Dwelling or Farmstead. The agreement form will be supplied by the Larimer County Planning Department. The agreement must be signed by the property owner(s) and notarized. After receiving the agreement, the Planning Director will sign the agreement and it will be recorded with the Clerk and Recorder by the Larimer County Planning Department.
LARIMER COUNTY EXTENDED FAMILY DWELLING PERMIT

Legal description: Attached as Exhibit “A”

I (we) the undersigned as owner(s) of above referenced real property located in Larimer County, Colorado, have read and understand Section 4.3.10.G of the Larimer Land Use Code entitled Extended Family Dwelling. The use of the property and/or structure described herein will be in compliance with Section 4.3.10.G of the Larimer County Land Use Code, the attached approved Simplified Site Plan (Exhibit “B”) and the following provisions:

1. Approval of the Extended Family Dwelling will be in effect for a maximum of 3 years from the date the Temporary Certificate of Occupancy is effective for the Building Permit.

2. The applicant is responsible for the payment of all required fees (including Transportation Capital Expansion Fees) and obtaining any required septic system permits.

3. A building permit must be issued, all required inspections must be completed, and the owner must request that a Temporary Certificate of Occupancy (TCO) be issued within 90 days of the Recordation of this Extended Family Dwelling Permit. If a TCO is not issued within 90 days, this Extended Family Dwelling Permit and Approval shall automatically be null and void. The Larimer County Planning Department shall then be authorized to record a Resolution of Revocation that the Extended Family Dwelling Permit and Approval is null and void.

4. Location of the extended family dwelling shall be consistent with the attached approved Simplified Site Plan (Exhibit “B”).

5. At the end of the 3 year period this approval automatically expires. The Extended Family Dwelling shall be removed within 3 months from the expiration date of the Temporary Certificate of Occupancy for an Extended Family. Upon application to the Planning Department, the Extended Family Dwelling approval may be extended for an additional 3 year period provided the conditions noted in Section 4.3.10.G continue to exist.

Planning Staff: In this section, please add any other conditions of approval from the Board of County Commissioners.

I, as owner of the property, acknowledge and agree to the requirements and conditions under which this Extended Family Dwelling is approved.

This permit shall be valid and enforceable upon the undersigned, his/her heirs.

ACKNOWLEDGED AND AGREED THIS _______ DAY OF ________________, 20______.

(Owner’s Name)  (Owner’s Name)

State of Colorado
County of Larimer

The foregoing instrument was acknowledged before me this _____ day of ________________, 20______

by: __________________________________________

Witness my hand and official seal: __________________________________________

Notary Public

My commission expires: __________________________________________
LARIMER COUNTY
FARMSTEAD AGREEMENT

Legal description: Attached as Exhibit “A”
Location/Address: ____________________________
Parcel #: ____________________________
Owner(s): ____________________________

I (we) the undersigned, as owner(s) of above referenced real property located in Larimer County, Colorado, have read and understand Section 4.3.10.A. (Farmstead) of the Larimer County Land Use Code as listed below:

a. Number. A farmstead is limited to one dwelling for the owner/operator of the property plus one additional dwelling for each 40 acres of contiguous ownership.
b. Occupancy. Farmstead dwellings may be occupied by the owner/operator, their immediate family and residents needed to support the agricultural operation.
c. Siting. Each farmstead must be designed to allow a logical pattern of lots that all meet minimum lot size and setback requirements of the applicable zoning district and provide for adequate access, drainage and utilities for each lot. Should the agricultural operation cease, the property owner must pursue one of the following options:
   1. The Rural Land Use Process; 2. Subdivision; 3. Conservation Development to place each accessory farm dwelling on a separate lot; 4. Identify a separate 35-acre or larger tract for each accessory dwelling; or 5. Present a proposal to be approved by the Planning Director.
d. Fees and Standards. Capital Expansion Fees must be paid for each dwelling when the building permit is issued. Each dwelling must comply with the Standards for All Development required by Section 8 of the Larimer County Land Use Code.

If the use described and approved in File #09-SP0242 is not commenced within 6 months of the approval date, this Farmstead Permit and Approval shall automatically be null and void. The Larimer County Planning Department shall then be authorized to record a Resolution of Revocation that the Farmstead Permit and Approval is null and void.

I, as owner of the property, acknowledge and agree to the requirements and conditions under which this Farmstead is approved.

This agreement shall be binding upon the undersigned, his/her heirs, and assigns, and future owners of this property.

ACKNOWLEDGED AND AGREED THIS _____ DAY OF _________________, 20______.

_____________________________________  ______________________________________
(Owner’s Name)      (Owner’s Name)

State of Colorado}  County of Larimer}
The foregoing instrument was acknowledged before me this _____ day of _________________, 20______

by: ____________________________

Witness my hand and official seal: ____________________________

My commission expires: ____________________________

Staff Use Only:
Date: ____________________________  Approved By: ____________________________
Larimer County Planning Director

05/12/09
Land Use Application

All applications must be complete. To be complete, the application must include all items identified on the submittal requirement checklist. Any application which is not complete will not be accepted, processed, or scheduled for review.

REQUIRED INFORMATION

Property Owner
Name: ____________________________
Mailing Address: ____________________________
City/State/Zip: ____________________________
Phone: ____________________________
Email (required): ____________________________

Property Owner
Name: ____________________________
Mailing Address: ____________________________
City/State/Zip: ____________________________
Phone: ____________________________
Email (required): ____________________________

Applicant Company (if applicable).
Name: ____________________________
General Company Email (required): ____________________________

Applicant Contact Info
Name: ____________________________
Mailing Address: ____________________________
City/State/Zip: ____________________________
Phone: ____________________________
Email (required): ____________________________

Engineer/Surveyor
Name: ____________________________
Mailing Address: ____________________________
City/State/Zip: ____________________________
Phone: ____________________________
Email (required): ____________________________

PROJECT IDENTIFICATION (list all parcel #’s that pertain to the project)

Signatures required by ALL Property Owners and the Applicant

I hereby certify that I am the lawful owner of the parcel(s) of land that this application concerns and consent to the action. I hereby permit county officials to enter upon the property for the purposes of inspection relating to the application. Building Permits will not be accepted while this application is in process.

Property Owner(s) Printed Name ____________________________ Date: ____________________________

Property Owner(s) Signature ____________________________ Date: ____________________________

Property Owner(s) Printed Name ____________________________ Date: ____________________________

Property Owner(s) Signature ____________________________ Date: ____________________________

In submitting the application materials and signing this application agreement, I acknowledge and agree that the application is subject to the applicable processing and public hearing requirements set forth in the Larimer County Land Use Code (which can be viewed at larimer.org).

Applicant Signature ____________________________ Date: ____________________________
## Project Site Information

Project Case Number: ____________________

Project Address (if available):

Assessor’s Parcel Numbers (list all parcels that pertain to the project):

Pre-Application Conference Date: _______________  Planner: ____________________

Pre-Application Conference attended by: ____________________

Proposed Request:

Plan Area (if applicable): _____________________

Lot Size(s): ________________________________

Related Files: ____________________________________________

**Setback Information:**

Zoning Setbacks: ____________________________

Highway or County Road Setback(s): _______________________

Streams, Creeks or Rivers Setback(s): _______________________

Other Setbacks: _______________________________________

Building Envelope? _________

Utilities: Water: ______________  Sewer: ______________  Fire: ______________

Current Zoning: _______________________________________

Any Additional Information:

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Received By: _______________  Date: _______________  Sign Given: _______________  Paid $: _______________  Check #: _______________