

1041 PERMIT SUBMITTAL REQUIREMENTS

Revised 4/15/22

LARIMER COUNTY COMMUNITY DEVELOPMENT
PLANNING DEPARTMENT

CONTACT INFO:

LARIMER.ORG/PLANNING
200 W. OAK ST., 3RD FLOOR
(970) 498-7683

1041 PERMIT PROCESS



Community Development Mission:

We provide quality service to our customers and the community – residents and visitors of Larimer County. Using public and private partnerships we protect health, safety and welfare, enhance quality of life, maintain property values, find creative development solutions, and plan for the future.

| |
|---|
| 1. Pre-application Conference and Director's Determination of Applicability (30 days) |
| 2. Application Submittal & Processing (pre-submittal conference required) |
| 3. Staff review and Determination of Complete Application (28 or 60 days) |
| 4. Staff & Referral Agency Review- 21-day referral period after project has been deemed complete |
| 5. Review & Decision - Planning Commission Hearing (60 days after complete application) followed by a Board of County Commissioners Hearing |
| 6. Post-Decision Actions |

Purpose:

State Statutes allow local governments to designate certain areas and activities of state interest and require permits for development involving those areas and activities. This is a discretionary approval process by the County Commissioners.

Applicability:

A 1041 Permit is required prior to conducting any activity that has been designated as a Matter of State Interest, unless the County Commissioners have granted an appeal to the requirement for a Permit or have adopted an intergovernmental agreement such that a Permit is not required. Prior to application, a Director's Determination of Eligibility as provided in Article 10.4 is recommended.

Please Note: Once submitted to the County, all application materials become a matter of public record.

THINGS TO CONSIDER



Customer Responsibilities:

The submittal requirements listed in this packet are intended to collect all of the information required for Larimer County staff and review agencies to fully evaluate the proposal. Additional information may be requested from the applicant during the review process if necessary to address specific issues that arise. For certain application types, a resubmittal fee may apply. In the event you are unfamiliar with any submittal requirements and need assistance, please seek the help of a third party consultant. Please see the attached “Road Map to Process Time” for more information.

Please Note: All surrounding property owners within a minimum of 500 feet of the property boundary lines will be notified of this request. Once submitted to the County, all application materials become a matter of public record.

Pre-Submittal Meeting:

Depending on the complexity of the case and the application type, a pre-submittal meeting may be required prior to submitting an application. Submitting an application without a pre-submittal meeting may result in substantial delays in application processing or application rejection. *Application types that may require a pre-submittal meeting are: Special Review, 1041, L&E, Rezoning, Variance, Site Plan Review, Preliminary Plat, Final Plat*

Water Verification:

It is the applicant’s responsibility to verify an adequate water source is available. If water is to be obtained from a public water supply, contact the appropriate water district. A cistern is not an adequate water source. Refer to the Land Use Code for specific requirements to this proposal.

Sanitary Sewer or Septic Verification:

It is the applicant’s responsibility to verify an adequate sewage disposal is available. If an on-lot septic system is to be used, contact the Larimer County Department of Health and Environment. If a public sewage system is to be used, contact the appropriate sanitation district. Refer to the Land Use Code for specific requirements to this proposal.

Floodplain:

If the property is within or partially within a FEMA and/or locally designated floodplain, additional standards and restrictions may apply. Contact the floodplain administrator for more information.

THINGS TO CONSIDER



Mineral Interest Notification:

Only applicable to Rezoning, Zoning, Special Review, Minor Land Division, Preliminary Plat, Administrative Subdivision

Thirty (30) days prior to the Board of County Commissioner hearing, notification must be provided to Mineral Interest Owners and Lessees as required by State Statute 24-65.5 notifying them of the proposed development. Furthermore, a signed certification must be received by the Larimer County Planning Department prior to the hearing that such notification was provided (see attached notification form). Failure to receive this certification will result in the hearing being rescheduled to a later date.

Use Specific Standards:

In addition to review criteria, refer to the Land Use Code for use-specific standards applicable to the proposed use. Use specific standards may be found in Article 3.0 or Article 13 for the Estes Valley.

Expiration of Pre-Application Meeting Packet:

Pre-applications expire six months from the date of the meeting. If you have not submitted an application within six months of the pre-application meeting, check with the planner to see if a new meeting will be required.

O&E Expiration:

An Ownership and Encumbrance Report (O&E) is valid for six months.

Land Use Code:

Please view the Land Use Code here: <https://www.larimer.org/planning/regulations>

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Submittal Requirements

Separate Electronic PDFs of ALL Submittal Materials (must be in PDF format and named as listed below)

| Item | Description: | Required | Presubmittal Staff sign-off |
|--------------------------|---|----------|-----------------------------|
| 1. | Application Form – Completed and signed by the public official or the authorized representative of the governing body of the entity or utility making the application. | | |
| 2. | Application Fee - Current fee at time of submission. | | |
| 3. | Project Description – detailed project description based on criteria that can be found in the following pages. | | |
| 4. | Vicinity Map(s) : The map(s) must include the outline of the perimeter of the parcel proposed for the project site (for linear facilities, the proposed centerline and width of any corridor to be considered for the 1041 Permit), property parcels, location of all residences and businesses, any abutting subdivision outlines and names, the boundaries of any adjacent municipality or Growth Management Area, roads (clearly labeled) and significant natural features in the vicinity of the project. The area to be included on the map(s) will be determined at the pre-application conference and will generally be at least one mile beyond the project perimeter. Vicinity area: _____. | | |
| 5. | Site Inventory Map : Information needed to complete the site inventory is available from the Planning Department and other sources noted in the Technical Supplement. See the associated page for more details. | | |
| 6. | 1041 Permit Site Map(s) : These maps are intended to graphically display the location of existing and proposed development associated with the 1041 permit application. See the associated page for more details. | | |
| 7. | Legal Description – typed on an 8 ½" x 11" pdf. This must be a boundary description certified by a licensed surveyor. A specific legal description will not be required for linear facilities; however an accurate and succinct description in layman's terms of the route alignment must be provided. | | |
| 8. | Non-Subdivision Water Supply Inquiry - See the associated page for more details. | | |
| 9. | Reduced 1041 Site Permit Map(s) - 8 1/2" x 11" pdf. | | |
| Technical Reports | | | |
| 10 | Wetland Mitigation Plan - see page 7 and LUC Article 4.4.2. | | |
| 11 | Wildlife Mitigation Plan - see page 7 and Article 4.4.4. | | |
| 12. | Hazared Mitigation Plan - see page 7 and Article 4.4.3 | | |
| 13. | Traffic Impact Report - see page 7 and Article 4.3.3. | | |

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Submittal Requirements Cont.

One Electronic Set of ALL Submittal Materials (must be in PDF format and names as listed below)

| Item | Description: | Required | Presubmittal Staff sign-off |
|---------------------------------------|---|----------|-----------------------------|
| Reports and Plans Cont. (see page 12) | | | |
| 14. | Drainage & Erosion Control Report & Plan - Article 4.3.4 | | |
| 15. | Geotechnical Report | | |
| 16. | Floodplain Hydraulic/Hydrologic Modeling Report | | |
| 17. | Groundwater Modeling Report | | |
| 18. | Simulation of the appearance of the facility | | |
| 19. | Computer modeled electromagnetic field measurements | | |
| 20. | Noise Analysis | | |
| 21. | Air Quality Impact and Mitigation Report | | |
| 22. | List of Adjacent Property Owners List - The names and addresses of all property owners with a minimum of 500 feet of the property boundaries (the exact distance to be determined at the Pre-Application Conference). This list shall include the names and addresses of all meeting attendees at any public input process. These names and addresses must be typed on mailing labels with an affidavit submitted attesting to the accuracy of the mailing list. | | |
| 23. | Signed Pre-application form, Pre-submittal form, and Submittal check-list. | | |
| 24. | Other – Any other or project-specific information necessary for the evaluation of the application not specifically noted above shall be included and noted within the application. | | |

Please email the complete set of final submittal documents to our Community Information Resources Team (CIRT) at planningCIRT@larimer.org.

**Additional Information
REQUIRED PRIOR TO HEARING**

Mineral Interest Notification – Certification Regarding Notification of Mineral Interest Owners and Lessees – Thirty (30) days prior to the Planning Commission hearing, notification must be provided to Mineral Interest Owners and Lessees as required by State Statute 24-65.5 notifying them of the proposed development. A signed certification must be received by the Larimer County Planning Department prior to the hearing that such notification was provided (see attached certification form). Failure to receive this certification will result in the hearing being rescheduled to a later date. (see attached form).

Item# 3 Project Description

Detailed project description of the following (additional notes are in current packet submittal requirements):

- A. General description, including purpose and need for the project.
- B. Location and total area of the project.
- C. Projected development schedule, including:
 - a. Schedule for permitting and design (include a list of all local, state, and federal permits required).
 - b. Estimated beginning and completion of construction and beginning of operations of the facility; and
 - c. Total number of employees, employees per shift, number of shifts during the construction, operation, and maintenance phases of the project.
- D. Description of the public input process prior to the application, including the comments and concerns raised during the process and how they are addressed in the proposal.
- E. Description of the site selection process, if applicable.
- F. Description of other alternatives considered, or explanation of why no reasonable alternatives are available.
- G. Description of the features of the project that make it consistent with the intent of the Comprehensive Plan and any applicable intergovernmental agreements affecting land use and development.
- H. Description of recent and present uses of the site such as pasture, irrigated or dry land crops, etc.
- I. Description of the information contained on the Site Inventory Map(s) (see 4. below)
 - a. Description of any mitigation measures proposed to address existing hazards or adverse impacts of the project on existing conditions.
 - b. Description of foreseeable benefits of natural, agricultural, recreational, range, or industrial resources within the County and opportunities to develop those resources in the future.
 - c. Description of foreseeable losses of natural, agricultural, recreational, range, or industrial resources within the County and loss of opportunities to develop those resources in the future.
 - d. Proposed buffers to sensitive areas.
- J. Description of any potential negative impacts of the project to public health and safety and mitigation measures proposed to address the impacts.
- K. Description of existing and proposed utilities and facilities needed to provide Adequate Public Facilities as defined in the Land Use Code Article 4.3, and how adequate facilities will be provided:
 - a. Sewage Disposal, include the name of the district and a description of any utility extensions needed to serve this project.

Item# 3 Project Description Cont.

- b. Water Supply, include the name of the district and a description of any utility extensions needed to serve this project.
- c. Fire Protection, identify the name of the district and the road travel distance to the nearest fire station.
- d. Road, identify access to the site including surface type and functional classification.
- e. Site improvements: describe all the public improvements (roads, drainage, etc.) needed to accommodate the project and how these public improvements will be financed.

L. Description of the impacts and net effect of the project on sites of paleontological, historic, or archaeological interest.

M. Any addition explanation detailing how the application meets the applicable review criteria as stated in the Land Use Code.

Item#4 Vicinity Maps

The map(s) must include the outline of the perimeter of the parcel proposed for the project site (for linear facilities, the proposed centerline and width of any corridor to be considered for the 1041 Permit), property parcels, location of all residences and businesses, any abutting subdivision outlines and names, the boundaries of any adjacent municipality or Growth Management Area, roads (clearly labeled) and significant natural features in the vicinity of the project. The area to be included on the map(s) will be determined at the pre-application conference and will generally be at least one mile beyond the project perimeter.

Item#5 Site Inventory Maps

Information needed to complete the site inventory is available from the Community Development Department and other sources. The applicant is responsible for assembling this information and using it to design the proposed project. The application must include this information so the project file is complete, and the applicant can demonstrate how the information was used. The Site Inventory Map should include the following:

A. The applicant must identify all resources and environmental conditions potentially impacted by the proposed development. The inventory must include the following features on the site and within one half mile of the boundaries of the project perimeter (1,000 feet for linear facilities). If access to adjacent land is not possible the inventory may be completed by using map resources available in the Community Development Department. The inventory may include a narrative explanation and/or maps depicting the location of the

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Item#5 Site Inventory Maps

features. The site inventory may be integrated with the Project Description to give a complete picture of the proposal. The title of the project must appear on each map sheet. If an aerial photo is being used, indicate the date of the photography.

The Site Inventory Map(s) may be required to contain the following information:

- a. Existing buildings, structures, utilities (water transmission lines and sewer collection lines), easements and other features including irrigation facilities, fences, roads, etc.
- b. Location of all residences, any abutting subdivision outlines and names, and the boundaries of any adjacent municipality or Growth Management Area.
- c. Existing vegetation, soil types for SCS Soil Survey, water bodies, and other natural features.
- d. Officially designated 100-year flood plains with Flood Way and Flood Fringe clearly shown.
- e. Geologic Hazards rated 3 through 7 with location and classification shown, including areas with expansive soils and other moderate hazards.
- f. Wetlands – area of wetlands (See Article 4.4.2.).
- g. Drainage patterns and general direction of flows on and through the site.
- h. Topography with a contour interval sufficient to evaluate the proposal but no greater than 40-foot intervals. Contours must be clearly, adequately labeled and every 5th contour line clearly shown by a heavier line. Areas of 20% or greater slope must be clearly shown by shading or other means.
- i. Wildlife habitat and migration corridors with a description of the ways wildlife use the site and the species involved, with proposed buffers or other potential mitigation measures.
- j. Habitat for rare and endangered plants with species clearly indicated.
- k. Wildfire Hazards with location and classification including in the Wildfire Urban Interface.
- l. Sites and structures listed on the State and National Register of Historic Places.
- m. Commercial Mineral Deposits with the type of mineral deposit indicated along with estimates of the quantity and quality of the mineral and the amount of overburden present.
- n. A list of sites of historic or archaeological interest and how they will be avoided.
- o. Description, photos, or maps of viewsheds, scenic vistas, unique landscapes, or land formations.
- p. Other information as necessary to demonstrate how the application meets the applicable review criteria as stated in the Land Use Code.

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Item#6 1041 Permit Site Maps

These maps are intended to graphically display the location of existing and proposed development associated with the 1041 permit application.

Site maps should include the following information, if applicable:

- A. Project boundary annotated with distances
- B. Building Setback lines, if applicable
- C. Easements
- D. Location of:
 - a. Existing buildings and structures (indicate which will be retained and which will be removed).
 - b. Proposed buildings.
 - c. Proposed structures.
 - d. Existing vehicular accesses to be retained.
 - e. Proposed vehicular accesses.
 - f. Emergency vehicular access.
 - g. Parking area(s).
 - h. Landscaping, if proposed (see Section 4.7 of LUC).
 - i. Loading and delivery areas.
 - j. Refuse areas.
 - k. Proposed signs (also provide data on height, width, area, and method of illumination--must meet requirements of Article 8.
 - l. Current and proposed width, name, and location of adjacent rights-of-way.
 - m. Location and size of proposed and existing utilities (gas, elec., water, sewer, well and/or septic, etc.).
 - n. Existing and proposed hazardous materials and/or fuel storage.
 - o. Additional site elements, as applicable.
- E. The content and format of 1041 Permit Site Maps(s) for linear facilities will be reviewed at the Pre-application conference. Essentially the same information will be required; however, format and content may be altered to ensure adequate information is provided for evaluation of the facilities.

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Item#7 Legal Description

Shall be typed and submitted as a separate file. This must be a boundary description certified by a licensed surveyor. A legal description will not be required for linear facilities. However, a clear, specific alignment description, and a separate, accurate, and succinct description in layman's terms of the route alignment must be provided.

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Item #8 Larimer County Non-Subdivision Water Supply Inquiry

For land development applications which do not create a new parcel or lot

Date: _____

Property Address: _____

City: _____

Parcel Number(s): _____

Legal Description (including Section, Township and Range): _____

Property Owner Name: _____ Phone #: _____

Property Owner Address: _____ City: _____ Zip: _____

Contact Person: _____ Phone #: _____

Contact Person Address: _____ City: _____ Zip: _____

Proposed Land Use Description: (Please circle one):

Agricultural; Business, Commercial, Equestrian, Lodging, Public Use or Other (if other, please explain)

Type of Business (include the type of business, hours/days of operation, area irrigated and # of people served):

Proposed Source of Water Supply: _____ Estimated Water Use (gallons per day): _____

If on a Well:

How well water will be used: _____ Current Well Permit #: _____

Permitted Use: If Well Permit # unknown, please list owners' names (past and present). (Locating the current well permit # is strongly encouraged): _____

Of Users of the Well: _____ Sewage Disposal System: Existing: _____ Proposed: _____

To have an initial evaluation from the State Engineer regarding the well and use, please send this information to:

State of Colorado, Office of the State Engineer Attn: Sarah Brucker
1313 Sherman Street Room 821
Denver CO 80203
Phone: 303-866-3581 Fax: 303-866-3589

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Items # 9-21 Reports and Plans

| | |
|---|---|
| Hazard Mitigation Plan | See Article 4.4.3.G. of the Land Use Code |
| Traffic Impact Memo | <p>See Article 4.3.3. of the Land Use Code. A report prepared by a professional engineer to analyze the short and long term impacts of vehicular traffic associated with new development and identification of any improvements necessary to mitigate the impacts.</p> <ul style="list-style-type: none"> • If property is within an established Growth Management Area (GMA), refer to Urban Area Street Standards, Chapter 4. • If property is not within an established Growth Management Area (GMA), refer to the Larimer Rural Area Road Standards. |
| Drainage and Erosion Report and Plan | See Article 4.3.4. of the Land Use Code. A report prepared by a professional engineer that gauges increased storm water and water quality impacts associated with new development. Include a hydrologic analysis for peak flow rates of storm water entering, passing through, and leaving the site for the minor and major storm events (refer to the Larimer County storm water Design Standards pages 3-7 for submittal requirements). If approved by the Larimer County Engineering Department, a simplified drainage narrative may be submitted as an alternative to the drainage and erosion control report and plan. |
| Wildlife Conservation | See Article 4.4.4. of the Land Use Code. |
| Soils Report | <p>A report prepared by a professional engineer to analyze soils and groundwater conditions for the design of individual on-site sewage disposal and pavement design for on-site and off-site improvements.</p> <ul style="list-style-type: none"> • If property is within an established GMA, refer to Chapters 5 and 10 of the Urban Area Street Standards. • If property is not within an established GMA, Refer to Chapter 5 of the Larimer County Rural Area Road Standards. |
| Wetland Mitigation | See Article 4.4.2. of the Land Use Code. |
| Floodplain Hydraulic/ Hydrologic Modeling Report | If property is in a floodplain, contact the floodplain administrator in the engineering department to determine if this report is required. This report shall be prepared by a professional engineer to identify impacts associated with new development within identified floodplains and identify any improvements necessary to mitigate the impacts |
| Groundwater Modeling Report | The potential for groundwater impacts shall be assessed at the early stages of the project. Construction methods can not create new permeable pathways along which groundwater may flow preferentially. The groundwater assessment - which may need to include detailed groundwater modeling - should take into account the nature of the construction (i.e. trenching, piling, etc), the presence, baseline conditions, and vulnerability of aquifers, and the proximity and sensitivity of nearby water sources. Mitigation measures shall be proposed in the Report. |
| Simulation of the appearance of the facility | Generally required for all structures and facilities that are 40 feet in height or greater. Where significant, map or describe the area within view of the project. |
| Computer modeled electromagnetic field measurements | (for electrical transmission lines and substations) and description of measures taken to comply with the concept of prudent avoidance. |
| Noise Analysis | Proposed mitigation measures, if applicable. |
| Air Quality Impact and Mitigation Report | Specific requirements for this report will be discussed at the Pre-Application Conference. |

Additional Information and Requirements

Monitoring and Mitigation Plan

- Description of all mitigation for the project.
- Describe how and when mitigation will be implemented and financed.
- Describe impacts that are unavoidable that cannot be mitigated.
- Description of methodology used to measure impacts of the project and effectiveness of proposed mitigation measures.
- Description, location, and intervals of proposed monitoring to ensure that mitigation will be effective.

Adjacent Property Owners List (electronic)

The names and addresses of all property owners within a minimum of at least 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. **This list shall include the names and addresses of all meeting attendees at any public input process. These names and addresses must be typed on mailing labels with an affidavit submitted attesting to the accuracy of the mailing list.**

Additional Information and Requirements

A. Additional Submission Information for New Collector and Arterial Highways and Interchanges

In addition to the general submittal requirements, provide a narrative describing the proposed site selection of the arterial highways or interchange or collector highway, and any proposed mitigation. For the proposed location and all reasonable alternative corridor locations and designs or all reasonable alternative interchange locations and designs, the narrative shall address the following:

Section 11.0 Project Information

- a. A general description of the proposed corridor location or interchange location and design, with a discussion of the advantages and disadvantages of this alternative.
- b. Identification of major traffic generators in the impact area.
- c. Describe alternatives that may be utilized by Larimer County, and any municipalities within the impact area, in planning for and controlling adjacent land use.
- d. Describe the costs and benefits to the community resulting from the land use commitment necessitated or facilitated by the proposed construction compared to alternative projected land uses in terms of land suitability, community services, utilities, and revenues.

Section 12.0 Maps

- a. A location map showing the corridor or interchange location and general area.
- b. A map of the impact area showing planned, proposed, or expected land use at each year of population projection, with and without the impacts of the project.
- c. A map illustrating the anticipated noise levels resulting from the project, including noise levels expressed through 8-hour and 24-hour Equivalent Sound Level metrics, as well as single event noise metrics.

Section 13.0 Corridor Location Study

The corridor location study shall describe the following:

- a. Type, scale, and appearance of the project;
- b. Cost estimate and funding source;
- c. Financing plan and tolling feasibility study, where appropriate;
- d. Approximate timetable for right-of-way acquisition and construction;
- e. Plan and profile for the project;
- f. Elevation drawings for any proposed structures.

Section 14.0 Traffic Demand Modeling Study

- a. Describes the increased demand that the proposal will place on other arterial highways, collector highways, frontage roads and interchanges, and showing consistency with the most current Northern Front Range Regional Transportation Plan, the Colorado Department of Transportation (CDOT) Statewide Transportation Improvement Program (STIP) and the Northern Front Range Transportation Improvement Program (TIP).

- b. The existing level of service (LOS), the planned LOS in relationship to projected user demand in five (5) year increments for fifty (50) years, and the capacity of impacted transportation facilities before and after the Project is completed.
- c. Describe the approximate number of users of the proposed Highway or Interchange in terms of existing County residents, projected County residents, and non-County persons.
- d. Describe plans for promoting the use of alternative modes of transportation.
- e. Describe impacts of the project on accessibility to and from existing public facilities, commercial and industrial facilities, and residential areas.

Section 15.0 Environmental, Cultural, and Historic Resource Impacts

- a. Describe the local and regional air quality impacts of the project, including the risk to human health and the environment posed by air pollutants, including, but not limited to, formaldehyde, benzene, 1,3-butadiene, diesel particulates and other fuel combustion by-products.
- b. Describe impacts resulting from any highway surface application, such as chemicals, sand, etc.
- c. If the Director determines that the nature or extent of the project involves the potential for significant harmful to cultural or historic resources, significant environmental harmful, or significant socioeconomic harm, and warrants examination of one or more specific, less harmful alternatives, or appropriate mitigation, the Director may request that the County Commissioners require the applicant to evaluate and present information on such alternatives or mitigation as part of the application. Required information on alternatives or mitigation measures may include, but shall not be limited to, information on the impacts, effectiveness of mitigation and the cost-effectiveness of the alternative or mitigation measure in relationship to the project.
- d. Provide a Class 1 Cultural Resource Survey for any non-federal (non-106) project that disturbs 10 or more acres for a confined project site or 2 or more miles for a liner site.
- e. Anticipated noise levels resulting from the arterial highway, interchange or collector highway using Federal Highway noise study criteria, Title 23 (Highways); Part 772 - Procedures for Abatement of Highway Traffic Noise and Construction Noise.

Section 16.0 Traffic Operations and Safety Study

Provide a Traffic Operations and Safety Study.

Section 17.0 Identification of Mitigation Alternatives

Provide a report that identifies all feasible alternatives for mitigating adverse effects of the project including, but not limited to, effects on the level of public services, access to public services, division of existing communities, water quality, air quality, noise levels, and scenic, historical, recreational, archaeological, and natural resources. Mitigation alternatives to be considered include, but are not limited to:

- a. Alternative locations, configurations and access, including but not limited to, grade separated interchanges and complete or partial construction below grade with cover and landscaping suitable for recreational use or for construction of streets, bike paths or pedestrian walkways;
- b. Alternative pavement types;
- c. Alternative Highway maintenance and snow removal methods;
- d. Sound walls and other sound mitigating structures, such as transparent noise barriers;
- e. Berms and/or landscaping;
- f. Speed limits;
- g. Speed control devices;
- h. Limits on the use of compression brakes, including but not limited to jake brakes;
- i. Wildlife crossings and pedestrian bridges.

Section 18.0 Additional Submission Information for Site Selection and Construction of Major Facilities of a Public Utility

1. A sketch or map showing the following:
 - a. If a power plant is proposed, the area within 10 miles from the site.
 - b. For transmission lines or pipelines, provide a map showing all existing transmission lines or pipelines for a distance of two miles beyond any reasonable alternative studied.
2. For upgrades of existing transmission lines, provide a sketch showing all existing transmission lines and pipelines within one mile on either side of the proposed alignment.
3. For all other major facilities of a public utility, provide a sketch showing the area within five miles of the site if another major facility is proposed.
4. Type of facility - specify where applicable:
 - a. The voltages and lengths of transmission lines.
 - b. Power source and generating capacity.
 - c. The functions and sizes of substations.
 - d. For pipeline projects, the diameters and lengths of pipelines.
 - e. The capacities of the storage tanks and types of petroleum derivative to be stored.
 - f. Corridor locations.
 - g. Service area.
 - h. Resource area (e.g., source of power being generated or transmitted, source of petroleum derivative being transported).
 - i. Describe applicable support facilities (e.g., pollution control, parking areas, landscaping, etc.) to be provided.
5. Analysis of nonstructural alternatives to the project such as conservation of energy use, no development or management (different scheduling, conservation programs, facility design, land trades, etc.), if applicable.
6. Analysis of reasonable structural alternatives to the project such as alternate locations and routes, alternative types of facilities, use of existing rights-of-way, joint use of rights-of-way with other utilities and upgrading of existing facilities.

Section 19.0 Additional Submission Information for Water and Sewer Projects

1. Description of demands that this project expects to meet and basis for projections of that demand.
2. Description of efficient water use, recycling, and reuse technology that will be incorporated into the project.
3. Description of how the project may affect adjacent communities and users on well water.
4. Map and description of other municipal and industrial water projects in the vicinity of the project, including their:
 - a. Capacity and existing service levels,
 - b. Location of intake and discharge points,
 - c. Service fees and rates,
 - d. Debt structure and service plan boundaries, and
 - e. Reasons for and against consolidating with those facilities.

ATTACHMENT B

WATER SUPPLY EVALUATION GUIDELINES FOR LAND USE ACTIONS THAT DO NOT INVOLVE A SUBDIVISION

The State Engineers Office (SEO) will not provide a comprehensive opinion for land use actions that do not involve a subdivision. In these cases the developer must rely on an engineering consultant or use the guidelines included below. In any case, the decision to issue a well permit will not be evaluated until a well permit application has been submitted to the SEO. In situations where the land use action will be creating a parcel of land (for example, recorded exemption), the SEO cannot accept well permit applications until the land use action is final.

These guidelines may be used by your staff or the developer to make a preliminary determination of the availability of a well permit for parcels addressed in land use actions that do not involve a subdivision of land and which rely on a well as a water supply. The SEO will evaluate well permits according to the criteria described below using rules and statutes in place at the time of application. Well permits of the types described below can often be approved under the 2004 statutes when the land involved meets the respective parcel definition and the proposed well will meet the water use and return flow conditions stated below. Note the SEO's evaluation process may find that there is a well on the subject parcel or on a neighboring parcel that may 'encumber' the land on the parcel and prevent the SEO from issuing a well permit.

Below are the possible categories of land use actions that do not involve a subdivision and the types of well permit for which the SEO may evaluate an application:

- 1. a) 'Pre June 1, 1972' Parcels, b) Parcels created after June 1, 1972 to which the statutory definition of a subdivision does not apply; or c) Parcels that the County has "Exempted" from the subdivision process**

Description

- a. A parcel that was created prior to June 1, 1972 (the date on which SB72-35 was enacted). A well permit applicant will need to submit proof that the parcel existed prior to June 1, 1972. This may be in the form of a plat or deed of transfer dated before June 1, 1972. The document must include a legal description of the parcel. Or,
- b. A parcel that was created after June 1, 1972 and satisfies the criteria in C.R.S. 30-28-101(10)(c). Or,
- c. A parcel that was created after June 1, 1972 and has been exempted from the "subdivision process" by the County as described in C.R.S. 30-28-101(10)(d). A well permit applicant will need to submit proof that the parcel has been exempted from the "subdivision process" in the form of a county resolution or plat with the proper documentation.

Well Permit Evaluation for Areas Outside a Designated Basin

- a. The SEO will evaluate this type of parcel for a Household Use Only well permit.
- b. If the applicant requests, the SEO will evaluate this type of parcel for a 'Commercial Exempt' well permit (Drinking and Sanitary uses only in a single business, not to exceed 0.33 acre-feet annually and not to be used for any outside purposes).
- c. If the parcel overlies a nontributary Denver Basin aquifer or a not nontributary Denver Basin aquifer with a "four-percent replacement" requirement, the landowner has the potential to get a well permit for additional dwellings and outside domestic uses.
- d. If the parcel overlies a nontributary Denver Basin aquifer, the landowner has the potential to get a well permit for commercial uses beyond Drinking and Sanitary uses and 0.33 acre-feet annually.

Well Permit Evaluation for Areas Inside a Designated Basin

- a. The SEO will evaluate this type of parcel for a residential well permit for no more than three single-family dwellings, including the normal operations associated with such dwellings including the irrigation of not more than one acre of land; subject to all applicable Ground Water Management District Rules if the parcel is located within such a district.
- b. If the applicant requests, the parcel may be evaluated for small-capacity commercial use subject to all applicable Ground Water Management District rules.

2. “35-acre” Parcels

Description

A parcel that is 35 acres or larger and not composed of multiple subdivided parcels. A well permit applicant must submit a legal description of the parcel.

Well Permit Evaluation for Areas Outside a Designated Basin

- a. For most areas of the state, the SEO will evaluate this type of parcel for household use and outside uses. Unless the applicant specifically requests livestock uses only, the SEO will evaluate the well permit for use in up to three single-family dwellings, one acre of home lawn and garden irrigation, domestic animal watering and livestock watering.
- b. If the applicant requests, the SEO will evaluate this type of parcel for a ‘Commercial Exempt’ well permit (Drinking and Sanitary uses only in a Single business, not to exceed 0.33 acre-feet annually).
- c. If the parcel overlies a nontributary Denver Basin aquifer or another aquifer determined to be nontributary, the landowner has the potential to get a well permit for commercial uses beyond Drinking and Sanitary uses and 0.33 acre-feet annually.

Well Permit Evaluation for Areas Inside a Designated Basin

- a. The SEO will evaluate this type of parcel for a residential well permit for no more than three single-family dwellings, including the normal operations associated with such dwellings including the irrigation of not more than one acre of land; subject to all applicable Ground Water Management District Rules if the parcel is located within such a district.
- b. If the applicant requests, the parcel may be evaluated for small-capacity commercial use subject to all applicable Ground Water Management District rules.

3. ‘Cluster Development’ Parcels

Description

A parcel that satisfies the statutory provisions of C.R.S. 30-28-401, 30-28-402, 38-28-403, and 30-28-404, as amended in 2001. The County may approve cluster development in accordance with a rural land use planning process enacted and adopted by the County. At least two-thirds of the total tract area must be reserved for preservation of open space. The number of residential lots may not exceed one lot for each seventeen and one-half acres of total tract area.

No later than ten days after County approval of a cluster development, the County shall notify the SEO of such approval and shall provide a copy of the approval rural land use plan that includes the cluster development. For administrative purposes, the plan must include a copy of a survey plat that describes the entire land area associated with the plan, identifies the set aside open space area, and describes the residential lots within the land area.

Well Permit Evaluation for Areas Outside a Designated Basin

The SEO will evaluate this type of parcel for household use and outside uses. The uses of the well will be limited by a permitted maximum annual amount. One well permit may be obtained for each residential lot. The total amount of water available to all lots in the cluster development is equal to one acre-foot for each full 35- acre parcel, with no

consideration for any additional fraction of a 35-acre parcel. The total amount available will be divided equally between each of the lots.

For example, a Cluster Development with seven lots on 150 acres has four full 35-acre parcels. Therefore, four acre-feet of water is available to the lots in the development. Split evenly among the seven lots, the four acre-feet allows for 0.57 acre-feet annually per lot.

Parcels that are approved as part of a cluster development are not eligible for consideration for uses greater than those described above. For example, a 35-acre lot that is part of a cluster development will not be eligible for use beyond those allowed by the parcel's allotment of the one acre-foot per full 35-acre parcel.

Well Permit Evaluation for Areas Inside a Designated Basin

The SEO will evaluate applications for a residential well permit for no more than on single-family dwelling, including the normal operations associated with such dwelling including the irrigation of not more than one acre of land; subject to all applicable Ground Water Management District Rules if the parcel is located within such a district.



LAND USE APPLICATION

Applicant Information

Applicant Name:

Applicant Company:

Address:

City:

State:

ZIP Code:

Telephone:

Email Address (required):

Property Owner Information

Property Owner Name:

Property Owner Address:

City:

State:

ZIP Code:

Telephone:

Email Address (required):

Property Owner Information

Property Owner Name:

Property Owner Address:

City:

State:

ZIP Code:

Telephone:

Email Address (required):

Engineer/Surveyor Information (please list which profession)

Name:

Company:

Address:

City:

State:

ZIP Code:

Telephone:

Email Address (required):

Assessor's Parcel Number(s): _____

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 processed 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: _____

PRE-APPLICATION WORKSHEET

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: _____

Current Zoning: _____

Setback Information:

Zoning Setbacks: _____

Highway or County Road Setback(s): _____

Streams, Creeks, or River Setback(s): _____

Building Envelope: _____ Flood: _____

Plat Notes: _____

Utilities: Water: _____ Sewer: _____ Fire: _____

Any Additional Information: _____

Development Review Process: _____ Application Review Phase: _____

| | | | | |
|--------------------|-------------|-------------------|----------------|----------------|
| Received By: _____ | Date: _____ | Sign Given: _____ | Paid \$: _____ | Check #: _____ |
|--------------------|-------------|-------------------|----------------|----------------|