



PUBLIC HEARING - STR

COMMUNITY DEVELOPMENT | PLANNING

Short-term Rental (STR):

A principal dwelling rented to transient guests who are part of one party for short-term lodging (30 days or less) when not occupied by the owner/operator. The term “party” as used in this definition shall mean one or more persons who stay at a short-term rental as a single group pursuant to a single reservation and payment.

Process Overview:

1. Neighborhood Meeting

If required, must be completed prior to application submittal.

2. Pre-application Meeting

Your assigned planner will go over the submittal requirements and Public Hearing phase process.

3. Electronic Application Submittal:

Please email all submittal materials to planningCIRT@co.larimer.co.us in individual PDF format. Following your complete submittal, CIRT will contact you for application fee payment options. See page 3 for application submittal requirements.

4. Staff and Referral Agency Review:

Once your case is assigned to a planner, they will review it and send it out for referral agency comments. There is a minimum 60-day referral period for the Public Hearing phase.

5. Scheduling and Noticing of Public Hearings

6. Review and Decision

*Planning Commission Review & Recommendation
Board of County Commissioners Review & Decision*

7. Post Decision Actions

Building Life-Safety Inspection and Conversion Permit required for full approval.

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.

Contact Information:

- Assessors Office - 970.498.7050
- Building Division - 970.498.7660
- Clerk and Recorder - 970.498.7860
- Division of Water Resources (Wells) - 970.352.8712
- Engineering Dept. - eng-devrev@larimer.org
- Flood - eng-floodplain@larimer.org
- Health Dept. (Septic) - 970.498.6775
- On Call Planner - planning@larimer.org



THINGS TO CONSIDER

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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 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.

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.

Land Use Code:

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

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. This is only applicable for project types that require pre-application meetings.

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.

Building Permits:

Building permits will NOT be accepted on the property while the application is pending.

License Renewal and Life-safety Inspection:

STR license renewal will be required every other year on the anniversary of the original approval or license date. Re-inspection by the Building Division will be required every four (4) years accompanying the license renewal.

For additional process information:

1. [Short-term Rental Process Guide](#)
2. [Development Review Fee Schedule](#)
3. [Larimer County Comprehensive Plan](#)
4. [Larimer County Land Use Code](#)
5. [Transportation Capital Expansion Fee \(TCEF\)](#)



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Planner:
Pre-app Date:

SUBMITTAL REQUIREMENTS

Please submit each item as a separate PDF to planningCIRT@co.larimer.co.us.
All PDFs should be named as listed below and attached to the same email.

Item	Description:	Required
1.	Application Form – https://www.larimer.gov/sites/default/files/land_use_application_form.pdf	YES
2.	Application Fee - Current fee at time of submission	
3.	Other Fees - Appeal, Fire District, Etc.	
4.	Project Information Sheet - https://www.larimer.gov/sites/default/files/project_information_sheet_-_str_asr.pdf	YES
5.	Neighborhood Meeting Report - see Neighborhood Meeting Packet	
6.	Operations Manual - see following pages	YES
7.	Site Plan – Please see following pages for Site Plan requirements	YES
8.	Floor Plans - Please see following pages for floor plan requirements	YES
9.	Egress Maps - Maps for each habitable room that include exit routes, address, GPS Coordinates and the phone number of the short-term rental (if no land line add Property Managers number). You can create Egress Maps from your Floor Plans.	YES
10.	Escape Route Maps - applicable only if the short-term rental is adjacent to a floodplain. See attached Floodplain Overlay District Standards sheet.	
11.	Non-Subdivision Water Supply Form – required if water is supplied by a well. https://www.larimer.gov/sites/default/files/nonsubdivision_water_supply_inquiry_form.pdf	
12.	Submittal Checklist - one copy of this page	YES
13.	Other – information as deemed necessary by the project planner	



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OPERATIONS MANUAL REQUIREMENTS

Completed: Y/N	Please include the following in your operations manual:
	Contact Information. 24-hour contact information (i.e., name, address and telephone numbers) for the Owner.
	Address. The address, GPS coordinates and phone number of the hosted STR.
	Maximum Occupancy Limits. The maximum number of occupants allowed to occupy the hosted STR and the number of bedrooms.
	Parking Instructions. Where vehicles are allowed to park on the property shall be clearly indicated. Vehicles must park on the property. On-street parking or parking on neighboring properties is not allowed.
	Escape Route. A map of an escape route from the property to a mainline road. An aerial map (does not need to be scaled) can be used by visiting: https://www.larimer.org/assessor/search#/property/
	Emergency 911. Contact information for the Fire District/ Department having jurisdiction, as well as contact information for Police/Sheriff and ambulance service.
	Emergency Shut Off Information. The location of, and instructions for, emergency shutoff of water, gas and electrical systems.
	Fire Extinguisher Information. Location and instructions on how to operate fire extinguishers.
	Stove-Top Fire Stop Information. Please include instructions from the manufacturer regarding the stove-top fire stop.
	Garbage Storage and Removal. Information regarding the plan for garbage storage (inside and outside) and removal shall be provided.
	Fire Pit and/or Fire Ban Information. Solid fuel fire pits are not permitted. Indicate whether you will be providing gas/propane fire pit. The Wildfire Hazard Area restrictions and the dangers of fires in Colorado
	Wildfire Hazard Information Sheet: https://www.larimer.gov/sites/default/files/wildfire_hazard_info.pdf
	Wildlife Interaction Information Sheet: https://www.larimer.gov/sites/default/files/wildlife_interaction.pdf
	Quiet Hours. Please include restrictions on after-hour noise from your HOA or Larimer County's Noise Ordinance (https://www.larimer.org/policies/noise), whichever is more restrictive.
	Cigarette Butt Disposal - Address cigarette smoking on the property including direction on the proper disposal of cigarette butts. If not allowing cigarette smoking on the property, clearly state this.
	Floodplain Hazard Area Info (if applicable): Include information on sheltering in place or provide information on escape route map and safest way to evacuate. In addition to being in the OM, this information shall also be posted on or adjacent to the primary exit door. Please see Floodplain Overlay District Standards provided on the following pages.
	County Parks/Open Space Pass Info: Include information notifying guests that anyone visiting a Larimer County park or open space must purchase the required entrance permit pass for the park or open space.
	Emergency Alert Sign Up Information Sheet: https://www.larimer.gov/sites/default/files/emergency-alerts-operations-manual-insert.pdf

SITE PLAN REQUIREMENTS

1. Drawing Title/Project Name

(Ex: ABC Short-Term Rental Site Plan)

2. Owner or Property Manager Information

Name, Address & Phone Number

3. For an existing building you may use an aerial map.

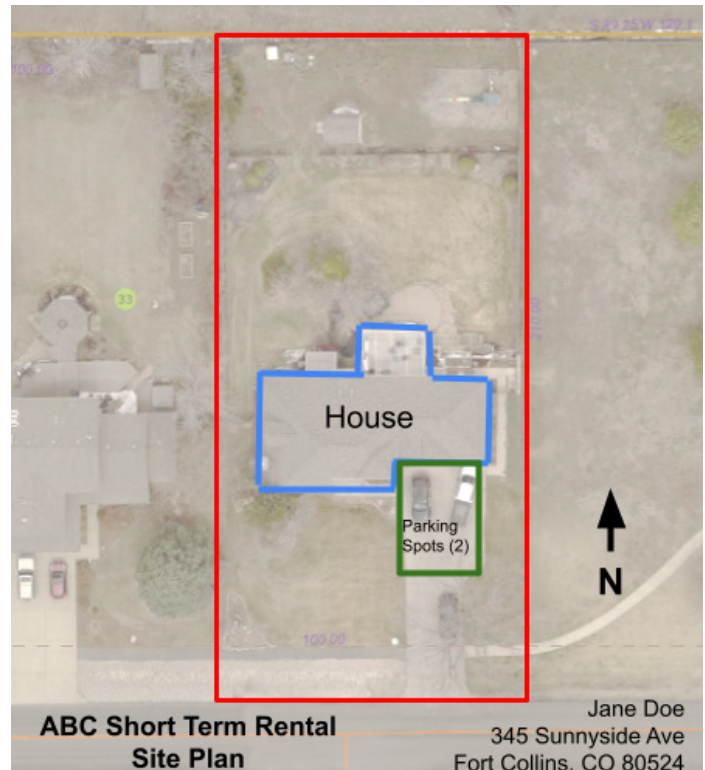
Please include the following:

- North Arrow
- Label/outline existing structures
- Property boundary
- Show parking areas and # of parking spaces

4. For Short-term Rentals located adjacent to a Floodplain or if any portion of the property is located within a floodplain, the following should be included:

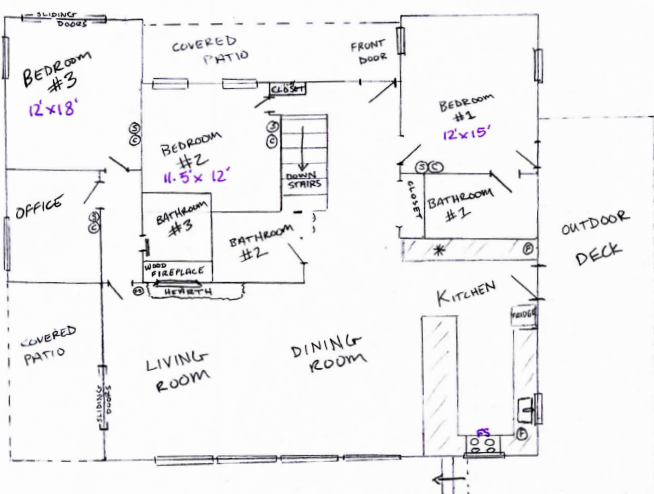
- County regulatory floodplain(s)
- Adjacent stream or river channel(s)
- Label and dimension 100-feet of the existing driveway abutting the primary parking

Example:



FLOOR PLAN REQUIREMENTS

Example:



FS - FIRE STOP
F - FIRE EXTINGUISHER
S - SMOKE ALARM
C - CARBON MONOXIDE ALARM
* - OPERATIONS MANUAL LOCATION

MAIN FLOOR
SCALE 1/8" = 1 FOOT

- Provide a floor plan of each level on a separate page (basement, 1st floor, 2nd floor, etc.).
- Provide dimensions of each room, space, decks, and porches.
- Label the following: bedrooms, additional sleeping areas, bathrooms, common areas, mechanical equipment rooms, fireplaces/stoves (indicate gas or wood), decks, porches, stairs, doors (indicate door swing), windows, outdoor grills, and attached garages.
- Label location of the following: fire extinguishers (F), smoke detectors (SD), carbon monoxide detectors (CO), stove-top fire stop (FS), and the operations manual (*).

EGRESS MAP REQUIREMENTS

- Egress maps can be created using a copy of the floor plans provided.
- Please show a direct and continuous route from all bedrooms and additional sleeping areas through interior exterior doors, not emergency exiting through windows.
- Please include the address, phone number, and GPS coordinates of the STR on each egress map.
- See sample below.

