

REQUIREMENTS FOR RESUBDIVISION APPLICATIONS

Any change in a map of an approved or recorded subdivision plat including lot line, street layout, or any area reserved, for public use such as utility or drainage easements may be changed through a Resubdivision application.

1. A Resubdivision application must be submitted to the Department of Planning & Zoning at least 40 days prior to the regularly scheduled Planning Commission meeting. The Planning Commission meets the third Tuesday of each month. **NOTE: The Applicant, or a Representative, MUST be present at the public hearing and the Commissioner's meeting. If no one is present, the request will be postponed until the next meeting!**
2. A fee of \$100.00 is due when the Application is filed. There is also an \$13 filing fee (separate check) for the Clerk to record the plat, if the plat is approved.
3. The Applicant must provide an **18"x24" or a 24"x36" survey plat and an 8"x10" copy** prepared by a Registered Surveyor in the State of Colorado. If the Board of County Commissioners grants an approval, the survey plat and Resolution will be recorded in the Clerk's Office.
4. The applicant must provide a copy of the **deed** for the parcel(s).
5. The Applicant must provide a **Certificate of Taxes** from the County Treasurer, or **proof** of payment showing all taxes applicable to such subdivided land, for years prior to that year in which approval is granted, have been paid.
6. The Applicant will be required to post a Notice of Public Hearing Sign on the property, **15** days prior to the hearing date. See Attached (sign regulations).
7. The Planning & Zoning Department will publish a Notice of the public hearing regarding the exemption request in the Sterling Journal Advocate 30 days prior to the hearing. **The Applicant will be invoiced directly for the advertisement.**
8. The Planning & Zoning Department will send written notice of the hearing regarding the exemption request to the adjacent landowners. Failure to mail such notice shall not affect the validity of any hearing or determination of the Board of County Commissioners.
9. The Applicant is responsible for "Making his or her Case". It is not the responsibility of the Logan County **Planning** and Zoning Department. Visual representations are very helpful in the review process. Maps, photographs, and other visual aids should be provided whenever possible.

***Refer to the Logan County Subdivision Regulations and Zoning Regulations for more details.
A Pre-Application conference with the Logan County Planner is requested.**

**Logan County Planning & Zoning
315 Main Street
Sterling, Colorado 80751
Office (970) 522-7879**

LOGAN COUNTY RESUBDIVISION APPLICATION
BOARD OF COUNTY COMMISSIONERS
DEPARTMENT OF PLANNING & ZONING
315 MAIN STREET, STERLING, CO 80751

Applicant: _____ Phone: _____

Address: _____

Landowner: _____ Phone: _____

Address: _____

Legal Description of total Parcel: _____

Legal Description of Parcel to be re-subdivided: _____

Total Acreage of parcel to be divided: _____

Number of Parcels that would be created: _____

Acreage of proposed parcels: _____

Date that parcel was acquired by owners: _____

If Deed is recorded in Torrens System: Number _____

If Deed is recorded in General System: Book _____ Page _____

Existing zoning classification: _____

Proposed use of each parcel: _____

Proposed water and sewer facilities: _____

Existing water and sewer facilities: _____

Proposed access to each new lot: _____

Existing access to each new lot: _____

Reason for request: _____

Date of certificate stating that all property taxes have been paid: _____

INFORMATION ON WATER WELLS

Is there an existing well on the proposed parcel?

or

Existing well on parcel to be created

Well Permit No: _____

Permitted Use: _____

Depth: _____

WATER SUPPLY PLAN

The Division of Water Resources requires the following information. The information will assist the Division of Water Resources in their review and recommendation of this request for a Resubdivision Application.

1. Enclose a plat and description of the affected property.
2. Has a subdivision exemption on this parcel of land been granted since 1972? _____
3. Well Permit numbers on entire parcel: _____
4. If well permit numbers are not available, please provide the following for all wells:
Names of previous owners: _____
Dates wells were constructed: _____
Depths of wells: _____
5. Indicate existing use of water:
 - a. Number of wells: _____
 - b. Existing Use: Domestic: _____
Livestock: _____
Garden/Lawn: _____
Irrigation: _____
Other Uses: _____
 - c. Location of wells. (Show on Plat.)
 - d. Location of dwellings. (Show on Plat.)
6. Proposed water supply: _____
7. Explain how existing wells will be used after land is divided: _____

8. Intended use of new well(s): _____

9. Will new well be used by the applicant only or shared? _____
10. What aquifer will be used? _____
Depth of well: _____ Estimated cost: _____

11. How much water will you need? _____
12. Water requirements for each of the proposed lots: _____

13. Will more than one dwelling be allowed? Y or N
14. Proposed area for lawn and garden for each lot: Square Feet _____
15. Will horses or other livestock be allowed on new parcel? Y or N

DATED AT STERLING, COLORADO, this _____ day of _____

Signature of Landowner

Signature of Applicant

FOR COUNTY USE

Application Fee: One Hundred Dollars (\$100.00)

Recording Fee: Thirteen Dollars (13.00) for one page OR Twenty-three Dollars (\$23.00) for 2 pages

Date of Planning Commission: _____

Recommendation of Planning Commission: _____ Approval _____ Denial

Recommended Conditions of Resubdivision: _____

Chairperson, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of Resubdivision: _____

Date Approved: _____

Date Denied: _____

Byron H. Pelton (Aye) (Nay)

Joseph A. McBride (Aye) (Nay)

David G. Donaldson (Aye) (Nay)

APPENDIX I

SIGN REGULATIONS

A sign must be posted when applying for any Land Use Application which involves a public hearing. The purpose of this requirement is to notify the Public of the date, time and place of the Public Hearing and to inform the Public of the Type of Land Use Application.

The sign regulations are as follows:

- The sign must be posted at least 15 days before the Public Hearing date.
- The sign must be posted on a board such as plywood. The board must be **at least 3' by 4'** and must be sturdy.
- The sign must be 4feet **above the natural grade** of the ground.
- The lettering must be at least **2 inches** in size.
- The sign must be posted in a conspicuous location on the property in question. The sign **must be visible from the public road.**
- The Applicant must provide the Planning Department with a **photograph of the sign** at the location where it is displayed.

SAMPLE OF THE SIGN

<u>PUBLIC HEARING</u> <u>LOGAN COUNTY PLANNING COMMISSION</u>	
DATE:	_____
TIME:	
PLACE:	LOGAN COUNTY COURT HOUSE 315 MAIN STREET STERLING, CO 80751
REQUEST:	(IE. CONDITIONAL USE PERMIT or a SPECIAL USE PERMIT or a SUBDIVISION EXEMPTION or a PRELIMINARY SUBDIVISION APPLICATION FOR A.....)
	Your Name