



<https://logancounty.colorado.gov>

CLUSTER DEVELOPMENT APPLICATION REQUIREMENTS

Parcels of less than 35 acres can be created at a rate of 2 per 35 acre increments of the total acreage.

These parcels can only be used for single family residential purposes.

At least two-thirds (2/3) of the total acreage must be set aside as open space for a minimum of 40 years.

The process is initiated with an informal conference between the Landowner and the County Planner. Landowners shall submit a Preliminary plan and it's supporting documents to the Planning Commission and Board of County Commissioners prior to the submission of a Final Plat. Approval of the Preliminary Cluster Development Plan shall be effective for 12 months. The Final Cluster Development Plan must be applied for within this 12-month period unless an extension has been granted by the Logan County Planning Commission.

A Preliminary Cluster Development Plan 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!**

1. The following items must be provided with this application.

- \$100.00 Application Fee
- \$43.00 Recording fee- (Separate Check)
- An **18"x 24" or a 24"x 36" Preliminary survey plat, and an 8.5"x 11" copy**, prepared by a Registered Surveyor in the State of Colorado. If the Board of County Commissioners grant approval, the plat and Resolution will be recorded in the Clerk's Office.
- A current copy of the deed, to prove ownership.
- A Certificate of Taxes showing all taxes applicable to such land for years prior to that year have been paid.

2. The Applicant must provide a Preliminary Cluster Development Plan. The Preliminary Cluster Development Plan shall include but is not limited to:

- ☐ A plat showing the Cluster Development, including the vicinity and preserved open space.
- ☐ A Master Plan

- ☐ A Drainage Plan
- ☐ A Sewage Disposal Report
- ☐ A Soil Report
- ☐ A Suitability and Feasibility study
- ☐ A Utility service statement
- ☐ A Water supply report (including annual water usage).
- ☐ Development Agreement
- ☐ Cluster Development Improvements Agreement
- ☐ A Use and Management Plan
- ☐ Pre-approved fire mitigation and emergency services plan.
- ☐ Water, waste-water, erosion control and traffic system plans.
- ☐ A Summary Statement.

3. The Planning & Zoning Department will publish a Notice of the public hearing regarding the Cluster Development request in the Sterling Journal Advocate, **30 days** prior to the hearing. The Applicant will be invoiced directly for the cost of the advertisement.
4. The Applicant will be required to post a Notice of Public Hearing Sign on the property, **14 days** prior to the hearing date. See Attached (sign regulations). A photo of the sign must be provided to the Planning and Zoning Department.
5. The Planning & Zoning Department will send written notice of the hearing to adjacent landowners within 500 feet. Failure to mail such notice shall not affect the validity of any hearing.
6. The Applicant is responsible for "Making his or her Case". Visual representations are helpful in the review process. Additional maps, photographs, and other visual aids should be provided when possible.

*Refer to the Logan County Subdivision Regulations and Zoning Regulations for more details.

LOGAN COUNTY CLUSTER DEVELOPMENT PLAN APPLICATION

Type of Submission: () Preliminary Cluster Development Plan
 () Final Cluster Development Plan

Landowner: _____ Phone: _____

Address: _____

Current Zoning: _____ **Current Land Use:** _____

Proposed Zoning: _____ **Proposed Land Use:** _____

Description of Property:

Legal: ¼ Section _____ Section _____ Township _____ Range _____

Address: _____ Access off CR or Hwy: _____

Filing _____ Lot _____ Block _____ Tract _____ Lot Size _____

Total Acreage _____ Flood Plain Designation and Elevation _____

Number of Lots: _____ Minimum Lot Size _____ Lineal Feet of New Streets: _____

Average sale price of each dwelling: Between \$ _____ and \$ _____

Certified Surveyor: _____ Phone: _____

Address: _____

Registered Engineer: _____ Phone: _____

Address: _____

Estimated Water Requirements: _____ gallons/day

Proposed Water Source(s): _____

Estimated Sewage Disposal Requirements: _____ gallons/day

Proposed Means of Sewage Disposal: _____

Dated at Sterling, Colorado, this _____ day of _____, _____.

Signature of Applicant: _____

Signature of Landowner: _____

FOR COUNTY USE

Application Fee: (\$100.00) Date Paid: _____ Receipt #: _____

Date of Planning Commission: _____

Recommendation of Planning Commission: _____ Approval _____ Denial

Recommended Conditions of the Cluster Development: _____

Chairperson, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of the Cluster Development Approval: _____

Date Granted: _____

Date Denied: _____

Mike Brownell (Aye) (Nay)

James T. Yahn (Aye) (Nay)

Jim C. Santomaso (Aye) (Nay)

LOGAN COUNTY CLUSTER DEVELOPMENT APPLICATION

SIGN REQUIREMENTS

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.

Sign requirements are as follows:

- The sign must be posted at least **14 days** before the Public Hearing date.
- The sign must be posted on a board such as plywood. The board must be **at least 3'x4'** and must be sturdy.
- The sign must be **4 feet 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

PUBLIC HEARING LOGAN COUNTY

PLANNING & ZONING COMMISSION

BOARD OF COUNTY COMMISSIONERS

DATE:

DATE:

TIME:

TIME:

PLACE: LOGAN COUNTY COURTHOUSE
315 MAIN STREET
STERLING, CO 80751

REQUEST: (A CLUSTER DEVELOPMENT APPLICATION FOR)

Your Name