



<https://logancounty.colorado.gov>

RE-SUBDIVISION APPLICATION REQUIREMENTS

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 Re-Subdivision Application. *

This application and required items must be received by the Planning and Zoning Department at least **40 days** prior to the regularly scheduled Planning Commission Hearing. 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 County Commissioner's Meeting. If no one is present, the request will be postponed until the next meeting.

The following items must be provided with this application.

- \$100.00 Application Fee
 - \$13.00 Recording fee- 1 page; \$23.00-2 pages (Separate Check)
 - An **18"x 24" or a 24"x 36" 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.
1. The Applicant is responsible for coordinating with their surveyor and their title company to produce a mylar survey plat of the Re-Subdivision. It is recommended that the Applicant contact their title company and request title work as soon as this application is filed. All title work must be completed prior to a Mylar being issued by the surveyor.
 2. The Planning and Zoning Department will publish a Notice of the Public Hearing regarding the Re-Subdivision request in the Sterling Journal Advocate, **30 days** prior to the hearing. The Applicant will be invoiced directly for the advertisement.
 3. 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 requirements.
 4. The Planning and 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.
 5. The Applicant is responsible for "Making his or her Case". It is not the responsibility of the Planning and Zoning Department. Visual representations are helpful in the review process. Additional maps, photographs, and other visual aids should be provided when possible.

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

LOGAN COUNTY RE-SUBDIVISION APPLICATION

BOARD OF COUNTY COMMISSIONERS

Applicant:

Applicant: _____ Phone: _____

Address: _____

Email: _____

Landowner:

Landowner: _____ Phone: _____

Address: _____

Description of Property:

Legal Description of total Parcel: _____

Legal Description of Parcel to be divided: _____

Total Acreage of Parcel to be divided: _____ Acreage of proposed Parcels: _____

Number of Parcels that would be created: _____ Date Land Purchased: _____

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

Current Zoning: _____ Current Land Use: _____

Proposed use of each parcel: _____

Existing water and sewer facilities: _____

Proposed water and sewer facilities: _____

Existing access to each new lot: _____

Proposed access to each new lot: _____

Reason for request: _____

LOGAN COUNTY RE-SUBDIVISION APPLICATION

INFORMATION ON WATER WELLS

Is there an existing well on the proposed parcel? Y or N

If Yes, Existing well Information:

Well Permit No: _____

Permitted Use: _____

Depth: _____

WATER SUPPLY PLAN

The Division of Water Resources requires the following information. This information will assist the Division of Water Resources in their review and recommendation of this re-subdivision request.

1. Enclose a plat and description of the affected property.
2. Has a Subdivision Exemption on this parcel been granted since 1972? _____
3. Well Permit Numbers for entire parcel: _____

If Well Permit Numbers are not available, please provide the following information for all wells:

Names of previous owners: _____

Dates wells were constructed: _____

Depths of wells: _____

4. Existing Use of Water for entire Parcel:

Number of Wells: _____

Existing Use: Domestic: _____

Livestock: _____

Garden/ Lawn: _____

Irrigation: _____

Other Uses: _____

Location of Wells (Shown on Plat)

Location of Dwellings (Shown on Plat)

5. Proposed Water Supply: _____
6. How will Existing Wells be Used after land is divided: _____

7. What is the intended use of new well(s)? _____
8. Will New Well(s) be used by the applicant, or shared? _____
9. What Aquifer will be used? _____
10. Depth of well: _____ Estimated cost: _____
11. How much water will be needed? _____
12. Water requirements for each proposed parcel: _____
13. Will more than one dwelling be allowed? Y or N
14. Proposed area for lawn and garden for each parcel: 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 Applicant: _____

Signature of Landowner: _____

**LOGAN COUNTY RE-SUBDIVISION APPLICATION
COUNTY USE ONLY**

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

Recording Fee: \$13.00 (1 Page) **OR** \$23.00 (2 Pages) - (Separate Check) Date / Receipt #: _____

Date of Planning Commission: _____

Recommendation of Planning Commission: _____ Approval _____ Denial

Recommended Conditions of the Re-Subdivision:

Chairperson, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of the Re-Subdivision:

Date Granted: _____

Date Denied: _____

Mike Brownell (Aye) (Nay)

James T. Yahn (Aye) (Nay)

Jerry A. Sonnenberg (Aye) (Nay)

LOGAN COUNTY RE-SUBDIVISION 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	
<u>PLANNING & ZONING COMMISSION</u>	<u>BOARD OF COUNTY COMMISSIONERS</u>
DATE:	DATE:
TIME:	TIME:
PLACE: LOGAN COUNTY COURTHOUSE 315 MAIN STREET STERLING, CO 80751	
REQUEST: (A RE-SUBDIVISION APPLICATION FOR)	
Your Name	