



COMMUNITY DEVELOPMENT DIVISION

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<http://www.larimer.org/planning>

**It is staff's intention to provide information to the applicants regarding concerns and issues that may affect the processing and review of this development proposal. The Sketch Plan Review process does not result in approval or denial of a project. Comments are given to help guide the applicant in addressing areas of concern and preparing for the next application which is the Public Hearing phase. Comments are based on the application materials provided for review. Specific questions relating to comments may be directed to the staff providing those comments.**

TITLE: Longs Peak Farm Conservation  
Development Sketch Plan

REQUEST: Sketch Plan Review of a Conservation  
Development of a 86.4-acre parcel into  
43 single-family residential lots and  
three outlots

LOCATION: Section 16, Township 4 North, Range  
69 West of the 6<sup>th</sup> P.M.; 509 N. County  
Road 19, Berthoud; Located northwest  
of the intersection of N. County Road  
19 and W. County Road 8

APPLICANT: Jim Birdsall  
444 Mountain Avenue  
Berthoud, CO 80513

PROPERTY OWNER: The Estate of Maurice Haworth  
509 N. County Road 19  
Berthoud, CO 80513

STAFF CONTACTS: Michael Whitley, Planning  
Clint Jones, Engineering  
Doug Ryan, Health Department

FILE #: 15-S3313

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SITE DATA:

Parcel Numbers: 94160-00-002  
Total Development Area: 86.4 acres

Existing Land Use:	Single-Family Residence
Proposed Land Use:	Conservation Development with 43 single-family homes
Existing Zoning:	FA-1 - Farming
Adjacent Zoning:	
North, South and West:	FA-1 – Farming
East:	FA-1 – Farming and Berthoud PUD – Planned Unit Development
Adjacent Land Uses:	Single-Family Residential and Agricultural production
Services:	
Access:	N. County Road 19 and W. County Road 8
Water:	Little Thompson
Sewer:	Town of Berthoud
Fire Protection:	Berthoud Fire Department
No. Trips Generated by Use:	430 trips per day

PROJECT DESCRIPTION/BACKGROUND:

The applicant proposes to divide a 84.4 acre parcel that is zoned FA-1 – Farming into 43 residential lots and three outlots. The property currently contains a single-family home and agricultural production.

The property is located at 509 N. County Road 19, Berthoud which is northwest of the intersection of N. County Road 19 and W. County Road 8.

Because this property is 30 acres or larger, the Land Use Code requires that the property be divided through the Conservation Development process unless the Board of County Commissioners grants an appeal to allow the property to be developed through the Subdivision process.

Section 5.3.6.A of the Land Use Code requires that a minimum of 80% of the total developable land area in a Conservation Development be set aside as residual land. The Code allows for a building envelope to be identified for a home and accessory buildings on residual land. Land within that building envelope is calculated as developed land and not as residual land.

The applicant’s Sketch Plan exhibit does not identify residual land but it does identify two large lots (29.4 acres and 13.2 acres) with building envelopes and three outlots.

The existing home and outbuildings are proposed to be within the building envelope identified on the proposed Lot 2.

The Sketch Plan exhibit indicates that the homes on the two proposed building envelopes would gain direct access to W. County Road 8 and N. County Road 19. The remainder of the lots would gain access from new internal roads. The Sketch Plan shows a primary access to W. County Road 8 and a paved emergency only access onto County Road 19.

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REVIEW CRITERIA:

To approve a Conservation Development, the County Commissioners must consider the following review criteria and find that each criterion has been met or determined to be inapplicable:

**1. The proposed Conservation Development is compatible with existing and allowed land uses in the surrounding area;**

The property is located inside the Berthoud Community Influence Area and outside of, and adjacent to, the Berthoud Growth Management Area.

The property is zoned FA-1 – Farming which typically allows a density of one dwelling per 2.3 acres of the total developable area.

The applicant represents that the total developable area is 86.4 acres which the Assessor’s office lists the property as being 76.0 acres. As a part of the Preliminary Plat application, the applicant is asked to verify the property size.

One of the standards for compatibility is compliance with the densities allowed by the property’s zoning. Assuming that the total developable area is 86.4 acres and not 76 acres, the maximum number of dwellings allowed would typically be 37. The applicant is proposing 43 units.

Section 5.3.6.A.6 of the Land Use Code reads, Conservation Developments in the FA-1 Farming and E-Estate zoning districts that provide 80 percent residual land and provide public sewer service may increase the number of dwelling units by 20 percent. This increase is an incentive to the developer and benefits the community by maximizing the protection of open space and water quality as required by the master plan fairness principles. The density bonus is to be awarded at the discretion of the County Commissioners upon finding that there is a significant public benefit due to the design of the Conservation Development, the feature(s) being preserved in the residual land and the project complies with the standards for all development required by section 8 in this Code.

It will be the applicant’s responsibility to present the case that the proposed design of the Conservation Development and the features being preserved in the residual land provides a significant public benefit.

Although only one email (attached) was received from the public, several property owners called to request a neighborhood meeting where they could discuss their concerns with the applicant.

Concerns that were expressed include the proposed number of lots, the lot sizes, the proximity of the lots to the northern property line and the alignment of the emergency access road proposed to connect to N. County Road 19.

A neighborhood meeting will be required before Larimer County will accept a Public Hearing/Preliminary Plat application. Issues of compatibility will likely be discussed between the applicant and surrounding property owners at that meeting.

**2. The applicant has demonstrated that the proposed Conservation Development can and will comply with all applicable requirements of this Code;**

The principal requirements for the review are located within Section 5.3 (Conservation Development) and Section 8 (Standards for All Development) of the Larimer County Land Use Code. The initial comments are summarized here.

**Section 5.3.6.A.1 Residual Land Design – Size and Configuration**

**The minimum amount of residual land required in a Conservation Development must be 80 percent of the total developable land area of the site unless a lesser percentage is allowable as provided in subsections 4, 5 or 6 below.**

The subject property is 86.4 acres. This area measurement should be verified with the Preliminary Plat submittal.

The required amount of residual land for a 86.4 acre parcel is 69.12 acres. This would allow for the development of 17.28 acres of the property. The 17.28 acres includes new proposed lots, land within building envelopes on the residual lot(s) and right-of-way that is wider than 60 feet.

The Sketch Plan exhibit does not identify any residual land but contains Lot 1 which is a 29.4 acre parcel with a one-acre building envelope, Lot 2 which is a 13.2 acre parcel with a one-acre building envelope and three outlots totaling 19.5 acres.

Multiple provisions within Section 5.3.6.A of the Land Use Code (Residual Land Design) require that residual land be as large and continuous as possible. The proposed layout with two lots and three outlots does not meet the intent of these provisions. Lots 1 and 2 and Outlot A should be combined into one residual parcel. One building envelope could be established on the residual lot for the existing residence and outbuildings.

It appears to make sense to leave Outlots B and C as separate residual parcels as they serve specific recreational and detention purposes and will likely be maintained by the Homeowners Association.

Subtracting the building envelopes and assuming that the area within Lots 1 and 2 and the outlots can be reconfigured as residual land, only 60.1 acres of land would be residual where a minimum of 69.12 acres is required.

## **Section 8.1 Adequate Public Facilities**

### **Sub-Section 8.1.1 Sewage Disposal Level of Service Standards:**

The Conservation Development is proposed to be served by the Town of Berthoud. The Town's comments (attached) indicate that the applicant will need to finalize a service agreement with the Town in order for the Town to provide sanitary sewer service to the development. The Town has also requested that future plans identify wastewater and/or sanitary sewer easements on all future plans.

### **Sub-Section 8.1.2 Domestic Water Level of Service Standards:**

The project description indicates that water service will be provided by the Little Thompson Water District. A referral was sent to the district but no response was received. The applicant will need to obtain a letter of commitment to provide service from the District for inclusion with the Public Hearing/Preliminary Plat submittal.

### **Sub-Section 8.1.3 Drainage Level of Service Standards:**

The attached Engineering Department comments indicate that a Preliminary Drainage Plan and Report and a geotechnical report will be required with the Preliminary Plat submittal. The drainage report must discuss whether stormwater detention and water quality measures are needed on the site. The geotechnical report needs to discuss groundwater levels and address any lots that will not be allowed to have basements. Please refer to the attached Engineering Department comments for additional details.

### **Sub-Section 8.1.4 Fire Protection & Emergency Medical Level of Service Standards:**

The Berthoud Fire Protection District provided comments regarding emergency access, water supply, hydrant location and addressing.

### **Sub-Section 8.1.5 Road Capacity and Level of Service Standards:**

The property has frontage on Larimer County Roads 8 and 19 which are both classified as major collector roadways. The standard right-of-way width for a major collector is 100 feet (50-foot half right-of-way). If the land division proceeds, the Preliminary Plat should indicate existing right-of-way and should include the dedication of right-of-way

necessary to accommodate the half right-of-way standard from the centerlines of both roadways.

**Section 8.2 Wetland Areas:**

There are no wetland areas on the subject property.

**Section 8.3 Hazard Areas:**

The property is in a low geological hazard area, is not in a mapped flood fringe or flood way, does not contain slopes greater than 30% and is in a moderate wildfire hazard area.

**Section 8.4 Wildlife:**

There is an eagle nest northwest of the property. The Colorado Department of Natural Resources was sent a referral but they did not provide comments. The applicant is strongly encouraged to contact that office regarding a recommended setback from the nest and incorporate that information to the Preliminary Plat application materials.

**Section 8.5 Landscaping:**

There are no landscaping standards applicable to this land division.

**Section 8.6 Private Local Access Road and Parking Standards:**

Two parking spaces are required for each single-family residential home. The proposed lots are large enough to provide an adequate number of parking spaces.

A full traffic study will be required with the Preliminary Plat application. The attached comments from the Engineering Department ask that the applicant's traffic engineer schedule a meeting with Engineering staff to determine the scope of the traffic impact study.

**Section 8.7 Road Surfacing Requirements:**

The attached comments from the Engineering Department indicate that the internal roads will require curb and gutter with a minimum of 51 feet of right-of-way. The roads must be paved.

**Section 8.8 Irrigation Facilities:**

This Section is not applicable because there are no irrigation ditches on or adjacent to the property.

**Section 8.11 Air Quality Standards:**

Please refer to Section 8.11 of the Land Use Code and the attached comments from the Engineering Department and Department of Health and Environment regarding controlling fugitive dust during construction and the need for an emissions permit from the Colorado Department of Public Health and Environment.

**Section 8.12 Water Quality Management Standards:**

Please refer to the comments from the Engineering Department and Department of Health and Environment regarding water quality standards the need for a permit from the Colorado Department of Public Health and Environment.

**Section 8.13 Commercial Mineral Deposits:**

The applicants will be responsible for identifying and providing notice to all mineral rights owners of all hearing dates and times, as established by law.

**Section 8.14 Development Design Standards for Land Division:**

This section contains standards for lot location and configuration and for local roads within Conservation Developments and Subdivisions.

Section 8.14.1.R of the Land Use Code requires connectivity to permit the continuation of streets, roads, trails, pedestrian access, utilities and drainage facilities into adjacent property.

The Development Services Team could support an appeal to not provide connectivity to the west since the land is owned by the State of Colorado and unlikely to be sold and/or developed.

Connectivity is required to the north to improve circulation as the parcels to the north are further divided and developed. The Development Services Team recommends that this be accomplished by connecting a road to the northern property line from the loop road and then having that road continue east to County Road 19.

Xcel Energy may have easements on the property that could affect the location of those roads. The applicant is encouraged to contact Xcel Energy prior to submitting the Preliminary Plat application.

**Section 8.15 Site Lighting:**

The applicant is directed to refer to the Land Use Code with respect to outdoor lighting. Down directed outdoor lighting which does not trespass on to adjacent properties is strongly recommended.

**Section 8.16 Fences:**

Fences must comply with the requirements of the Land Use Code.

- 3. The proposed Conservation Development will result in no substantial negative impact on environmentally sensitive areas or features, agricultural uses or other lands;**

There are no identified environmentally sensitive areas or features on the subject property. The applicants should discuss the preservation of agricultural uses as a part of their Use Plan for the residual land, especially with regards to the requested residential density bonus.

- 4. Approval of the proposed Conservation Development will not result in a substantial adverse impact on other property in the vicinity of the proposed Conservation Development; and;**

From the Development Services Team perspective, assuming a Conservation Development can meet all of the applicable standards and the comments contained within this report are resolved, there do not appear to be adverse impacts associated with a division of this property at this location.

A neighborhood meeting will be required before the Planning Department will accept a Preliminary Plat application. Surrounding property owners may have comments regarding potential adverse impacts from their perspective.

- 5. The recommendations of referral agencies have been considered.**

The application was referred to a variety of agencies. The responses received are attached to this report. The applicant must contact these referral agencies directly to resolve any outstanding issues.

**COMMENTS GENERATED BY SKETCH PLAN REVIEW:**

The Planning Department and other County Departments commented on the proposal according to the development standards that are detailed in Sections 5.3 and 8 of the Larimer County Land Use Code (LCLUC). The complete comment letters are attached to this report with some of the main points summarized in the report. Please refer to the attached referral comments. Each of these comments should be addressed with a written response in the Public Hearing application submittal.

## PUBLIC INPUT:

Copies of the Sketch Plan submittal materials were sent to surrounding property owners and were published online at [http://www.larimer.org/planning/planning/current\\_applications.cfm](http://www.larimer.org/planning/planning/current_applications.cfm).

Only one neighbor provided written comments (attached) but several neighbors have contacted the Planning Department requesting a neighborhood meeting with the applicant.

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## SUMMARY AND CONCLUSIONS

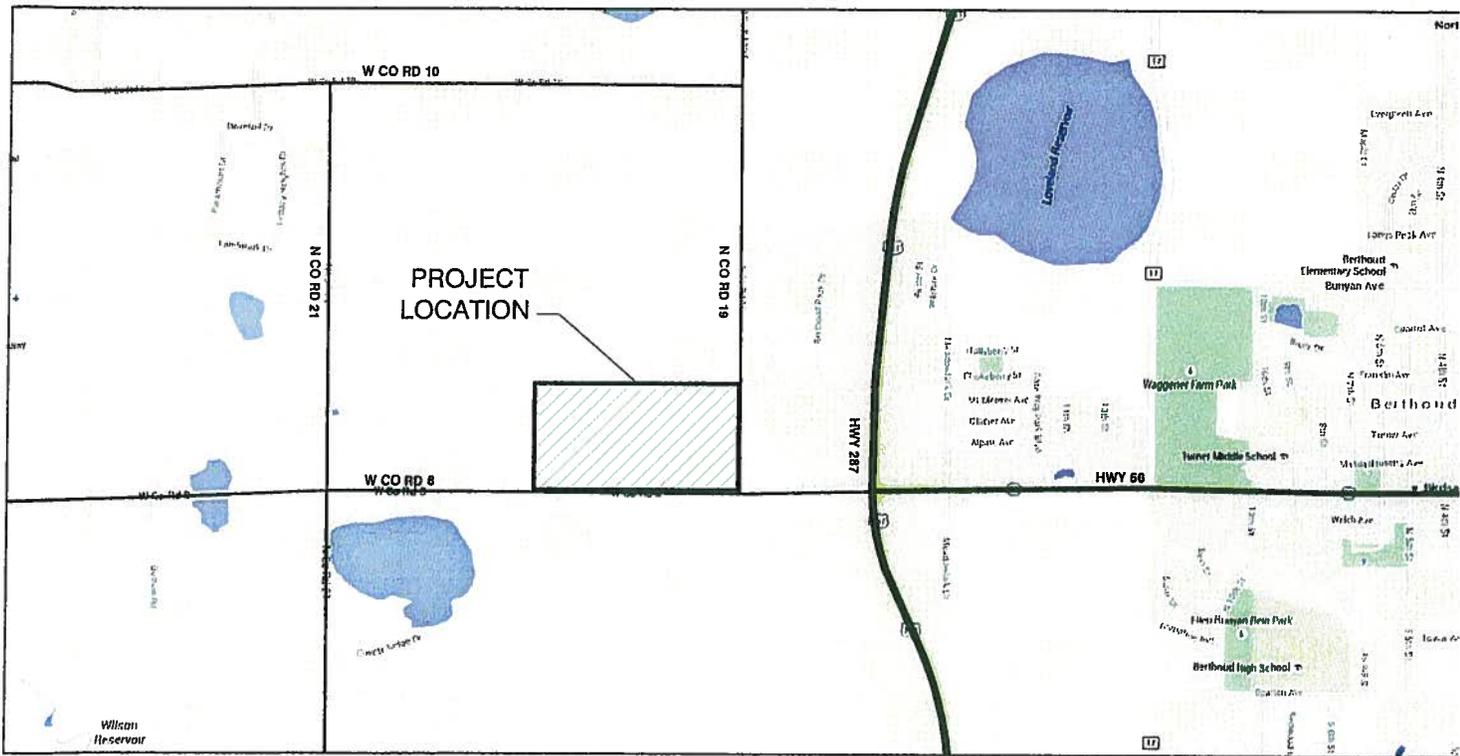
Review of the Longs Peak Farms Conservation Development Sketch Plan application has raised a few significant issues which the applicant should take into consideration before the neighborhood meeting and before submitting for the next step in the development review process.

The most significant issues are that the configuration and size of the residual land must be modified to meet Land Use Code standards and connectivity should be provided by extending a road from the internal loop road to the northern property line then east to connect to N. County Road 19. In addition, if the applicant will seek a density bonus with the Preliminary Plat application, it will be important to present a case that the proposed design of the Conservation Development and the features being preserved in the residual land provides a significant public benefit.

The purpose of today's meeting is to provide the opportunity for the applicant and County Development Services Team to discuss the positive and negative aspects of the proposal. The Development Services Team's job today is to inform the applicant of concerns and issues that may hinder or prevent a project from being approved by the Board of County Commissioners which has the final authority to approve or deny applications. This information is provided to assist the applicant in deciding if a project should be pursued and, if so, what changes could be made. It is the applicant's responsibility to utilize this information to improve the proposal, to locate additional information, to formulate justifications for the Subdivision during the public hearing phase, or to decide to abandon the project. **The result of this meeting does not result in either approval or denial of an application but is intended to be informational in nature.** Sketch Plan Review is only the most preliminary step in the Subdivision process in Larimer County.

**Should the applicant decide to proceed with this item, a complete Conservation Development Preliminary Plat/Public Hearing application or an appeal application must be submitted. Before submitting either of these applications, the applicant must have a pre-application meeting with the Planning Department to discuss submittal requirements and must also conduct a neighborhood meeting. An application package will not be accepted until a pre-application conference has been conducted.**





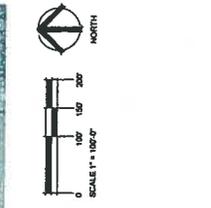
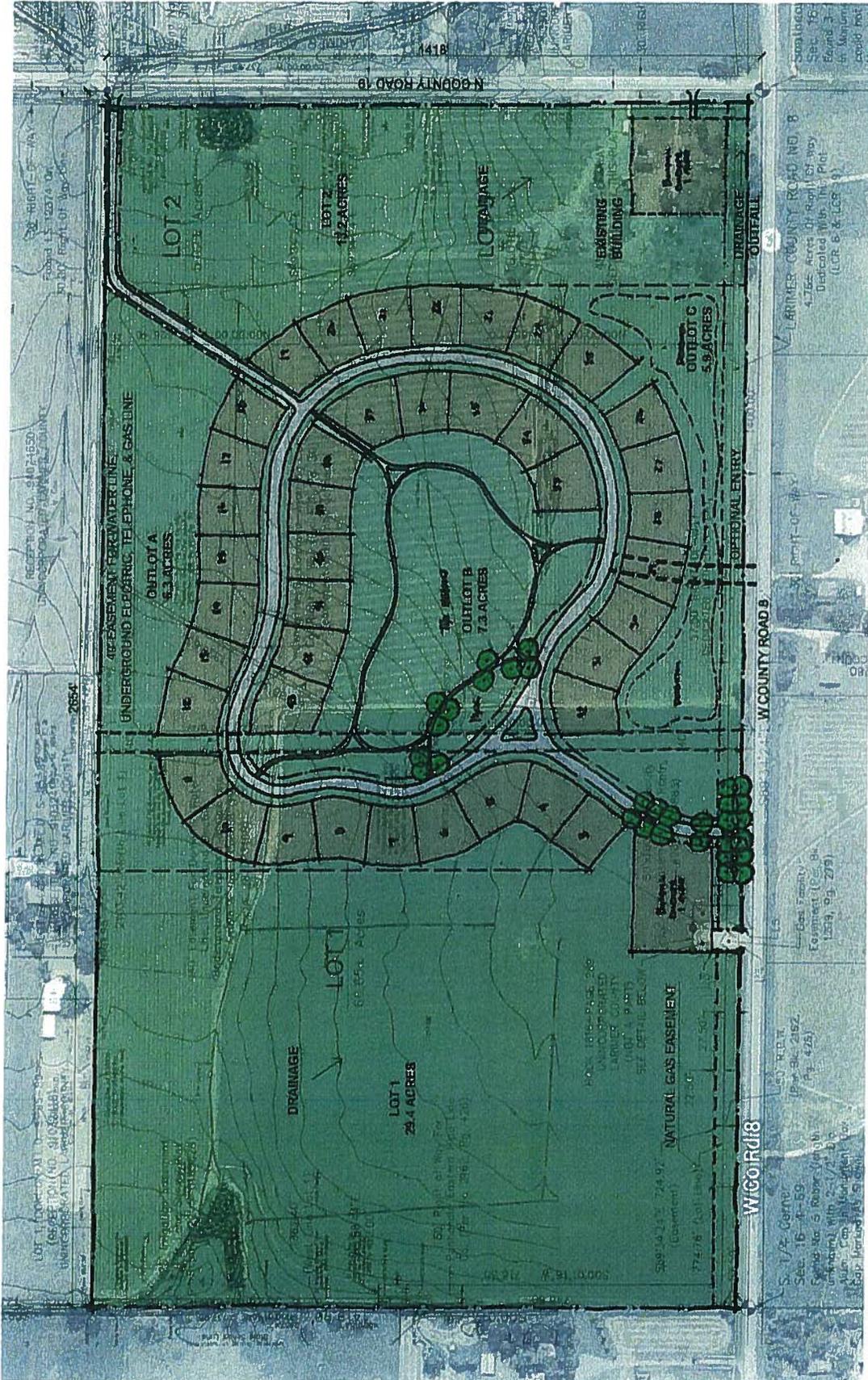
# HAWORTH - VICINITY MAP

5.26.15

11







**Site Data:**

LAND USE	APPROX. ACREAGE	LOTS	DENSITY	PERCENT
RESIDENTIAL	15.6	41	.33 U/LAC	18%
BUILDING ENVELOPES	2.0	2		2%
INTERNAL RIGHT OF WAY	5.3			9%
EXTERNAL RIGHT OF WAY	4.8			9%
OPEN SPACE	28.7			58%
<b>TOTAL</b>	<b>56.4</b>	<b>43</b>		<b>100%</b>

DISTRICT ZONING	PA-1 FARMING
PROPOSED ZONING	RESIDENTIAL
TOTAL DEVELOPABLE	88.4 AC
DEVELOPABLE LAND	88.4 AC
BUILDING ENVELOPES	2.0 AC

**Legal Description:**  
 A portion of the Southeast Quarter of Section 16, Township 4 North, Range 68 West of the 6th T14N, County of Larimer, State of Colorado







## Longs Peak Farms - Project Description

May 26, 2015

### Summary

The project site is located in Larimer County, west of Highway 287. Bordered to the east by North County Road 19, and to the south by West County Road 8, the property hosts approximately 86.4 acres. The project site is zoned FA-1 Farming. The proposed design meets the 80/20 Conservation Development requirements with a minimum of 80% of the total developable land area retained for residual land.

### Review Criteria

The proposed Conservation Development meets the requirements as stated in Section 5.3 of the Larimer County Land Use Code. The design utilizes these requirements to create a residential cluster, surrounded by contiguous open space and/or lots reserved for agriculture. This layout is intended to ensure compatibility with surrounding land uses and preserve the rural character, while supporting the continuation of agricultural uses.

### Existing Conditions

The property is currently used for agriculture. At approximately 86.4 acres, the site is bordered by farming to the north, south, and west with future commercial and existing residential to the east. Properties to the east have been annexed to the Town of Berthoud. Off-site conditions include paved, county roads providing access to the site from the south and east.

### Proposed Changes and Improvements

The following table provides a summary of the proposed changes and improvements:

<u>LAND USE</u>	<u>APPROXIMATE ACREAGE</u>	<u>LOTS</u>	<u>DENSITY</u>	<u>PERCENT</u>
Residential	15.6	41	.5 D.U./AC	18%
Building Envelopes	2.0	2	-	2%
Internal Right of Way	5.3	-	-	6%
External Right of Way	4.8	-	-	6%
Open Space	58.7	-	-	68%
Total	86.4	43	-	100%

The proposed design includes several outlots which serve as open space buffers and common areas. Drainage areas will be incorporated into the larger open space buffers. The residential cluster is designed around a large, open meadow park with trail connections. Primary access from West County Road 8 presents an entry corridor with enhanced landscaping leading to the park. A paved secondary access, emergency only, will be provided in the northeast corner of the site to North County Road 19.

### **Infrastructure**

A public sanitary sewer wastewater system will be connected to the Town of Berthoud through the proposed extension of an existing 8" sewer line, east of the site near West County Road 8 and Highway 287.

Water service will be provided by Little Thompson Water District through the proposed extension of an existing 6" water line, west of the site near West County Road 8 and North County Road 21.

Fire protection will be provided by Berthoud Fire Protection District. The proposed water service will provide hydrants not to exceed 1000 feet from any occupied structure. In addition, Estates at Matthews Farms, the development northeast of the project site, allows for a Berthoud Fire Department temporary hose, rated at 1000 gallons per minute fire flow.

Road type within the proposed development will be a paved, rural road section with borrow ditch, in order to preserve and encourage the rural character.

Existing easements include a 40' easement for water line, underground electric, telephone, and gas line running north-south through the center of the site. A 50' natural gas easement running east-west exists along West County Road 8 at the southern edge of the site.

### **Traffic and Access**

Direct access to public right-of-way allows for adequate access to the site. Primary access is proposed from West County Road 8 near the center of the site. Secondary access is proposed from North County Road 19 near the northeast corner of the site. Roads are to be paved as described in Infrastructure section. Site distance is adequate with final access locations determined at time of Traffic Impact Study.



## ENGINEERING DEPARTMENT

Post Office Box 1190  
Fort Collins, Colorado 80522-1190

(970) 498-5700  
FAX (970) 498-7986

### MEMORANDUM

**TO:** Michael Whitley, Larimer County Planning Department

**FROM:** Clint Jones, Larimer County Engineering Department *CS*

**DATE:** June 18, 2015

**SUBJECT:** Longs Peak Farm CD- Sketch Plan

#### **Project Description/Background:**

This is a Sketch Plan Review for a 43 lot Conservation Development on a 86.4 acres parcel. The site is located at 509 N County Road 19, northwest of the intersection of CR 19 & 8.

#### **Review Criteria:**

The intent of the Sketch Plan is to provide a general description of the project. The materials submitted need to provide adequate information to accurately assess the drainage and transportation aspects for the entire site. Larimer County Engineering Department staff has reviewed the materials that were submitted to our office under these guidelines and per the criteria found in the Larimer County Land Use Code (LCLUC), Larimer County Rural Area Road Standards (LCRARS), Larimer County Stormwater Design Standards (LCSDS) and pertinent Intergovernmental Agreements.

#### **Transportation/Access Issues:**

1. This project has frontage on County Road 8 and County Road 19. The Larimer County Transportation Plan, adopted in November of 2006, functionally classifies these roads as major collectors that require a 100 foot right-of-way (50 foot half right-of-way). In the next submittal, the existing and any proposed dedicated right-of-way necessary to satisfy this requirement must be delineated on the preliminary and final plats. Staff requests that any additional right-of-way dedications are noted on the plat as “## feet (## ac) of additional right-of-way dedicated with this plat”. (See Section 9.7 of the LCLUC).
2. Please confirm that the proposed access onto LCR 19 & 8 meets the access spacing requirements of Table 10-1 of the LCRARS.
3. The Larimer County Engineering Department supports the emergency access onto County Road 19 in the general location shown. This access would need to be within a 51 foot right-of-way and be paved to the northern property line in order to provide connectivity. At the northern property line the access should be built as a temporary all weather surface road that would be relocated to the north if the property to the north were to develop. This would eventually allow the access to be relocated directly across from Berthoud Peak Drive rather than offset.
4. The applicant will need to appeal the connectivity design standard stated in Section 8.14.1.R of the Larimer County Land Use Code if connections are not made to the neighboring properties to the west and northwest. The Larimer County Engineering Department would support this appeal.

5. Per section 4.7.1.2 of the LCRARS, developments with average lot frontages less than or equal to 200 feet, curb and gutter will be required. Since curb and gutter will be required, the minimum right-of-way can be reduced to 51 feet which would meet the requirements of a local road in the Larimer County Urban Area Street Standards.
6. This office requests that a Homeowners' Association be responsible for the maintenance of the internal streets, since Larimer County no longer accepts new or additional subdivision roads for maintenance.
7. Per Section 8.1.5.E of the LCLUC and Appendix F of the LCRARS, since this proposed development will create more than 20 new dwelling units, a full traffic impact study will be required per the requirements of section F of the LCRARS. A scoping meeting shall be scheduled with our department to determine the scope of the TIS once the traffic engineer is ready to begin their analysis. Improvements may be required at the adjacent roads and intersections as well as at other major intersections in the traffic impact area. Currently there are known safety issues at the CR 21 & CR8 intersection that will need to be addressed by the traffic study.
8. The applicant should contact the Berthoud Fire District to ensure that the building and internal street layout is adequate for their purposes.

**Drainage/Floodplain/Erosion Control Issues:**

1. Per Section 8.12.3-A of the LCLUC, with the next submittal, a Preliminary Drainage Plan and Report will be required. Also, a preliminary grading plan will need to be submitted with existing and proposed contours, building envelopes, and finished floor elevations. The formats and required information for these plans/reports are available in the Larimer County Land Use Code Stormwater Report Submittal Requirements as well as in the Larimer County Stormwater Design Standards (LCSDS). For a complete preliminary review, the Preliminary Drainage Report and Plan must address all issues found in the Drainage Report Submittal Requirements Section starting on page 3 of the LCSDS Addendum and include all pertinent items stated in the Stormwater Report Submittal Requirements.
2. In the Preliminary Drainage Report, Staff requires a discussion on whether stormwater detention and water quality measures are needed on this site. Additionally, the development must release into a historic drainage path or drainage easements must be provided for the transport of the site drainage to a defined drainage path. Finally, the design engineer needs to be advised that Larimer County has developed IDF (Intensity-Duration-Frequency) curves for the County which should be used to develop peak flow rates for this project. (Please see p. 15 of the Larimer County Stormwater Design Standards Addendum for information on IDF curves)
3. This office will require that the applicant address the issue of erosion control, as per Section 8.12 of the LCLUC. Proposed erosion control measures must be briefly described in a narrative and also shown on the preliminary plan(s).
4. A geotechnical report will be required with the next submittal. The geotechnical report needs to discuss groundwater levels and should address any lots that will not be allowed to have basements. Any recommendations for dealing with potential high groundwater should be discussed and the results of the report will need to confirm that groundwater will not enter the detention ponds.

**Fees and Permits:**

1. Per Section 9.5 and 9.6 of the LCLUC, Engineering Staff would like to notify the applicant that Per Section 9.5 and 9.6 of the LCLUC, Engineering Staff would like to notify the applicant that Transportation Capital Expansion Fees will be required at the time of building permit issuance in accordance with duly enacted transportation capital expansion fee regulations then in effect.
2. A Development Construction Permit (DCP) will be required for construction of the site improvements. All necessary DCP fees and associated conditions (Section 12.5 of the LCLUC) will apply. The DCP Fee is collected at the time of DCP issuance in accordance with duly enacted DCP fee regulations then in effect. Currently this fee is \$150.00 per lot. Upon recordation of the final plat,

the applicant will need to contact the Larimer County Engineering Department for additional requirements associated with this permit.

3. Any access construction on County Road 19, County Road 8, or work in the County right-of-way, will require an Access or Right-of-Way Construction Permit from this office. Access information and permits can be obtained by contacting Marc Lyons, Access & Utility Permit Coordinator, at (970) 498-5709.

**Staff Recommendation:**

With the understanding that the review items stated above would be addressed with the next submittal, the Larimer County Engineering Department supports this proposal continuing to the preliminary stage. The applicant should be aware that our department reviewed this submittal at a concept level and additional information from that stated above might be required once more detailed information has been submitted.

Please feel free to contact me at (970) 498-5727 or e-mail me at [cdjones@larimer.org](mailto:cdjones@larimer.org) if you have any questions. Thank you.

cc: TB Group, Aaron Olson, 444 Mountain Ave, Berthoud CO 80513  
file





DEPARTMENT OF HEALTH AND ENVIRONMENT

1525 Blue Spruce Drive  
Fort Collins, Colorado 80524-2004  
General Health (970) 498-6700  
Environmental Health (970) 498-6775  
Fax (970) 498-6772

To: Michael Whitley  
Larimer County Planning Department

From: Doug Ryan *Doug Ryan*

Date: June 16, 2015

Subject: Longs Peak Farms CD – Sketch Plan Review

The Longs Peak Farms CD is a proposal for a 43 lot Conservation Development on 86.4 acres west of Berthoud on County Road 19.

**Water.** Water is to be supplied by the Little Thompson Water District. The County’s Land Use Code contains level of service standards for domestic water service in Section 8.1.2. In order to demonstrate compliance with those standards, the applicant will need to obtain a letter of commitment from the District for inclusion with the preliminary plat submittal. The letter of commitment needs to specifically state that the water distribution system is (or will be) designed to meet the normal and minimum pressure design standards contained in Section 8.1.2.A.1 of the Land Use Code, or more stringent standards as required by the District. If the water system will be designed to provide fire protection, the letter of commitment also needs to address the pressure and delivery standards outlined in Section 8.1.4 of the Land Use Code.

**Sewer.** Sewer is to be supplied by the Town of Berthoud. The County’s Land use Code contains level of service standards for public central sewer service in Section 8.1.1. In order to demonstrate compliance with those standards, the applicant will need to obtain a letter of commitment from the District for inclusion with the preliminary plat submittal. The letter of commitment needs to specifically state that the system is (or will be) designed to comply with the per capita flow requirements in Section 8.1.1.B.1.a of the Land Use Code, or more stringent standards as required by the District.

**Stormwater Management during Construction.** All construction activities are required to obtain coverage under a State level stormwater management permit if they disturb one or more acres of land. The permits are administered by the Colorado Department of Public Health and Environment, Water Quality Control Division. The main pollutant of concern for construction activities is sediment. The permits require holders to control or eliminate the sources of pollutants in stormwater through the implementation of a Stormwater Management Plan, developed as part of the application process. These Stormwater Management Plans must include best management practices (BMPs) that include treatment of stormwater discharges along with source reductions.

The permit application and guidance documents are available from the Water Quality Control Division, which can be accessed through the Department's website at <https://www.colorado.gov/pacific/cdphe/news/water-quality-permits>.

**Fugitive Dust during Construction.** Colorado's air quality regulations contain requirements for controlling fugitive dust emissions during construction activities. The steps necessary to comply with those standards depend on the amount of land disturbed, and the duration of the disturbance. Development that involves clearing more than five acres of land must incorporate all available and practical methods which are technologically feasible and economically reasonable in order to minimize dust emissions.

If land development creates more than a 25 acre contiguous disturbance, or exceeds 6 months in duration, the responsible party is required to prepare a fugitive dust control plan, submit an air pollution emissions notice (APEN), and obtain an emissions permit from the Colorado Department of Public Health and Environment. The APEN and specialty permit application form for land development is available from the Air Pollution Control Division, which can be accessed through the Department's website at <https://www.colorado.gov/pacific/cdphe/air-permits>.

**Mosquito Control.** The sketch plan indicates that the project will utilize a stormwater detention/water quality pond. Mosquitoes will try and utilize the pond as a breeding site. Controlling mosquitoes is an important practice to prevent spread of the West Nile Virus. Limiting the design water quality detention time to less than 72 hours generally prevents mosquito eggs from maturing to the adult stage. Additionally, regular maintenance of ponds and outlet structures is necessary in order to keep them functioning properly.

Thank you for the opportunity to comment on this proposal. I will be available to discuss these comments with the applicant during the sketch plan review meeting. I can be reached at 498-6777 if there are questions prior to that time.

cc: Aaron Olson, TB Group



COMMUNITY DEVELOPMENT DIVISION

P.O. Box 1190  
Fort Collins, Colorado 80522-1190  
Planning (970) 498-7683 Building (970) 498-7700  
Planning Fax (970) 498-7711 Building Fax (970) 498-7667  
<http://www.larimer.org/planning>

CODE COMPLIANCE SECTION  
LARIMER COUNTY COMMUNITY DEVELOPMENT DIVISION

**STAFF REPORT**

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Date: June 22, 2015  
From: Candace Phippen, Code Compliance Supervisor  
To: Michael Whitley, Planner II  
Planning File No: 15-S3313  
Name of Review: Longs Peak Farms CD  
Parcel No: 9416000002—509 N County Road 19, Berthoud, Colorado

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This is a request for sketch plan review for a 43-lot conservation development on a 86.4 acre parcel zoned FA-1 Farming.

Upon receipt of a land-use application, application materials are referred to appropriate referral agencies (i.e., utilities, Fire Department, County Health, County Engineer, school district, etc.). As part of this process, the subject application for a sketch plan review was referred to Code Compliance staff to research the parcel for compliance with Land Use and Building Code issues. Research and notification of outstanding issues may prevent a potentially dangerous situation and assures the property owner, guests, employees, insurers, future owners and the general public that structures meet minimum building code requirements for safety and construction

STAFF COMMENTS: All of the structures located on this property are identified by the Assessor's office as constructed prior to building permit requirements commencing in Larimer County on January 1, 1972. No known building code issues.

As there are no known issues, a copy of this staff report has not been provided to the owner/applicant.





Michael Whitley <whitlemd@co.larimer.co.us>

# 15-S3313/Longs Peak Farms

1 message

**Hice-Idler, Gloria** <gloria.hice-idler@state.co.us>  
To: Michael Whitley <mwhitley@larimer.org>

Tue, Jun 16, 2015 at 1:53 PM

CDOT has no comment regarding this proposal.

**Gloria Hice-Idler**  
Region 4 Permits Manager  
Region 4 Permits Unit - Traffic



**COLORADO**  
Department of Transportation  
Region 4

P 970.350.2148 | C 970.381.2475 | F 970.350.2198  
1420 2nd Street, Greeley, CO 80631  
gloria.hice-idler@state.co.us | www.coloradodot.info | www.cotrip.org



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June 8, 2015

Michael Whitley, Planner II  
Larimer County Planning  
P. O. Box 1190  
Fort Collins, CO 80522

RE: Longs Peak Farms CD

Michael: The Town of Berthoud Community Development Department has reviewed the Longs Peak Farms CD referral and has the following comments to offer:

1. This property is within the Town's adopted Growth Management Area (GMA); however, based on the outcome of the 2014 election regarding the property, it is not eligible for annexation without a subsequent vote to approve of annexation. Therefore, development in Larimer County as a Conservation Development is recommended.
2. The proposed density of .5 DU per acre is consistent with the Town's Preferred Land Use Plan designation for this property, which is Low Density Rural Residential (.5 DU/acre). This Town designation encourages the use of clustering housing units, while preserving open space and farmland.

Thank you for the opportunity to review this proposal.

Sincerely,

Sherry Albertson-Clark, AICP  
Community Development Director



**Town of Berthoud**  
328 Massachusetts Ave.  
P.O. Box 1229  
Berthoud, CO 80513-2229  
Ph. 970.532.2643 Fax 970.532.0640



June 18, 2015

TB Group  
444 Mountain Avenue  
Berthoud, CO 80513

RE: Sanitary comments for Longs Peak Farm CD

Aaron Olson:

With further review of the plans submitted, I have the following comments:

1. The Town will need the applicant to continue the application process and finalize a service agreement with the Town in order for the Town to provide the sanitary sewer service to this development.
2. Clarify Wastewater and/or Sanitary sewer easements on for all future plans.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie D. Brothers".

Stephanie D. Brothers, P.E.  
Public Works Director



# Berthoud Fire Protection District

Date: 6/11/2015

Larimer County Planning and Building Services Division, Michael Whitney, Planner II  
P.O. Box 1190  
Fort Collins Colorado, 80522-1190

Re: Longs Peak Farm CD, Formally Haworth Property

Berthoud Colorado 80513

Dear Michael:

I have reviewed the above project and have the following comments:

## GENERAL

1. These comments pertain to the proposal for a Conservation Development Plan for Longs Peak Farms CD, Case # 15-S3313, an 86.4 acre development with 41 lots/residential (single family dwellings).
2. The requirements of the Fire Code, Building Code (with full regard to fire and life safety issues) and NFPA standards adopted at the time of planning approval and building construction must be met.

## EMERGENCY ACCESS REQUIREMENTS

3. A minimum of two approved, sustained access roadways must be provided to the Development:
  - a. **2012 IFC, Section D107.1: One or two family dwelling residential developments.** Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3 (Remoteness Rule).  
Exception 1: Access from two directions shall not be required if all dwelling units are equipped throughout with NFPA 13, 13R or 13D, approved automatic sprinkler systems.

The sketch plan shows that this will be met with the main access road from W. County Road 8 and the emergency access road from N. County Road 19, with an all-weather surface provided.

## FIRE FIGHTING WATER SUPPLY

4. Hydrant placement shall meet the requirements of the 2012 International Fire Code Appendix C. The number of hydrants shall be as specified in the adopted International Fire code. Currently, 1000 GPM for fire areas up to 3600 square feet. minimum required fire flow cannot be met for this development.

Berthoud Fire Protection District has agreed that we can provide a long hose lay to the development to provide additional required fire flows. Fire hydrants on CR 19 through the north emergency access road to the development can be utilized. It was estimated 500 GPM will be available in a looped 6" hydrant system that is to be installed throughout the development.

5. Hydrants shall be set back 3 feet from the curb face and shall be at least three feet from vegetation at full maturity, as well as fences, bushes, trees or any other fixed movable object. Fire hydrants shall be set tall enough as not to be impeded by back fill and landscaping. 2012 IFC 507.5.5. **Please provide utility plan.**
6. All hydrants shall be in place and operational prior to any combustible material being brought on site.

## ADDRESSING

7. Street names shall meet specifications set forth in Larimer County Rules of the Streets (see <http://larimer.org/streets/rules.htm>)  
All proposed street names shall be approved by the Berthoud Fire Protection District and the Larimer Emergency Telecommunications Authority (LETA). Please submit street names to BFPD and LETA for review and approval.

If you have any questions, please direct them to me at your earliest opportunity.

Respectfully,

P. Michael Bruner  
Fire Marshal

CC: TB Group, Aaron Olson, [aaron@tbgroup.us](mailto:aaron@tbgroup.us)  
CC: File

Box 570, 275 Mountain Ave, Berthoud CO 80513  
(970)532-2264 Phone, (970)5324744 Fax, [www.berthoudfire.org](http://www.berthoudfire.org)

## **Berthoud Fire Protection District**

### **Policy BSM 85/05 – 003**

#### **Fire Flow-Fire Protection Requirements, Fire Hydrants**

#### **Supplement to the International Fire Code, 2006 Edition**

##### **Section I Purpose**

- 1.1 The purpose of this supplement is to provide fire protection exerts from the International Fire Code, 2006 Edition, adopted fire hydrant standards and applicable standards of the International Building Code as they apply to the definition of fire area, area separation and needed fire flow requirements.

##### **Section II Fire Protection**

###### 2.1 Definitions

- a) The fire area is the floor area, in square feet, used to determine the required fire flow.
- b) Fire flow is the flow rate of a water supply, measured at 20 psi (137.9KPa) residual pressure; that is available for firefighting.

##### **Section III Modifications**

- 3.1 Decreases. Fire-flow requirements may be modified downward by the chief for isolated buildings or a group of buildings in rural areas or small communities where development of full fire-flow requirements is impractical.
- 3.2 Increases. Fire-flow requirements may be modified upward by the chief where conditions indicate an unusual susceptibility to group fires or conflagrations. An upward modification shall not be more than twice that is required for the building under construction.

## **Section IV Fire Area**

- 4.1 General. The fire area shall be the total floor area of all floor levels within the exterior walls, to include below ground floors and the garage, and under the horizontal projections of the roof of the building, except as modified in Section 4.2.
- 4.2 Area Separation. Portions of buildings which are separated by one or more four – hour area separation walls constructed in accordance with the International Building Code 2006 Edition , without openings provided with a 30 – inch (762 mm) parapet, are allowed to be considered as fire separate fire areas.
- 4.3 Type I and Type II-F.R. Construction. The fire area of buildings constructed of Type I and Type II-F.R. construction shall be the area of the three largest successive floors.

## **Section V Fire-Flow Requirements for Buildings**

- 5.1 One and Two Family Dwellings. The minimum fire flow and flow duration requirements for one and two family dwellings having a fire area which does not exceed 3,600 square feet (344.5 m<sup>2</sup>) shall be 1,000 gallons per minute (3785.4 L/min). Fire flow and flow duration for dwellings having a fire area in excess of 3,600 square feet (344.5m<sup>2</sup>) shall not be less than that specified in Table B105.1  
page # 394

Exception: A reduction in required fire flow of 50 %, as approved, is allowed when the building is provided with an approved automatic sprinkler system.

- 5.2 Buildings other than One and Two Family Dwellings. The minimum fire flow and flow duration for buildings other than one and two family dwellings shall be as specified in Table B105.1.

Exception: A reduction in required fire flow of up to 75 %, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The resulting fire flow shall not be not less than 1,500 gallons per minute (5677.5 L/min).

## **Section VI Fire Hydrant Locations, Distribution and Specification as Modified**

- 6.1 Fire hydrants installed within the District shall meet the following:
- a) Fire hydrants shall be A24015 Mueller improved, A423 AWWA Mueller Centurion or approved equal.
  - b) Hydrants shall have a 5 ¼ “or larger valve opening, two 2-1/2” hose nozzle, one pumper nozzle and a 6” or larger mechanical joint.
  - c) Nozzles shall have National Standard threads and shall be of traffic hazard type with safety features which will prevent barrel breakage.
  - d) Operating nut, studs and cups shall be 1” square or pentagon and open right.
  - e) Single and two family dwellings shall have fire hydrants spaced so that no structure shall be more than 400’ from the fire hydrant as measured via the street. Fire hydrants shall not be spaced more than 800’ apart.
  - f) Multi-family (higher density than one and two family dwellings) shall have fire hydrants spaced so that no structure shall be more than 400’ from a fire hydrant as measured via the street. Fire hydrants shall not be spaced more than 800’ apart.
  - g) Commercial and industrial developments shall have fire hydrants spaced so that no structure shall be more than 250’ from a fire hydrant as measured by via the street. Fire hydrants shall not be spaced more than 500’ apart.
  - h) When a multi-family dwelling, commercial or industrial building is protected by a automatic sprinkler system and the fire hydrant

connection is in excess of 150' from the fire hydrant; there shall be required an on site fire hydrant and water distribution lines capable of supplying the needed fire flow as designed for the automatic fire sprinkler system.

- i) Fire hydrants shall be installed on a loop water distribution line, whenever possible.
- j) Fire hydrants shall be within 15' of the curb or designated roadway and with no obstruction within 3'.
- k) When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

Exception: When alternate methods of protection, as approved, are provided, the requirements of Appendix C page 395 of the International Fire Code, 2006 Edition may be modified or waived.

## **Section VII Alternative Water Supply**

**7.1** Alternative rural water supplies may be considered under special circumstances.

Revised: June 4, 2008  
Revised: October 7, 2008  
Revised By: Fire Marshal, P. Michael Bruner

Approved By: Fire Chief, Stephen Charles

# **BERTHOUD FIRE PROTECTION DISTRICT**

## **POLICY BSM 86/01-006**

### **FIRE DEPARTMENT ACCESS**

#### **SECTION I PURPOSE**

The purpose of this policy is to set standards within the Berthoud Fire Protection District regarding Fire Department Access.

#### **SECTION II REQUIRED ACCESS**

**503.11** Fire apparatus access roads shall be provided in accordance with Sections 503.1 thru 503.1.3 of the 2012 International Fire Code for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet of (45 720 mm) from fire apparatus access as measured by an approved route around the exterior of the building or facility.

#### **Exceptions:**

1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of Sections 903.3.1.1 and 903.3.1.2.
2. When access roads cannot be installed due to location on property, topography, waterways non-negotiable grades or other similar conditions, the chief is authorized to require additional fire protection as specified in Section 1001.
3. When there are not more than two Group R, Division 3, or Group U Occupancies, the requirements of Sections 903.1.1 and 903.3.1.2 may be modified by the chief.

**503.1.2 Additional Access:** More than one fire apparatus road shall be provided when it is determined by the chief that access by a single road may be impaired by vehicle congestion, condition of terrain, climactic conditions or other factors that could limit access.

**503.1.3 High Piled Combustible Storage,** see Chapter 32 IFC 2012 Edition

**1903.6 & 1903.7 Lumber Yards & Woodworking Facilities Access Roads & Plans**

**Chapter 27 Hazardous Materials,** see Chapter 50 IFC 2012 Edition

## SECTION III DIMENSIONS

**503.2.1 Dimensions:** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096mm) and an unobstructed vertical clearance of not less than 13 feet 6 inches. IFC 503.2.1 2012 Edition

**503.2.2 Authority:** The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

**503.2.3 Surface:** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities.

**503.2.4 Turning Radius:** The turning radius of a fire apparatus access road shall be approved by the fire code official. Minimum turning radius of a fire apparatus access road must be 20' inside and 50' outside, excluding parking areas.

**503.2.5 Dead Ends:** Dead-end fire apparatus access roads in excess of 150 feet in length, unless a longer distance is approved by the chief, shall be provided with approved provisions for turning around of fire apparatus. A minimum of 100' diameter turnaround is required; parking areas shall not be included.

**503.2.6 Bridges and Elevated Surfaces:** When a bridge is required to be used as part of a fire apparatus access road, it shall be constructed and maintained in accordance with nationally recognized standards, Section 503.2.6, IFC 2012 Edition & AASHTO HB-17. The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.

Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official.

**503.2.7 Grade:** The gradient for a fire apparatus access road shall not exceed the maximum approved by the chief. Section 503.2.7 I.F.C.2012 Edition

The Berthoud Fire Protection District would prefer that on open streets the grade of incline would not exceed 4%. However, the fire department development access roadways shall not be of a grade of incline which exceeds the standards set forth by the appropriate political subdivision planning department street standards.

**503.4 Obstruction and Control of Fire Apparatus Access:** The required width of a fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Min shall be maintained at all times.

Entrances to roads, trails or other access ways which have been closed with gates or barriers in accordance with Section 503.5.1 shall not be obstructed by parked vehicles.

**503.5 Required gates or barricades:** The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other access ways, not including public streets, alleys or highways.

**503.5.1 Secured gates and barricades:** When required, gates and barricades shall be secured in an approved manner. Roads, trails and other access ways which have been closed or obstructed in the manner prescribed by Section 503.5 shall not be trespassed upon or used unless authorized by the owner and the fire code official.

**Exception:** Public officers acting within their scope of duty.

**503.6 Security gates:** The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

Any fences which cross fire apparatus access roadways must open able for a clear width of 12'. Gates may be chained with a padlock, however they must not be locked in such a way as to be inaccessible by firefighting personnel using standard bolt cutters for access.

Any gates must be signed - "No Parking - Fire Lane"

Roadways must be able to support imposed load of an aerial fire apparatus or an aerial apparatus on outriggers.

**Timing:** All required fire apparatus access roadways must be installed and serviceable prior to above ground combustible construction begins.

**Multi Story Buildings:** Buildings greater than two stories in height must have a thirty foot unobstructed fire apparatus access roadway on at least one side of the building for aerial operations.

1. Roadway must be able to support imposed load of an aerial fire apparatus or an aerial fire apparatus on outriggers.

#### **SECTION IV ADDITIONS**

Access requirements for additions to existing buildings must follow the same criteria as new buildings. When measuring access distances, the entire building, old plus new must be considered. Watch especially for reduction in access to existing buildings.

#### **SECTION V REMODELS**

4.1 Remodels of existing buildings require no additional access requirements unless the certificate of occupancy is changed or the existing degree of hazard is increased requiring more firefighting resources.

Revised 3/13/2015  
Revised 10/07/2008  
Revised By P. Michael Bruner, Fire Marshal  
Approved by S. Charles, Fire Chief

**BERTHOUD FIRE PROTECTION DISTRICT  
PLAN REVIEW/INSPECTION FEES**

NAME OF REVIEW \_\_\_\_\_  
Location \_\_\_\_\_

Received and Logged in Plan Review Book       Assigned to \_\_\_\_\_  
Date \_\_\_\_\_ Initial \_\_\_\_\_      Date \_\_\_\_\_ Initial \_\_\_\_\_

**CLASSIFICATION/PRICING  
Commercial Application**

Alarm/Detection Systems Square Footage	Review	Inspection
Less than 10,000	\$350.00	\$ 50.00
10,000 - 15,000	\$400.00	\$ 75.00
15,000 - 20,000	\$450.00	\$100.00
20,001 - 25,000	\$500.00	\$150.00
25,001 - 50,000	\$750.00	\$250.00
Greater than 50,0001	Contractor Rate	Contractor Rate

If a second review is required, the responsible party will be billed at half of the rate of the initial review/inspection rate.

Automatic Fire Sprinkler Sys.	Review	Inspection
Less than 10,000	\$350.00	\$ 50.00
10,000 - 15,000	\$400.00	\$ 75.00
15,000 - 20,000	\$450.00	\$100.00
20,001 - 25,000	\$500.00	\$150.00
25,001 - 50,000	\$750.00	\$250.00
Greater than 50,0001	Contractor Rate	Contractor Rate

If a second review is required, the responsible party will be billed at half of the rate of the initial review/inspection rate.

**SPECIAL HAZARDS**

**Plan review**

**Processes, Storage, Handling, Use, Mixing & Applications**

Square Footage	Review	Inspection
Less than 5,000	\$ 500.00	\$250.00
5,001 - 10,000	\$ 750.00	\$375.00
10,001 - 20,000	\$1000.00	\$500.00
>20,001	\$1500.00	\$750.00

If a second plan review or inspection is required, the responsible party will be billed at half of the rate of the initial review and/or inspection fee.

Fire Protection/Hazardous Material Consultation Fees: \$250.00 for the first hour /\$75.00 per hour plus expenses.

**BUILDING**

**Plan review/ Inspection**

Square Footage	Review/ Inspection/Hydrant Flow Test
Less than 5,000	\$200.00
5,001 - 10,000	\$300.00
10,001 - 15,000	\$450.00
15,001 - 25,000	\$550.00
25,001 sq ft add	\$600.00
	\$10.00 per 1,000 sq ft

**DEVELOPMENT**

**Plan Review/Inspection**

Square Footage	Review/ Inspection/Hydrant Flow Test
Developments < 10 Lots	\$150.00
Developments 11 to 20 Lots	\$200.00
Developments 21 to 50 Lots	\$300.00
Developments > 51 Lots	\$750.00

Description: Development plan reviews generally include plan review, numerous site visits, infrastructure approval; IE access roads, water lines, fire flow determinations, road grades and widths, secondary road accesses, etc. This process traditionally requires meetings with developers, county staff and engineers associated with the project.

Payment Received       Letter to Referring Agency  
Date \_\_\_\_\_ Initial \_\_\_\_\_      Date \_\_\_\_\_ Initial \_\_\_\_\_

Total time spent on review: \_\_\_\_\_ Total man-hours spent on review: \_\_\_\_\_





Michael Whitley <whitlemd@co.larimer.co.us>

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## Haworth development

1 message

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**CHRIS J POLLOCK** <cdpollock@msn.com>  
To: "mwhitley@larimer.org" <mwhitley@larimer.org>

Wed, Jun 10, 2015 at 7:37 PM

Mr. Whitley,

We are writing to request a neighborhood meeting for the proposed Longs Peak Farms 15-S3313. We have several concerns about the proposed development and would like to air them at this meeting.

Thank you,  
Chris and Dianne Pollock  
2604 West CR 8  
Berthoud, CO

(970) 532-0120

Sent from my iPad

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