



LEGAL LOT DETERMINATION REQUEST

COMMUNITY DEVELOPMENT | PLANNING

SUBMITTAL REQUIREMENTS

Please submit the request form and all necessary attachments to planningCIRT@larimer.org in PDF format.

Item	Description:	Required
1.	Request Form – one copy of this page, plus attachments if necessary	YES
2.	Application Fee - current fee at time of submission	\$131.54
3.	Historic Property Research - one or more of the following: <ul style="list-style-type: none"> a deed recorded prior to May 5, 1972 (May 9, 1968 if the lot is platted) that created the lot, parcel or tract documentation of a recorded plat that created the lot another type of legal conveyance of the property dated prior to May 5, 1972 (May 9, 1968 if the lot is platted) documentation that a 35+ acre parcel was created without leaving any portion of the original parcel less than 35 acres. 	YES

The process of determining the legal status of a lot involves researching the history of the property through legal documents of property transfers that most often can be found in the Clerk and Recorder’s Office. There are two methods for researching the legal status of a property:

1. Research the property yourself;
2. Hire a consultant such as a Land Use Attorney or Professional Planner to do the research

PROPERTY INFORMATION

PARCEL NUMBER(S):

ADDRESS(ES):

PROPERTY OWNER:

PROPERTY OWNER:

PHONE #:

PHONE #:

EMAIL:

EMAIL:

APPLICANT:

PHONE #:

EMAIL:

.....
Applicant Signature

.....
Date

Determination requests may take up to 10 weeks to complete. All information will be sent to the property owner and applicant.

Disclaimer: Code Compliance research may be required by the Planning Division, depending on the request. To request Code Compliance research on your own, please visit our website at www.larimer.gov/codecompliance/research-requests