

SECTION 14- 500 MINOR SUBDIVISION

14-501 INTENT

- A. To provide a streamlined review process for subdivisions of land that are determined to be minor in nature in accordance with Section 30-28-1 01 (1 0) (d) C. R. S.
- B. A Minor Subdivision is any subdivision that:
 - 1. Creates no more than 4 parcels;
 - 2. Does not require the extension of municipal/public facilities or the creation of significant public improvements as determined by the PWD Department;
 - 3. Fronts an existing street and does not involve any new streets;
 - 4. Does not adversely affect the remainder of the parcel or adjoining property; and
 - 5. Is not in conflict with any provisions of the Arapahoe County Comprehensive Plan, Zoning Resolution or these regulations.

14-502 PREREQUISITE

Prior to submittal of a Minor Subdivision application, the Applicant shall meet with staff at a Pre-submittal meeting to discuss the procedure and submittal requirements. If it is determined that the Applicant is using the Minor Subdivision process to circumvent the subdivision process, such as the submittal of adjoining multiple minor Subdivisions, the Applicant shall be required to comply with the Preliminary Plat and Final Plat processes. A Minor Subdivision shall not be permitted if the subdivision creates a nonconforming lot, or in the case of an existing nonconforming lot or parcel, a Minor Subdivision shall not increase the nonconformity. The Minor Subdivision shall include one contiguous parcel of land owned and proposed for Subdivision .

14-503 APPROVAL STANDARDS AND SUBMITTAL PROCESS

The Minor Subdivision Final Plat shall be processed in accordance with the Final Plat regulations. The only exception is that the application will be scheduled with both the Planning Commission and the Board of County Commissioners.