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~~Chapter 2—Subdivision Regulations~~  
~~Part 100 Provisions~~

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~~Section 11.2.101 Title~~

- ~~A. This Section of the Code shall be known and may be cited as the Subdivision Regulations of the City of Centennial, Colorado.~~
- ~~B. For the purposes of this Code, “The Subdivision Regulations” shall mean the Subdivision Regulations of the City of Centennial, Colorado.~~
- ~~C. The Subdivision Regulations include and incorporate the following separate documents duly adopted by the City Council:~~
  - ~~1. The “City of Centennial Storm Drainage Design and Technical Criteria,” hereinafter as the Drainage Criteria.~~
  - ~~2. The “City of Centennial Roadway Design and Construction Standards,” hereinafter as the Roadway Design Standards.~~

~~Section 11.2.102 Purpose~~

- ~~A. The subdivision of land is the first step in the process of urban development. The arrangement of land parcels for residential, commercial, industrial, recreational utilities and other public purposes will determine to a large degree the quality of health, safety, and economy of the environment.~~
- ~~B. These Regulations are designed, intended, and should be administered in a manner to:~~
  - ~~1. Implement the Comprehensive Plan.~~
  - ~~2. Establish adequate and accurate records of land subdivision.~~

- ~~3. Harmoniously relate the development of the various tracts of land to the existing community and facilitate the future development of appropriate adjoining tracts.~~
- ~~4. Provide for adequate, safe, and efficient public utilities and improvements; and to provide for other general community facilities and public places.~~
- ~~5. Provide for light, air, parks, and other spaces for public use.~~
- ~~6. Provide for protection from fire, flood, and other dangers; and to provide for proper design of storm water drainage facilities and streets.~~
- ~~7. Provide that the cost of improvements which primarily benefit the tract of land being developed be borne by the owners/developers of the tract, and the costs of improvements which primarily benefit the whole community be borne by the whole community.~~
- ~~8. Provide for the administration and regulation of special areas and activities as might be delineated in the City Master Plan.~~

### ~~Section 11.2.103 Jurisdiction~~

- ~~A. These Subdivision Regulations shall apply to all land in the City of Centennial.~~
- ~~B. The City is enabled to control the subdivision of all of the land within the City of Centennial by virtue of Article 23 of Title 31 of the Colorado Revised Statutes as amended.~~
- ~~C. The City has the authority to plan for and regulate the use of land and to administer and regulate special areas and activities as might be delineated in the Master Plan under Article 65.1 of Title 24 of the Colorado Revised Statutes as amended (H.B. 1041 1974).~~

### ~~Section 11.2.104 Enforcement~~

- ~~A. Any subdivider, or agent of a subdivider, who transfers legal or equitable title or sells any subdivided land before a final plat for such subdivided land has been approved by the City Council and recorded or filed in the office of the County Clerk and Recorder is guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than one thousand dollars nor less than five hundred dollars for each parcel of or interest in subdivided land which is sold. All fines collected under this paragraph shall be credited to the general fund of the City. No person shall be prosecuted, tried, or punished under this paragraph unless the indictment, information, complaint, or action for the same is instituted prior to the expiration of eighteen months after the recordation or filing in the office of the County Clerk and Recorder of the instrument transferring or selling such subdivided land.~~

- ~~B. No plat for subdivided land shall be approved by the City Council unless at the time of the approval of platting the subdivider provides the certification of the County Treasurer's office that all ad valorem taxes applicable to such subdivided land, for years prior to that year in which approval is granted, have been paid.~~
- ~~C. The City Council shall have the power to bring an action to enjoin any subdivider from selling subdivided land before a final plat for such subdivided land has been approved by the City Council.~~
- ~~D. The City Council shall have the power to bring action to enjoin any subdivider or developer from engaging in development activities or development in areas which have been identified as special pursuant to Article 65.1 of Title 24 C.R.S. as amended (H.B. 1041-1974) until a final plat, including any extraordinary required evidence or procedures for such specific areas or activities as prescribed in the City Zoning Regulations, has been approved by the City Council.~~
- ~~E. All departments, officials and public employees of the City of Centennial vested with the duty of authority to issue permits, shall conform to the conditions of these Regulations. It shall be the duty of the City Council, the Director of Land Use Services Department, City Attorney, or their duly appointed representatives to enforce the provisions of these Regulations.~~
- ~~F. No permits shall be issued by the Director of the Land Use Services Department, nor any other administrative officer of the City, for the construction of any building, or other improvements requiring a permit, upon any land for which a plat is required by these Regulations, unless and until the requirements thereof have been complied with.~~

#### ~~Section 11.2.105 Amendments~~

~~After study and recommendation by the Planning and Zoning Commission, and upon public hearing, these Regulations may be amended by the City Council.~~

#### ~~Section 11.2.106 Separability Clause~~

~~If an article, section, sub section, sentence, clauses, or phrase of this Code is for any reason held unconstitutional or illegal, such determination shall not affect the validity of the remaining portion of this Code.~~

#### ~~Section 11.2.107 Effective Date~~

~~This Resolution shall be in effect from the date of adoption by the City Council, pursuant to legal provisions and procedures as required by state statutes of the State of Colorado.~~

#### ~~Section 11.2.108 General Provisions~~

- ~~A. All subdivision applications shall provide evidence that sufficient regional infrastructure, facilities, networks or systems (hereafter “regional improvements” (Section 11.2.1101.P and 11.2.1101.Q) are available or can be made available to serve the development proposal. Examples of regional improvements include, but are not limited to: traffic signals; major intersection improvements; utilities; arterial road infrastructure serving public facilities (such as schools, parks, libraries, and government offices); bridges; parks; schools; libraries; and public transportation facilities.~~
- ~~B. The City Council may restrict or postpone approval of the subdivision and the issuance of any new building permits until the needs are met. The restrictions may consist of any action or combination of actions which, in the discretion of the Council, sufficiently provide for the particular regional improvements before the impacts of the subdivision create the need for the improvement.~~
- ~~C. The restrictions determined by City Council may include any of the following:~~
- ~~1. Postponement of approval of subdivision plats not yet approved; or~~
  - ~~2. The imposition of conditions upon approval of the subdivision; or~~
  - ~~3. Restrictions or limitations on the issuance of building permits or certificates of occupancy; or~~
  - ~~4. The assessment of fees and charges as needed to equitably provide for the cost of the regional improvements; or~~
  - ~~5. Required pro-rata contributions toward the cost of the regional improvements prior to approval or permit issuance; or~~
  - ~~6. Any combination of the above, with the calculation based upon the benefit to the subdivision and the need created or exacerbated by the subdivision.~~
- ~~D. All applications for preliminary and Final Plat approval must include evidence addressing regional improvements.~~
- ~~E. No subdivision or plat name shall be used which will duplicate, or be confused with an existing or proposed subdivision name. The City reserves the right to name the subdivision.~~
- ~~F. No building permit shall be issued unless all of the property covered within such a Final Plat /Replat is covered by an approved Final Development Plan, ASP, Subdivision Development Plan, or complies with the building permit process.~~

~~G. No building or construction permit shall be issued covering unplatted property prior to approval of the Final Plat, unless the property has been specifically exempted from Final Plat requirement by definition or by official action of the City Council.~~

### ~~Section 11.2.109 Processing Fees~~

~~A. To defray the costs of administrative procedures, the City Council shall require processing fees. Amounts of processing fees shall be determined by the City Council and shall be paid at the time of application.~~

~~B. A Subdivider may submit a written request to the Land Use Services Department for the waiver of all or a portion of fees or other platting submittal requirements. The letter should set forth the extent of the waiver and the reasons for requesting the waiver.~~

~~C. The Land Use Services Department Director or designee will review the request and make a recommendation to the City Council. The City Council will approve or deny the request based on a review of the evidence and the recommendation of the Land Use Services Department Director or designee.~~

### ~~Section 11.2.110 Engineering Waivers~~

~~A. The City's Engineering Division has published a document describing the method for requesting and processing requests for variances, exceptions, and waivers of City engineering criteria. Generally, the process involves a three-level authority for hearing and acting on these requests:~~

- ~~1. A Technical Review Committee,~~
- ~~2. The Director of the City's Engineering Division, and~~
- ~~3. The City Council.~~

~~Unfavorable consideration by the Technical Review Committee may be reversed by subsequent action of the Director of the City's Engineering Division, or ultimately, the City Council. The City Council reserves the right to deny waiver requests approved by the Technical Review Committee or the Director of the City's Engineering Division.~~

~~B. An exception to the three level processes is that individual case engineers may approve an Exemption from the drainage study submittal requirement, without Technical Review Committee action, if certain criteria are met. The specific criteria are set forth in Technical Bulletin 89-2 "Procedures for Processing and Approving Drainage Study Exemptions."~~

~~C. A waiver request must be made in writing, including requests for the Director of the City's Engineering Division, and/or the City Council to reverse the decisions of the lower~~

~~authority. Administrative Procedural Directive 88-7 “Variances, Exceptions, and Waivers of City Engineering Criteria “and Technical Bulletin 89-2 “Procedures for Processing and Approving Drainage Study Exemptions” are available upon request at the City’s Engineering Division Office.~~

### **~~Section 11.2.111 Dedication Standards~~**

- ~~A. Intent. Public land dedication shall be provided by the Owner/Subdivider of land which is subdivided to permit residential uses, for use of public parks, public schools and other public purposes to serve the future residents of the subdivision. As used in this Section, the term “other public purposes” would include, but not be limited to, libraries, fire stations, public buildings and other similar facilities.~~
- ~~B. Land Suitability and Improvements. The agency or department eligible for the land dedication must evaluate land suitable for dedication and provide written comments to the City Council prior to the final plat hearing before the Council. Land may also be excluded when City Council determines that the land is unsuitable for development purposes and does not meet City requirements. A determination of land suitability will include the following:~~
- ~~1. Land for Other Public Purposes:~~
    - ~~a. Land without geologic hazards or contaminated waste; and~~
    - ~~b. Land that includes floodplain area may use no more than 5% of the floodplain for credit towards the dedication requirement.~~
  - ~~2. Land for Public Schools~~
    - ~~a. Land without geologic hazards or contaminated waste;~~
    - ~~b. Land exclusively outside of the floodplain, with slopes no greater than 5%;~~
    - ~~c. Land agreed upon by the school district, and~~
    - ~~d. Land with access to a public street of suitable classification.~~
  - ~~3. Land for Public Parks:~~
    - ~~a. Land without geologic hazards or contaminated waste.~~
    - ~~b. Land with appropriate access for pedestrian use with limited parking.~~
    - ~~c. Land strategically located as a link between other open space areas and parklands.~~

- ~~d. The owner/subdivider shall be required to install street, sidewalk and drainage improvements serving the dedicated site and sewer and water lines to the site. The site shall be preserved in its natural physical condition, unless otherwise approved by the City Council. Public improvements and sewer and water line extensions shall be provided at the time when adjacent improvements are installed, or upon request of the City Council, and shall be included within the subdivision improvement agreement for the development.~~
- ~~e. Once these improvements have been installed, the school district, park district or other public entity shall be responsible for the repair of any damage to such improvements caused during construction on such dedicated sites.~~

~~C. Formula for Calculating Land Dedication Requirement.~~

~~The method to determine the amount of land to be dedicated by any Owner/Subdivider of residential land shall be based upon the population and students expected to be generated at the time of completion of the project, determined in accordance with the standards set forth in these Regulations. The following standards shall be used to calculate the amount of land to be dedicated in connection with final plat approval.~~

~~1. Acreage Required for Parks and Other Public Purposes~~

- ~~a. Public Parks: 6 acres of dedicated land/1,000 population~~
- ~~b. Other Public Purposes: .25 acres of dedicated land/1,000 population~~

~~2. Acreage Required for Suburban and Rural Public Schools~~

~~Although average household size and student population per household is generally similar throughout the City of Centennial, the Regulations should recognize differences between suburban and rural school facilities. The following is a breakdown of the school districts within the City of Centennial that are considered suburban and rural, respectively:~~

~~Suburban school districts~~

~~Aurora School District No. 28j  
Cherry Creek School District No. 5  
Englewood School District No. 1  
Littleton School District No. 6  
Sheridan School District No. 2~~

~~Rural school districts~~

~~Bennett School District No. 29j  
Byers School District No. 32j  
Deer Trail School District No. 26j  
Strasburg School District No. 31j~~

~~3. Land Required for Public Schools per Student~~

~~The following figures shall be used to determine the land area per student that is required to be dedicated for subdivisions creating new residential units:~~

~~a. Suburban Districts~~

~~The land area required is 0.0260 acres per student. This is based on the total land area required for elementary, middle, and high schools divided by the total number of students, or 81.25 acres divided by 3,125 students. It is assumed that elementary schools require 11.5 acres for 650 students, middle schools require 21.75 acres for 675 students, and high schools require 48 acres for 1,800 students.~~

~~b. Rural Districts~~

~~The land area required is 0.0597 acres per student. This is based on the total land required for elementary, middle, and high schools divided by the total number of students, or 60.06 acres divided by 1,006 students. It is assumed that elementary schools require 8.7 acres for 370 students, middle schools require 17.12 acres for 212 students, and high schools require 34.24 acres for 424 students.~~

~~D. Population and Student Generation Calculations:~~

~~Calculations for determining population have been broken down into three residential land use densities with the following population per dwelling unit:~~

<u>Residential Density</u>	<u>Population Generated</u>	<u>Students Generated</u>
<del>0 - 7.49 d.u./ acre</del>	<del>2.96 persons per d.u.</del>	<del>0.775 students per d.u.</del>
<del>7.50 d.u./ acre to 14.99 d.u./ac</del>	<del>2.39 persons per d.u.</del>	<del>0.364 students per d.u.</del>
<del>15.00 d.u./ acre and above</del>	<del>1.76 persons per d.u.</del>	<del>0.195 students per d.u.</del>

~~E. Land Value Calculations:~~

- ~~1. If the City Council determines that the acreage required within a development for schools, parks or other public purposes is too small to be viable or desirable or cannot be integrated into the development, the owner/subdivider shall be required to pay a sum of money to the City of Centennial, Colorado, in lieu of the land dedication requirement set forth in Section 11.2.111.C above.~~
- ~~2. The amount of said sum of money shall be the equivalent value of the area calculated to be dedicated. This shall mean the current fair market value of the total zoned and platted lands, improved with access and utility improvements as required for dedicated sites. There are two methods available to the applicant to determine the fair market value of the land: the Appraisal Method and the Assumed Value Method. Under both methods, the value shall be current to within six months of the City Council hearing on the final plat.~~
- ~~3. Appraisal Method: The Appraisal Method shall be followed to determine the fair market value of the property unless the applicant elects to determine the value under~~

~~the Assumed Value Method described below as Option 2. Under the Appraisal Method, the fair market value of the property is determined by the City Council after consideration of qualifying appraisals submitted to the City Council.~~

- ~~4. After acceptance of a final plat submittal, the Land Use Services Department shall determine whether cash in lieu of land dedication will be required for the plat, and shall mail such determination to the applicant and the public agencies eligible to receive dedicated sites from the development. The determination shall also set forth the estimated cash-in-lieu amounts using the Assumed Value Method. Unless the applicant notifies the Land Use Services Department of the applicant's decision to accept the valuation determined by the Assumed Value Method (on a form approved by the Land Use Services Department), the applicant shall submit, prior to the scheduling of a City Council hearing, a complying M.A.I. appraisal of the developable portion of the property which is the subject of the final plat application. The appraisal shall state the fair market value of such property assuming that the final plat is approved, and assuming that the school site is improved with the public improvements and water and sewer facilities required for dedicated sites. The appraisal shall otherwise comply with all form and content requirements for appraisals established by the City Attorney's Office, if any. Upon receipt of the applicant's appraisal, the Land Use Services Department shall mail copies to the public agencies eligible to receive dedicated sites from the development, and shall notify such agencies that they may submit qualifying appraisals for consideration by the Council. The City shall allow sufficient time for submittal of appraisals prior to scheduling the final plat for City Council hearing. Appraisals which comply with the above criteria and which are certified by a M.A.I. appraiser shall be included within the packet of materials for consideration and determination of value by the Council. All appraisals shall be updated as necessary to ensure that the effective date of the valuation determination is current to within six months of the City Council hearing on the final plat.~~
- ~~5. Assumed Value Method: The applicant may waive its right to submit an appraisal, in which case the fair market value shall be determined pursuant to the values set forth in this paragraph. For proposed subdivisions located within the boundaries of one or more rural school districts, the land value to be used in the cash-in-lieu formula shall be established at \$20,000 per acre. For proposed subdivisions located within the boundaries of one or more suburban school districts, the land value to be used in the cash-in-lieu formula shall be established at \$40,000 per acre. These assumed values shall be periodically updated by the City Council, and these Regulations amended accordingly, to reflect changing land values and improvement costs. In the event an applicant believes that the Assumed Value Method would result in a cash-in-lieu amount greater than the fair market value of the site to be dedicated, the applicant shall have the right, prior to the City Council hearing, to follow the procedures for valuation pursuant to the Appraisal Method outlined above. In the event an affected public agency believes that the Assumed Value Method would result in a cash-in-lieu amount less than the fair market value of the site to be dedicated, the agency shall~~

~~have the right to submit an appraisal meeting the requirements of the Appraisal Method. Upon receipt of the agency's appraisal, the Land Use Services Department shall mail copies to the applicant and other public agencies eligible to receive dedicated sites from the development, and shall notify such parties that they may submit qualifying appraisals for consideration by the Council. The Land Use Services Department shall establish a reasonable deadline for the submission of agency appraisals to allow sufficient time for submittal of all appraisals prior to scheduling the final plat for City Council hearing. Appraisals which comply with the above criteria and which are certified by an M.A.I. appraiser shall be included within the packet of materials for consideration and determination of value by the Council. All appraisals shall be updated as necessary to ensure that the effective date of the valuation determination is current to within six months of the City Council hearing on the final plat. The City Council shall be entitled to determine the correct property value, and shall base its decision upon the evidence presented to it.~~

~~F. Cash-in-Lieu of Land Formula.~~

~~The following formulae shall be used to calculate the dollar amount of the cash in lieu of land dedication required for subdivisions, which create lots for dwelling units.~~

~~1. Land for Public Schools:~~

- ~~a. Number of dwelling units (d.u.) times the number of students generated per d.u. = total students generated.~~
- ~~b. Total students times 0.026 acres/student (suburban) or 0.0597 acres/student (rural) = dedicated acres.~~
- ~~c. Dedicated acres times value of land/acre = the total number of dollars for cash in lieu for public school land.~~

~~2. Land for Public Parks:~~

~~Number of dwelling units (d.u.) times the number of persons generated per d.u. = total persons generated.~~

- ~~a. Total persons generated divided by 1,000 = number of persons per 1000.~~
- ~~b. Number of persons per 1000 times 6.00 acres = dedicated acres.~~
- ~~c. Dedicated acres times the value of land/acre = the total number of dollars for cash in lieu for public parks.~~

~~3. Land for Other Public Purposes:~~

~~Number of dwelling units (d.u.) times the number of persons generated per d.u. = total persons generated.~~

~~a. Total persons generated divided by 1,000 = number of persons per 1000.~~

~~b. Number of persons per 1000 times 0.25 acres = dedicated acres.~~

~~c. Dedicated acres times value of land/acre = the total number of dollars for cash in-lieu for other public purposes.~~

~~As an alternative to the above noted requirements, the City Council may require a combination of dedication of land and payment of a sum of money, provided that such a combination shall be at a minimum of the amount equivalent to the value of the area calculated to be dedicated.~~

#### ~~G. Privately Owned Parks.~~

~~1. Where parks are provided in a proposed subdivision and are to be privately owned and maintained by the future residents of the subdivision for the mutual use and benefit of said residents, such land area and/or improvements may be credited against the park requirements set forth herein, provided the City Council finds that it is in the public interest to do so, and that the following standards are met:~~

~~a. That the private ownership and maintenance of said land area is adequately provided for by written agreement;~~

~~b. That the proposed land area is reasonably adaptable for use for park and recreation purposes. Reasonably adaptable may include but not be limited to, sufficient size, accessibility, location, topography, drainage and soil capacity; and~~

~~c. That the facilities proposed for said land areas are in substantial accordance with the provisions of this Regulation, and are approved by the City Council. All park improvements shall comply with the City of Centennial Landscaping Regulations.~~

~~d. The Land Use Services Department is permitted to recommend to the City Council adoption of regulations as further guidelines in the analysis of land suitable for dedication.~~

~~2. If the City Council approves such private parks the following notes shall be added to the Final Plat and to the Final Development Plan for the subdivision:~~

~~a. The private park site as shown on this plat (plan), shall be maintained in perpetuity by the owner(s), homeowners association, and/or entity other than the City of Centennial.~~

- ~~b. Building permits will be issued for only one half of the lots in this subdivision until the park facilities have been installed in accordance with the approved plan.~~
  - ~~c. When a project consists of one lot, the private park shall be installed prior to the certificate of occupancy.~~
- ~~3. If the City Council determines that privately owned park lands are appropriate to receive credit against the requirements of this section, the amount of credit to be allowed shall not exceed 35 percent (35%) of the requirement, and additional funds shall be paid to the City, or additional lands shall be dedicated to the City, or a combination of land and funds shall be provided to the City to fulfill the requirements of this Section based on the needs and recommendations of the affected park district and other affected government entities.~~

#### ~~H. Payment of Dedication Requirements.~~

- ~~1. Public lands to be designated for use as school sites shall be negotiated directly between the Owner/Subdivider and the appropriate school district subject to the approval of the City Council. The amount of land to be dedicated for school purposes shall be in compliance with the requirements of these Regulations.~~
- ~~2. For property zoned for residential uses, the evidence shows that the school district can serve the student population expected to be generated from the development. The Council may deny a subdivision request for which the evidence shows that the school district cannot serve the student population generated from the development.~~
- ~~3. If required by the City Council, land areas to be designated for public land dedication should be determined at the time of the zoning hearing or final plat consideration. If required by the City Council, public land dedication or payment in lieu thereof should be given prior to or at the time of Final Platting.~~
- ~~4. Public land dedication will be negotiated by the school district, and, if approved by the City Council, may be provided directly to the school district or to the City. Proof of such dedication or payment shall be provided to the City Council.~~
- ~~5. Public land dedication for public parks shall be negotiated with the park district, and, if approved by the City Council, may be given directly to the City or parks district, as determined by the City Council.~~

#### ~~I. Public Land Funds~~

- ~~1. The City Council shall hold the funds paid to the City until:~~

- ~~a. The acquisition of reasonable sites and land area for parks, fire stations, libraries or other public purposes are determined necessary by the City Council;~~
  - ~~b. Other capital outlay purposes for parks to serve the proposed subdivision and future residents thereof are determined necessary by the City Council;~~
  - ~~c. The development of sites and land areas for park purposes or other purposes are determined necessary by the City Council.~~
- ~~2. After approval of the Final Plat and receipt of the dedications of sites and land areas or payment in lieu thereof pursuant to this section, the City Council, through the City of Centennial Land Use Services Department, shall give written notice to the appropriate local government entities. After receipt of such a notice, the local government entity (including park districts, fire districts and library districts) may request land or funds, and shall demonstrate in writing a need for land or funds for a use authorized in this section. The entity requesting such lands and/or funds shall provide written justification setting forth the amount of land and/or funds sought, the proposed uses of said land and/or funds, and the benefits which the residents and future residents of the subdivision for which the land and/or funds were obtained will receive.~~
- ~~3. Requests for land and/or funds shall be made directly to the City of Centennial Land Use Services Department. The City of Centennial Land Use Services Department shall review the requests for funds and, on a quarterly basis, present these to the City Council along with the Division's recommendations. In addition, when the request is for land, the City of Centennial Land Use Services Department shall inform the Applicant whether a "Location and Extent" hearing is necessary, and, if such a hearing is required, no land shall be transferred until approval has been granted after the hearing process.~~
- ~~4. The City Council, at its discretion, may vote to allocate some of the lands and/or the funds for the subject project and, if approved, will transfer the land and/or funds to the appropriate local government entity.~~

**Chapter 2—Subdivision Regulations**  
**Part 200 Preliminary Plat**

<del>Section 11.2.201</del>	<del>Intent</del>
<del>Section 11.2.202</del>	<del>Approval Standards</del>
<del>Section 11.2.203</del>	<del>Submittal Process</del>
<del>Section 11.2.204</del>	<del>General Submittal Requirements</del>
<del>Section 11.2.205</del>	<del>Plat Exhibit</del>
<del>Section 11.2.206</del>	<del>Expiration of Approval</del>

**~~Section 11.2.201 Intent~~**

~~A Preliminary Plat is one of the first documents utilized when owners of a property wish to subdivide their property in accordance with State Statutes and the City of Centennial Subdivision Regulations. This Plat is preliminary in nature and the configuration of lots and roadways are considered a minimum requirement that may be subject to revision with the Final Plat review. The appropriateness of the number, configuration and size of the lots will be established by the City Council with Final Plat approvals, when applicable, which could require changes to a Preliminary Plat. The Preliminary Plat shall include all of the contiguous land owned and proposed for development. Special circumstances, such as a road right of way, may exist regarding the contiguity requirement and will be reviewed on a case-by-case basis.~~

**~~Section 11.2.202 Approval Standards~~**

~~A Preliminary Plat may be approved upon the finding by the City Council that:~~

- ~~A. The Applicant has provided evidence that provision has been made for a public water supply system, and if other methods of water supply are proposed, adequate evidence that a water supply is sufficient in terms of quantity, quality and dependability for the type of subdivision proposed [Section 30-28-133(6)(a), C.R.S.];~~
- ~~B. The Applicant has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations [Section 30-28-133(6)(a), C.R.S.]; and~~
- ~~C. The Applicant has provided evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the Subdivider and that the proposed use of these areas are compatible with such conditions. [Section 30-28-133(6)(a), C.R.S.]~~
- ~~D. The application is in compliance with all applicable zoning regulations governing the property as adopted by the City Council.~~

~~E. The application is in compliance with the Mineral Resource Areas in the Regulations for Areas of Special Interest as adopted in the City of Centennial Zoning Regulations.~~

### ~~Section 11.2.203 Submittal Process~~

~~A. Prior to submitting a complete application for the Preliminary Plat, a pre-submittal meeting with representatives of the Land Use Services Department and City's Engineering Division is required, unless waived in writing by the Land Use Services Department Director and/or City's Engineering Division Manager.~~

~~B. Following the Pre-submittal meeting, the Applicant must complete all of the requirements of the formal review process as prescribed by the Land Use Services Department. The Land Use Service Department Director and/or City's Engineering Division Manager may waive any portion of the formal submittal requirements in writing.~~

~~C. As part of the review process, referral agencies are notified and have the opportunity to respond in writing. The Applicant may be required to pay any fees assessed by these referral agencies in advance of their review. This referral period is twenty one (21) days and can be extended by up to thirty (30) additional days by mutual consent of the Applicant and the Land Use Services Department Director or designee. Failure of an agency to respond within the prescribed time period (or extended period) shall indicate approval by that agency.~~

~~D. Following referral agency review, the Land Use Services Department staff will determine the applications readiness to proceed to the Planning and Zoning Commission.~~

~~E. When determined ready, the Preliminary Plat submittal, along with the available comments of the Land Use Services Department and Engineering Staff and appropriate referral agencies shall be presented at a Public Hearing of the Planning and Zoning Commission. (Ord. 2003-13)~~

~~F. Following the recommendation by the Planning and Zoning Commission, the Staff Planner shall schedule the Preliminary Plat with the City Council for final consideration. The Applicant shall be notified of the Public Meeting date and time. (Ord. 2003-13)~~

~~G. The Preliminary Plat submittal, along with the recommendations of the Planning and Zoning Commission and staff, shall be presented at a Public Meeting on the Consent Agenda of the City Council. The Council shall evaluate the Preliminary Plat, staff recommendations, referral agency comments, Planning and Zoning Commission recommendations and public comments and other information relevant to the plat and shall either approve, conditionally approve, table for further study or deny the Preliminary Plat. The Council's action shall be based on compliance with the adopted standards, regulations, policies and other guidelines. If the Preliminary Plat is presented~~

~~concurrently with an application subject to Public Hearing before the City Council, the Plat shall also be presented at the same Public Hearing. (Ord. 2003-13)~~

~~H. If denied by the Council, the submittal of a new application and processing fee shall be required in order to pursue the proposed subdivision. The resubmittal of a Preliminary Plat application for the same or substantially same request, as determined by the Land Use Services Department Director or designee, shall not be accepted for a one-year period from the date of such denial. The Applicant may appeal the decision of the Land Use Services Department Director or designee, in writing, to the Council within 10 days from the date of the decision. An application can be withdrawn, without prejudice, at any time during the process.~~

#### ~~Section 11.2.204 General Submittal Requirements~~

~~A. Completed Land Use Application (Application is available from the Land Use Services Department);~~

~~B. Application fee (Fee Schedule available in the Land Use Services Department);~~

~~C. Written Letter of Intent that explains, justifies and validates the request, stating all facts relied upon and providing documentation where possible.~~

~~D. Proof of ownership, which includes a current or updated title insurance policy or title commitment;~~

~~E. A notarized Letter of Authorization from all landowners permitting a representative to process the application with a disclaimer that no other party's consent is required;~~

~~F. Preliminary Plat Exhibit with all supporting documents required by staff (per Section 11.2.205 herein). The format for all plans and plats shall be in upper case sans serif. Font size shall be readable when reduced to an 11x17 inch size. No plans or plats shall include copyright restrictions;~~

~~G. Technical Reports~~

~~1. Phase II Drainage Plans shall be initially submitted to the Land Use Services Department. The staff planner shall forward the plans to the City of Centennial Engineering Division.~~

~~2. A Traffic Study prepared in accordance with the City of Centennial Guidelines for Traffic Impact Studies unless otherwise waived by the City's Engineering Division.~~

~~3. The Applicant shall provide evidence that sufficient regional infrastructure, facilities, network or systems are or will be available to serve the development proposal as delineated in Section 11.2.204.H herein.~~

## ~~H. Service Facilities~~

~~The subdivider/owner shall provide evidence of the ability of applicable special service districts, the City of Centennial or other general governments, to service the proposed development.~~

- ~~I. The subdivider shall provide evidence depicting the location of the proposal in relationship to the Mineral Resource Area as delineated on Sand, Gravel and Aggregate Map and the Lignite Coal Deposit Map. (See the Land Use Services Department for more information) No person shall engage in any special development activity or development in any area of special interest without approval of a Final Plat and /or Final Development Plan, whichever may be applicable.~~

~~A Submittal Requirements Matrix is available in the Land Use Services Department listing the complete list of submittal items and the proper number. Other submittal requirements may be required based on the Land Use Services Department review.~~

## ~~Section 11.2.205 Plat Exhibit~~

~~The Preliminary Plat shall either be a copy or a plot of the original drawing on 24" x 36" paper and shall contain the following information:~~

- ~~A. Title Block containing the following information: project name, type of proposal (Preliminary Plat), 1/4 section, section, township, range 6th Principal Meridian, county and state. All sheets of the exhibit shall contain a title block.~~
- ~~B. Vicinity map with north arrow (scale of 1" = 2,000' preferred) with an emphasis on the major roadway network within one (1) mile of the proposal. Each sheet shall have in the bottom left hand corner the case number that reads, "Case No. XX XXX."~~
- ~~C. Boundary lines of the proposed Preliminary Plat drawn in a heavy solid line.~~
- ~~D. Existing and/or proposed zoning district boundary lines.~~
- ~~E. Existing contours referred to a datum acceptable to the City Mapping Section with intervals of two (2) feet or less within the parcel and at least one hundred feet (100') immediately adjacent thereto.~~
- ~~F. All parcels of land to be dedicated for public use or reserved for the use of all property owners in the proposed subdivision, together with the purpose and conditions of such reservations. This shall include the locations and widths of proposed rights of way, streets and alleys, together with total lineal footage of public streets and public alleys.~~

- ~~G. Location, width and purpose of all existing and/or proposed public and/or private easements and/tracts, including existing and/or proposed sanitary sewers, utility main lines, culverts, storm sewers and storm water detention areas located within the proposed subdivision and at least one hundred feet (100') immediately adjacent thereto. The plat must include a chart specifying the ownership and maintenance responsibilities for each easement and tract.~~
- ~~H. Legal description of the proposed subdivision, date of drawing, scale, north arrow and dimensions of proposed lots and blocks to the nearest foot.~~
- ~~I. Drainage channels, wooded areas and other significant natural features within the proposed subdivision and at least one hundred feet (100') immediately adjacent thereto.~~
- ~~J. Location, widths and names of all existing and/or platted rights of way for streets or other public ways within the proposed subdivision and at least one hundred feet (100') immediately adjacent thereto, railroad rights of way, section lines and/or other such features.~~
- ~~K. The boundary and source of reference of any one hundred-year floodplain shall be shown on the Preliminary Plat.~~
- ~~L. The appropriate sight distance triangle shall be designated and dimensions shown at each roadway intersection.~~
- ~~M. The following site development details are to be included on the Preliminary Plat document and may be subject to change as requested by City staff on a case by case basis as appropriate:~~
- ~~1. Total gross land area in acres;~~
  - ~~2. Existing zoning of the property;~~
  - ~~3. Total number of proposed dwelling units or maximum floor area ratio (FAR) if known;~~
  - ~~4. Amount of dedicated public street right of way in square feet and acres;~~
  - ~~5. Average lot size and minimum lot size depicted;~~
  - ~~6. Size and purpose of any proposed tracts of land, include the amount of land proposed for open space/landscaping, in square footage and acres; and~~
  - ~~7. Net area in acres.~~
- ~~N. Names and addresses of the owner(s), subdivider and surveyor, and the date of survey.~~

~~O. Additional evidence as required by the Zoning Regulations for permission to engage in development in areas of special interest shall be submitted with the Preliminary Plat, if applicable.~~

~~P. All Standard Notes and Certifications required by the City of Centennial staff shall be included on the plat as described Section 11.2A.100 herein. The City Attorney must approve any modifications to these notes or proposed non-standard notes. All notes not meeting these specifications shall be removed.~~

### ~~Section 11.2.206 Expiration of Approval~~

~~Effective from the date of approval, the Preliminary Plat is valid for 12 consecutive months. Prior to the expiration of the Preliminary Plat, the Applicant may submit a request in writing for an extension to the Land Use Services Department Director or designee. An extension may be granted pursuant to guidelines approved by the Land Use Services Department Director or designee for an additional 12 consecutive months. Preliminary Plat approval shall automatically extend for at least one additional consecutive 12-month period if, at the expiration of the initial approval period, a Final Plat application has been accepted for processing and approval is actively being sought.~~

**Chapter 2—Subdivision Regulations**  
**Part 300 Final Plat**

<del>Section 11.2.301</del>	<del>Intent</del>
<del>Section 11.2.302</del>	<del>Approval Standards</del>
<del>Section 11.2.303</del>	<del>Submittal Process</del>
<del>Section 11.2.304</del>	<del>General Submittal Requirements</del>
<del>Section 11.2.305</del>	<del>Plat Exhibit</del>
<del>Section 11.2.306</del>	<del>Recordation Procedure</del>
<del>Section 11.2.307</del>	<del>Expiration of Approval</del>
<del>Section 11.2.308</del>	<del>Address Plat</del>

**~~Section 11.2.301 Intent~~**

~~The Final Plat is one of the documents utilized to finalize land ownership and related interests within the proposed subdivision boundaries. At this stage of development, the subdivider is responsible for finalizing right-of-way and other public land dedications, if applicable, lot and block configurations and easement dedications. In addition, all public improvements associated with the proposed subdivision are identified and quantified, and the subdivider may be required to enter into a Subdivision Improvement Agreement with the City, which guarantees that the appropriate improvement costs are borne by the subdivider. The Final Plat shall include one contiguous parcel of land owned and proposed for development. Special circumstances, such as a road right-of-way, may exist regarding the contiguity requirement and will be reviewed on a case-by-case basis.~~

**~~Section 11.2.302 Approval Standards~~**

~~A Final Plat may be approved upon the finding by the Council that:~~

- ~~A. The Applicant has provided evidence that provision has been made for a public water supply system, and if other methods of water supply are proposed, adequate evidence that a water supply is sufficient in terms of quantity, quality and dependability for the type of subdivision proposed [Section 30-28-133(6)(a), C.R.S.];~~
- ~~B. The Applicant has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations [Section 30-28-133(6)(a), C.R.S.]; and~~
- ~~C. The Applicant has provided evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions [Section 30-28-133(6)(a), C.R.S.].~~

- ~~D. The application is in compliance with all applicable zoning regulations governing the property as adopted by the City Council.~~
- ~~E. The application is in compliance with the Mineral Resource Areas in the Regulations for Areas of Special Interest as adopted in the City of Centennial Zoning Regulations.~~
- ~~F. For property zoned for residential uses, written evidence must be presented to show that the applicable school district can adequately serve the student population expected to be generated from the development. The Council may deny a subdivision request for which the evidence shows that the applicable school district cannot adequately serve the student population generated by the development.~~

### ~~Section 11.2.303 Submittal Process~~

- ~~A. Prior to submitting a complete application for the Final Plat, a Pre-submittal meeting with representatives of the Land Use Services Department and City's Engineering Division is required, unless waived in writing by the Land Use Services Department Director and/or City's Engineering Division Manager.~~
- ~~B. Following the Pre-submittal meeting, the Applicant must complete all of the requirements of the formal review process as prescribed by the Land Use Services Department. The Land Use Services Department Director and/or City's Engineering Division Manager may waive any portion of the formal submittal requirements in writing.~~
- ~~C. As part of the review process, referral agencies are notified and have the opportunity to respond in writing. The Applicant may be required to pay any fees assessed by these referral agencies in advance of their review. This referral period is 30 days and can be extended by up to 30 additional days by mutual consent of the Applicant and the Land Use Services Department Director or designee. Failure of an agency to respond within the prescribed time period (or extended period) shall indicate approval by that agency.~~
- ~~D. Following referral agency review, the Land Use Services Department staff will determine the applications readiness for a Public Meeting with the City Council. When determined ready, the Final Plat will be scheduled with the City Council. If the Final Plat is presented concurrently with an application subject to Public Hearing before the City Council, the Plat shall also be presented at the same Public Hearing. (Ord. 2003-13)~~
- ~~E. The City Council shall evaluate the Final Plat, staff report, referral agency comments, public comments and shall either approve, conditionally approve, table for further study or deny the Final Plat. The Council's action shall be based on the evidence presented and compliance with the adopted standards, regulations and policies. (Ord. 2003-13)~~
- ~~F. If denied by the Council, the submittal of a new application and processing fee shall be required in order to pursue the proposed subdivision. The resubmittal of a Final Plat~~

~~application for the same or substantially the same request, as determined by the Land Use Services Department Director or designee shall not be accepted within one year of such denial. The Applicant may appeal the decision of the Director or designee, in writing, to the Council within 10 days from the date of the decision.~~

~~G. Limitations Prior to Approval or Recording of Final Plat~~

- ~~1. Guarantee of public improvements – No Final Plat shall be recorded until the subdivider has submitted, and the City Council has approved, one or a combination of the Subdivision Improvement Agreements.~~
- ~~2. No building or construction permit shall be issued covering unplatted property prior to filing and approval of the Final Plat, unless the property has been specifically exempted from the subdivision process by definition or by official action of the City Council exempting said property from the Subdivision process.~~
- ~~3. No plat shall be approved by the City Council on the subdividing or replatting of real property unless all delinquent taxes and special assessments thereon have been paid, and unless such property is classified in the appropriate zoning district as defined in the current Zoning Regulations of the City of Centennial.~~
- ~~4. No Final Plat shall be recorded until the subdivider has submitted an Address Plat mylar in accordance with Section 11.2.308 herein.~~

~~**Section 11.2.304 General Submittal Requirements**~~

- ~~A. Completed Land Use Application (Application available from the Land Use Services Department).~~
- ~~B. Application fee (Fee Schedule available in the Land Use Services Department).~~
- ~~C. Written Letter of Intent that explains, justifies and validates the request, stating all facts relied upon and providing documentation where possible.~~
- ~~D. Proof of ownership, which includes an updated or current title insurance policy or title commitment.~~
- ~~E. A notarized Letter of Authorization from the landowner permitting a representative to process the application with a disclaimer that no other party's consent is required.~~
- ~~F. Final Plat Exhibit. The format for all plans and plats shall be in upper case sans serif. Font size shall be readable when reduced to an 11x17 inch size. No plans or plats shall include copyright restrictions.~~
- ~~G. Title certificate or an abstract of titles covering all public lands to be dedicated.~~

~~H. Treasurer's Certificate of Taxes due.~~

~~I. Traverse closure computations corresponding to the Final Plat's legal description and monument records (See Section 11.2.305.G).~~

~~J. Technical Reports~~

- ~~1. Construction Plans for the proposed subdivision's public improvements including street plan and profile sheets, storm drainage improvements Plans and other improvements, prepared in accordance with the Roadway Design and Construction Standards Manual.~~
- ~~2. Preliminary Pavement Design Report prepared in accordance with the Roadway Design and Construction Standards Manual.~~
- ~~3. Phase III Drainage Report as defined in the Storm Drainage Design and Technical Criteria Manual.~~
- ~~4. A Traffic Study prepared in accordance with the City of Centennial Guidelines for Traffic Impact Studies unless otherwise waived by the City's Engineering Division.~~
- ~~5. The Applicant shall provide evidence that sufficient regional infrastructure, facilities, network or systems are or will be available to serve the development proposal as delineated in Section 11.2.304.K herein.~~
- ~~6. Phase III Drainage Report and drainage construction drawings prepared in accordance with the requirements of the City of Centennial Storm Drainage Design and Technical Criteria Manual.~~
- ~~7. Final Road Construction Plans prepared in accordance with the requirements of the City of Centennial Roadway Design and Construction Standards Manual, when applicable.~~
- ~~8. A Traffic Study shall be prepared in accordance with the City of Centennial Guidelines for Traffic Impact Studies unless otherwise waived by the City's Engineering Division.~~

~~K. Service Facilities~~

~~The subdivider shall provide evidence of the ability of applicable special service districts, the City of Centennial or other general governments, to service the proposed development and shall also furnish the following:~~

- ~~1. Estimated total number of gallons per day of sewage to be treated where a central sewage treatment facility is proposed, or sewage disposal means suitability where no central sewage treatment facility is proposed, and~~
  - ~~2. Estimated total number of gallons per day of water system requirements where a distribution system is proposed.~~
- ~~L. The subdivider shall provide evidence depicting the location of the proposal in relationship to the Mineral Resource Area as delineated on Sand, Gravel and Aggregate Map and the Lignite Coal Deposit Map. (See the Land Use Services Department for more information) No person shall engage in any special development activity or development in any area of special interest without approval of a Final Plat and /or final development plan, whichever may be applicable.~~
- ~~A Submittal Requirements Matrix is available in the Land Use Services Department office listing the complete list of submittal items and the proper number of documents. Other submittal requirements may be required based on the Land Use Services Department review.~~
- ~~M. A signed general warranty deed must be provided for all dedicated land conveying tracts, or the development rights to such tracts, to the appropriate entity for public use.~~
- ~~N. General warranty deeds to the City of Centennial shall be provided for rights-of-way that are off-site and associated with the subdivision reflecting widths as required by the City of Centennial. The Final Plat shall not be recorded until all warranty deeds are executed and accepted by the City.~~

### ~~Section 11.2.305 Plat Exhibit~~

~~The Final Plat shall be an original drawing in black ink on 24" x 36" single/double matte mylar or photographic blackline positive mylar of the same, or equivalent, and shall contain the following information:~~

- ~~A. The title of the subdivision, as dedicated, shall be located at the top of each sheet. On each sheet, a subtitle, in smaller lettering, shall indicate the quarter section (s) (1/4), section, township and range in which the subdivision is located. If the subdivision is a replatting of a previously approved subdivision, the replatting information shall be included in the subtitle. The name of the City and the State shall be included in the subtitle. Each sheet shall have the case number in the bottom left hand corner that reads, "Case No. XX XXX."~~
- ~~B. Each sheet of the subdivision shall show the date of the survey, north arrow, and the written and graphic scale. The drawing and any revision dates shall be shown on the cover sheet. The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Enough sheets shall be used to accomplish this end. Acceptable larger scales~~

~~are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet. The sheet number and the relation of each adjoining sheet shall be clearly shown by a small key map on each sheet.~~

~~C. Vicinity map (scale of 1"=2000' preferred) showing the subdivision in relation to section lines and existing or proposed streets within one mile.~~

~~D. An accurate and complete Monumented Land Survey pursuant to paragraph thirteen (13) of Section 38-51-102 of the Colorado Revised Statutes, shall be made of the land to be subdivided. A traverse of boundaries when computed from field measurements on the ground must have a minimum unadjusted ratio of closure of one (1) part in fifteen thousand (15,000).~~

~~E. Legal Description of the Subdivision~~

~~The Monumented Land Survey shall be an accurate reflection of the legal description. The method of description shall be by use of metes and bounds, except that in a replatting, the subdivision, block, tract, and/or lot may be used.~~

~~1. The legal description shall be in the following format:~~

~~A parcel of land in the 1/4 of Section, Township \_\_\_ South, Range West, of the Sixth Principal Meridian, City of Centennial, State of Colorado, more particularly described as follows:~~

~~2. The description that follows this introduction may be by one of the following two means:~~

~~a. By metes and bounds, incorporating a complete traverse and the accuracy standards as described in Section 11.2.305.D above. The area to the nearest one-hundredth of an acre (.01) more or less shall be included.~~

~~b. By subdivision, block and lot numbers. This method may only be used if the area being subdivided encompasses one contiguous area within one existing subdivision and does not include any existing right of way. This method may only be used if the parcel being replatted is a part of a subdivision recorded after July 1, 1975. The area to the nearest one hundredth of an acre (.01) more or less shall be included.~~

~~F. The Point of Beginning of the subdivision or one corner of a replat shall be tied to two (2) or more section or quarter section corners. Two of the corners shall be adjacent. The monument found/set at the section or quarter section corners must be described on the plat.~~

~~The surveyor shall rehabilitate or upgrade any section or quarter section corner used to control the survey of the subdivision as required by the Rules of Procedure promulgated by the State Board of Registration for Professional Engineers and Professional Land Surveyors.~~

#### ~~G. Monument Records~~

- ~~1. A Colorado Land Survey Monument Record for each section or quarter section corner the survey of the subdivision is tied to must be prepared and sealed at the time the plat is submitted to the Land Use Services Department. Each Monument Record shall describe both supporting and contradicting evidence, as well as the monument found and accepted, established, restored or rehabilitated, and at least three (3) accessory or reference points.~~
- ~~2. If the latest Monument Records on file meet the City's criteria, and the reference points are still existing, the surveyor only needs to submit copies of them with the plat.~~

#### ~~H. Basis of Bearing~~

~~A note indicating the line being referenced and the existing monuments that define the referenced line shall be included on the plat. Assumed bearings shall not be used. One of the following methods of establishing a basis of bearing shall be used:~~

- ~~1. Solar or polaris observation the date of the observation and the method used shall be included in the basis of bearing note.~~
- ~~2. GPS observations on the monuments at each end of the reference line. The observations shall be of sufficient time to ensure an accurate bearing. The methodology and length of the observation session shall be included in the basis of bearing note.~~
- ~~3. Reference to the City of Centennial Horizontal Control Network. If the Point of Beginning of a plat or a corner of a replat is tied to two adjacent section or quarter section corners included in the City of Centennial Horizontal Control Network, the bearing shown on the network between the two corners may be used as the basis of bearing.~~
- ~~4. Where the exterior boundary lines of the plat shows bearings and distances which vary from those recorded in adjoining plats or surveys, a note shall be placed along those lines, in parenthesis, stating the recorded bearing and distance and the reception number or plat book and page of the adjoining, as shown in the following form:  
N41°27'29"E (Recorded as N41°10'23"E in Book 98 at Page 98).~~

#### ~~I. Monumentation~~

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Rev Date July 2005

- ~~1. The subdivision shall be monumented pursuant to subsections (1), (2), (3), (4), (5), (6), (7), (8), (9) and (10) of Section 38-51-105, Colorado Revised Statutes.~~
- ~~2. Where applicable, the monuments set on the boundary of the subdivision shall be 30" long solid steel pins, 1/2" - 3/4" in diameter, set in concrete at least 6" in diameter and 12" in depth.~~
- ~~3. The monuments found or set at each corner, angle point, PC and PT of the exterior boundary of the subdivision shall be described on the plat.~~

#### ~~4. Range Points~~

- ~~a. The surveyor representing the subdivider shall install 30" long solid steel pins, 1/2" - 3/4" in diameter. These pins shall be firmly anchored in compacted or moist earth and shall be placed so that the top of the pin is approximately 3" below finish grade. Affixed to the top of these pins shall be a metal cap bearing the registration number of the responsible surveyor and a punch point indicating the actual point location. Range points shall be set along the centerline of all public rights of way and on the centerline of private streets located within detached single family residential subdivisions at the following locations:~~

~~(i) PC's, PT's and angle points~~

~~(ii) Intersections and centers of cul-de-sacs~~

~~(iii) Intersection of and with the subdivision boundary~~

- ~~b. The maximum spacing between range points shall be 1400 feet.~~

- ~~5. The accuracy of the range points shall be one (1) in fifteen thousand (15,000). The plat shall indicate where the range points will be installed and describe the monuments to be set.~~

#### ~~6. Range Point Boxes~~

~~All range points shall be housed in a range box as shown on standard drawing SP-14 of the City's Roadway Design and Construction Standards Manual. Range boxes shall be installed after streets have been paved. The top of the range box shall be set approximately 1/4" below finish grade.~~

#### ~~7. Offsets~~

- ~~a. Offsets which are to be set on the extension of any lot, tract or parcel boundary line shall be noted on the plat at the time of recording and shall comply with~~

~~Section 38-51-105 C.R.S. This note shall specify the standard offset distance and any nonstandard distances.~~

~~b. An example of a note is as follows: All offsets are 1" metal disks embedded in concrete sidewalks set on the lot line extended, 5 feet from the platted lot corner along all streets except as follows:~~

~~(i) Nonstandard offsets for lot lines between:~~

~~Lots 2 and 3, Block 1 is 5.87 feet~~

~~Lots 6 and 7, Block 13 is 6.03 feet~~

~~(ii) If no offset monuments are to be set in conjunction with the plat the following note shall be included on the plat:~~

~~Note: No offset monuments are to be set in conjunction with this plat.~~

#### ~~8. Benchmarks~~

~~The surveyor representing the subdivider shall establish permanent benchmarks for the subdivision. One benchmark shall be established for each 20 acres or fraction thereof. Each benchmark must be an easily accessible, permanent metal monument stamped with the following information:~~

~~a. Date it was established~~

~~b. Elevation~~

~~c. Datum~~

~~d. PLS number of the surveyor who established it.~~

#### ~~9. The following note shall be placed on the plat:~~

~~Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to State Statute 18-4-508, of the Colorado Revised Statute.~~

~~J. The plat shall show complete survey and mathematical information, including curve data, and other data necessary to locate all monuments and to locate and retrace any and all interior and exterior boundary lines. Distances and bearings shall be used.~~

~~The plat shall show complete survey and mathematical information, including curve data, on the centerline of all streets. The centerlines must close one (1) part in fifteen thousand (15,000).~~

- ~~K. The boundary of the subdivision shall be delineated with a heavy solid line.~~
- ~~L. The lines of all proposed lots shall be fully dimensioned with distances and bearings. Where a lot line intersects a street line at right angles, the bearing may be omitted. If a lot line intersects a curved street, the bearing on the line shall be shown. If the lot line is not radial to a curved street line, or a curved property line, the lot line shall be labeled N.R. and the radial bearing at the point of intersection shall be shown.~~
- ~~M. The location of lots, blocks, tracts and parcels adjoining the subdivision shall be shown. Adjoining lots and blocks shall be labeled and the name of adjoining subdivisions, as dedicated, shall be shown.~~
- ~~N. The blocks in the subdivision shall be numbered consecutively throughout the subdivision, commencing with Block 1. The lots in each block shall be numbered consecutively commencing with Lot 1.~~
- ~~O. The names and widths of all public streets shall be shown on the plat. Existing right(s)-of-way shall bear notations of dedication by Book and Page number. Private drives and streets shall be labeled as such.~~
- ~~P. All easements shall be clearly labeled, identified, dimensions shown and tied to reference points within the subdivision, and be shown by dashed lines. Existing easements shall bear notation of dedication of conveyance by Book and Page number. If any easement of record can not be definitely located, a statement of the existence, the nature thereof and its recorded reference shall be placed in the note section. Easements shall be designated and the disposition thereof indicated in the note section, including easements that abut the exterior boundary of the subdivision.~~
- ~~Q. Any area to be excluded from platting shall be marked "Reserved" or "Not a Part".~~
- ~~R. All plats having lots bordering a collector or larger street/road shall contain a note limiting or prohibiting ingress and egress to that street/road.~~
- ~~S. The identification and designation of the boundary lines of any 100 year developed floodplain, and the source of the designation shall be shown on the plat.~~
- ~~T. The appropriate traffic sight triangles shall be designated and dimensions shown on the plat. Sight triangles shall be shown at the intersection of all roadways and at the intersection of all private drives/access points with public roadways.~~
- ~~U. All rights of way being dedicated to the City of Centennial shall be clearly labeled with the following statement: Dedicated to the City of Centennial for right-of-way purposes by this plat.~~

- ~~V. All tracts shall be lettered starting with "A". The area, intended use and final ownership of all tracts shall be shown on the plat.~~
- ~~W. All Standard Notes, Certificates and dedications required by the City of Centennial staff shall be included on the plat as described in Section 11.2A.100 herein. The City Attorney must approve any modifications to these notes. All notes not meeting these specifications shall be removed.~~
- ~~X. The surveyor shall seal the plat so that the seal does not obscure any information shown on the plat.~~

### **Section 11.2.306 Recordation Procedure**

- ~~A. Prior to recordation of the Final Plat, the Applicant must submit all required documentation, recordation fees, and a certificate of taxes paid along with the approved Final Plat in accordance with the City Council approval.~~
- ~~B. Prior to the City's recognition of subdivided land, the approved Final Plat must be recorded in the Office of the Arapahoe County Clerk and Recorder. The recordation of the approved Final Plat and associated documentation shall occur within 90 days of approval by the Council or the approval shall be voidable (See Section 11.2.307 below). An extension may be granted in writing by the Land Use Services Department Director.~~
- ~~C. Within sixty (60) days of approval of the Final Plat, unless stated otherwise in such approval, the Applicant shall submit a photographic mylar or equivalent of the approved Final Plat ready for recordation except for the signatures of the Mayor. An original drawing in black ink on mylar is also acceptable. In addition, all required documentation and recordation fees are required with the mylar submittal.~~
- ~~D. The Applicant shall provide proof to the Land Use Services Department that adequate security has been provided to cover the subdivision improvement costs in accordance with the requirements of the City of Centennial Roadway Design and Construction Standards, or letter of credit as required.~~
- ~~E. The Applicant shall provide evidence through a current title insurance policy or commitment that the signature of the owner of the mylar is the owner of the property.~~
- ~~F. The Applicant shall provide a warranty deed for off-site City land dedication required as a condition of approval of the Final Plat.~~
- ~~G. Guarantee of public improvements - No Final Plat shall be recorded until the City Council has approved a Subdivision Improvement Agreement as necessary.~~
- ~~H. No Final Plat shall be recorded on subdivided or replatted property unless all delinquent taxes and special assessments thereon have been paid.~~

~~I. Within thirty (30) days of receipt of the Final Plat, the staff planner shall obtain the signature of the Mayor, attested by the City Clerk and will record the Final Plat.~~

### ~~Section 11.2.307 Expiration of Approval~~

~~A. Failure by the Applicant to submit all required documentation within 60 days of approval shall render approval of the Final Plat voidable and may result in the necessity for a new submittal of the Final Plat. Resubmittals are subject to all processing fees, submittal requirements and review standards in effect at the time the resubmittal is accepted by the Land Use Services Department.~~

~~B. The Land Use Services Department Director or designee may grant extensions of time up to (12) twelve months, upon a written request by the Applicant or staff for good cause being shown. Good cause may include but not be limited to; signatories are out of state or country, or a major change was requested by the City Council.~~

~~C. An extension request shall include a fee and a narrative stating the reasons for the Applicant's inability to comply with the specified deadlines. List any changes in the character of the neighborhood, any changes in the City Master Plan, Zoning Resolution or Subdivision Regulations that have occurred since approval of the Final Plat. These changes may affect the Final Plat and the anticipated time schedule for completing the platting process. A Fee Schedule is available from the Land Use Services Department Office. Additional review of the Final Plat may occur, resulting in additional conditions as applicable.~~

~~D. The denial of an extension by the Land Use Services Department Director or designee may be appealed to the Council in writing within ten working days of the decision by the Land Use Services Department Director.~~

### ~~Section 11.2.308 Address Plat~~

~~With the submittal of the final mylars, an address plat is required. The Address Mylar is an exact duplicate of the Final Plat exhibit with the addition of a label that reads "address plat" (the address plat needs to be signed by the owner(s) of the property and the signature(s) need to be notarized) and labels the addresses for each lot or tract in the subdivision. The Mapping Section assigns the addresses and street names. The Address Plat mylar is routed the same as the Final Plat mylar but is not recorded with the Final Plat. When multiple sheets are needed, a cover sheet may be required which shows a composite of the subdivision.~~

**Chapter 2 – Subdivision Regulations**  
**Part 400            Re-Plat Procedure**

<del>Section 11.2.401</del>	<del>Intent</del>
<del>Section 11.2.402</del>	<del>Determination</del>
<del>Section 11.2.403</del>	<del>Processing</del>

**~~Section 11.2.401    Intent~~**

~~The Replat Procedure may be used where: the land has already been subdivided, there is an approved Final Plat for the property, and the replat is consistent with the approved Preliminary Plat and Final Plat.~~

**~~Section 11.2.402    Determination~~**

~~The Land Use Services Department Director or designee shall determine whether the replat of all or a portion of a subdivision is to be processed as a full replat or as an Administrative Replat based upon, but not limited to the following factors; design, size, public concern, public facilities, services, access and transportation network.~~

**~~Section 11.2.403    Processing~~**

- ~~A. When determined by the Land Use Services Department Director or designee to meet the administrative criteria for a replat, the replat shall be processed in accordance with Administrative Replat regulations, herein.~~
  
- ~~B. When determined by Land Use Services Department Director or designee to meet the criteria for a full replat, the replat shall be processed in accordance with Final Plat regulations, herein.~~

~~Chapter 2 – Subdivision Regulations  
Part 500            Minor Subdivision~~

<del>Section 11.2.501</del>	<del>Intent</del>
<del>Section 11.2.502</del>	<del>Prerequisite</del>
<del>Section 11.2.503</del>	<del>Approval Standards and Submittal Process</del>

~~**Section 11.2.501    Intent**~~

- ~~A. To provide a streamlined review process for subdivisions of land that are determined to be minor in nature in accordance with Article 23, Title 31.~~
- ~~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 Land Use Services 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 City of Centennial Comprehensive Plan, Zoning Resolution or these Regulations.~~

~~**Section 11.2.502    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.~~

~~**Section 11.2.503    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 and Zoning Commission and the City Council.~~

## ~~Chapter 2 – Subdivision Regulations~~

### ~~Part 600~~

### ~~Administrative Replat Procedure~~

<del>Section 11.2.601</del>	<del>Intent</del>
<del>Section 11.2.602</del>	<del>Prerequisite</del>
<del>Section 11.2.603</del>	<del>Administrative Process Determination</del>
<del>Section 11.2.604</del>	<del>Approval Criteria for an Administrative Replat</del>
<del>Section 11.2.605</del>	<del>Formal Submittal Process</del>
<del>Section 11.2.606</del>	<del>Formal Submittal Requirements</del>
<del>Section 11.2.607</del>	<del>Plat Exhibit</del>
<del>Section 11.2.608</del>	<del>Expiration of Approval</del>
<del>Section 11.2.609</del>	<del>Recordation Procedure</del>
<del>Section 11.2.610</del>	<del>Address Replat</del>

#### ~~Section 11.2.601 Intent~~

~~These procedures are to provide an abbreviated process for Replat applications that demonstrate compliance with the criteria contained herein. The Administrative Replat process is intended to be accomplished within a thirty (30) business day period. This time frame may vary depending upon the circumstances of each individual case. A Final Development Plan or Subdivision Development Plan shall be completed for each site prior to building permits being issued when applicable. The Administrative Replat shall include one contiguous parcel of land within the boundaries of one (1) subdivision.~~

#### ~~Section 11.2.602 Prerequisite~~

~~The criteria for the Land Use Services Department Director in making the administrative designation shall include, but not be limited to, the following:~~

- ~~A. An overall final Drainage Report and street construction plans have been approved for the Final Plat governing the Administrative Replat proposal.~~
- ~~B. No right-of-way dedications, public improvements, traffic studies, drainage studies or subdivision improvement agreements are required.~~
- ~~C. The perimeter boundaries of the Administrative Replat coincide with existing lot lines. The perimeter boundary of the existing subdivision is not affected.~~

#### ~~Section 11.2.603 Administrative Process Determination~~

- ~~A. The Applicant shall submit all required presubmittal materials, in accordance with Land Use Services Department requirements, to the Land Use Services Department, along with a justification letter that details how the proposed Administrative Replat meets the applicable criteria contained herein.~~

- ~~B. Upon the Land Use Services Department acceptance of the Pre submittal materials, the Applicant will be scheduled, and must attend a Pre submittal conference with a Planner and Engineer to discuss the merits of the proposed Administrative Replat. During the pre-submittal meeting, the Planner and Engineer will make an initial determination as to the proposal's eligibility to be processed administratively.~~
- ~~C. At the next regularly scheduled staff meeting following the pre submittal meeting, the proposal will be presented to the Land Use Services Department Director or designee for final determination as to whether the proposal can be processed administratively. The Applicant will be notified by the case planner of the determination to approve or deny the request for administrative processing as soon as practical.~~
- ~~D. The Land Use Services Department Director or designee reserves the right to refer any request for an Administrative Replat to the City Council for consideration at a regular meeting of the Council. The Land Use Services Department will notify the Applicant if the Division Manager or designee determines that Council review is desired.~~
- ~~E. If the Land Use Services Department Director or designee denies a request for Administrative Replat process, the Applicant can appeal the decision to the City Council, within ten (10) working days of the Land Use Services Department Director's decision, by filing a letter of appeal with the Land Use Services Department. The Land Use Services Department Director or designee will notify the City Council upon receipt of the letter of appeal and the matter will be scheduled within (30) thirty days for final City Council determination. The Applicant will be notified by the Land Use Services Department of the date the Council will consider the appeal and is required to provide justification on his/her behalf.~~
- ~~F. Upon a determination that the application can be processed administratively, the Applicant must submit the formal application within sixty (60) days of the Land Use Services Department Director's determination that an Administrative Replat is allowed. Failure to submit within the sixty (60) working days of the Land Use Services Department Director's determination, in writing, will render the decision voidable.~~
- ~~G. The Land Use Services Department Director or designee at the Land Use Services Department Director's discretion may waive the Pre submittal conference. If a waiver is granted, the Land Use Services Director will issue a letter of confirmation.~~

#### ~~Section 11.2.604 Approval Criteria for an Administrative Replat~~

~~The City Council shall consider the following criteria for approval of an Administrative Replat:~~

- ~~A. Whether the Administrative Replat is consistent with the efficient development and preservation of the entire Final Plat;~~

- ~~B. Whether the Administrative Replat will adversely affect reasonable development expectations or the use and enjoyment of adjacent land or the public interest.~~
- ~~C. A lot line vacation when there is no increase in the number of lots in the original plat, i.e., the combination of two (2) or more lots into one (1) lot up to a maximum of four (4) lots.~~
- ~~D. An adjustment of a lot lines for a maximum of four (4) existing lots (e.g., 4 lots into 2 lots), in which the original subdivision is not substantially modified and additional lots are not created.~~
- ~~E. Use of the Administrative Replat Procedures is compatible with the site's existing Planned Unit Development, when applicable as well as and the City Comprehensive Plan.~~
- ~~F. Approval is in keeping with the spirit and intent of the subdivision Regulations and will not weaken the purposes of those Regulations.~~
- ~~G. Approval will not adversely affect public health, safety, and welfare.~~

#### ~~Section 11.2.605 Formal Submittal Process~~

- ~~A. Upon receipt of all required information, Land Use Services Department shall review the formal submittal within five (5) business days to determine if it is consistent with the standards set forth in these Regulations.~~
- ~~B. The case planner will refer the Administrative Replat document and relevant submittal information for a fourteen (14) day internal review to various City Departments and Divisions, including but not limited to the City Council and the Land Use Services Department. If the application has not adequately addressed all outside referral agencies through submittal letters of approval (see Section 11.2.606.J). Planning staff will notify those agencies with a 14 day referral period. This referral process may extend the thirty (30) day review period.~~
- ~~C. The Applicant will be notified of any outstanding issues upon completion of this internal review.~~
- ~~D. The Applicant shall submit a final mylar for signature by the City Council following completion of all outstanding issues raised by the referral process and staff's determination that the Administrative Replat complies with all specified Plat content requirements per Section 11.2.607 herein.~~
- ~~E. The final mylar shall be an original drawing in black ink on 24" x 36" single/double matte mylar or photographic blackline positive mylar of the same, or equivalent.~~

- ~~F. Prior to recordation of the replat, the Applicant must submit all required documentation, recordation fees and a certificate of taxes paid, along with the approved Administrative Replat in accordance with the City Council approval.~~
- ~~G. The Applicant shall provide evidence through a current title insurance policy or commitment (no more than thirty (30) days old from the date the mylar is submitted) that the signature of the owner on the mylar is the owner of the property.~~
- ~~H. No plat shall be recorded on the replatting of real property unless all delinquent taxes and special assessments thereon have been paid and unless such property is classified in the appropriate zoning district as defined in the current Zoning Regulations of the City of Centennial.~~
- ~~I. Upon acceptance of the final mylar by the Land Use Services Department, the Administrative Replat will be signed by the Mayor and attested by the City Clerk.~~
- ~~J. Within thirty (30) days receipt of the mylar, the staff planner shall record the Administrative Replat with the Office of the County Clerk and Recorder.~~

#### ~~Section 11.2.606 Formal Submittal Requirements~~

- ~~A. Land Use Application (Application is available in the Land Use Services Department office).~~
- ~~B. Application fee (Fee Schedule is available in the Land Use Services Department office).~~
- ~~C. A Letter of Intent that explains, justifies and validates the request, stating all facts relied upon and providing documentation where possible.~~
- ~~D. Proof of ownership, which includes an updated or current title insurance policy or title commitment no more than ninety (90) days old.~~
- ~~E. A notarized Letter of Authorization from the landowner(s) permitting a representative to process the application with a disclaimer that no other party's consent is required.~~
- ~~F. An Administrative Replat Exhibit (per Section 11.2.607 herein). The format for all plats shall be in upper case sans serif. Font size shall be readable when reduced to an 11 x 17 inch size. No plats shall include copyright restrictions.~~
- ~~G. Certificate of taxes paid.~~
- ~~H. One set of traverse closure computations corresponding to the Administrative Replat Exhibit.~~
- ~~I. One set of Monument Records if applicable.~~

~~J. Letters from any referral agencies outside the City stating their recommendation regarding the replat and any existing facility they have over or across the land including:~~

- ~~1. All special districts providing maintenance of infrastructure within or adjacent to the property;~~
- ~~2. All known easement beneficiaries and/or utility providers; and~~
- ~~3. All landowners abutting the property.~~
  - ~~a. Any easements or roadway vacations associated with an Administrative Replat must be processed separately (See Section 11.2.700 for more details).~~
  - ~~b. Submittal Requirements Matrix is available in the Land Use Services Department office listing the complete list of submittal items and the proper number of copies. There may be other submittal requirements based on the Land Use Services Department review.~~

#### ~~Section 11.2.607 Plat Exhibit~~

~~The Administrative Replat exhibit shall be an original drawing in black ink on 24" x 36" single/double matte mylar or photographic blackline positive mylar of the same, or equivalent, and shall contain the following information:~~

- ~~A. The title of the subdivision, as dedicated, shall be located at the top of each sheet. On each sheet, in smaller lettering, the second line of the title block shall read "A REPLAT OF \_\_\_\_" followed by the legal description of the lots and blocks included within the Administrative Replat. On each sheet, the next line of the title block shall indicate the Quarter Section, Section, Township, Range and 6th Principle Meridian in which the Administrative Replat is located. The name of the City and the State shall be included on the last line of the subtitle.~~
- ~~B. Each sheet of the Administrative Replat shall show the date of the survey, north arrow, sheet number, and the written and graphic scale. The drawing date and any revision dates shall be shown on the cover sheet. On the bottom left hand corner of each page the Case No. XX XXX shall be added. The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Acceptable larger scales are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet.~~
- ~~C. Vicinity Map (scale of 1" =2000' preferred) showing the Administrative Replat in relation to section lines and existing or proposed streets within one mile.~~
- ~~D. An accurate and complete Monumented Land Survey pursuant to paragraph thirteen (13) of Section 38 51 102 of the Colorado Revised Statutes, shall be made of the land to be~~

~~included in the Administrative Replat. A traverse of the boundary when computed from field measurements on the ground must have a minimum unadjusted ratio of closure of one (1) part in fifteen thousand (15,000).~~

- ~~E. The Monumented Land Survey shall be an accurate reflection of the legal description. The legal description shall be in the following format:~~

~~A parcel of land in the ¼ Section \_\_, Township \_\_ South, Range \_\_ West of the Sixth Principal Meridian, City of Centennial, County of Arapahoe, State of Colorado, more particularly described as follows:~~

~~(Include the Lots, Block (if any) and name of the subdivision as dedicated. The area of the subdivision to the nearest one hundredth of an acre (.01) more or less, shall be included.)~~

~~If the subdivision of which the replat is a part was recorded prior to July 1, 1975, the legal description must include a metes and bounds legal description.~~

- ~~F. One corner of the replat shall be tied (distance and bearing) to two adjacent section or quarter section corners of the Public Land Survey System. The monuments found/set at the section or quarter section corners must be described on the plat.~~

~~1. The surveyor shall rehabilitate or upgrade any section or quarter section corners used to control the survey of the subdivision as required by the Rules of Procedure promulgated by the State Board of Registration for Professional Engineers and Professional Land Surveyors.~~

~~2. This section is not applicable if the subdivision of which the replat is a part was tied (distance and bearing) to two adjacent section or quarter section corners of the Public Land Survey System.~~

- ~~G. A note indicating the line being referenced and the existing monuments that define the referenced line shall be included on the Replat.~~

~~1. If the subdivision of which the replat is a part uses bearings, the surveyor may use the same Basis of Bearings for the replat.~~

~~2. If the original Basis of Bearing is not used, or the original subdivision did not use bearings, the surveyor must establish a Basis of Bearing in accordance with Section 11.2.300 Final Plat Exhibit.~~

- ~~H. The Administrative Replat shall be monumented pursuant to subsections (1), (2), (3), (4), (5), (6), (7), (8), (9) and (10) of Section 38-51-105 of the Colorado Revised Statutes.~~

~~Where applicable, the monuments set by the surveyor on the boundary of the subdivision shall be 30" long solid steel pins, 1/2" - 3/4" in diameter, set in a concrete collar at least 6" in diameter and 12" in depth.~~

~~I. Offsets, which are to be set on the extension of any lot line shall be noted on the plat at the time of recording and shall comply with Section 38-51-105 of the Colorado Revised Statutes. This note shall specify the standard offset distance and any nonstandard distances. An example of a note is as follows:~~

~~1. All offset notes are 1" metal disks embedded in concrete sidewalks set on the lot line extended, 5 feet from the platted lot corner along all streets except as follows:~~

~~Nonstandard offsets for lot lines between:~~

~~Lots 1 and 2, Block 1 is 5.87 feet~~

~~Lots 3 and 4, Block 1 is 6.03 feet~~

~~2. If no offset monuments are to be set in conjunction with the Administrative Replat, the following note shall be included on the plat:~~

~~3. Note: No offset monuments are to be set in conjunction with this Administrative Replat.~~

~~J. A Colorado Land Survey Monument Record for each section or quarter section corner that the subdivision is tied to or controlled from must be prepared and sealed at the time the plat is submitted to the Land Use Services Department.~~

~~Each Monument Record shall describe both the supporting and contradicting evidenced, as well as the monument found and accepted, established, restored or rehabilitated, and at least three (3) accessory or reference points. If the latest Monument Records on file meet the above described criteria, and the reference points are still existing, the surveyor only needs to submit copies of the latest Monument Records with the plat.~~

~~K. The following note shall be placed on the Administrative Replat exhibit:~~

~~Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to State Statute 18-4-508, of the Colorado Revised Statute.~~

~~L. The plat shall show complete survey and mathematical information, including curve data, and other data necessary to locate all monuments and to locate and retrace any and all interior and exterior boundary lines. Distances and bearings shall be used.~~

~~M. The boundary of the Administrative Replat shall be delineated with a heavy solid line.~~

- ~~N. The lines of all proposed lots shall be fully dimensioned with distances and bearings. Where a lot line intersects a street line at right angles, the bearing may be omitted. If a lot line intersects a curved street, the bearing on the line shall be shown. If the lot line is not radial to a curved street line, or a curved property line, the lot line shall be labeled N.R., and the radial bearing at the point of intersection shall be shown.~~
- ~~O. The location of lots, blocks, tracts and parcels adjoining the Administrative Replat shall be shown. Adjoining lots and blocks shall be labeled and the name of adjoining subdivisions, as dedicated, shall be shown.~~
- ~~P. The blocks in the Administrative Replat shall be numbered consecutively throughout the Administrative Replat, commencing with Block 1. The lots in each block shall be numbered consecutively commencing with Lot 1.~~
- ~~Q. The names and widths of all public streets shall be shown on the Administrative Replat. Existing right(s) of way shall bear notations of dedication by Book and Page number. Private drives and streets shall be labeled as such.~~
- ~~R. All easements shall be clearly labeled, identified, and dimensions shown and tied to reference points within the subdivision and be shown by dashed lines. Existing easements shall bear notation of dedication of conveyance by Book and Page number. If any easement of record can not be definitely located, a statement of the existence, the nature thereof and its recorded reference shall be placed in the note section. Easements shall be designated and the disposition thereof indicated in the note section. Easements that abut the exterior boundary of the subdivision shall be shown and clearly labeled.~~
- ~~S. All plats having lots bordering a collector or larger street/road shall contain a note limiting or prohibiting ingress and egress to that street/road.~~
- ~~T. The identification and designation of the boundary lines of any 100-year developed floodplain and the source of the designation shall be shown on the plat.~~
- ~~U. The appropriate traffic sight triangles shall be designated and dimensions shown on the plat. Sight triangles shall be shown at the intersection of all roadways and at the intersection of all private drives/access points with public roadways.~~
- ~~V. All Standard Notes and Certificates required by the City of Centennial staff shall be included on the plat as described in Section 11.2A.100 herein. The City Attorney must approve any modifications to these notes. All notes not meeting these specifications shall be removed. The surveyor shall seal the plat so that the seal does not obscure any information shown on the plat.~~

### ~~Section 11.2.608 Expiration of Approval~~

- ~~A. Unless extended as provided herein, failure by the Applicant to submit all required documentation within sixty (60) days of approval shall render approval of the Administrative Replat voidable and may result in the necessity for a new submittal of the Administrative Replat. Resubmittals are subject to all processing fees, submittal requirements and review standards in effect at the time the resubmittal is accepted by the Land Use Services Department.~~
- ~~B. The Land Use Services Department Director or designee may grant extensions of time up to twelve (12) months upon a written request by the Applicant or staff for showing good cause. Good cause may include but not be limited to: signatories are out of state or country or a major change was requested by the City Council.~~
- ~~C. An extension request shall include a fee and a narrative stating the reasons for the Applicant's inability to comply with the specified deadlines. List any changes in the character of the neighborhood, any changes in the City Master Plan, Zoning Resolution or Subdivision Regulations that have occurred since approval of the Administrative Replat. These changes may affect the Administrative Replat and the anticipated time schedule for completing the platting process. A Fee Schedule is available from the Land Use Services Department office. Additional review of the Administrative Replat may occur, resulting in additional conditions as applicable.~~
- ~~D. The denial of an extension by the Land Use Services Department Director or designee may be appealed to the Council in writing within ten working days of the decision by the Land Use Services Department Director.~~

### ~~Section 11.2.609 Recordation Procedure~~

~~The Administrative Replat shall be recorded in accordance with the Final Plat regulations.~~

### ~~Section 11.2.610 Address Plat~~

~~With the submittal of the final mylars, an Address Plat is required. The Address Plat mylar is an exact duplicate of the Administrative Replat exhibit with the addition of a label that reads "Address Plat" and labels the addresses for each lot or tract in the subdivision. The Address Plat mylar is routed the same as the Administrative Replat mylar but is not recorded with the Administrative Replat. The Address Plat needs to be signed by the owners of the property. The signatures need to be notarized.~~

## ~~Chapter 2 – Subdivision Regulations~~

### ~~Part 700          Vacation of Roadways, Public Easements and Plats~~

<del>Section 11.2.701</del>	<del>Intent</del>
<del>Section 11.2.702</del>	<del>Approval Standards</del>
<del>Section 11.2.703</del>	<del>Roadway Vacation Submittal</del>
<del>Section 11.2.704</del>	<del>Vacation of Plat or Public Easement Submittal Documents and Process</del>
<del>Section 11.2.705</del>	<del>Recordation Procedure All Vacations</del>

#### ~~Section 11.2.701    Intent~~

~~To provide a review process for vacation of a roadway, public easement, or recorded plat in order to vacate the City's interest without harm to the public health, safety and welfare.~~

#### ~~Section 11.2.702    Approval Standards~~

~~A vacation may be approved upon the finding that:~~

- ~~A. The vacation is in accordance with adopted standards and criteria, and the original conditions of approval;~~
- ~~B. The vacation is in keeping with the spirit and intent of the City Subdivision Regulations;~~
- ~~C. A platted or deeded roadway or portion thereof or unplatted or undefined roadways which have arisen by public usage shall not be vacated so as to leave any land adjoining said roadway without an established public road or private access easement connecting said land with another established public road. [43-2-303(2)(a) C.R.S.]~~
- ~~D. If it is a State Highway, the Transportation Commission approves. [43-1-106(11) C.R.S.]~~

#### ~~Section 11.2.703    Roadway Vacation – Submittal~~

~~The City Council is authorized to vacate roadways, which include any platted or designated public street, alley, lane, parkway, avenue, road or other public way designated or dedicated on a plat, conveyed by deed, recorded easement, acquired by prescriptive use or other legal instrument whether or not it has ever been used as such, pursuant to Article 2 of Title 43 C.R.S. as amended.~~

##### ~~A. Vesting of Title~~

~~Vesting of title upon vacation shall be in accordance with Section 43-2-302 C.R.S., as amended.~~

## ~~B. Submittal Process~~

- ~~1. Prior to submitting a complete application for the right-of-way vacation, a Pre-submittal meeting with representatives of the Land Use Services Department and City's Engineering Division is required, unless waived in writing by the Land Use Services Department Director and/or City's Engineering Division Manager.~~
- ~~2. Following the Pre-submittal meeting, the Applicant must complete all of the requirements of the Formal review process as prescribed by the Land Use Services Department. The Land Use Services Department Director and/or City's Engineering Division Manager may waive any portion of the Formal submittal requirements in writing.~~
- ~~3. As part of the review process, referral agencies are notified and have the opportunity to respond in writing. The Applicant may be required to pay any fees assessed by these referral agencies in advance of their review. This referral period is twenty one (21) days and can be extended by up to thirty (30) additional days by mutual consent of the Applicant and the Land Use Services Department Director or designee. Failure of an agency to respond within the prescribed time period (or extended period) shall indicate approval by that agency.~~
- ~~4. Following referral agency review, the Land Use Services Department staff will determine the applications readiness for a Public Hearing with the City Council.~~
- ~~5. When determined ready, the staff planner shall schedule the vacation with the City Council final consideration. The Applicant shall be notified of the hearing date and time.~~
- ~~6. The Applicant shall be responsible for public notice prior to the City Council's Public Hearing in compliance with the public notice requirements in Section 11.2A.200 herein.~~
- ~~7. The Council shall evaluate the Vacation request, referral agency comments, staff report and public testimony and shall approve, conditionally approve, table for further study, remand to the Planning and Zoning Commission or deny the vacation request. The Council's action shall be based on the evidence presented, and compliance with the adopted standards, regulations, policies and other guidelines.~~
- ~~8. Upon approval by the Council, the Applicant has sixty (60) days to submit the necessary deeds required by the vacation along with the Vacation Exhibit. Within thirty (30) days of receiving, the staff planner shall record the Vacation Resolution, Vacation Exhibit and deeds in the Office of the County Clerk and Recorder.~~

## ~~C. Submittal Documents~~

- ~~1. Completed Land Use and Vacation Request Application (Applications are available from the Land Use Services Department).~~
- ~~2. Application fee (Fee Schedule is available from the Land Use Services Department).~~
- ~~3. Written Letter of Intent that explains, justifies and validates the request, stating all facts relied upon and providing documentation where possible.~~
- ~~4. A vacation exhibit shall be an original drawing in black ink on 8 1/2" x 14" paper or other size as required by Land Use Services Department, and shall contain information deemed appropriate by the Land Use Services Department. Include the written legal description signed and sealed by a Professional Land Surveyor registered in the State of Colorado, of the right of way to be vacated.~~
- ~~5. Vicinity map showing the location of the right of way in relation to the lots, or the area surrounding the right of way within a 1-mile radius which can be obtained in the Mapping Section.~~
- ~~6. Letters from the following stating their recommendation regarding the vacation and any existing facility they have over, under or across the land:
  - ~~a. all special districts providing maintenance of infrastructure within the rights-of-way;~~
  - ~~b. all known easement beneficiaries, cable providers, fiber optic companies and/or utility providers; and~~
  - ~~c. all landowners abutting or using an access proposed for vacation.~~~~
- ~~7. Stamped envelopes addressed to abutting landowners and other landowners using the access proposed for vacation, as specified by staff, for notification of the vacation application. Include a map identifying the area to be vacated and relationship to the abutting landowners.~~
- ~~8. A completed Vacation Petition~~

#### ~~D. Resubmittal~~

~~An application shall not be resubmitted within 1 year of the date of denial. However, if the Land Use Services Department Director or designee determines that the resubmitted vacation application has been modified to correct the stated objections, then the resubmittal will be accepted.~~

## ~~Section 11.2.704 Vacation of Plat or Public Easement – Submittal Documents and Process~~

### ~~A. Process~~

- ~~1. The Applicant shall submit the required information to the Land Use Services Department. Once the submittal is determined complete, staff will mail referral packets to the appropriate City departments and outside agencies and letters to the abutting landowners.~~
- ~~2. The referral agencies shall comment within twenty one (21) days of receiving the packet. Staff shall review the information and prepare a staff report for the City Council and notify the Applicant of the Public Meeting date and time. (Ord. 2003-13)~~
- ~~3. The City Council shall evaluate the vacation request, referral agency comments, staff report and public comments, and shall approve, conditionally approve, table for further study, or deny the vacation request. The Council's action shall be based on the evidence presented, compliance with the adopted standards, regulations, policies and other guidelines. (Ord. 2003-13)~~

### ~~B. Submittal Documents Requirements Plat or Public Easement Vacation~~

- ~~1. Completed Land Use and Vacation Request Application (Applications are available from the Land Use Services Department).~~
- ~~2. Application fee (Fee Schedule is available from the Land Use Services Department).~~
- ~~3. Proof of ownership, which includes an updated, or current title insurance policy or title commitment.~~
- ~~4. A notarized Letter of Authorization from the landowner permitting a representative to process the application, with a disclaimer that no other party's consent is required.~~
- ~~5. A plat vacation exhibit which shall be an original drawing in black ink on 24" x 36" single/double matte mylar or photographic blackline positive mylar of the same, or equivalent, and shall contain information deemed appropriate by the Land Use Services Department. An easement exhibit shall be on 8 1/2" x 14" paper or other size as required by Land Use Services Department, sealed by a professional land surveyor, containing information deemed appropriate by the Land Use Services Department.~~
- ~~6. A vicinity map that depicts the area surrounding the subdivision within a 1-mile radius or shows the relationship of the easement to be vacated to adjoining lots.~~

- ~~7. If anything less than the entire plat is vacated, include a legal description of the portions being vacated signed and sealed by a Professional Land Surveyor registered in the State of Colorado.~~
- ~~8. Letters from the following stating their recommendation regarding the vacation and any existing facilities they have over, under or across the land from:
  - ~~a. all special districts providing maintenance of infrastructure within rights of way and or easement;~~
  - ~~b. all landowners abutting or using an access proposed for vacation; and~~
  - ~~c. all known easement beneficiaries which may include utility companies, cable and or fiber optic companies.~~~~
- ~~9. A matrix listing submittal requirements is available in the Land Use Services Department. Other submittal requirements may be required based on the Land Use Services Department review.~~
- ~~10. Completed Petition~~

#### ~~Section 11.2.705 Recordation Procedure – All Vacations~~

- ~~A. Prior to recordation of the plat vacation exhibit, the Applicant must submit all required documentation, recordation fees, a certificate of taxes paid along with the vacation exhibit in accordance with the City Council approval.~~
- ~~B. The Applicant shall provide evidence through a current title insurance policy or commitment that the signature of the owner on the mylar is the owner of the property.~~
- ~~C. Prior to the City's recognition of the Vacation Exhibit, the approved Vacation Exhibit must be recorded in the Office of the Arapahoe County Clerk and Recorder. The recordation of the approved Plat Vacation and associated documentation shall occur within ninety (90) days of approval by the Council. An extension may be granted in writing by the Land Use Services Department Director.~~
- ~~D. Within sixty (60) days of approval of the vacation, unless stated otherwise in such approval, the Applicant shall submit a Vacation Exhibit ready for recordation except for the signatures of the Mayor. An original drawing in black ink is also acceptable. In addition, all required documentation and recordation fees are required with the submittal.~~
- ~~E. The staff planner shall obtain the signatures of the Mayor and the attest from the City Clerk and record the Plat Vacation within 30 days of receiving the Plat Vacation with the Arapahoe County Clerk and Recorder.~~



**Chapter 2—Subdivision Regulations**  
**Part 800            Plat Correction**

<del>Section 11.2.801</del>	<del>Intent</del>
<del>Section 11.2.802</del>	<del>Prerequisite Process</del>
<del>Section 11.2.803</del>	<del>Affidavit of Correction</del>
<del>Section 11.2.804</del>	<del>Correction Plat</del>

**~~Section 11.2.801    Intent~~**

~~To provide a process to correct errors and/or omissions on a recorded subdivision plat.~~

**~~Section 11.2.802    Prerequisite Process~~**

- ~~A. The surveyor who prepared the subdivision plat or the surveyor's representative must initiate the plat correction process. The plat correction process can not be used if the surveyor of record either can not change the plat due to death, retirement or relocation or will not correct the errors on the plat.~~
- ~~B. Depending upon the nature of the corrections, there are two processes that may be used to correct a plat: the Affidavit of Correction or the Correction Plat.~~
- ~~C. The Affidavit of Correction is used to correct minor errors and/or omissions on a plat. These would include minor typographical errors and errors in distances, angles or bearings.~~
- ~~D. A Correction Plat is used to correct a recorded subdivision plat when the errors and/or omissions are too numerous or substantial to be corrected by an affidavit of correction.~~
- ~~E. The surveyor is required to meet with the Mapping Section to determine if the plat correction process is applicable, and then determine which plat correction process would be most appropriate.~~

**~~Section 11.2.803    Affidavit of Correction~~**

~~A. Process~~

- ~~1. After determining that the Affidavit of Correction process is appropriate, the surveyor or the surveyor's representative shall submit a completed Affidavit of Correction bearing the original signature and seal of the surveyor to the Land Use Services Department.~~

- ~~2. The staff planner will refer the Affidavit of Correction to the Mapping Section, City's Engineering Division and any other referral agencies that may have an interest in the corrections.~~
- ~~3. The referral agencies shall have fourteen (14) working days to return comments on the Affidavit of Correction to the staff planner. Upon final review by the referral agencies and the Land Use Services Department, the staff planner will have the Affidavit of Correction signed by the Land Use Services Department Director or the designee. The staff planner will then have fourteen (14) working days to record the Affidavit of Correction in the Office of the Arapahoe County Clerk and Recorder. The staff planner shall also provide a copy of the recorded Affidavit of Correction to the Mapping Section.~~

#### ~~B. Approval Standards~~

~~An affidavit of correction may be approved upon finding that:~~

- ~~1. The corrections are in accordance with adopted standards and criteria and the original conditions of approval;~~
- ~~2. The corrections are in keeping with the spirit and intent of the subdivision regulations; and~~
- ~~3. The approval will not adversely affect the public health, safety and welfare of the residents and property owner in the City of Centennial.~~

### ~~Section 11.2.804 Correction Plat~~

#### ~~A. Process~~

- ~~1. After determining that the Correction Plat process is appropriate, the surveyor or the surveyor's representative will submit the Correction Plat to the Land Use Services Department.~~
- ~~2. Upon receipt of all required information, the Land Use Services Department and City's Engineering Division shall review the formal submittal within five (5) business days to determine if it is consistent with the standards set forth in these Regulations.~~
- ~~3. The case planner will refer the plat document and relevant submittal information for a fourteen (14) day internal review to various City departments and divisions as determined by the Land Use Services Department.~~
- ~~4. The Applicant will be notified of any outstanding issues upon completion of this internal review.~~

- ~~5. The Applicant shall submit a final mylar for signature by the City Council following completion of all outstanding issues raised by the referral process and staff's determination that the Administrative Replat complies with all specified plat content requirements per Section 11.2.804.C herein.~~
- ~~6. Along with the Correction Plat, the Applicant must submit all required documentation, recordation fees, and a certificate of taxes paid.~~
- ~~7. Upon acceptance of the final mylar by the Land Use Services Department, the Correction Plat will be sign by the Mayor and attested by the City Clerk.~~
- ~~8. Within thirty (30) days of approval by the City Council, the staff planner shall record the correction plat with the Office of the Arapahoe County Clerk and Recorder.~~

#### ~~B. Submittal Requirements~~

- ~~1. Completed Land Use Application (Application is available from the Land Use Services Department).~~
- ~~2. Application fee (Fee Schedule is available in the Land Use Services Department).~~
- ~~3. A Letter of Intent that explains, justifies and validates the request, stating all facts relied upon and providing documentation where possible.~~
- ~~4. Proof of ownership which includes an updated or current title insurance policy or title commitment.~~
- ~~5. A notarized Letter of Authorization from the landowner(s) permitting a representative to process the application with a disclaimer that no other party's consent is required.~~
- ~~6. Correction Plat exhibit (per Section 11.2.804.C, herein). The format for all plats shall be in upper case sans serif. Font size shall be readable when reduced to 11" x 17" size. No plats shall include copyright restrictions.~~
- ~~7. Certificate of taxes paid.~~

#### ~~C. Correction Plat Exhibit~~

~~The Correction Plat exhibit shall be an original drawing in black ink on 24" x 36" single/double matte mylar or photographic blackline positive mylar of the same or equivalent and shall contain the following information:~~

- ~~1. The Correction Plat shall encompass the entire area of the original plat and shall be exactly the same as the plat being corrected with the following exceptions:~~

- ~~2. The name of the Correction Plat shall be the same as the name of the subdivision being corrected, as dedicated, followed by the words Correction Plat. The name of the subdivision shall be corrected wherever it appears on the plat.~~
- ~~3. Signature blocks for all owners of property within the boundaries of the subdivision.~~
- ~~4. All Standard and Specific notes applicable to the Correction Plat in their current format. (See Section 11.2A.100 for more details).~~
- ~~5. All corrections identified in the application need to be made.~~
- ~~6. A table listing all corrections on the plat. The table shall show the original information and the corrections being made.~~

~~Chapter 2—Subdivision Regulations~~  
~~Part 900            Subdivision Exemption~~

<del>Section 11.2.901</del>	<del>Intent</del>
<del>Section 11.2.902</del>	<del>Approval Criteria</del>
<del>Section 11.2.903</del>	<del>Process</del>
<del>Section 11.2.904</del>	<del>Submittal Requirements</del>
<del>Section 11.2.905</del>	<del>Plan Exhibit</del>
<del>Section 11.2.906</del>	<del>Post Approval Actions</del>
<del>Section 11.2.907</del>	<del>Address Plat</del>

~~Section 11.2.901    Intent~~

~~To establish criteria and a review process whereby the City Council may grant Exemptions from the definition of the terms “subdivision” and “subdivided land” for any division of land if the Council determines that such a division is not within the purpose of Article 23, Title 31 of the Colorado Revised Statutes.~~

~~Section 11.2.902    Approval Criteria~~

- ~~A. The Land Use Services Department Director or designee shall initially determine whether or not the application meets the intent of the Subdivision Exemption. If the application does not meet the Exemption criteria set forth in these Regulations, the application will be required to comply with the Preliminary Plat and Final Plat processes or the Minor Development process as set forth in these Regulations. The City may request public improvements, right of way dedication, dedication of land or cash in lieu thereof in accordance with the land dedication regulations found within these Regulations.~~
- ~~B. The Council may approve Subdivision Exemptions upon the finding that one or more of the following criteria apply:~~
- ~~1. Land is being used for public or quasi-public purposes including but not limited to: utility facility, park, open space, fire station, sheriff substation, library, metro district office, water/sewage facility, cemetery and school district facilities.~~
  - ~~2. A boundary line adjustment where no additional parcels are created (unplatted land only).~~
  - ~~3. Exemptions that create additional parcels shall be permitted for parcels with more than one principal residence provided that all of the following criteria are met:~~
    - ~~a. Each residence was constructed in conformance with the applicable City regulations in effect at the time the residence was constructed;~~

- ~~b. Each residence shall have a documented history of continuous use as a single family dwelling since May 5, 1972;~~
- ~~c. Legal and physical access shall be provided to all parcels by public right of way or recorded easement acceptable to the City's Engineering Division.~~
- ~~4. A parcel of land shall be included in a maximum of one exemption.~~
- ~~5. No more than four parcels shall be created from a thirty five (35) acre maximum sized parcel.~~
- ~~6. The proposed parcel(s) of land shall be in compliance with the current zoning requirements.~~
- ~~7. Exemption is not contrary to the adopted Comprehensive Plan.~~
- ~~8. A parcel created by legal action as in the case of a divorce decree.~~
- ~~C. Unless otherwise stated on an Exemption exhibit executed by the City Council, parcels created by a transfer exempted from the subdivision process shall be required to undergo the final platting process prior to the issuance of building permits or certificate of occupancy.~~

### ~~Section 11.2.903 Process~~

- ~~A. Prior to submitting a complete application for the Subdivision Exemption, a pre submittal meeting with representatives of the Land Use Services Department and City's Engineering Division is required unless waived in writing by the Land Use Services Department Director and/or City's Engineering Division Manager.~~
- ~~B. Following the pre submittal meeting, the Applicant must complete all of the requirements of the formal review process as prescribed by the Land Use Services Department. The Land Use Services Department Director and/or City's Engineering Division Manager may waive any portion of the formal submittal requirements in writing.~~
- ~~C. As part of the review process, referral agencies are notified and have the opportunity to respond in writing. The Applicant may be required to pay any fees assessed by these referral agencies in advance of their review. This referral period is twenty one (21) days and can be extended by up to thirty (30) additional days by mutual consent of the Applicant and the Land Use Services Department Director or designee. Failure of an agency to respond within the prescribed time period (or extended period) shall indicate approval by that agency.~~

~~D. Following referral agency review, the Land Use Services Department staff will determine the applications readiness for a Public Meeting with the City Council. When determined ready, the application will be scheduled with the Council.  
(Ord. 2003-13)~~

~~E. The Subdivision Exemption submittal, along with the recommendations of staff, shall be presented at a Public Meeting on the Consent Agenda of the City Council. The Council shall evaluate the Subdivision Exemption, staff recommendations, referral agency comments, public comments and other information relevant to the plan, and shall either approve, conditionally approve, table for further study or deny the Subdivision Exemption. The Council's action shall be based on compliance with the adopted standards, regulations, policies and other guidelines. (Ord. 2003-13)~~

~~F. If denied by the Council, the Applicant may pursue subdivision in accordance with the appropriate process contained in these Regulations.~~

#### ~~**Section 11.2.904 Submittal Requirements**~~

~~A. Completed Land Use Application.~~

~~B. Application Fee.~~

~~C. Written Letter of Intent describing the proposed development including background information explaining why the request is being made, important geographic details on and off site that relate to the proposal, potential sales contracts for parcel(s) being developed and any other pertinent information for clarification.~~

~~D. Proof of ownership, which includes a current or updated title insurance policy or title commitment no more than ninety (90) days old.~~

~~E. As necessary, property deeds proving the date the property was created in its current configuration.~~

~~F. A notarized Letter of Authorization from all landowners permitting a representative to process the application with a disclaimer that no other party's consent is required.~~

~~G. Subdivision Exemption exhibits with all supporting documents required by staff (per Section 11.2.905 herein). The format for all exhibits shall be in upper case sans serif. Font size shall be readable when reduced to an 11x17-inch size. No exhibits shall include copyright restrictions.~~

~~H. Permanent access to public rights-of-way shall be provided for all parcels.~~

~~I. Permanent utility easement(s) shall be provided.~~

~~J. Proposed source of water and sewage treatment shall be stated. If the proposed parcel to be created lies within a water & sanitation district, a “will serve” letter from that district must be submitted with the exemption application.~~

### ~~Section 11.2.905 Plan Exhibit~~

~~A. The Subdivision Exemption exhibit shall be an original drawing in black ink on 24" x 36" single/double matte mylar or photographic blackline positive mylar of the same or equivalent and shall contain the following information:~~

- ~~1. The title of the Subdivision Exemption shall be located at the top of each sheet. On each sheet a subtitle, in smaller lettering, shall indicate the quarter (1/4) section(s), section(s), Township and Range in which the Subdivision Exemption is located. The name of the city, county and the state shall be included in the subtitle.~~
- ~~2. Each sheet of the Subdivision Exemption shall show the date of the survey, north arrow, and the written and graphic scale. The drawing date and any revision dates shall be shown on the cover sheet. The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Enough sheets shall be used to accomplish this end. Acceptable larger scales are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet.~~
- ~~3. Vicinity Map (scale of 1" = 2000' preferred) showing the Subdivision Exemption in relation to section lines and existing or proposed streets within one mile.~~
- ~~4. The Surveyor's Certificate of Survey. The acceptable format is located in Section 11.2A.100, herein.~~
- ~~5. The City Council Approval Block. The acceptable format is located in Section 11.2A.100, herein.~~
- ~~6. An accurate and complete Monumented Land Survey pursuant to paragraph thirteen (13) of Section 38-51-102 of the Colorado Revised Statutes, shall be made of the land to be included in the Subdivision Exemption. A traverse of boundaries when computed from field measurements on the ground must have a minimum unadjusted ratio of closure of one (1) part in fifteen thousand (15,000).~~
- ~~7. Legal Description of the land included in the Subdivision Exemption. The monumented land survey shall be an accurate reflection of the legal description. The legal description shall be in the following format:~~

~~A parcel of land in the \_\_\_ 1/4 of Section, Township \_\_\_ South, Range \_\_\_ West of the Sixth Principal Meridian, City of Centennial, County of Arapahoe, State of Colorado more particularly described as follows:~~

- ~~a. The following description shall be by metes and bounds, incorporating a complete traverse and the accuracy standards as described in 11.2.905(7) above. The area to the nearest one hundredth of an acre (.01) more or less shall be included.~~
  - ~~b. A legal description of any parcel within the Subdivision Exemption shall be prepared in the manner described above.~~
  - ~~c. The Point of Beginning of the Subdivision Exemption shall be tied (distance and bearing) to two adjacent section or quarter section corners of the Public Land Survey System. The monument found/set at the section or quarter section corners must be described on the Exhibit.~~
- ~~8. The surveyor shall rehabilitate or upgrade any section or quarter section corner used to control the survey of the Subdivision Exemption as required by the Rules of Procedure promulgated by the State Board of Registration for Professional Engineers and Professional Land Surveyors.~~
- ~~9. A Basis of Bearing statement in a format acceptable to the State Board of Registration for Professional Engineers and Professional Land Surveyors shall be included on the Exhibit. The line being referenced shall be shown on the exhibit and the survey of the Subdivision Exemption shall be tied to the line being used for the Basis of Bearing.~~
- ~~10. A Colorado Land Survey Monument Record for each section or quarter section corner used to control the survey of the Subdivision Exemption shall be prepared at the time the Subdivision Exemption is submitted to the City. Each Monument Record shall describe both supporting and contradicting evidence, as well as the monument found and accepted, established, restored or rehabilitated, and at least three (3) accessory or reference points.~~

~~If the latest Monument Record on file describes the existing monument, meets the above described criteria, and the reference points are still existing, the surveyor only needs to submit a copy of the existing Monument Record with the Subdivision Exemption.~~

- ~~B. The Exhibit shall show complete survey and mathematical information, including curve data, and other data necessary to locate all monuments and locate and retrace any interior parcel lines. Distance and bearings shall be used.~~
- ~~C. The boundary of the Subdivision Exemption shall be delineated with a heavy solid line.~~
- ~~D. The Exhibit shall include all appropriate notes and signature blocks as approved by the City Attorney and describe in Section 11.2A.100 herein.~~

~~E. The topography of the site at two foot (2') intervals shall be shown.~~

~~F. Ownership, zoning and use of all adjacent parcels shall be shown.~~

~~G. Significant features including, but not limited to, existing structures, utility lines, natural and artificial drainageways, ditches, lakes, vegetative groundcover, rock outcroppings, geologic features and hazards, dams, reservoirs, mines, fence lines, driveways, easements, well sites, septic systems and leach fields shall be shown.~~

### ~~Section 11.2.906 Post Approval Actions~~

~~A. Prior to the City's recognition of parcel(s) created through an Exemption, the approved Exemption Exhibit shall be recorded in the Office of the Arapahoe County Clerk and Recorder. The recordation of the approved Exemption and associated documentation shall occur within ninety (90) days of approval by the Council. An extension may be granted in writing by the Land Use Services Department Director or designee.~~

~~B. Prior to recordation of the Subdivision Exemption, the Applicant must submit all required documentation, recordation fees, a certificate of taxes paid along with the amended Exemption exhibit in accordance with the City Council's approval.~~

~~C. The Applicant shall provide evidence through a current title insurance policy or commitment that the signature of the owner on the mylar is the owner of the property.~~

~~D. Prior to recordation of the Exemption exhibit, the Applicant shall prepare deeds that accurately describe the land approved by the Exemption and all necessary easements. The deeds shall also include the following:~~

~~A statement on the deed, immediately following the legal description, that states: "This deed is given to implement an Exemption from SB35, File (#), on (date) by the City Council of the City of Centennial."~~

~~E. Within sixty (60) days of approval of the Exemption, unless stated otherwise in such approval, the Applicant shall submit a photographic mylar or equivalent of the approved Exemption plat ready for recordation except for the signatures of the Mayor or designee. An original drawing in black ink is also acceptable.~~

~~F. Within thirty (30) days of receipt of the Exemption Exhibit, the staff planner shall obtain the signatures of the Mayor, attested by the City Clerk and record the Exemption Exhibit with the Arapahoe County Clerk and Recorder.~~

~~G. Maintenance agreements as may be deemed necessary by the Council for the proposed use of common facilities and continued maintenance of roads, driveways, water sources, waste disposal facilities and their associated easements shall be recorded with the deed referencing the project number and the date of approval.~~

~~H. The Land Use Services Department shall record such documents in the Office of the Arapahoe County Clerk and Recorder.~~

~~I. The Land Use Services Department Director or designee may grant extensions of time up to one (1) year, upon a written request by the Applicant. A denial by the Land Use Services Department Director may be appealed, in writing, to the Council within ten (10) days from the date of the denial by the Land Use Services Department Director.~~

~~J. If the Exemption request is denied by the Council, the Applicant may proceed with the subdivision request in compliance with these Regulations. An Exemption request for the same or substantially the same request, as determined by the Land Use Services Department Director, shall not be accepted within one (1) year of such denial.~~

### ~~Section 11.2.907 Address Plat~~

~~With the submittal of the final mylars, an Address Plat is required. The Address Plat should be an exact duplicate of the Exemption exhibit with the addition of a label that reads "Address Plat". The Address Plat mylar is routed the same as the Exemption exhibit mylar but is not recorded with the Exemption. The Address Plat shall be signed by the owners. The signatures shall be notarized.~~

~~Chapter 2 – Subdivision Regulations  
Part 1000                      Urban Design Principles~~

~~Section 11.2.1001            Urban Design Principles Intent~~

~~Section 11.2.1001 Urban Design Principles Intent~~

~~In order to achieve the intent and purpose of this Resolution, the following design principles shall be followed, and as such will constitute a portion of the evaluative criteria to be met before approval of a plat.~~

- ~~A. It is intended that the urban area be designed as a group of integrated neighborhoods with appropriate residential, commercial, industrial, and public facilities. The neighborhood, as a planning unit, is intended as an area principally for residential use. Space for religious, recreational, educational, and shopping facilities should be provided and designed as an integral part of each neighborhood at a scale commensurate with the size and needs of the neighborhood.~~
- ~~B. Minimum standards for development are contained in the Zoning Regulations, the Building Code, and in these regulations. However, the Comprehensive Plan expresses policies designed to achieve an optimum quality of development in the urban area. If only the minimum standards are followed, as expressed by the various resolutions and codes regulating land development, a standardization of development will occur. This will produce a monotonous urban setting. Subdivision design shall be of a quality to carry out the purpose and spirit of the policies and special reports expressed in the Comprehensive Plan (and amendments thereto) and in this Resolution.~~
- ~~C. The layout of lots and blocks should provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for the residents and protection from adverse noise and vehicular traffic. Natural features and vegetation of the area must be preserved if at all possible.~~
- ~~D. Tree masses and large individual trees should be preserved. The system of sidewalks and roadways and the lot layout should be designed to take advantage of visual qualities of the area.~~
- ~~E. Pedestrian ways should be separated from roadways used by vehicular traffic. Sidewalks should be designed to provide all residential building sites with direct access to all neighborhood facilities, including schools, parks and playgrounds, churches, and shopping areas.~~
- ~~F. Tracts subdivided into large parcels that offer the possibility of further subdivision, shall be arranged to allow the opening of future streets and logical further subdivision.~~

~~G. Residential: Residential lots in private ownership shall be platted outside the designated floodplain.~~

~~H. Non-residential: Tracts of land or portions thereof lying within the flood plain shall not be subdivided except for open space unless sufficient lot size remains out of the flood plain for building purposes.~~

~~I. For residential development, drainage easements for storm sewer or overland conveyance, except for drainage from adjacent lots, shall be platted as tracts to be owned in common ownership.~~

## ~~Chapter 2 – Subdivision Regulations~~

### ~~Part 1100~~

### ~~Subdivision Design Principles and Standards~~

~~Section 11.2.1101 Street Design Principles~~

~~Section 11.2.1102 Subdivision, Street Design and Construction Standards~~

~~Section 11.2.1103 Alleys~~

~~Section 11.2.1104 Lots~~

~~Section 11.2.1105 Blocks~~

~~Section 11.2.1106 Easements~~

~~Section 11.2.1107 Planned Unit Development~~

#### ~~Section 11.2.1101 Street Design Principles~~

- ~~A. Streets shall generally conform to the collector and major street plan adopted by the Planning and Zoning Commission and City Council Members and any amendments thereto.~~
- ~~B. If a tentative plan has been adopted by the Planning and Zoning Commission for the neighborhood of the proposed subdivision, the street system of the latter shall conform in general thereto.~~
- ~~C. Streets shall be located with appropriate regard for topography, creeks, wooded areas, and other natural features that would enhance attractive development.~~
- ~~D. Existing streets including preliminary platted streets, in adjoining territory shall be continued at equal or greater width and in similar alignment by streets proposed in the subdivision, unless variations are approved by the Planning and Zoning Commission.~~
- ~~E. Streets within subdivisions shall be designed as a system of circulation routes, so that the use of local streets by through traffic will be discouraged.~~
- ~~F. Where a subdivision borders on or contains a railroad right of way, or limited access highway right of way, the Planning and Zoning Commission shall require adequate provisions for reduction of noise. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks, among others are recommended solution.~~
- ~~G. Streets shall intersect as nearly at right angles as possible.~~
- ~~H. When a tract is subdivided into larger than normal building lot(s) or parcel(s), such lot(s) or parcel(s) shall be so arranged as to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements and connectors for such resubdivision.~~

- ~~I. Street jogs with centerline offsets of less than one hundred twenty five (125) feet shall be prohibited.~~
- ~~J. A cul-de-sac street shall be limited to a length of six hundred feet (600').~~
- ~~K. Where a street will eventually be extended beyond the plat but is temporarily dead-ended, an interim turn-around may be required.~~
- ~~L. Dedication of half streets shall be prohibited except where essential to the reasonable development of the subdivision in conformity with the other requirements of these Regulations, and provided that the Planning and Zoning Commission finds it will be practical to obtain the dedications of the other half of the street right of way. Wherever a half street dedication is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.~~
- ~~M. No street names shall be used which will duplicate or be confused with the names of existing streets. All street naming shall be in accordance with the Street Naming Policy of the City of Centennial.~~
- ~~N. Major arterial streets shall not be intersected by local streets.~~
- ~~O. Major arterial street intersections with arterial streets or collector streets should normally be located at no closer than approximately one quarter (1/4) mile intervals.~~
- ~~P. Whenever a subdivision is not served by sufficient regional infrastructure, facilities, networks or systems (hereafter "regional improvements"), the City Council may restrict or postpone approval of the subdivision and the issuance of any new building permits until the needs are met. The restrictions may consist of any action or combination of actions which, at the discretion of the City Council, sufficiently provide for construction of the particular regional improvements before the impacts of the subdivision create or unduly exacerbate the need for the particular regional improvements. The City Council may also remove these restrictions upon the agreement of a district or other responsible party to construct the needed regional improvements, on a construction schedule and funding proposal deemed sound and adequate by the Council. The restrictions may include postponement of approval of subdivision plats not yet approved, or the imposition of conditions upon approval of the subdivision, or restrictions or limitations on the issuance of building permits or certificates of occupancy, or the assessment of fees and charges as needed to equitably provide for the cost of the regional improvements, or required pro rata contributions toward the cost of the regional improvements prior to approval or permit issuance, or any combination of the above, calculated based upon the benefit to the subdivision and the need created or exacerbated by the subdivision. The City Council may also impose such restrictions upon the issuance of building permits or certificates of occupancy for lots in subdivisions approved without conditions or~~

~~requirements related to the particular regional improvements, in accordance with the City's Building Permit Referral Policy.~~

- ~~Q. An improvement, facility, network or system is considered "regional" in nature for the purposes of Paragraph 11.2.1101.P above, if it exists, is planned or is designed, primarily to benefit or to serve more than a single subdivision or development, and if the service area of the particular regional improvement includes the future residents of the proposed subdivision. Examples of regional improvements include, but are not limited to: traffic signals; major intersection improvements; utilities; arterial road infrastructure and related facilities; road infrastructure serving public facilities (such as schools, parks, libraries, and government offices); bridges; parks; schools; libraries; and public transportation facilities.~~
- ~~R. Pursuant to Article 23 of Title 31 as amended, all subdivisions must be so established that all lots and parcels conform to the State Highway Access Code (Article 2 of Title 43).~~

### ~~Section 11.2.1102 Subdivision, Street Design and Construction Standards~~

- ~~A. All streets in residential subdivisions classified as an R-2, R-3, R3-S, R-4, R-5, R-P, R-M, R-D, R-PSF, R-PM or R-PH zone as set forth in the City of Centennial Zoning Regulations, shall be complete with curb, gutter sidewalk and pavement. These streets shall be designed and constructed according to criteria and standards set forth in the Roadway Design and Construction Standards.~~
- ~~B. All streets in subdivision which are classified as A-E, A-1, A-2, R-1, R-E, or R-A by the City of Centennial Zoning Regulations shall be constructed with a 28 foot wide paved surface with roadside ditches. Chapter 4 of the Roadway Design and Construction Standards provides details for the rural road cross sections.~~
- ~~C. No new subdivisions shall be approved with gravel streets. The pavement design and construction of all streets, whether publicly or privately owned and maintained, shall be in accordance with criteria contained in the City of Centennial Roadway Design and Construction Standards.~~
- ~~D. More stringent requirements due to design variations may be imposed by the City's Engineering Division based on recommendations by the Planning and Zoning Commission or Land Use Services Department.~~
- ~~E. All streets abutting a subdivision shall be complete with curb, gutters, sidewalks, and pavements which shall be designed and constructed in accordance with the Roadway Design Standards. The subdivider shall pay for the improvement costs for twenty six (26) feet of the street abutting his subdivision in bringing that street to current standards for its classification as adopted in the current City of Centennial Comprehensive Plan. This is applicable only to streets abutting the proposed development. The subdivider shall also be responsible for offsite roadway improvements identified by the approved~~

~~traffic impact study as required or recommended to mitigate traffic impacts of the proposed development. The City Council will decide on the extent of offsite improvements appropriate for any subdivision application.~~

~~F. Traffic control devices which are required under the Manual on Uniform Traffic Control Devices as published by the U.S. Department of Transportation, Federal Highway Administration, will be installed by the City at the developer's expense. The City's designated Traffic Engineer will determine the needs and they will be listed along with their cost in the Subdivision Improvements Agreement. Prior to probationary street acceptance, all traffic control devices listed in the Subdivision Improvements Agreement will be paid for and installed. The City will furnish and install traffic signs according to the cost schedule published by the City's Engineering Division.~~

~~G. Subdivision Monumentation – Benchmarks, boundary monuments and range points shall be provided in accordance with Section 11.2.300.~~

~~H. Vertical control shall be established according to Section 11.2.300.~~

~~I. Street plan and profile requirements are given in Chapter 3 and in Chapter 4 of the Roadway Design Standards.~~

~~J. General Construction Requirements~~

- ~~1. Construction of streets and appurtenant improvements shall be in accordance with the Roadway Design Standards.~~
- ~~2. It is the policy of the City of Centennial to not allow street cuts for utility installations for a period of two years after streets have been newly paved or newly constructed. Specific requirements may be found in Chapter 9 and 10 of the Roadway Design and Construction standards.~~
- ~~3. For unusual or emergency circumstances, subdividers or developers who wish to arrange for utility installations that are contrary to this policy shall submit a variance request in accordance with procedures established by the City's Engineering Division.~~
- ~~4. The location of curb cuts shall be determined by the approved Final Development Plan (for P.U.D.'s). For all other properties the location of curb cuts shall be by an access permit granted by the City's Engineering Division.~~
- ~~5. Before opening newly constructed roadways for public use, all striping, signs, and barricades depicted on the approved signing and striping plan must be in place. Explicit approval of the Traffic Section by the City's Engineering Division must be obtained prior to opening new roadways for public use.~~

~~6. Subdivider shall dispose of trash and debris resulting from construction of the site in a manner approved by the regulating authority.~~

~~K. All on-site water systems within a subdivision must meet the standards of the Tri-County Health Department.~~

~~L. All sanitary sewer systems within a subdivision must meet the standards of the Tri-County Health Department.~~

### ~~Section 11.2.1103 Alleys~~

~~A. Except where justified by special conditions, alleys will not be approved in residential districts. When approved, the right-of-way dedication shall not be less than twenty (20) feet in width and paving of not less than ten (10) feet in width shall be required.~~

~~B. Alley rights-of-way of not less than thirty (30) feet in width and paving of not less than twenty (20) feet in width may be required in commercial and industrial districts. However, the Planning and Zoning Commission may waive the requirement of dedication of alleys where another definite and assured provision is made for service access, such as off-street loading, unloading, and parking, consistent with and adequate for the uses proposed.~~

~~C. Alley intersections and sharp changes in alignment shall be prohibited.~~

~~D. Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turnaround facilities at the dead end, as determined by the Planning and Zoning Commission.~~

### ~~Section 11.2.1104 Lots~~

~~A. The size, shape, and orientation of lots shall be appropriate to the location of the proposed subdivision and to the type of development contemplated. The lot shall provide an adequate buildable area for the development contemplated.~~

~~B. Lots should front only on local streets, however, when necessary lots designed to face a collector street shall provide adequate means for automobile turnaround within the lot.~~

~~C. Side lot lines should be approximately at right angles or radial to street lines.~~

~~D. Lots may not be required for subdivision of commercial and industrial use, but when provided should be of appropriate size and arrangements to provide for adequate off-street parking and loading facilities based on the intended use, and no individual parcel shall be created for a particular commercial or industrial use that has an area, width, or depth that is less than is required for the permitted use under the applicable provisions.~~

~~E. Double frontage and reverse frontage lots should be avoided except where they are needed to provide for the separation of residential development from major streets or to overcome specific disadvantages of topography and orientation. A planting and screening easement of at least ten (10) feet shall be provided along the portion of the lots abutting such a traffic artery or other use where screening is required. There shall be no right of access across a planting and screening easement. The Planning and Zoning Commission may require a permanent ornamental fence of a height and architectural design that will appropriately screen and be harmonious with the neighborhood and residential character.~~

~~F. The building area of lots should not face directly into the oncoming traffic of an intersecting street of a "T" intersection.~~

### ~~Section 11.2.1105 Blocks~~

~~A. The length, width, and shape of blocks shall be determined with regard to the following:~~

- ~~1. Provision of adequate building sites suitable to the special needs of the type of use contemplated.~~
- ~~2. Zoning requirements as to lot sizes and dimensions.~~
- ~~3. Needs for convenient access, circulation, control, and safety of street traffic.~~
- ~~4. Limitations and opportunities of topography.~~

~~B. Blocks for residential use shall not be longer than one quarter (1/4) mile, measured along the centerline of the block, unless approved by the City Council.~~

~~C. Blocks should be of sufficient width to allow two (2) tiers of lots of appropriate depth.~~

~~D. Blocks for business or industrial use should be of a width suitable for the intended use, with due allowance for off-street parking and loading facilities.~~

~~E. Irregular shaped blocks, indented by cul de sacs, containing interior parks or playgrounds and adequate parking space, will be acceptable when properly designed and covered by agreement as to maintenance of such park areas.~~

### ~~Section 11.2.1106 Easements~~

~~A. Whenever a block exceeds six hundred (600) feet in length, the Planning and Zoning Commission may require a dedicated easement not less than ten (10) feet in width to provide pedestrian access across the block.~~

- ~~B. Electric, telephone, and CATV lines shall be placed underground, except for major transmission lines of a public utility.~~
- ~~C. Easements for “cross access” through and between platted lots of a non-residential subdivision shall be required in order to minimize the proliferation of curb cuts along collector and/or arterial streets.~~

### ~~Section 11.2.1107 Planned Unit Development~~

- ~~A. Whenever a subdivision is developed as a Planned Unit Development, and meets the standards and criteria established by the Zoning Regulations of the City of Centennial, Colorado, for a Planned Unit Development, the Planning and Zoning Commission and City Council may vary the requirements of this Code.~~
- ~~B. In no case will development be allowed or building permits issued until a Planned Unit Development Plan is approved by the City Council where required.~~

**~~Chapter 2 – Subdivision Regulations~~**  
**~~Part 1200                      Improvement Requirements~~**

<del>Section 11.2.1201</del>	<del>General Provisions</del>
<del>Section 11.2.1202</del>	<del>Improvements</del>
<del>Section 11.2.1203</del>	<del>Time Schedule for Constructing Public Improvements</del>
<del>Section 11.2.1204</del>	<del>Permitting, Inspection, Testing, and Acceptance of Public Improvements</del>
<del>Section 11.2.1205</del>	<del>Optional Review and Approval Schedules for Public Improvement Final Construction Plan</del>

**~~Section 11.2.1201 – General Provisions~~**

~~Prior to approval of the Final Plat, the City Council will require one or a combination of the following:~~

- ~~A. Subdivision improvements agreements agreeing to construct any required public improvements shown in the Final Plat documents together with collateral which is sufficient, in the judgment of the Council, to make reasonable provision for the completion of said improvements in accordance with design and time specifications, or~~
- ~~B. Other agreements or contracts setting forth the plan, method, and parties responsible for the construction of any required public improvements showing the Final Plat documents which, in the judgment of the Council, will make reasonable provision for completion of said improvements in accordance with design and time specifications.~~

**~~Section 11.2.1202 – Improvements~~**

~~As improvements are completed, the subdivider may apply to the City Council for a release of part or all of the collateral deposited with said Council. Upon inspection and approval, the Council shall release said collateral. If the Council determines that any of such improvements are not constructed in substantial compliance with the Regulations, it shall furnish the subdivider a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such substantial compliance. If the Council determines that the subdivider will not construct any or all of the improvements in accordance with all of the specifications, the Council may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvement or improvements in accordance with the specifications.~~

**~~Section 11.2.1203 – Time Schedule for Constructing Public Improvements~~**

~~Public improvements must be completed within the time frame designated in the approved Improvements Agreements. In the event that such installation is not completed within the~~

~~time frame set forth in the Improvements Agreements, the subdivider must provide conclusive evidence that an extension of time is in the public interest. In the event that such installations are not made, the City Council may withdraw adequate funds from the subdivider's financial collateral to install the public improvement.~~

#### ~~Section 11.2.1204 Permitting, Inspection, Testing, and Acceptance of Public Improvements~~

- ~~A. Permitting requirements for public improvements construction are delineated in the Design Standards. These include requirements for construction permits and street cut permits.~~
- ~~B. Inspection and testing requirements for public improvements construction are delineated in the Design Standards.~~
- ~~C. Acceptance procedures for transferring maintenance responsibility from the subdivider/developer to the City of Centennial are delineated in the Design Standards.~~

#### ~~Section 11.2.1205 Optional Review and Approval Schedules for Public Improvement Final Construction Plans~~

~~Because circumstances and priorities vary significantly from one subdivision application to another, three options are available to a subdivider for Land Use Services Department approval of final construction plans for public improvements:~~

##### ~~A. Standard Approval Process~~

~~The construction plans submitted with the final plat represent a preliminary design of public improvements. These documents are reviewed primarily to establish the scope of the subdivision improvements agreements and to support the cost estimate and collateral for the agreement. Final construction plans for the public improvements are submitted after Council approval of the Final Plat, i.e. after right-of-way dedication to the City. The Land Use Services Department reviews the plans. When the final construction plans comply with all engineering provisions of the Subdivision Regulations, the Land Use Services Department Director approves them. The subdivider may then apply for construction permits to build the improvements. This option normally results in construction plan approval from 4-8 weeks after the City Council's approval of the plat.~~

##### ~~B. Concurrent Approval of Final Construction Plans with Final Plat Approval~~

~~For circumstances in which the subdivider desires to start public improvements construction immediately following City Council approval of the Final Plat, the following process should be followed:~~

- ~~1. At the first resubmittal of construction plans following the Planning and Zoning Commission Public Hearing that recommends approval of the Preliminary Plat, the applicant should submit a letter indicating his goal of concurrent plat and final construction plan approval. (Ord. 2003-13)~~
- ~~2. Final construction plans submitted at this time must meet the requirements of the Design Standards, for completeness of design and material requirements detail. The corresponding Phase III Drainage Report must be in full accord with the City's Drainage Criteria.~~
- ~~3. Final construction plans submitted must be accompanied by the appropriate application form and review and approval fee.~~
- ~~4. Engineering review will proceed as if right of way dedications were complete. When the final construction plans meet all the requirements of the Design Standards, the applicant will be notified. If this condition is reached prior to the City Council Final Plat decision, the approval of plans (signing by the Land Use Services Department Director) will be deferred until the Final Plat is approved by the City Council. If this condition is reached after the City Council approves the plat, the plans will be signed at the next scheduled review committee meeting by the Land Use Services Department Director. (Ord. 2003-13)~~

~~NOTE: The applicant's letter requesting final construction plan approval through the expedited process only guarantees that detailed review by staff will start before City Council approval of the plat. No warranty is given that construction plan approval will be concurrent with Final Plat approval by the City Council.~~

#### ~~C. Approval of Public Improvement Final Construction Plans Prior to Final Plat Approval~~

~~For circumstances in which subdividers desire to construct public improvements at their own risk prior to the City Council approval of the Final Plat, several conditions must be met:~~

- ~~1. The land developer initiates the process by submitting a letter stating the desired objective of starting construction of public improvements prior to plat approval. This letter should be submitted to the Director, Department of Highways/Engineering, explaining the circumstances and justification for this request.~~
- ~~2. Final construction plans prepared in accordance with the Design Standards and the Phase III Drainage Report must be submitted at least 8 weeks prior to the expected construction start date. This submittal must be accompanied by the appropriate application form and review/approval fee.~~
- ~~3. The applicant must provide the City a deed or other legal conveyance, granting to the City title to the land which is to become roadway right of way. The City Council~~

- ~~must accept title to the land, or reach another equivalent agreement acceptable to the City Attorney, before the Land Use Services Department Director may approve public improvement construction plans on unplatted land.~~
- ~~4. This process is not typically used. It is recommended that land developers wishing to build public improvements prior to Final Plat approval schedule pre-submittal meetings with the City Attorney's office and the Land Use Services Department Director's office.~~
  - ~~5. Any final construction plan approvals granted through this process are subject to subsequent revision during the subdivision process. The land developer assumes this risk when constructing prior to subdividing. The City does not imply, assert, or guarantee to the applicant that revisions, additions or deletions of certain public improvements may be required when the land served by the public improvements is eventually subdivided.~~

