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~~Chapter 3 – Design Standards~~

- ~~Section 11.3.1 Roadway Design and Construction Standards~~
- ~~Section 11.3.2 Arapahoe County Storm Drainage Design and Technical Criteria~~
- ~~Section 11.3.3 Amendments~~

~~Section 11.3.1 Roadway Design and Construction Standards~~

~~[The following is explanatory text added by the codifier. Refer to Ordinances 2001-06 and 2002-09.]~~

~~The Roadway Design and Construction Standards dated September 1986, prepared for Arapahoe County, Colorado, by Burke & Associates, Inc., are hereby adopted by this reference and incorporated herein as if set forth in full; and shall apply to all highways, streets and roads located within the boundaries of the City of Centennial, hereinafter referred to as the "regulated area," unless otherwise provided. Said codes and/or standards set forth in this Chapter shall be available from the Building Official, Land Use Services Department, City of Centennial, 12503 E. Euclid Drive, Suite 200, Centennial, Colorado.~~

~~Where the requirements or conditions imposed by a provision of this Chapter or the above-referenced code and/or standards differ from the requirements or conditions imposed by a provision or another law, ordinance, resolution or order having application in the City of Centennial, the provision which is more restrictive shall govern. Notwithstanding the foregoing, the most restrictive provision shall not apply when a provision of the above-referenced code is specifically amended or deleted and so identified within this Chapter and then the terms of this Chapter shall apply.~~

~~(Ords. 2001-06 and 2002-09)~~

~~Section 11.3.2 Arapahoe County Storm Drainage Design and Technical Criteria~~

~~[The following is explanatory text added by the codifier. Refer to Ordinances 2001-06 and 2002-09.]~~

~~The Arapahoe County Storm Drainage Design and Technical Criteria are hereby adopted by this reference and incorporated herein as if set forth in full; and shall apply to all development and public improvements located within the boundaries of the City of Centennial, hereinafter referred to as the "regulated area," unless otherwise provided. Said codes and/or standards set forth in this Chapter shall be available from the Building Official, Land Use Services Department, City of Centennial, 12503 E. Euclid Drive, Suite 200, Centennial, Colorado.~~

~~Where the requirements or conditions imposed by a provision of this Chapter or the above-referenced code and/or standards differ from the requirements or conditions imposed by a provision or another law, ordinance, resolution or order having application in the City of~~

~~Centennial, the provision which is more restrictive shall govern. Notwithstanding the foregoing, the most restrictive provision shall not apply when a provision of the above referenced code is specifically amended or deleted and so identified within this Chapter and then the terms of this Chapter shall apply. (Ords. 2001-06 and 2002-09)~~

~~Section 11.3.3 Amendments~~

~~[The following is explanatory text added by the codifier. Refer to Ordinances 2001-06 and 2002-09.]~~

~~The Roadway Design and Construction Standards and the Arapahoe County Storm Drainage Design and Technical Criteria are hereby amended to the extent necessary to apply within the corporate limits of the City. The governing body of the enacting jurisdiction, however referenced in the code, shall refer to the City Council of the City of Centennial. Commissions, boards, and other implementing bodies and personnel shall be deemed to be commissions, boards and implementing bodies and personnel of the City of Centennial. The code is adopted without provisions that are beyond the jurisdictional or legal authority of the City. (Ords. 2001-06 and 2002-09)~~

Chapter 4—Development Charges
Part 100

Section 11.4.101 Regional Transportation Infrastructure Fee Study Adopted
Section 11.4.102.01 Fee Amount
Section 11.4.102.02 Property Subject to RTIF
Section 11.4.103 Fee Collection
Section 11.4.104 Use of Revenues

Section 11.4.101 Regional Transportation Infrastructure Fee (RTIF) Study Adopted

The City of Centennial hereby adopts the “Transportation Fee East Urbanized Area Assessment and Analysis 2004” prepared by Mulhern MRE, Inc., dated September 2004, which is incorporated into this Ordinance. (*Ord. 2005-08*)

Section 11.4.102.01 Fee Amount

The City of Centennial hereby adopts a Regional Transportation Infrastructure Fee as supported by the Study in the following amounts:

Single Family Home (3 car garage)	\$1,287.00 per unit
Single Family Home (2 car garage)	\$990.00 per unit
Multi-family Home	\$660.00 per unit
Retail Development	\$0.79 per square foot
Office Development	\$0.73 per square foot
Industrial Development	\$0.40 per square foot

(*Ord. 2005-08*)

Section 11.4.102.02 Property Subject to RTIF

The City of Centennial hereby confirms its intent underlying Ordinance No. 2002-04 that the Regional Transportation Infrastructure Fee be applied in all areas within the City of Centennial located east of Parker Road, as such area may be increased or decreased in size due to any reason, including annexation or disconnection.

Section 11.4.103 Fee Collection

The Regional Transportation Infrastructure Fee shall be collected at the time of building permit issuance for new construction the area of the Revised Region, as defined in Arapahoe County Resolution No. 375-95A adopted March 20, 1995, which area is also within the jurisdictional boundaries of the City. The Revised Region includes all areas currently located within the City that are east of Parker Road. (*Ord. 2002-04*)

Section 11.4.104 Use of Revenues

The revenues derived from the Regional Transportation Infrastructure Fee shall be used for construction of regional transportation infrastructure included in the schedule set forth in Arapahoe County Resolution No. 375-95A adopted March 20, 1995, which infrastructure is included within or provide benefit to the areas within the City from which the fee is collected. *(Ord. 2002-04)*

~~Chapter 5 – Parking Restrictions in Residential Districts~~

Section 11.5.1	Definitions
Section 11.5.2	Restrictions on Parking on Public Streets
Section 11.5.3	Failure to Comply
Section 11.5.4	Public Nuisance

~~Section 11.5.1 Definitions~~

~~The following definitions shall be used in this Chapter:~~

~~**Bus** means a motor vehicle designed to seat more than sixteen (16) passengers and used for the transportation of persons, regardless of compensation, including but not limited to motor vehicles operated for profit by governmental agencies and motor vehicles used for the transportation of children to and from school.~~

~~**Camper** means non-wheeled, detachable vehicular equipment that weighs over 500 pounds, used for temporary or permanent habitation, which has no independent motor power and that is capable of being placed on a vehicle but is not capable of being towed.~~

~~**Camping Trailer** means a trailer constructed to provide temporary occupancy as a dwelling or sleeping place for one or more persons.~~

~~**Commercial Vehicle** means:~~

- ~~1. Any self-propelled or towed vehicle bearing a commercial license plate or having a manufacturer's gross vehicle weight rating or gross combination rating of ten thousand one pounds or more, which vehicle is used in commerce or is designed to transport sixteen or more passengers, including the driver, unless such vehicle is a bus as defined in subpart A of this section; and~~
- ~~2. Any motor vehicle designed or equipped to transport other motor vehicles from place to place by means of winches, cables, pulleys, or other equipment for towing, pulling, or lifting.~~

~~**Loading and Unloading** means the uninterrupted activity of continuously moving material, equipment, goods or other items of personal property from or to a vehicle.~~

~~**Mobile Home** means a non-motorized vehicle designed to be permanently affixed to land to be used for occupancy as a dwelling or sleeping place for one or more persons, but which is constructed to allow it to be transported upon streets and highways.~~

~~**Motor Home** means a motorized vehicle designed to provide temporary occupancy as a dwelling or sleeping place for one or more persons and which is intended to be transported upon streets and highways, but excluding pick-up trucks with attached campers.~~

~~**Residential District** means Any area zoned R A, R 1, R PSF, R PM, R PH, R M or SH under Sections 1-1800 to 1-2400 and any area zoned R E, R 2, R 3, R 3S, R 4, R 5, and R P under Sections 1-600 to 1-1200 of Part 1 Zoning Regulations in the City of Centennial Land Development Code and any area that includes residential development within a Planned Unit Development (PUD) unless specifically excepted on the applicable Final Development Plan (FDP). (Ord. 2003-03)~~

~~**Recreational Vehicle (RV)** means a motor home, mobile home, or camping trailer.~~

~~**Rendering Services** means commercial activities carried on in connection with the business purpose of the vehicle, such as making deliveries, service calls, accepting articles for removal or delivery, and related commercial activities.(Ord. 2002-13)~~

~~**Semi Tractor** means a motor vehicle with a manufacturer's gross combination weight rating (GCWR) in excess of 26,001 pounds, which is designed and commonly used to draw a semi-trailer and its cargo load over the public roadways.~~

~~**Semi Trailer** means a wheeled vehicle, the empty weight of which is more than two thousand (2,000) pounds or the length of which is greater than twenty five feet (25'), which has no motor power and is designed to be used in conjunction with a semi tractor so that some part of its own weight and that of its cargo load rests upon or is carried by such semi-tractor. (Ord. 2002-36)~~

~~**Trailer** means any wheeled vehicle without motor power that may be drawn over the roadway by a motor vehicle, including camping trailers and boat trailers.
(Ord. 2002-36)~~

~~**Truck** means a motor vehicle exceeding eight (8) feet in width, twenty five (25) feet in length or ten (10) feet in height, excluding motor homes and recreational vehicles as defined herein. (Ords. 2002-13, 2002-36 and 2003-03)~~

~~**Section 11.5.2 Restrictions on Parking on Public Streets**~~

~~The following restrictions shall apply to parking vehicles in residential districts anywhere within the boundaries of the City of Centennial:~~

- ~~A. No trailer, semi-trailer, camping-trailer, or boat that is not attached to a motorized vehicle, or mobile home or motor home shall be parked on any public street or highway within any residential district of the City, with the exception of

 - ~~1. A recreational vehicle (RV) that is being loaded or unloaded (as defined in subsection 11.5.1.E above), prepared for service, or prepared for storage; but such loading, unloading and preparation shall not in any event exceed 48 hours.~~~~

- ~~2. A boat, camper, trailer, semi trailer, or camping trailer that is attached to a motor vehicle, which is being loaded or unloaded as defined in subsection 1.E above.~~
 - ~~3. A commercial vehicle temporarily parked for only that period of time necessary to expeditiously complete rendering services to real property located within 200 feet of the commercial vehicle.~~
 - ~~4. A non-commercial vehicle with an out-of-state license plate, legally registered to an out-of-state resident who is temporarily visiting a legal resident of the property of which the vehicle is parked adjacent. Such vehicle shall be parked on the same side of the street, directly in front of or on the side of the property wherein the visitor is temporarily residing.~~
 - ~~5. Any vehicle parked in violation of this section for a period not to exceed four hours as a result of an emergency.~~
- ~~B. No semi tractor, truck or semi trailer shall be parked upon any public street, or private property, located in a residential district, for a period of time in excess of twelve (12) hours between the hours of 7am and 7pm, or for more than 4 hours between the hours of 7pm and 7am, or at any time for any purpose other than loading, unloading, or otherwise providing local service, which shall not include temporary storing of the prohibited vehicle. No loading or unloading of a semi tractor, truck or semi trailer during permissible hours is allowed to extend over more than two consecutive calendar days. This provision shall not apply to parking such vehicles on residential lots larger than one acre within the following districts: A-E, A-1, A-2, R-A, R-E, and a PUD. Such vehicles legally parked on the larger exempted lots shall not be parked within 50 feet of any residential structure located on an adjacent property. (Ords. 2002-13 and 2002-36)~~

~~Section 11.5.3 Failure to Comply~~

~~Any person who fails to comply with any provision of this section shall be guilty of a misdemeanor and, on conviction thereof, shall be punished by a fine of up to \$300 per day. (Ord. 2002-13)~~

~~Section 11.5.4 Public Nuisance~~

~~The parking of any vehicle in violation of this section is declared to be a public nuisance that may be abated pursuant to the provisions of Title 7 Chapter 1 of the City of Centennial Code. All other fines and penalties that may be assessed for public nuisance violations shall also apply. (Ord. 2002-13)~~

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Chapter 6—Flood Management Part 100—Purpose and Objectives

Section 11.6.101	Findings of Fact
Section 11.6.102	Purpose
Section 11.6.103	Methods of Reducing Flood Losses

Section 11.6.101 Findings of Fact

- A. The flood hazard areas of the City are subject to periodic water inundation that results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- B. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood-proofed, elevated or otherwise protected from flood damage also contribute to the flood loss. (*Ord. 2002-21*)

Section 11.6.102 Purpose

It is the purpose of this ordinance to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed as follows:

- A. To protect human life and health;
- B. To minimize expenditure of public money for costly flood control projects;
- C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. To minimize prolonged business interruptions;
- E. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
- F. To help maintain a stable tax base providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- G. To ensure that potential buyers are notified that property is in an area of special flood hazard; and

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H. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions. (*Ord. 2002-21*)

Section 11.6.103 Methods of Reducing Flood Losses

In order to accomplish its purposes, this ordinance includes methods and provisions for reducing flood losses, including:

- A. Restricting and prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- B. Requiring that uses vulnerable to floods, including facilities, which serve such uses, be protected against flood damage at the time of initial construction;
- C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
- D. Controlling filling, grading, dredging and other development which may increase flood damage; and
- E. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters, or which may increase flood hazards in other areas. (*Ord. 2002-21*)

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Chapter 6—Flood Management Part 200—Definitions

Section 11.6.201 Definitions

Unless specifically defined in this section, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application:

Area of Special Flood Hazard means the land in the floodplain subject to one percent or greater chance of flooding in any given year.

Base Flood means the flood having a one percent chance of being equaled or exceeded in any given year.

Development means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, minimum dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.

Flood or **Flooding** means a general and temporary condition of partial or complete inundation of normally dry lands areas from:

1. The overflow of waters; and/or
2. The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM) means the official map on which the Federal Emergency Management Agency has delineated the areas of special flood hazard, designated as Zone A, applicable to the community.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. (*Ord. 2002-41*).

Lowest Floor means that lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter.

Manufactured Home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For purposes of this ordinance only, this term also includes park trailers, travel trailers and other similar vehicles placed on a site for greater than 180 consecutive days.

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New Construction means structures for which the start of construction commenced on or after the effective date of this chapter.

Start of Construction includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

Structure means a walled and roofed building or manufactured home that is principally above ground.

Substantial Damage means damage of any origin sustained by a building when the cost of restoring the building to its pre-damaged condition would equal or exceed 50 percent of the market value of the building before the damage occurred. Substantial damage is determined regardless of the actual repair or work performed.

Substantial Improvement means any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure before the Start of Construction of the improvement. This term includes structures which have incurred Substantial Damage, regardless of the actual repair work performed. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

1. Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or
2. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places. (*Ord. 2002-21*)

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Chapter 6—Flood Management Part 300—General Provisions

Section 11.6.301	Lands to which this Chapter Applies
Section 11.6.302	Basis for Establishing the Areas of Special Flood Hazard
Section 11.6.303	Compliance
Section 11.6.304	Abrogation and Greater Restrictions
Section 11.6.305	Interpretation
Section 11.6.306	Warning and Disclaimer of Liability

Section 11.6.301 Lands to which this Chapter Applies

This Chapter shall apply to all areas of special flood hazards within the jurisdiction of the City.
(*Ord. 2002-21*)

Section 11.6.302 Basis for Establishing the Areas of Special Flood Hazard

The areas of special flood hazard identified by the Federal Insurance Administration in its "Flood Insurance Rate Map (FIRM)" dated August 15, 1995, is adopted by reference and declared to be a part of this Chapter. The FIRM is on file at the City of Centennial City Office, 12503 E. Euclid Drive, Suite 200, Centennial, Colorado. (*Ord. 2002-21*)

Section 11.6.303 Compliance

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this Chapter and other applicable regulations.
(*Ord. 2002-21*)

Section 11.6.304 Abrogation and Greater Restrictions

This Chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Chapter and another Chapter, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (*Ord. 2002-21*)

Section 11.6.305 Interpretation

In the interpretation and application of this Chapter, all provisions shall be:

- A. Considered as minimum requirements;
 - B. Liberally construed in favor of the governing body; and
 - C. Deemed neither to limit nor repeal any other powers granted under state statutes.
- (*Ord. 2002-21*)

Section 11.6.306 Warning and Disclaimer of Liability

The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasion. Flood heights may be increased by man-made or natural causes. This Chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City, any officer or employee thereof, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this Chapter of any administrative decision lawfully made thereunder. (*Ord. 2002-21*)

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Chapter 6—Flood Management Part 400—Administration

- Section 11.6.401 Establishment of Development Permit
- Section 11.6.402 Designation of the Building Inspector as Local Administrator
- Section 11.6.403 Duties and Responsibilities of the Local Administrator
- Section 11.6.403-1 Permit Review
- Section 11.6.403-2 Use of Other Base Flood Data
- Section 11.6.403-3 Information to be Obtained and Maintained
- Section 11.6.403-4 Alteration of Watercourses
- Section 11.6.403-5 Interpretation of FIRM Boundaries
- Section 11.6.403-6 Variances – Procedure by Appeal Board

Section 11.6.401 Establishment of Development Permit

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 11.6.301. Application for a development permit shall be made on forms furnished by the City and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Where base flood elevations are utilized, all new construction, substantial improvements and other development must comply with requirements of Section 11.6.403-2, Use of Other Base Flood Data. (*Ord. 2002-21*)

Section 11.6.402 Designation of the Stormwater Program Manager as Local Administrator

The City Stormwater Program Manager is hereby appointed to administer and implement this Chapter by granting or denying permit applications in accordance with its provisions. (*Ord. 2002-41*)

Section 11.6.403 Duties and Responsibilities of the Local Administrator

Duties of the Local Administrator shall include but not be limited to:

Section 11.6.403-1 Permit Review

- A. Review all development permits to determine that the permit requirements of this Chapter have been satisfied.
- B. Review all development permits to determine that permits have been obtained from those Federal, State or local governmental agencies from which prior approval is required.

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- C. Review all development permits to determine if the proposed development adversely affects the flood carrying capacity of the area of special flood hazard. For the purposes of this ordinance, “adversely affects” means damage to adjacent properties because of rises in flood stages attributed to physical changes of the channel and the adjacent overbank areas.
1. If it is determined that there is no adverse effect and the development is not a building, then the permit shall be granted without further consideration.
 2. If it is determined that there is an adverse effect, then technical justification (i.e., a registered professional engineer’s certification) for the proposed development shall be required.
 3. If the proposed development is a building, then the provisions of this chapter shall apply. (*Ord. 2002-21*)

Section 11.6.403-2 Use of Other Base Flood Data

When base flood elevation data has not been provided in accordance with Section 11.6.302, Basis for Establishing the Areas of Special Flood Hazard, the Local Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other source. Where base flood elevation data are utilized, all new construction, substantial improvements, or other development in Zone A are administered in accordance with Sections 11.6.403-3, Information to be Obtained and Maintained and 11.6.502, Specific Standards. (*Ord. 2002-21*)

Section 11.6.403-3 Information to be Obtained and Maintained

- A. Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
- B. For all new or substantially improved floodproofed structures:
1. Verify and record the actual elevation (in relation to mean sea level) to which the structure has been floodproofed.
 2. Maintain the floodproofing certifications required in Section 11.6.502.B.3. (*Ord. 2002-21*)

Section 11.6.403-4 Alteration of Watercourses

- A. Notify adjacent communities and the Colorado Water Conservation Board prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.

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- B. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished. (*Ord. 2002-21*)

Section 11.6.403-5 Interpretation of FIRM Boundaries

Make interpretations, where needed, as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions.) (*Ord. 2002-21*)

Section 11.6.403-6 Variances - Procedure by Appeal Board

- A. The zoning board of adjustment as established by the city shall hear and decide appeals and requests for variances from the requirements of this Chapter.
- B. The board of adjustment shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the building inspector in the enforcement or administration of this Chapter.
- C. Those aggrieved by the decision of the Board of Adjustment, or any taxpayer, may appeal such decisions to the Arapahoe County District Court, as approved in Colorado Revised Statutes, Title 31, Article 23.
- D. In passing upon such applications, the zoning board of adjustment shall consider all technical evaluations, all relevant factors, standards specified in other sections of this Chapter, and:
1. The danger that materials may be swept onto other lands to the injury of others;
 2. The danger to life and property due to flooding or erosion damage;
 3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 4. The importance of the services provided by the proposed facility to the community;
 5. The necessity to the facility of a waterfront location, where applicable;
 6. The availability of alternative locations, for the proposed use that are not subject to flooding or erosion damage;
 7. The compatibility of the proposed use with existing and anticipated development;
 8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

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9. The safety of access to the property in times of flood for ordinary and emergency vehicles. (*Ord. 2002-21*)

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Chapter 6—Flood Management

Part 500—Provisions for Flood Hazard Reduction

Section 11.6.501 Flood Hazards – General Standards

Section 11.6.502 Flood Hazards – Specific Standards

Section 11.6.501 Flood Hazards - General Standards

In all areas of special flood hazards, the following standards are required:

A. Anchoring

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure and to withstand hydrodynamic loads.
2. All manufactured homes shall be elevated and anchored to resist flotation, collapse or lateral movement and capable of resisting the hydrostatic and hydrodynamic loads. Methods of anchoring may include, but are not limited to use of over-the-top or frame ties to ground anchors. This requirement is in addition to any applicable State and/or local anchoring requirements for resisting wind forces. Specific requirements may be that:
 - a. Over-the-top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations, with manufactured homes less than fifty feet long requiring one additional tie per side;
 - b. Frame ties be provided at each corner of the home, with five additional ties per side at intermediate points, with manufactured homes less than fifty feet long requiring five additional ties per side;
 - c. All components of the anchoring system be capable of carrying a force of four thousand eight hundred (4,800) pounds; and
 - d. Any additions to the manufactured home be similarly anchored.

B. Construction Materials and Methods

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

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3. All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating with the components during conditions of flooding.

C. Utilities

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters; and
3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

D. Subdivision Proposals

1. All subdivision proposals shall be consistent with the need to minimize flood damage;
2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage; and
3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and
4. Base flood elevation data shall be provided for subdivision proposals and other proposed development containing at least fifty lots or five acres, whichever is less.

E. Encroachments

Encroachments, including fill, new construction, substantial improvements, and other development shall be prohibited in any floodway unless a technical evaluation demonstrates that the encroachments will not result in any increase in flood levels during the occurrence of the base flood discharge. (*Ord. 2002-21*)

Section 11.6.502 Flood Hazards - Specific Standards

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 11.6.403-2, Use of Other Base Flood Data, the following provisions are required:

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- A. Residential Construction. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above base flood elevation.
- B. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level of the base flood elevation, or together with attendant utility and sanitary facilities, shall:
1. Be flood-proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
 2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
 3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of this section. Such certifications shall be provided to the official as set forth in Section 11.6.403-3.B. (*Ord. 2002-21*)

City of Centennial Land Development Code

~~Chapter 7 – Accumulation of Weeds and Brush~~ ~~Part 100 – Intent, Definitions, Applicability~~

- ~~Section 11.7.101 Intent and Applicability~~
- ~~Section 11.7.102 Definitions~~
- ~~Section 11.7.103 Applicability~~

~~Section 11.7.101 Intent and Applicability~~

~~The City Council of the City of Centennial finds, determines, and declares that the accumulation of weeds on property is a public health hazard and a public nuisance in that such accumulations depreciate property values in the neighborhood, create a health and fire hazard, and encourage the proliferation of pests and rodents and that the regulation of weeds is necessary to protect the health, safety, and welfare of the residents of the City of Centennial. (Ord. 2002-16)~~

~~Section 11.7.102 Definitions~~

~~As used in this Chapter, the following words are defined as follows:~~

~~**City Council** means the City Council of the City of Centennial.~~

~~**Lot** means a parcel of land occupied or designed to be occupied by a main building. A lot may or may not be shown as a lot on a duly recorded plat.~~

~~**Property Owner** means the owner of record, as shown by the tax rolls of Arapahoe County and/or the records of the Arapahoe County Clerk and Recorder, of any real property within the City of Centennial.~~

~~**Residential Lot** means any lot zoned for residential uses, including PUD zoned lots, regardless of actual land use, which is one acre or less in size.~~

~~**Weeds** means any unsightly, useless, troublesome, or injurious plant, including grasses and/or all vegetation which has grown to maturity or to a height in excess of six (6) inches, including but not limited to Field Bindweed, Leafy Spurge, Canada Thistle, Russian Knapweed, Perennial Sowthistle, Puncturevine, Silver leaf Povertyweed, Mouseear Povertyweed, Fanweed, Mustards, Purple flowered Groundcherry, Russian Thistle, Fireweed, Redroot Pigweed, Smooth Pigweed, Prostrate Pigweed Smooth Pigweed, Sandbur, Hairy Stickseed, Buffaloburs, White Horsenettle and Carolina Horsenettle, Common Ragweed, Cocklebur, and Dandelion. Weeds shall not include flower gardens, shrubbery, vegetable gardens, small grain plots, natural grasses utilized primarily for erosion control, and pastures used for feed, fodder, or forage, provided the same are adequately weeded and maintained.~~

~~**Zoning Administrator** means the City employee responsible for ensuring compliance with and enforcing all zoning regulations and ordinances. (Ord. 2002-16)~~

~~Section 11.7.103~~ ~~Applicability~~

~~This Chapter shall apply to residential lots within the City of Centennial and the alleys behind and the sidewalk areas in front of such property. This Chapter shall not apply to any property zoned within the City of Centennial as:~~

~~Obsolete Zoning Districts~~

- ~~R-E (Residential Estates)~~
- ~~B-2 (Neighborhood Business)~~
- ~~B-5 (Thoroughfare Business)~~
- ~~I-L (Industrial Limited)~~

~~Current Zoning Districts~~

- ~~A-E (Agricultural)~~
- ~~A-1 (Agricultural)~~
- ~~A-2 (Agricultural)~~
- ~~R-A (Residential Agricultural)~~
- ~~B-1 (Administrative and Professional Offices)~~
- ~~B-3 (Community Business)~~
- ~~B-4 (General Business – Outdoor Display)~~
- ~~I-1 (Light Industrial)~~
- ~~I-2 (Heavy Industrial)~~
- ~~C (Cultural)~~
- ~~O (Open)~~
- ~~F (Floodplain)~~

~~(Ord. 2002-16)~~

City of Centennial Land Development Code

~~Chapter 7 – Accumulation of Weeds and Brush~~ ~~Part 200 – Regulations and Violation~~

Section 11.7.201	Cutting and Removal of Weeds
Section 11.7.202	Notice and Removal of Weeds by Action of the City of Centennial
Section 11.7.203	Failure to Receive Notice
Section 11.7.204	Extension of Time

~~Section 11.7.201 Cutting and Removal of Weeds~~

~~Residential Property owners shall cut, or cause to be cut, all weeds growing on their lots and remove or cause the removal of the cut weeds to a legal refuse disposal site. It shall be unlawful for any person to violate the provisions of this paragraph. (Ordinance No. 2002-16)~~

~~Section 11.7.202 Notice and Removal of Weeds by Action of the City of Centennial~~

~~Upon information received and the filing of a complaint by an adjacent property owner or by official complaint of the duly elected or appointed homeowners association, within which the residential lot is located, the Zoning Administrator shall investigate said complaint to ensure compliance with this Chapter. Thereafter, whenever the Zoning Administrator determines that weeds exist and this Chapter applies, and when the Zoning Administrator desires to implement procedures specified in this Chapter whereby the City Council of the City of Centennial causes such property to be brought into compliance at the expense of the property owner, the Zoning Administrator shall cause to have posted for a period of ten (10) days upon such real property lot a placard containing a Notice in substantially the following form:~~

~~TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:~~

~~(Property Description)~~

~~NOTICE IS HEREBY GIVEN THAT THERE EXISTS UPON THIS PROPERTY ACCUMULATIONS OF WEEDS WHICH MUST BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF CENTENNIAL MUNICIPAL CODE, TITLE 11, CHAPTER 7.~~

~~NOTICE IS FURTHER GIVEN THAT, UNLESS THE SAME ARE REMOVED AND DISPOSED OF WITHIN FIFTEEN DAYS FROM _____, THE CITY COUNCIL SHALL CAUSE THE SAME TO BE REMOVED AND DISPOSED OF, IN WHICH EVENT THE OWNERS OF THIS PROPERTY SHALL BE LIABLE FOR ALL COSTS, EXPENSES, AND PENALTIES THEREOF AS SET FORTH IN THE AFOREMENTIONED MUNICIPAL CODE PROVISION.~~

City of Centennial Land Development Code

~~CITY OF CENTENNIAL, COLORADO~~

By: _____
~~Zoning Administrator of
The City of Centennial, Colorado~~

~~In addition to the posting of the placard on the subject property, the Zoning Administrator shall serve on the property owner, by registered or certified mail return receipt requested, a copy of the Notice as set forth on the placard. This Notice shall be mailed to the property owner's address as shown on the tax rolls of Arapahoe County, and at the discretion of the Zoning Administrator, any additional address which the Zoning Administrator deems appropriate. (Ord. 2002-16)~~

~~**Section 11.7.203 Failure to Receive Notice**~~

~~A property owner's failure to receive any notice provided for in this Chapter shall not invalidate any proceedings under this Chapter. (Ord. 2002-16)~~

~~**Section 11.7.204 Extension of Time**~~

~~The Zoning Administrator, at his or her discretion, may grant a reasonable extension of time to effect the removal of the weeds if the request for extension is received within the time period for removal set forth in the Notice. Any extension as may be granted herein shall not exceed an additional fourteen (14) day duration. (Ord. 2002-16)~~

City of Centennial Land Development Code

~~Chapter 7 – Accumulation of Weeds and Brush~~ ~~Part 300 – Penalty for Failure to Comply~~

Section 11.7.301	Failure to Comply with the Notices – City Action
Section 11.7.302	Employment of Private Contractors
Section 11.7.303	Statement and Notice of Costs
Section 11.7.304	Appeals from the Zoning Administrator's Actions – Assessment of Costs

~~Section 11.7.301 Failure to Comply with the Notices – City Action~~

~~If the weeds are not removed within the time specified in the aforementioned Notice or upon expiration of any extensions of time granted by the Zoning Administrator, the Zoning Administrator is authorized and empowered to request appropriate City personnel or an approved private contractor to enter upon the subject property and remove the weeds. (Ord. 2002-16)~~

~~Section 11.7.302 Employment of Private Contractors~~

~~The Zoning Administrator is authorized to employ private contractors with the approval of the City Manager to remove the weeds. The cost of removal by a private contractor shall be paid by the Accounting Department upon receipt of an approved invoice from the Zoning Administrator. (Ord. 2002-16)~~

~~Section 11.7.303 Statement and Notice of Costs~~

~~Whenever any costs are incurred by the City of Centennial in causing the removal of any weeds, the Zoning Administrator shall cause a statement to be prepared showing the total cost of the removal, including an additional ten (10) percent for incidental costs in connection with their removal. The Zoning Administrator shall serve the statement on the property owner by registered or certified mail, return receipt requested, at the property owner's address as shown by the Arapahoe County tax rolls, and at the discretion of the Zoning Administrator, any additional address which he or she deems appropriate. The statement shall notify the property owner that weed removal work has been performed pursuant to this Chapter, state the date the work was performed, the nature of the work performed, and instruct the property owner to pay the statement in full within thirty (30) days of the date set forth therein. (Ord. 2002-16)~~

~~Section 11.7.304 Appeals from the Zoning Administrator's Actions – Assessment of Costs~~

~~The aforementioned statement in paragraph 11.7.303 shall also notify the property owner that any complaints or objections relating to the statement of costs may be made in writing by the property owner to the Director of Public Safety with a copy submitted to the Zoning Administrator within fifteen (15) days from the date set forth in the statement of costs. Said~~

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~~statement shall reflect that appeals, if taken, will be heard and determined by the Director of Public Safety at a public hearing before the passage of any Resolution by the City Council of the City of Centennial assessing the cost of such work. Any property owners filing timely written requests for a hearing shall be advised of the time and place of their hearing before the Director at least ten (10) days in advance of said hearing.~~

~~At the time specified to the property owners, or as soon thereafter as the calendar of the Director permits, the Director shall hear all complaints and objections relating to the statement of costs and may make such modifications as he or she may deem equitable and just, or the Director may confirm the first statement of costs. After the Director has held a hearing, he or she shall transmit the findings to the City Council. The City Council shall thereupon by Resolution, assess the cost of the work against the real property from which weeds have been removed. The property owner shall be given thirty (30) days to pay the costs after the Assessment Resolution is adopted before the Clerk to the City Council certifies the amount due to the Arapahoe County Treasurer.~~

~~In the event that an appeal is not sought by a property owner, the Zoning Administrator shall forward to the City Council the statement of costs after thirty (30) days have elapsed from the initial billing and payment has not been received. The City Council shall thereupon by Resolution, assess the costs of the work against the real property from which weeds have been removed. (Ord. 2002-16)~~

City of Centennial Land Development Code

~~Chapter 7 – Accumulation of Weeds and Brush~~

~~Part 400 – Collection of the Assessment – Lien on Property~~

~~Section 11.7.401 Collection of Assessment~~

~~Section 11.7.402 Assessment Deemed Lien – Priority~~

~~Section 11.7.401 Collection of Assessment~~

~~Following passage of the assessment Resolution, the Clerk to the City Council shall certify the same to the County Treasurer who shall collect the assessment, together with an additional ten (10) percent penalty for the cost of collection, in the same manner as other taxes are collected. The laws of this State for assessment and collection of general taxes, including the laws for the sale and redemption of property for taxes, shall apply to the collection of the assessments. (Ord. 2002-16)~~

~~Section 11.7.402 Assessment Deemed Lien – Priority~~

~~Any assessment made pursuant to this Chapter shall constitute, from the effective date of the assessment Resolution, a lien in the several amounts assessed against the real property on which the weeds were removed until paid and shall have priority over all other liens except general taxes and prior special assessments. (Ord. 2002-16)~~

~~Chapter 7 – Accumulation of Weeds and Brush~~
~~Part 500 – Remedies and Enforcement~~

- ~~Section 11.7.501 Additional or Alternative Remedies~~
~~Section 11.7.502 Enforcement~~
~~Section 11.7.503 Disposition of Costs Reimbursed and/or Assessments~~

~~Section 11.7.501 Additional or Alternative Remedies~~

~~Notwithstanding the provisions of this Chapter, providing for the assessment of real property from which weeds have been removed, the City Council of the City of Centennial shall have the additional right to collect from any property owner through institution of an action at law or in equity or by other lawful means, any amount due from such property owner through institution of an action at law or in equity or by other lawful means, any amount due from such property owner by reason of expenses incurred in the removal of weeds from their property. (Ord. 2002-16)~~

~~Section 11.7.502 Enforcement~~

~~The provisions of this Chapter shall be enforced by the Zoning Administrator, the Director of Public Safety, the County Clerk and Recorder and the Arapahoe County Treasurer. (Ord. 2002-16)~~

~~Section 11.7.503 Disposition of Costs Reimbursed and/or Assessments~~

~~All costs and/or assessments imposed and collected for the violation of this Chapter shall be paid into the General Fund of the City of Centennial. (Ord. 2002-16)~~

~~Chapter 8 – Stormwater Quality Requirements
Part 100 Adoption and Amendment~~

~~Section 11.8.101 Adoption
Section 11.8.102 Amendments~~

~~Section 11.8.101 Adoption~~

~~The Cherry Creek Basin Water Quality Authority’s Cherry Creek Reservoir Watershed Stormwater Quality Requirements, dated February 16, 2000, are adopted by reference with the following amendments. (Ord. 2003-02)~~

~~Section 11.8.102 Amendments~~

~~The regulations adopted by this Ordinance are hereby amended as follows:~~

- ~~A. The title page of the regulations shall be “City of Centennial Stormwater Quality Requirements.”~~
- ~~B. The Table of Contents shall be deleted in its entirety.~~
- ~~C. Section I., Paragraphs A. through C are deleted in their entirety.~~
- ~~D. Section I., Paragraph D is amended to be Section I., Paragraph A.~~
- ~~E. Section I., Paragraph D.1 (as renumbered to Section I., Paragraph A.1) is amended to read: “Regulated Activities. These Requirements apply to Land and Disturbance activities in the City of Centennial that disturb land, including, but not limited to, the following:

 - ~~a. Clearing, grading, or excavation of land;~~
 - ~~b. Construction, including expansion or alteration, of a residential, commercial or industrial site or Development;~~
 - ~~c. Any construction activity that requires a permit from the Water Quality Control Division for stormwater discharges associated with construction activity or industrial activity; and~~
 - ~~d. Construction of public improvements and facilities such as roads, transportation corridors, airports and schools.”~~~~
- ~~F. Section I., Paragraph E is amended to be Section I., Paragraph B.~~
- ~~G. Section I., Paragraph E.11 (as renumbered to Section I., Paragraph B.11) shall be amended to read as follows: “Disturbed Areas means any site, area or lands in the City of Centennial where a Land Disturbance has commenced but has not been stabilized and/or revegetated.”~~

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- ~~H. Section I., Paragraph E.23 (as re-numbered to Section I., Paragraph B.23) shall be amended to read as follows: “**Land Use Agency** shall mean the City of Centennial.” All references in the regulations to “land use agencies” shall also mean the City of Centennial.~~
- ~~I. Section I, new Definition B.26. 1, **Overlot Grading Permit**, is added as follows: “**Overlot Grading Permit** means that City permit which governs the movement of earth, including cut, excavation, and fill, within City Right of Way or private property. Such permit shall expire within one year from date of issuance.”~~
- ~~J. Section I, new Definition B.32. 2, **Revoked**, is added as follows: “**Revoked** means any previously issued Overlot Grading Permit shall be void. Overlot Grading Permits fees and applicable unrecovered costs must be paid to receive a new permit.”~~
- ~~K. Section I, new Definition B.41. 1, **Suspended**, is added as follows: “**Suspended** means work associated with an Overlot Grading Permit shall not be permitted until such time as the City lifts the suspension and reinstates the permit.”~~
- ~~L. Section I, new Definition B.44. 1, **Volume 2**, is added as follows: “**Volume 2** means *Urban Storm Drainage Criteria Manual* Volume 2 authored by UDFCD, latest edition.”~~
- ~~M. Section I, Paragraph F is amended to be Section I., Paragraph C.~~
- ~~N. Wherever the term, “Cherry Creek Basin” is used, the regulations shall be amended to substitute the word, “City”, except when “Cherry Creek Basin” is used in reference to description or regulation of Stream Preservation Areas, as defined.~~
- ~~O. Section II, Paragraph E.1 shall be amended to replace the word, “Authority” with the word, “City”.~~
- ~~P. Section III, Paragraph F.1 shall be amended to replace the word, “Authority” with the word, “City”.~~
- ~~Q. Section VII, Enforcement, shall be deleted in its entirety and replaced with the following: “These Requirements shall be enforced by the City, in its discretion. The following penalties shall apply for non-compliance under this Ordinance:~~
- ~~1. Land Disturbances and Developments commencing prior to obtaining City approval of Construction BMP Plans and Overlot Grading Permit shall cease and work shall stop immediately upon City notification. No further work shall be performed until Owner has applied for and obtained the appropriate City approvals and an Overlot Grading Permit.~~
- ~~If repairs are required to remedy an unauthorized Land Disturbance and Development under this Section, the City may, in its discretion, make the required repairs and bill the~~

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~~responsible Owner. The City shall charge a minimum administrative charge of \$600.00, plus its direct costs for labor, materials, and equipment. Owner shall reimburse the City for these costs within ten (10) calendar days. If the City is not reimbursed within the prescribed timeframe, the City will seek reimbursement of the above costs from the collateral associated with the Subdivision Improvement Agreement, if any. If there is not Subdivision Improvement Agreement, or the collateral therein associated is insufficient, the City shall add its unrecovered costs to the next Overlot Grading Permit requested for the site. The City additionally reserves the right to place a lien on the property for any unrecovered costs hereunder, and withhold any permits or approvals, and refuse to receive or process any applications regarding the development or use of the property.~~

- ~~2. For items required under Section II.B.1, BMP's In-Place Before Construction, the City shall notify the Contractor of record for the associated Overlot Grading Permit, and the Owner, of a violation in writing and shall provide the Owner up to 72 hours to remedy the violation. If the Owner fails to remedy the violation within the prescribed timeframe, the Overlot Grading Permit shall be suspended until the site is in compliance with the approved BMP's.~~

~~If repairs are required to remedy a violation hereunder, the City may, in its discretion, make the required repairs and bill the responsible Owner or Contractor. The City shall charge a minimum administrative charge of \$600.00, plus its direct costs for labor, materials, and equipment. Owner shall reimburse the City for these costs within ten (10) calendar days. If the City is not reimbursed within the prescribed timeframe, the City will seek reimbursement of the above costs from the collateral associated with the Subdivision Improvement Agreement, if any. If there is not a Subdivision Improvement Agreement, or the collateral therein associated is insufficient, the City shall add its unrecovered costs to the next Overlot Grading Permit requested for the site. The City additionally reserves the right to place a lien on the property for any unrecovered costs hereunder, and withhold any permits or approvals, and refuse to receive or process any applications regarding the development or use of the property.~~

- ~~3. For items required under Section II.B.2, BMP's Installed During Construction, the City shall notify the Contractor of record for the associated Overlot Grading Permit and the Owner of a violation in writing and shall provide the Owner up to 14 days to remedy the violation. If the Owner fails to remedy the violation within the prescribed timeframe, the Overlot Grading Permit shall be suspended until the site is in compliance with approved BMP's.~~

~~If repairs are required to remedy a violation hereunder, the City may, in its discretion, make the required repairs and bill the responsible Owner or Contractor. The City shall charge a minimum administrative charge of \$600.00, plus its direct costs for labor, materials, and equipment. Owner shall reimburse the City for these costs within ten (10) calendar days. If the City is not reimbursed within the prescribed timeframe, the City will seek reimbursement of the above costs from the collateral associated with the~~

City of Centennial Land Development Code

~~Subdivision Improvement Agreement, if any. If there is not a Subdivision Improvement Agreement, or the collateral therein associated is insufficient, the City shall add its unrecovered costs to the next Overlot Grading Permit requested for the site. The City additionally reserves the right to place a lien on the property for any unrecovered costs hereunder, and withhold any permits or approvals, and refuse to receive or process any applications regarding the development or use of the property.~~

- ~~4. For items required under Sections III.B, IV.B, and VI.A, relating to Permanent BMP's, the City shall notify the Owner of a violation in writing and shall provide the Owner up to 72 hours to remedy the violation. If the Owner fails to remedy the violation within the prescribed timeframe, the Owner shall be fined \$1,000 for the first day of non-compliance following the expiration of the notice period, and \$100 per day for each day of non-compliance thereafter.~~

~~If repairs are required to remedy a violation hereunder, the City may, in its discretion, make the required repairs and bill the responsible Owner. The City shall charge a minimum administrative charge of \$600.00, plus its direct costs for labor, materials, and equipment. Owner shall reimburse the City for these costs within ten (10) calendar days. If the City is not reimbursed within the prescribed timeframe, the City will seek reimbursement of the above costs from the collateral associated with the Subdivision Improvement Agreement, if any. If there is not a Subdivision Improvement Agreement, or the collateral therein associated is insufficient, the City reserves the right to place a lien on the property for any unrecovered costs hereunder, and withhold any permits or approvals, and refuse to receive or process any applications regarding the development or use of the property.” (Ord. 2003-02)~~