

RESOLUTION NO. R-014- 075

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION ADOPTING AMENDMENTS TO ARTICLES 7, 7A AND 8 OF THE
DOUGLAS COUNTY SUBDIVISION RESOLUTION

WHEREAS, the Planning Services Division has prepared amendments to Articles 7, Replat; 7A, Replat – Administrative; and 8, Certifications of the Douglas County Subdivision Resolution (“Amendments”), which are attached hereto and incorporated herein as Exhibit A (Project No. DR2013-013); and

WHEREAS, said Amendments were reviewed and recommended for approval by the Planning Commission on June 16, 2014; and

WHEREAS, the Board of County Commissioners considered said Amendments at a public hearing held on July 8; 2014 and

WHEREAS, the Board desires to reflect its approval of said Amendments by the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas, State of Colorado, that Articles 7, Replat; 7A, Replat – Administrative; and 8, Certifications, of the Douglas County Subdivision Resolution are hereby amended to read as provided on said Exhibit A; and

FURTHER RESOLVED, that said Amendments shall be effective as of July 8, 2014.

PASSED AND ADOPTED this 8th day of July, 2014, in Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY: Roger A. Partridge
Roger A. Partridge, Chair

ATTEST: Melissa Pelletier
Melissa Pelletier
Deputy Clerk to the Board



ARTICLE 7 REPLAT**701 Intent**

To provide a review process for the replatting of an existing subdivision plat or superblock final plat. The process shall vary according to the nature of the proposed amendment, as determined by the Director, based on, but not limited to, the following:

- size
- design
- degree of change;
- public concern; and
- impact to public facilities, services, access, and roads

The Director may modify the application procedures herein upon the determination that adequate public notice and input on the replat application can be attained through the modified process and that the modified process will not substantially impair the intent and purpose of this Resolution.

Refer to section 7A for plat correction, lot line and building envelope adjustment/vacation; section 7B for road vacation/replat; or Section 7C for subdivision plat vacation.

702 Prerequisite

Prior to submittal of a replat application, the applicant shall meet with staff to discuss the proposal, the procedures and submittal requirements, and is encouraged to meet with the Engineering Division and other referral agencies to identify potential issues and ways to address these issues.

703 Replat of Subdivision or Super Block - Determination of Process

703.01 When determined by the Director that adequate public notice and input on the replat application can be attained, and the intent and purpose of this Resolution will not be substantially impaired, the subdivision application may be processed in accordance with this Article 7; otherwise the application shall be processed in accordance with Article 3 - Sketch Plan, Article 4 - Preliminary Plan, and Article 5 - Final Plat, of this Resolution.

703.02 For nonresidential replats, the Director may determine that a Site Improvement Plan, in accordance with the Site Improvement Plan section of the Douglas County Zoning Resolution, may be required to be processed concurrently. *(Amended 8/25/99)*

When no more than three (3) additional nonresidential lots will result from the replat request, the request may be processed in accordance with Article 7A – Administrative Replat, if the following conditions can be met:

DOUGLAS COUNTY SUBDIVISION RESOLUTION**Article 7 Replat****8/25/99**

- A concurrent SIP is submitted for at least one of the replatted lots
- No new public roads are created
- All new easement dedications are capable of being accomplished by separate instrument prior to replat recordation or SIP approval
- The replat is provided with central water and sanitation services

703.03 For residential replats for single-family attached dwelling units or multifamily dwelling units, a replat request to create individual lots, or lots for fee-simple ownership purposes, may be processed in accordance with Article 7A – Administrative Replat, if the following conditions can be met:

- A concurrent SIP is approved or submitted for one or all of the proposed residential lots
- No increase in residential density (unit count) will result beyond that approved with the associated SIP
- No new public roads are created and all new easement dedications are capable of being accomplished by separate instrument prior to replat recordation
- No single-family detached lots are created

704 Approval Standards

A replat may be approved upon the finding by the Board that:

- 704.01 the replat is in compliance with all applicable standards and criteria, and the original conditions of approval;
- 704.02 nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased;
- 704.03 the replat is in compliance with this Resolution;
- 704.04 the approval will not adversely affect the public health, safety, and welfare;
- 704.05 the replat is in conformance with the goals and policies of the Douglas County Master Plan;
- 704.06 the replat is in conformance with the design elements established in Article 3, section 304 of this Resolution;
- 704.07 the subdivider 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;

- 704.08 the subdivider has provided adequate drainage improvements;
- 704.09 significant cultural, archaeological, natural/ historical resources and unique landforms have been protected; and
- 704.10 necessary services, including fire/police protection, recreation, utilities, open space and transportation system, are available to serve the proposed subdivision.

705 Submittal Requirements

The following information shall be submitted to the Planning Division, unless waived by the Director:

- 705.01 Completed land use application (*available from the Planning Office*)
- 705.02 A written narrative which, at a minimum, provides the following information:
 - 705.02.1 the total land area to be resubdivided;
 - 705.02.2 the total number of lots;
 - 705.02.3 the density; and
 - 705.02.4 the total land area to be preserved as open space.
- 705.03 Application fee (*fee schedule available from Planning Office*)
- 705.04 Proof of ownership that includes an updated or current title insurance policy or title commitment issued no more than 30 days prior to the date of application
- 705.05 A notarized letter of authorization from the landowner permitting a representative to process the application
- 705.06 Plan exhibit (*per Section 707, herein*)
Plan reductions (*11" X 17"*) for public hearing packets for the Board
- 705.07 Development reports (*per Section 708, herein*)
Final drainage plans and roadway design and construction plans and review fees shall be submitted to the Engineering Division. (*Amended 8/25/99*)
- 705.08 A copy of the original subdivision plat and any additional information, as requested by staff.

706 Submittal Process (Amended 8/11/09)

The replat application shall be submitted only after the presubmittal meeting(s) has been completed and the applicant has received the written staff comment summary from the presubmittal meeting. The submittal is processed as follows:

- 706.01 The applicant shall submit the required submittal information to the Planning Division. The submittal shall be reviewed by staff and a determination of completeness shall be made within 15 working days. The applicant shall be notified in writing if the submittal is incomplete, and any inadequacies shall be specifically identified. An incomplete submittal will not be processed.
- 706.02 Once the submittal is determined complete, staff will notify the applicant in writing of the number of copies of the submittal information required for distribution to referral agencies. Staff will identify in the written notice which referral agencies are referral agency - regulatory and which referral agencies are referral agency - advisory. The mailing addresses of the referral agencies shall be provided to the applicant. Electronic distribution is preferred. Otherwise, referral packets shall be provided by the applicant in unsealed manila envelopes, without postage, addressed to the appropriate referral agency, with submittal information properly folded and compiled. Staff shall include a referral response sheet and distribute the referral packets to the referral agencies.
- 706.03 The applicant shall also provide stamped letter sized envelopes addressed to the abutting landowners, and other landowners as requested by staff. Staff shall mail a courtesy notice of an application in process and applicable contact information to the landowners, along with a copy to the applicant.
- 706.04 If the referral agencies elect to comment, they shall comment within 21 calendar days of the date the referral packets were mailed or electronically distributed, unless the applicant grants, in writing, an extension of no more than 30 calendar days. After the 21 calendar days, if no extension is granted, any referral agency responses received will be accepted for informational purposes only and provided to the applicant and the Board.
(Amended 11/12/13)

All referral agency comments shall be provided by staff to the applicant upon receipt. The applicant shall address the comments of all referral agencies – regulatory received within the 21 calendar day referral period, or as extended by the applicant, by identifying in writing the extent to which the project has been revised in response to the comments. The applicant is strongly encouraged to provide staff a written response to

timely comments of any and/or all referral agencies - advisory. (Amended 11/12/13)

The applicant is encouraged to meet with the referral agencies and staff to address any concerns. The applicant is required to pay those fees assessed by referral agencies - regulatory.

- 706.05 Staff will review the referral agency comments, discuss the concerns with the applicant, schedule a public meeting before the Board, notify the applicant in writing of the meeting date and time, and prepare a staff report for the Board. The Subdivision Improvements Agreement (SIA) shall be reviewed and approved by the County Manager prior to replat approval.
- 706.06 The Board shall evaluate the replat request, staff report, referral agency comments, applicant responses, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, or deny the replat request. The Board's action shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.
- 706.07 If denied by the Board, a resubmittal of a replat request for the same or substantially same request, as determined by the Director, shall not be accepted within 60 days of such denial. The applicant may appeal the decision of the Director, in writing, to the Board within 10 days from the date of the decision. The submittal of a new application and processing fee shall be required to pursue a proposed replat.

707 Plan Exhibit

The replat shall be prepared as follows:

- 707.01 The replat shall be prepared by or under the supervision of a registered professional land surveyor licensed with the State of Colorado for recording in the Office of the County Clerk and Recorder.
- 707.02 The replat shall be a tapeless, spliceless, and creaseless original film mylar drawing (3 millimeters thick) using only permanent black ink that will adhere to drafting films (no ball point, transfer type or stickybacks); or an acceptable fix-line photographic or computer-generated reproduction (emulsion up) of the original drawing. Inaccurate, incomplete or poorly drawn plans, as well as, Diazo (sepia) or electrostatic-generated (Xerox) plans shall be rejected.
- 707.03 Sheet size shall be 24"X 36" with the long dimension horizontal. A margin, left entirely blank, a minimum of 1" on all sides shall be provided on each sheet.

DOUGLAS COUNTY SUBDIVISION RESOLUTION

Article 7 Replat

8/25/99

707.04 The replat shall be drafted at a scale that best conveys the detailed survey, engineering and design of the subdivision and confines the drafting error to less than 1%. Acceptable scales are 1"=50' or 1"=100' and for subdivisions exceeding 100 acres, 1"=200'. In special instances, another scale may be approved by the Director. When a proposal requires multiple sheets, a composite, on 24" X 36" paper, shall be provided that delineates the boundaries and identifies each sheet number. The scale may be different than the individual sheets as approved by the staff planner.

707.05 The title shall be placed at the top of the sheet along the long dimension of each sheet and shall be identical to the previously recorded plat followed by the next consecutive amendment number. The subtitle shall include a brief description of all the changes; the planning area, as applicable; and a general legal description stating the aliquot portion of the section, section, township, range, 6th P.M., and Douglas County, CO.

On the title sheet (*sheet #1*), under the general legal description, include the total acreage, total number of lots, and the Planning Division file number. The name of the builder, product line or marketing name may only be used as a descriptor along the bottom of the sheet.

Example:

PINE VIEW FILING #1, 1st Amendment		
A vacation and replat of lots 1-10 Pine View Filing #1 -Planning Area H-		
SW/4 of Sec. 9, T6S, R67W of the 6th P.M., Douglas County, CO		
8.06 acres	35 residential lots	SB ____ - _____

707.06 A block in the lower right-hand corner shall include the following: the preparation date; a north arrow designated as true north; a written and graphic scale; the names and addresses of the applicant, developer, engineer or surveyor who prepared the exhibit; and the number of the sheet and the total number of sheets.

707.07 A vicinity map that depicts the replat area and the area which surrounds the subdivision within a 1-mile radius superimposed on a current Douglas County Subdivision Map, maintaining the same scale.

707.08 When the land is zoned Planned Development, a vicinity map that depicts the replat area, superimposed on the development plan at the same scale as the development plan that shows the limits of the replat superimposed on the planning areas.

707.09 A written metes and bounds legal description of the subdivision boundary with a map showing all information as required in the Colorado Revised Statutes shall be clearly and prominently indicated on the replat. The names and locations of all abutting subdivisions, the locations of all abutting unplatted parcels and public lands shall be depicted. All lines, names and descriptions on the replat that do not constitute a part of the

subdivision shall be depicted in dashed or screened lines. Any area enclosed by the subdivision, but not a part thereof, shall be labeled "Not a Part of This Subdivision".

- 707.10 When requested by the staff planner, deleted lot lines, easements, or rights-of-way shall be shown on the plat in dashed lines, or screened, with a note and arrow pointing to the item to be vacated, stating that the lot line, easement, or right-of-way is hereby vacated. (*Dashed lines shall be graphically different for existing vs. proposed vs. deleted.*)
- 707.11 Display ties to aliquot section corners and to the State grid, if available, which shows dimensions of all primary boundary survey control points with complete monument and location descriptions, all parcel lines showing dimensions with lengths, bearings, and curve data, including chord lengths and bearings, basis of bearings and relation to true meridian and similar data. Only circular curves shall be used. No spirals, parabolas, etc. shall be used unless approved by the County Engineer. All dimensions are to be shown to the nearest 0.01' or in the case of degrees, to the nearest second. An accuracy of 1:50,000 (*second order*) minimum for linear and angular (*bearing*) closure shall be required for the boundary. All internal lots, tracts, or parcels shall have a closure accuracy of 0.01'.
- 707.12 All lots, tracts and, when requested by staff, appropriate building envelopes, shall be located, identified and labeled with the appropriate dimension with sufficient linear, bearing, and curve data. No ditto marks shall be used for dimensions. All lots and whenever practical, blocks shall be shown in their entirety on one sheet. Lots shall be consecutively numbered, tracts shall be lettered alphabetically and in consecutive order. Include the acreage within each lot or tract to the nearest 0.01 of an acre. On residential subdivisions, tracts shall be used exclusively for nonresidential property, such as areas to be dedicated for park and school sites. All parcels or areas of land inadvertently created and not identified shall be presumed to be outlots and shall not be considered to be building lots.
- 707.13 All road names, right-of-way widths at each leg of an intersection, at point of curve and point of tangent, at dead ends and at angle points; and right-of-way line with accurate bearings and dimensions including chord lengths and bearings, central angles and radii of all curves. If any road in the subdivision is a continuation or approximately a continuation of an existing public road, the conformity or the amount of conformity of the new road to the existing road shall be accurately shown. Whenever the centerline of a road has been established or recorded, the date shall be shown on the replat.
- 707.14 The purpose, widths and location (*with fine dashed lines*) of all easements and all abutting easements. If any easement already of record cannot be definitely located, a statement of its existence, the nature thereof and its

DOUGLAS COUNTY SUBDIVISION RESOLUTION

Article 7 Replat**8/25/99**

recorded reference must appear on the title sheet. Distances and bearings on the side lines of lots which are cut by an easement must be shown with an arrow or so shown that the plat will indicate clearly the actual length of the lot lines. The widths of all easements and sufficient data to definitely locate the same with respect to the subdivision and each lot must be shown. All easements must be clearly labeled and identified. If an easement shown on the plat is already of record, its recorded reference must be given. If an easement is being dedicated by the plat, it shall be set out in the owner's certificate of dedication. A plat note may be necessary to provide complete information of the purpose of the easement.

- 707.15 Accurately locate 100-year floodplains, all existing and proposed watercourses, retention and detention areas, wetlands, aquifer recharge areas, streams, lakes, or inlets on the affected land.
- 707.16 The following certifications on a single sheet in accordance with Article 8 of this Resolution: Surveyor, Dedication Statement, Title Verification, Board of County Commissioners, Clerk and Recorder, and Acceptance Certificate, as needed. *(Amended 8/25/99)*
- 707.17 For all replats within the Centennial Airport Review Area, as identified by the Douglas County Zoning Resolution, the following statement shall be placed on the plat:

Owner waives, remises, and releases any right or cause of action it may now have or which it may have in the future against the County of Douglas, its officers, employees, and agents related to, or resulting from, the passage of aircraft in the airspace above the property that is the subject of this replat.
--

(Amended 8/25/99)

- 707.18 Plat notes that adequately explain information pertinent to the execution and maintenance of the subdivision including the ownership of tracts, reference to the subdivision improvements agreement and conservation easements, maintenance responsibility for private roads, easements and tracts, and limitations on wells or septic systems. The developer shall provide for the construction, at no cost to the County, of traffic signalization, all utilities, and other public infrastructure, as required by the Board, and provide bonding or other security needed to ensure such improvements, as required by the Board.

708 Development Reports

The applicant shall submit the supporting materials necessary for the review of the replat which address the following items:

- 708.01 Phase III Drainage Report and drainage construction drawings prepared in accordance with the requirements of the Douglas County Storm Drainage Design and Technical Criteria manual.
- 708.02 Final road construction plans prepared in accordance with the requirements of the Douglas County Roadway Design and Construction Standards.
- 708.03 A printed copy of the closure calculations on the boundary lines of the replat. Any mathematical closure errors in excess of 1:50,000 (*second order*) must be corrected by the applicant's surveyor prior to plat approval by the Board.
- 708.04 A traffic impact analysis performed by a traffic engineer discussing the impact of the minor development on the immediate and regional traffic, and other concerns as requested by the County prepared in accordance with the requirements of the Douglas County Roadway Design and Construction Standards and the Transportation Plan of the County Master Plan.
- 708.05 A sound study, when proposed residential units are located abutting a federal, state, or major regional arterial highway, identifying the current noise levels and projected noise levels based on projected highway expansion. Subdivision design may be required to mitigate noise impacts. (*Amended 03/28/01*)
- 708.06 The following shall be provided on a 24" X 36" sheet of paper, drawn at the same scale of the replat exhibit, or another paper size or scale approved by staff.
 - 708.06.1 Accurately locate 100-year floodplains, existing/proposed watercourses, retention and detention areas, wetlands, aquifer recharge areas, streams, lakes, or inlets on the affected property;
 - 708.06.2 Depict all potential hazard areas including: geologic hazard areas; expansive soils (*A-6 and A-7-6 soils as defined in the AASHTO Classification Group Index referenced in the Douglas County Roadway Design and Construction Standards*).
 - 708.06.3 Show existing topography at 10' intervals, or as otherwise requested by staff. Identify areas of 15-25% slope in one shading pattern and areas greater than 25% in another shading pattern. Include a

narrative that describes the mitigation methods used to address existing slope conditions.

709 Vested Property Rights

The replat is designated as the Site Specific Development Plan for the purpose of vesting property rights for single-family residential land. A landowner seeking vested property rights for single-family residential land must obtain approval of a Site Specific Development Plan pursuant to the provisions of Article 12 of this Resolution. For nonresidential, refer to Section 34 of the Douglas County Zoning Resolution.

710 Recordation Procedure

The replat shall be submitted for recordation as follows:

- 710.01 The applicant shall amend the replat document in accordance with the Board approval, as necessary.
- 710.02 Within 60 days of approval of the replat, unless stated otherwise in such approval, the applicant shall submit: 2 Afix-line≅ photographic or computer-generated reproductions (*emulsion up*) of the approved replat ready for recordation (*except for the signatures of the Board Chair, Director and other County Departments*); all required documentation; and all mapping and recordation fees to the Planning Division. *Diazo (sepia) or electrostatic-generated (Xerox) plans are not acceptable.*
- 710.03 The applicant shall provide proof that adequate security has been provided to cover the subdivision improvement costs in accordance with the requirements of the Douglas County Roadway Design and Construction Standards, and any other performance bonds, as required.
- 710.04 The applicant shall provide a current title insurance policy or commitment, no more than 2 weeks old. If there is a difference in ownership between this title policy and the title policy submitted with the replat application, recordation shall not be allowed until a determination can be made that the newly identified owners have had an opportunity to comment. Objection by these newly identified owners may result in the Board rehearing the replat.
- 710.05 The applicant shall provide a warranty deed, or cash-in-lieu for county land dedication for parks or schools, as identified on the plat and rights-of-way outside and adjacent to the subdivision reflecting widths as designated in the Douglas County Transportation Plan.
- 710.06 A signed warranty deed must be provided, if such has been required, conveying certain tracts, or the development rights to such tracts, to the appropriate entity for public use.

710.07 The applicant shall provide a certificate of Taxes Paid for the land area of the replat.

710.08 Within 30 days of receipt of the replat, and supporting documentation, the staff planner shall obtain the signatures of the Board and other County Departments, as required; and upon execution and acceptance by the County of all warranty deeds, the replat shall be recorded.

711 Post Recordation Requirement

Within 45 days of recordation the applicant shall submit an address plat on 17" X 22" sheet of paper or another sheet size approved by staff. The address plat may be a reduction of the replat or another graphic representation that includes a north arrow, the lot numbers, street names, and addresses. When multiple sheets are needed a cover sheet shall be provided which shows a composite of the subdivision.

712 Expiration of Approval

712.01 Failure by the applicant to submit all required documentation within 60 days shall render approval of the replat null and void and result in the necessity for a resubmittal of the replat, along with all required fees and documentation.

712.02 The Director may grant extensions of time up to 1 year, upon a written request by the applicant or staff for good cause being shown. Further extensions may be granted by the Board at a public meeting, upon a written request by the applicant or staff.

712.03 An extension request shall include a fee and a narrative stating the reasons for the applicant's inability to comply with the specified deadlines, listing any changes in the character of the neighborhood, any changes in the County Master Plan, Zoning Resolution or this Resolution that have occurred since approval of the plat as these changes affect the plat and the anticipated time schedule for completing the platting process. A fee schedule is available from the Planning Office. Additional review of the plat may occur resulting in additional conditions as applicable.

712.04 The denial of an extension by the Director may be appealed to the Board in writing within 10 days of the decision by the Director.

713 Resubmittal

An application shall not be resubmitted within 1 year of the date of denial. However, if the Director determines that the resubmitted replat application has been modified to correct the stated objections, then the resubmittal will be accepted.

714 Lot Numbering

When vacating or replatting lots/tracts the following shall apply:

- 714.01 When vacating a common lot line between two lots, use the original lot number followed by the letter A. e.g., *Vacating the common lot line between lot 1 and lot 2 - the newly created lot should be renumbered lot 1A.*
- 714.02 When replatting 3 lots into 2 lots use the original lot numbers followed by the letter A. e.g., *Replatting lots 3, 4, & 5, into two lots - the new lots should be numbered lot 3A and 4A.*
- 714.03 When adjusting the common lot line between two lots, use the original lot numbers followed by the letter A. e.g., *Realignment of the common lot line between lots 7 and 8 - the new lots should be numbered 7A and 8A.*
- 714.04 When replatting an entire subdivision filing the lots shall be numbered consecutively starting with the number 1. Tracts shall be lettered alphabetically in consecutive order. Specify the acreage within each lot and tract.

ARTICLE 7A REPLAT - ADMINISTRATIVE PROCESSES**701A Intent (Amended 4/14/09)**

To provide an *administrative* review process, ensuring that the intent of the original subdivision is not substantially altered, for a:

- plat correction
- lot line and/or easement vacation
- lot line and/or easement adjustment, including a subdivision boundary adjustment
- building envelope adjustment
- nonresidential replat in accordance with Section 703.02 of this Resolution
- residential replat in accordance with Section 703.03 of this Resolution

The Director may require that the replat request be processed in accordance with the provisions of Article 7 (Replat) if it is determined that the intent of the original subdivision is substantially altered based upon, , but not limited to, the following factors: degree of change, design, size, impact to public facilities, access, services, roads, and overall impacts.

The Director may also modify the application procedures contained herein based upon the determination that adequate public notice and input on the replat request can be attained through the modified process and that the modified process will not substantially impair the intent and purpose of this Resolution.

702A Prerequisite (Amended 4/14/09)

Prior to submittal of an administrative replat application, the applicant shall meet with staff to discuss the request, the procedures and submittal requirements. The applicant is encouraged to meet with the Engineering Division and other referral agencies to identify potential issues and resolution of these issues.

703A Approval Standards (Amended 4/14/09)

An administrative replat may be approved upon the finding that:

- 703A.01 the administrative replat is in accordance with all applicable standards and Criteria, and the original conditions of approval;
- 703A.02 nonconforming lots are not created, and in the case of existing nonconforming lots, the nonconformity is not increased;
- 703A.03 the administrative replat is in compliance with this Resolution; and
- 703A.04 the approval will not adversely affect the public health, safety, and welfare.

704A Plat Correction - Submittal Requirements and Process (Amended 4/14/09)

Douglas County will administratively correct misspellings on recorded plats by issuing a Plat Correction Certificate. Staff shall mail an official notification form to affected landowners

The following administrative process is established for changes to recorded plats due to errors or omissions, e.g., dimensions, road names, plat notes:

704A.01 Submittal Requirements - Plat Correction

704A.01.1 Completed application form (available from the Planning Division)

704A.01.2 Written narrative describing the requested correction

704A.01.3 For a Road Name Change:

- (1) verification by Douglas County that the road name does not duplicate an existing road name in the County and that the proposed name is acceptable; proof of ownership of land abutting, or directly accessed by, such road;
- (2) a letter stating the reason for the requested change;
- (3) a list of landowners abutting or directly accessing land by the road with their addresses, prepared by a licensed title insurance or abstract company; and
- (4) notarized signatures of all such landowners supporting the road name change and the proposed name.

704A.02 Process - Plat Correction

704A.02.1 Staff shall review the information and send a referral to the Assessor's Mapping Division and other agencies, as deemed necessary.

704A.02.2 A Plat Correction Certificate shall be prepared by the staff planner identifying the error or omission, the plat to be corrected, its reception number, and the necessary corrective action.

704A.02.3 The Plat Correction Certificate shall be signed by the Director and recorded in the Office of the Clerk and Recorder by the staff planner.

704A.02.4 A final decision may be appealed to the Board at a regular business meeting, when the appeal is submitted to the Planning Division in writing, within 30 days of the decision by the Director.

704A.03 Process – Road Name Change Requiring Public Hearing

When agreement to change a road name cannot be reached by all affected parties, the applicant may initiate an application that will be decided by the Board at a public hearing. Notice of the hearing shall be as follows:

704A.03.1 WRITTEN NOTICE

At least 14 days prior to the Board hearing, the applicant shall mail a written notice of the hearing by first-class mail to the address of each abutting landowner or landowner directly accessing the road, as such address is shown in the records of the Douglas County Assessor's Office. The notice shall read substantially the same as the published notice required by this Article.

The person completing the mailing of the written notice shall execute a certificate of mailing and submit it to the Planning Division at least 7 days prior to the hearing. Such certificate shall read as follows:

CERTIFICATE OF MAILING
I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first-class, postage prepaid this _____ day of _____, 20____, and addressed as follows:
<i>(list of addresses)</i>
_____ <i>(signature of person completing the mailing)</i>

In the event the applicant fails to mail a notice to an abutting landowner or otherwise fails to comply with the written notice required in this section, the landowner who did not receive such complying notice may waive such notice by submitting a written waiver to the Planning Division prior to the hearing.

704A.03.2 POSTED NOTICE

At least 14 days prior to the Board hearing, the applicant shall post a notice. The notice shall consist of at least one sign at each end of the road to be renamed, visible from the road, placed on posts at least 4 feet above ground level. In the event the staff planner determines a sign cannot be placed abutting such street and be visible from such street or that there is no abutting public or private street open for travel, the staff planner may require an alternate location for a sign. Additional signs may be required by the staff planner. Each sign shall measure not less than 3 feet X 4 feet. Letter size shall be a minimum of 3 inches high. Such notice shall read:

705A.01 Submittal Requirements - Lot Line and/or Easement Vacation

- 705A.01.1 Completed land use application (available from the Planning Division)
- 705A.01.2 Written narrative describing the request
- 705A.01.3 Application fee (fee schedule available from the Planning Division)
- 705A.01.4 Proof of ownership which includes an updated or current title insurance policy or title commitment, issued no more than 30 days prior to the date of application
- 705A.01.5 A notarized letter of authorization from the landowner permitting a representative to process the application, as applicable
- 705A.01.6 Lot Line and/or Easement Vacation Exhibit - A reproduction of the platted lots on an 8.5-inch X 11-inch sheet of paper, 24 inches X 36 inches on mylar, or another size approved by the staff planner, including the abutting street(s). Indicate the lot line(s) vacated and the new lot number.
- 705A.01.7 Vicinity map - a reduction of the filing showing the relationship of the lot to the filing
- 705A.01.8 A letter from all special districts providing service to the lots stating their recommendations regarding the vacation. Such letters may be obtained during the referral review period.
- 705A.01.9 When an easement is vacated, a letter from any known beneficiary stating its recommendation regarding the vacation and any existing facilities over or across the land

705A.02 Process - Lot Line and/or Easement Vacation

- 705A.02.1 The applicant shall submit the required information to the Planning Division. Staff shall review the information and prepare the Lot Line and/or Easement Vacation Approval Certificate that identifies the affected plat, its reception number, the lot line(s) and/or easement(s) vacated, and reference to the Lot Line and/or Easement Vacation Exhibit, and the recommendation(s) of the special district(s) and easement holders, as applicable, to send as a referral to referral agencies, as deemed necessary.
- 705A.02.2 The applicant shall provide stamped envelopes addressed to the abutting landowners, and other landowners as required by staff, notifying them of the lot line and/or easement vacation

application. If the request includes vacation or adjustment of a building envelope, the notification shall be either an explanation of the request sent by certified mail, return receipt requested, at least 10 days prior to the Director's consideration of such request, or a signed statement from the abutting landowner(s) stating that they were notified of the request to vacate or adjust the building envelope.

- 705A.02.3 The Lot Line and/or Easement Vacation Approval Certificate shall be signed by the owner(s), beneficiaries of the deed of trust, and the Director.
- 705A.02.4 The Director shall either approve or deny the request based on the submittal documents and approval standards.
- 705A.02.5 Within 30 days of approval by the Director, the staff planner shall record the Lot Line and/or Easement Vacation Approval Certificate, Lot Line and/or Easement Vacation Exhibit and vicinity map in the Office of the Clerk and Recorder, and mail a copy of the recorded documents to the applicant.
- 705A.02.6 A final decision may be appealed to the Board at a regular business meeting, when the appeal is submitted to the Planning Division in writing, within 30 days of the decision by the Director.

706A Lot Line and/or Easement Adjustment (Amended 4/14/09)

The following administrative process is established for an adjustment or realignment of a lot line and/or easement, which can include replatting of several lots/tracts (e.g., 3 lots into 2), in which the original subdivision is not substantially modified and additional lots are not created. However, tracts may be created provided the intended use of the tract(s) does not include a structure. The Director may approve a lot line adjustment that also comprises the boundary between subdivisions, or platted and unplatted land, provided:

- no additional lots are created;
- the subdivision design is not significantly altered;
- the intent is not to circumvent the subdivision process; and,
- the zoning is not changed as a result of this action.

706A.01 Submittal Requirements - Lot Line and/or Easement Adjustment

- 706A.01.1 Completed land use application (available from the Planning Division)
- 706A.01.2 Written narrative describing the request

- 706A.01.3 Application fee (fee schedule available from the Planning Division)
- 706A.01.4 Proof of ownership which includes an updated or current title insurance policy or title commitment issued no more than 30 days prior to the date of application
- 706A.01.5 A notarized letter of authorization from the landowner permitting a representative to process the application, as applicable
- 706A.01.6 Lot Line and/or Easement Adjustment Exhibit

- (1) A certified boundary survey of the lots prepared by a professional land surveyor on an 8.5-inch X 11-inch sheet of paper, or another size approved by staff, that shows the existing and proposed lot and/or easement configuration with distances and bearings shall be provided when the lots affected can be clearly represented; or
- (2) A 24-inch X 36-inch mylar plan exhibit shall be provided in accordance with Article 706A.03 herein when the lots affected cannot be clearly represented on a smaller exhibit, as determined by staff, or if the adjustment requires adjusting a subdivision boundary; and
- (3) Vicinity map - a reduction of the filing showing the relationship of the lots to the filing.

- 706A.01.7 Letters from the following stating their recommendation regarding the lot line and/or easement adjustment and any existing facilities they have over or across the land:

- (1) all special districts providing service to the lots; and
- (2) all known easement beneficiaries, when applicable.

Such letters may be obtained during the referral review period.

706A.02 Process - Lot Line and/or Easement Adjustment

- 706A.02.1 The applicant shall submit the required information to the Planning Division. Staff shall review the information and prepare a Lot Line and/or Easement Adjustment Approval Certificate to send as a referral to the referral agencies, as deemed necessary. The certificate shall identify the affected plat, its reception number, the affected lots, easements or building envelopes, and reference to the Lot Line and/or Easement Adjustment Exhibit and the recommendation(s) of the special district(s) and easement holders, as applicable.

706A.02.2 The applicant shall provide stamped envelopes addressed to the abutting landowners, and other landowners as required by staff, notifying them of the lot line and/or easement adjustment application.

If the request includes the vacation or adjustment of a building envelope, the notification shall be either an explanation of the request sent by certified mail, return receipt requested, at least 10 days prior to the Director's consideration of such request, or a signed statement from the abutting landowner(s) stating that they were notified of the request to vacate or adjust the building envelope.

706A.02.3 The Lot Line and/or Easement Adjustment Approval Certificate shall be signed by the owner(s), beneficiaries of the deed of trust, and the Director.

706A.02.4 The Director shall approve or deny the request based on the submittal documents and approval standards.

706A.02.5 When multiple ownership is involved, the applicant shall provide deeds for the newly adjusted lots and the recordation fee for the deeds, to the staff planner, within 30 days of approval by the Director. The Director may grant an extension of time upon a written request from the applicant for good cause shown.

706A.02.6 Within 30 days of receipt of the deeds, the staff planner shall record the Lot Line and/or Easement Adjustment Approval Certificate, Lot Line and/or Easement Adjustment Exhibit, vicinity map, and deeds in the Office of the Clerk and Recorder, and provide a recorded copy to the applicant.

706A.02.7 A final decision may be appealed to the Board at a regular business meeting, when the appeal is submitted to the Planning Division in writing, within 30 days of the decision by the Director.

706A.03 Plan Exhibit - Lot Line and/or Easement Adjustment

706A.03.1 The plan exhibit shall be prepared by or under the supervision of a registered professional land surveyor licensed with the State of Colorado. The plan exhibit shall be an acceptable photographic or computer-generated drawing. Inaccurate, incomplete or poorly drawn plans, as well as, Diazo (sepia) or electrostatic-generated (Xerox) plans shall be rejected.

- 706A.03.2 The plan exhibit shall be drafted at a scale that best conveys the detail. All lines, rights-of-way, names and descriptions on the plan exhibit which do not constitute a part of the administrative adjustment shall be depicted in dashed or screened lines.
- 706A.03.3 Sheet size shall be 24 inch X 36 inch with the long dimension horizontal. A margin, left entirely blank, a minimum of 1 inch on all sides, shall be provided on each sheet. The title shall be placed at the top of the sheet along the long dimension. The title shall include the name of the subdivision, filing number (when applicable), and appropriate amendment number. The subtitle shall provide a brief description of the plan exhibit.

EXAMPLE:

<p>PINE VIEW Filing #1, 3RD AMENDMENT</p> <p>AN ADMINISTRATIVE REPLAT OF PINE VIEW FILING #1, 2ND AMENDMENT SW/4 OF SEC. 9, T6S, R67W OF THE 6TH P.M., DOUGLAS COUNTY, CO 26.2 ACRES LOTS 1-20, including the utility easements SB__-_____</p>
--

All 24 inch X 36 inch exhibits shall include the Surveyors Certificate, Title Verification Certificate, and Clerk and Recorder Certificate in accordance with Article 8 – Certifications, of this Resolution.

- 706A.03.4 A block in the lower right-hand corner shall include the following: the preparation date; a north arrow designated as true north; a written and graphic scale.
- 706A.03.5 Vicinity map - a reduction of the filing showing the relationship of the lots to the filing.
- 706A.03.6 When requested by the staff planner, vacated lot lines, easements, or building envelopes shall be shown on the plat in dashed lines, or screened, with a note and arrow pointing to the item to be vacated, stating that it is hereby vacated. Revised lot lines, easements, or building envelopes shall be shown in bold lines with a note and arrow pointing to the line to be granted, stating that it is hereby granted. (Dashed lines shall be graphically different for existing vs. proposed vs. vacated)
- 706A.03.7 Display ties to aliquot section corners and to the State Grid and County GPS, if available, which shows dimensions of all primary boundary survey control points with complete monument and location descriptions, all lot, easement, and/or building envelope lines showing dimensions with lengths, bearings, and curve data, including chord lengths and bearings, basis of bearings and

relation to true meridian and similar data. Only circular curves shall be used. No spirals, parabolas, etc. shall be used unless approved by the Engineering Division. All dimensions are to be shown to the nearest 0.01 foot or in the case of degrees, to the nearest second. An accuracy of 1:50,000 (second order) minimum for linear and angular (bearing) closure shall be required for the boundary. All lots or tracts shall have a closure accuracy of 0.01 foot. Include the acreage within each lot or tract to the nearest 0.01 of an acre.

- 706A.03.8 A plat note may be necessary regarding the purpose of the easements or tracts; or a statement referencing the plat notes of the original plat.
- 706A.03.9 The Lot Line and/or Easement Adjustment Approval Certificate shall be placed on the plan exhibit when a 24 inch X 36 inch exhibit is required.

707A Building Envelope Adjustment (Amended 4/14/09)

The following administrative process is for adjusting a building envelope:

707A.01 Submittal Requirements - Building Envelope Adjustment

- 707A.01.1 Completed land use application (available from the Planning Division)
- 707A.01.2 Written narrative describing the request and purpose for original building envelope configuration and how the new configuration will meet those concerns
- 707A.01.3 Application fee (fee schedule available from the Planning Division)
- 707A.01.4 Proof of ownership that includes an updated or current title insurance policy or title commitment issued no more than 30 days prior to the date of application
- 707A.01.5 A notarized letter of authorization from the landowner permitting a representative to process the application, as applicable
- 707A.01.6 Building Envelope Adjustment Exhibit

A certified boundary survey of the lot, prepared by a professional land surveyor on an 8.5-inch X 11-inch sheet of paper, or another size approved by staff, that shows the existing and proposed building envelope configuration, with distances and bearings. The

vacated building envelope shall be shown in dashed lines, or screened, with a note and arrow pointing to the line to be vacated, stating that it is hereby vacated. The revised building envelope shall be shown in bold lines with a note and arrow pointing to the line to be granted, stating that it is hereby granted. (Dashed lines shall be graphically different for existing vs. proposed vs. vacated).

707A.01.7 Vicinity map - a reduction of the filing showing the relationship of the lot to the other lots in the filing.

707A.01.8 Notification

When adjusting a building envelope, the applicant shall notify abutting landowners. Such notification shall be either an explanation of the request sent by certified mail, return receipt requested, at least 10 days prior to the Director's consideration of such request, or a signed statement from the abutting landowner(s) stating that they were notified of the request to relocate the building envelope.

707A.02 Process - Building Envelope Adjustment

707A.02.1 The applicant shall submit the required information to the Planning Division. Staff shall review the information and prepare a Building Envelope Adjustment Approval Certificate that identifies the affected plat, its reception number, the affected lot, and reference to the Building Envelope Adjustment Exhibit, to send as a referral to the appropriate referral agencies, as deemed necessary.

707A.02.2 The Building Envelope Adjustment Approval Certificate shall be signed by the owner(s) and the Director.

707A.02.3 The Director shall approve or deny the request based on the submittal documents and approval standards.

707A.02.4 Within 30 days of approval by the Director, the staff planner shall record the Building Envelope Adjustment Approval Certificate, Building Envelope Adjustment Exhibit and vicinity map in the office of the Clerk and Recorder, and provide a recorded copy to the applicant.

707A.02.5 A final decision may be appealed to the Board at a regular business meeting, when the appeal is submitted to the Planning Division in writing, within 30 days of the decision by the Director.

708A Replat to Add Lots

The following administrative process is established for nonresidential and residential replats subject to the limitations set forth in Sections 703.02 and Section 703.03, respectively:

708A.01 Submittal Requirements

- 708A.01.1 Completed land use application (available from the Planning Division)
- 708A.01.2 Written narrative describing the request
- 708A.01.3 Application fee (fee schedule available from the Planning Division)
- 708A.01.4 Proof of ownership which includes an updated or current title insurance policy or title commitment issued no more than 30 days prior to the date of application
- 708A.01.5 A notarized letter of authorization from the landowner permitting a representative to process the application, as applicable
- 708A.01.6 Plan Exhibit (*per Section 708A.03, herein*)
- 708A.01.7 Additional reports as required by Douglas County or other referral agencies.
- 708A.01.8 Development reports as identified in Article 7 (Replat) if required by Engineering Services.
- 708A.01.9 A Subdivision Improvements Agreement if required by Engineering Services.

708A.02 Submittal Process

- 708A.02.1 The applicant shall submit the required submittal information to the Planning Division. The submittal shall be reviewed by staff and a determination of completeness shall be made. The applicant shall be notified in writing if the submittal is incomplete, and any inadequacies shall be specifically identified. An incomplete submittal will not be processed.
- 708A.02.2 Referral response requests shall be sent to agencies for review and comment as deemed necessary by staff. The referral period shall not exceed 21 calendar days.

708A.02.3 The applicant shall provide stamped letter sized envelopes addressed to the abutting landowners, and other landowners as requested by staff. Staff shall mail a courtesy notice of an application in process and applicable contact information to the landowners, along with a copy to the applicant.

708A.02.4 When multiple ownership is involved, the applicant shall provide deeds for the newly adjusted lots and the recordation fee for the deeds to the staff planner within 30 days of approval by the Director. The Director may grant an extension of time upon a written request from the applicant for good cause shown.

708A.03 Plan Exhibit

708A.03.1 The plan exhibit shall be prepared by or under the supervision of a registered professional land surveyor licensed with the State of Colorado. The plan exhibit shall be an acceptable photographic or computer-generated drawing.

708A.03.2 Sheet size shall be 24 inch X 36 inch with the long dimension horizontal. A margin, left entirely blank, a minimum of 1 inch on all sides, shall be provided on each sheet. The title shall be placed at the top of the sheet along the long dimension of each sheet and shall be identical to the previously recorded plat followed by the next consecutive amendment number. The title shall include the name of the subdivision, filing number (when applicable), and appropriate amendment number. The subtitle shall provide a brief description of the plan exhibit.

EXAMPLE:

PINE VIEW FILING #1, 1st Amendment
An administrative replat of lots 1-3 Pine View Filing #1 -Planning Area H-
SW/4 of Sec. 9, T6S, R67W of the 6th P.M., Douglas County, CO
8.06 acres 3 nonresidential lots SB ____ - _____

708A.03.3 A block in the lower right-hand corner shall include the following: the preparation date; a north arrow designated as true north; a written and graphic scale the names and addresses of the applicant, developer, engineer or surveyor who prepared the exhibit; and the number of the sheet and the total number of sheets.

708A.03.4 Vicinity map - a reduction of the filing showing the relationship of the lots to the filing.

- 708A.03.5 When the land is zoned Planned Development, a vicinity map that depicts the replat area, superimposed on the development plan at the same scale as the development plan that shows the limits of the replat superimposed on the planning areas.
- 708A.03.6 When requested by the staff planner, vacated lot lines, easements, or building envelopes shall be shown on the plat in dashed lines, or screened, with a note and arrow pointing to the item to be vacated, stating that it is hereby vacated. Revised lot lines, easements, or building envelopes shall be shown in bold lines with a note and arrow pointing to the line to be granted, stating that it is hereby granted. (Dashed lines shall be graphically different for existing vs. proposed vs. vacated)
- 708A.03.7 Display ties to aliquot section corners and to the State Grid and County GPS, if available, which shows dimensions of all primary boundary survey control points with complete monument and location descriptions, all lot, easement, and/or building envelope lines showing dimensions with lengths, bearings, and curve data, including chord lengths and bearings, basis of bearings and relation to true meridian and similar data. Only circular curves shall be used. No spirals, parabolas, etc. shall be used unless approved by the Engineering Division. All dimensions are to be shown to the nearest 0.01 foot or in the case of degrees, to the nearest second. An accuracy of 1:50,000 (second order) minimum for linear and angular (bearing) closure shall be required for the boundary. All lots or tracts shall have a closure accuracy of 0.01 foot. Include the acreage within each lot or tract to the nearest 0.01 of an acre.
- 708A.03.8 Accurately locate 100-year floodplains, all existing and proposed watercourses, retention and detention areas, wetlands, aquifer recharge areas, streams, lakes, or inlets on the affected land.
- 708A.03.9 The following certifications on a single sheet in accordance with Article 8 of this Resolution: Surveyor, Owner Statement, Title Verification, Clerk and Recorder, and Board of County Commissioners.
- 708A.03.10 For all replats within the Centennial Airport Review Area, as identified by the Douglas County Zoning Resolution, the following statement shall be placed on the plat:

Owner waives, remises, and releases any right or cause of action it may now have or which it may have in the future against the County of Douglas, its officers, employees, and agents related to, or resulting from, the passage of aircraft in the airspace above the property that is the subject of this replat.

708A.03.11 Plat notes that adequately explain the purpose of the proposal as well as information pertinent to the execution and maintenance of the subdivision including the ownership, purpose and maintenance of tracts and private drives.

709A Resubmittal (Amended 4/14/09)

An application shall not be resubmitted within 1 year of the date of denial. However, if the Director determines that the resubmitted application has been modified to correct the stated objections, then the resubmittal will be accepted.

710A Lot Numbering (Amended 4/14/09)

When vacating or replatting lots and/or tracts the following shall apply:

- 710A.01 When vacating a common lot line between two lots, use the original lot number followed by the letter A. e.g., vacating the common lot line between lot 1 and lot 2 - the newly created lot should be renumbered lot 1A.
- 710A.02 When replatting 3 lots into 2 lots, use the original lot numbers followed by the letter A. e.g., replatting lots 3, 4, & 5, into two lots - the new lots should be renumbered lot 3A and 4A.
- 710A.03 When adjusting the common lot line between two lots, use the original lot numbers followed by the letter A. e.g., realignment of the common lot line between lots 7 and 8 - the new lots should be renumbered 7A and 8A.
- 710A.04 When replatting one lot into two or more, use the original lot number followed by the letter A. e.g., replatting Lot 1 into three lots, the new lots should be renumbered Lots 1A, 1B, and 1C.
- 710A.05 When replatting an entire subdivision filing, the lots shall be numbered consecutively starting with the number 1. Tracts shall be lettered alphabetically in consecutive order. Specify the acreage within each lot and tract.

ARTICLE 8 CERTIFICATIONS

801 Intent

The final plat/replat shall contain executed certificates, notices, and statements in the following form. Such certificates, notices or statements may be modified with the permission of the County Attorney when warranted by special conditions.

802 Signatures

All signatures must be signed in indelible black ink only as approved by the Clerk and Recorder. (No blue/red/green/purple ink. No ball points.)

803 Title Verification (Amended 03/28/01)

Either one of the following title verification statements is acceptable:

We (name of title insurance co.), do hereby certify that we have examined the title of all land platted hereon and that title to such land is in the dedicator(s) free and clear of all liens, taxes and encumbrances, except as follows:

Company Name _____

By: (notarized signature) _____ (date) _____
 (Name of Authorized Official)

Title: _____

ATTEST: (if corp.) _____

Secretary/Treasurer _____

STATE OF COLORADO)
) ss.
 COUNTY OF _____)

Acknowledged before me this _____ day of _____, 20__ by _____ as _____.

My commission expires: _____

Witness my hand and official seal

 Notary Public

*Signatures of officers signing for a Corporation shall be acknowledged as follows:
 " (print name) as President/Vice-President and (print name) as Secretary/Treasurer, (name of Corporation), a (state) corporation."

804.01 Owner Statement (Administrative Replat):

The undersigned, being all the owners of the land described hereon, and the beneficiaries of any deeds of trust encumbering that land, hereby consent to this administrative replat as shown hereon under the name and subdivision of _____.

OWNER(S): (Lot ___)

(owner name) (owner name)

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this ____ day of _____, 20__, by (owner name) _____ and (owner name) _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

OWNER: (Lot ___)

(name of company or corporation)

By: _____
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this ____ day of _____, 20__, by (owner name) _____ as (title) _____ of (name of company or corporation) _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

BENEFICIARY OF DEED OF TRUST (Lot ____)
(name of company or corporation)

By: _____
 Title: _____

STATE OF COLORADO)
) ss.
 COUNTY OF _____)

Acknowledged before me this ____ day of _____, 20__, by ____ (owner name) _____ as (title) _____ of (name of company or corporation) _____.

Witness my hand and official seal.

My commission expires: _____

 Notary Public

805 Surveyor

I, (Surveyor's Name), a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on (date of survey), by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land and all applicable provisions of the Douglas County Subdivision Resolution.

I attest the above on this _____ day of _____, 20__.

(signature)
 (Surveyor's Name)
 Colorado registered Professional Land Surveyor #
 Surveyor's seal shall appear with this certificate.

806 Planning Commission (6/22/10)

The sketch plan (file #) and preliminary plan (file #) for this final plat were reviewed by the Planning Commission ___(date)___ and ___(date)___ respectively.

(signature)
Planning Director, on behalf of the Planning Commission Date

For Minor Developments:

The minor development final plat (file #) was reviewed by the Planning Commission ___(date)___.

(signature)
Planning Director, on behalf of the Planning Commission Date

For Combined Preliminary and Final Plats:

The sketch plan (file #) for this combined preliminary and final plat was reviewed by the Planning Commission ___(date)___.

(signature)
Planning Director, on behalf of the Planning Commission Date

807 Board of County Commissioners

807.01 All plats, except replats or vacations:

This plat was approved for filing by the Board of County Commissioners of Douglas County, CO, on the _____ day of _____, 20____, subject to any conditions specified hereon. The dedications of (streets, tracts, easements - indicate those that are applicable) are accepted.

All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivider and not Douglas County.

This acceptance does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit, well permit or sewage disposal permit will be issued.

(signature)
Chair, Board of Douglas County Commissioners

DOUGLAS COUNTY SUBDIVISION RESOLUTION

Article 8 Certifications

10/11/95

807.02 Replats:

This plat was approved for filing by the Board of County Commissioners of Douglas County, CO, on the _____ day of _____, 20____, subject to any conditions specified hereon. The dedications of (*streets, tracts, easements - indicate those that are applicable*) are accepted.

Lot ____, Block ____, (*subdivision*), Filing # _____ is amended by this plat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the Douglas County Clerk and Recorder, Reception # _____.

All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivider and not Douglas County.

This acceptance does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit, well permit, or sewage disposal permit will be issued.

(signature)
Chair, Board of Douglas County Commissioners

807.02.1 Administrative Replats:

This plat was approved for filing by the Planning Director, on behalf of the Board of County Commissioners of Douglas County, CO, on the _____ day of _____, 20____.

Lot ____, Block ____, (*subdivision*), Filing # _____ is amended by this plat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the Douglas County Clerk and Recorder, Reception # _____.

(signature)
Planning Director, on behalf of Board of Douglas County Commissioners

807.03 Vacations:

This plat was approved for filing by the Board of County Commissioners of Douglas County, CO, on the _____ day of _____, 20____, subject to any conditions specified hereon.

The (*streets, lots, tracts, parcels and easements - indicate those that are applicable*) shown on the plat of (*the original subdivision name*), recorded in the Office of the Douglas County Clerk and Recorder, Reception # _____ are hereby vacated this day of _____, 20____.

(signature)
Chair, Board of Douglas County Commissioners

808 Density Statement for Plats with Density Bonus (Amended 3/12/97)

The density of _____ units has been allocated to _____ lots. Further subdivision is not permitted by zoning.

809 Clerk and Recorder

STATE OF COLORADO
COUNTY OF DOUGLAS

I hereby certify that this plat was filed in my office on this _____ day of _____, 20__ A.D., at a.m./p.m., and was recorded at Reception Number _____.

(signature)
Douglas County Clerk and Recorder

810 Acceptance Certificate (Amended 03/28/01)

The dedication of Tracts (A-D) are hereby accepted for ownership and maintenance by the (Name) District/Homeowner's Association. (Name district or homeowner's association)
BY: (notarized signature)
President

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this ____ day of _____, 20__ by
_____ as _____.

My commission expires: _____

Witness my hand and official seal

Notary Public