



Waiver of Replat Application Requirements

It is the purpose of this part to alleviate platting costs in older subdivisions. It is not the purpose of this part to promote the subdivision or resubdivision of lots without filing a final plat. This process constitutes an administrative waiver, which may only be approved if all requirements of this part are met. Under no circumstances may an applicant request a waiver to any of the approval requirements.

ELIGIBILITY: Properties eligible to apply for waiver of replat must satisfy the following criteria:

1. The current legal description comprises one of the following:
 - a. The consolidation of multiple whole platted lots; or
 - b. The parcel is a lot of record; or
 - c. Portions of one or more platted lots and the parcel contains the minimum lot area and minimum width for the zone district in which the property is located; or
 - d. A platted lot and an unplatted portion of vacated right of way.
2. If the legal description of the subject property consists of a portion of one or more platted lots, proof must be provided that the current property owner of the subject property was not involved in the illegal subdivision of said parcel.
3. The owner agrees to dedicate rights of way, which would normally be required as a condition of a replat. If this is required, the owner must dedicate the right of way by a separate deed and pay for the preparation and recording of the deed after such deed is approved by the real estate services; and
4. No major public improvements such as drainage structures are required; and
5. Approved direct access to an acceptable, existing public street exists; and
6. The applicant agrees to pay applicable fees which would normally be paid prior to recording of the replat; and
7. The applicant agrees to dedicate easements required for utilities and access; and
8. No structures exist across external property lines of the ownership configuration.

SUBMITTAL CHECKLIST: The following items will need to be included in review submittal:

<u>Applicant</u>	<u>Planner</u>
<input type="checkbox"/> General Development Application Form	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a Project Statement that includes a clear description of the proposal	<input type="checkbox"/>
<input type="checkbox"/> Proof of the Date of Creation of the current legal description (i.e. a copy of the oldest deed recorded which contains the current legal description.	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of the Recorded Subdivision Plat . This copy can be obtained from the El Paso County Clerk and Recorder's office located at 1675 Garden of the Gods Road, 1st Floor, Colorado Springs, CO 80907	<input type="checkbox"/>
<input type="checkbox"/> A Legal Description of the proposed project on a separate piece of paper. Subdivision names must be as shown on the recorded plat and include the Book and Page and/or Reception Number. Any exception must be completely written out in metes and bounds. Easements not on the parcel should not be included.	<input type="checkbox"/>
<input type="checkbox"/> A Vicinity Map showing the parcel outlined with the adjacent streets noted on a separate 8 1/2" x 11" page	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a Site Plan showing all plan content requirements identified below	<input type="checkbox"/>
<input type="checkbox"/> Owner Signature and Notarization Statement from Plan Content Requirements on submitted site plan	<input type="checkbox"/>
<input type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input type="checkbox"/>

PLAN CONTENT REQUIREMENTS: The content of the site plan **must** include the following information.

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| <input type="checkbox"/> Indication of standardized scale, both fractional and bar (i.e. 1" = 20') | <input type="checkbox"/> |
| <input type="checkbox"/> Property address, lot size and dimensions of lot | <input type="checkbox"/> |
| <input type="checkbox"/> All existing lot boundaries with dimensions and easements of the ownership configuration. The drawings must include the entire ownership configuration along with any remainder of a platted lot and/or lots. | <input type="checkbox"/> |
| <input type="checkbox"/> All of each platted lot of which the parcel is a part | <input type="checkbox"/> |
| <input type="checkbox"/> Location, dimensions and setbacks of all existing structures on both lots | <input type="checkbox"/> |

