



Subdivision Waiver- Ordinance or Standard Application Requirements

Submittal Checklist

General Requirements	
<input type="checkbox"/>	General Applicant and Owner Acknowledgement form
<input type="checkbox"/>	Project Statement identifying the following: <ol style="list-style-type: none"> 1. A clear description of the proposed waiver. 2. A Justification based on the review criteria addressing why the proposed waiver should be approved; and 3. An Issue List stating how each of the pre-application issues, as communicated to the applicant/owner by the reviewing planner, has been addressed in the proposal.
<input type="checkbox"/>	Mineral Estate Owner Notification Certification Affidavit
<input type="checkbox"/>	Site Plan showing all "Plan Contents" below
<input type="checkbox"/>	A legal description of the proposed project
<input type="checkbox"/>	Pre-Application Form, or the Pre-Application review letter from the assigned City Planner.

Plan Contents

Overall Page Layout	
A complete site plan must include the following information.	
<input type="checkbox"/>	Provide an area for the Land Use Review file number in the lower right-hand corner of all sheets.
<input type="checkbox"/>	Legal Description
<input type="checkbox"/>	Indication of standardized scale, both fractional and bar (i.e. 1" = 20')
<input type="checkbox"/>	North arrow
<input type="checkbox"/>	Date of preparation
<input type="checkbox"/>	Name, address and daytime phone number of applicant
<input type="checkbox"/>	The following information on all existing and proposed buildings: <ul style="list-style-type: none"> o Location and specific distance from property lines o Dimensions and square footage o Building height o Proposed Use
<input type="checkbox"/>	Location and dimensions of required building setbacks

Review Criteria

SUBDIVISION WAIVER REVIEW CRITERIA:

Subdivision Waivers must meet all of the criteria listed:

1. Procedural Requirements Reviewed by the City Planning Commission
 - a. Specific application of the procedural requirements makes strict enforcement an unreasonable burden upon the property and presents a difficulty unique to the development of that property given its circumstances. An assertion or showing that compliance increases costs of development does not satisfy this test;
 - b. The benefit to the public in waiving the requirement outweighs the harm to the property owner in strictly enforcing the requirement;



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- c. The intent and purpose of the chapter and applicable articles are implemented and waiver from any requirement may be reasonable calculated to substantially secure the objectives of the Ordinance and the Comprehensive Plan as well as the requirement so waived.
2. Design Standards Reviewed by the City Planning Commission
 - a. The waiver will not be detrimental to the public good or to surrounding properties;
 - b. There are exceptional topographical, soil or other surface conditions particular to the property, which are not ordinarily found in the general vicinity.
 - c. The strict application of the requirements of this article when applied to the property with its exceptional conditions prohibits the use of the property or its reasonable physical development when compared to the opportunity to use and develop similar properties in the general vicinity;
 - d. The waiver shall be consistent with the intent and purpose of Article 3, the Comprehensive Plan and Colorado State Law.