

SUBDIVISION REGULATIONS

ROUTT COUNTY, COLORADO

ADOPTED MARCH 7, 1972

Amended and Restated in its entirety
on September 27, 2011
per Board of County Commissioners
Resolution No. 2011-P-57



Routt County

Planning Department

P.O. Box 773749
Steamboat Springs, CO 80477

(970) 879-2704
fax (970) 879-3992

THIS PAGE INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

SECTION 1. PURPOSE AND AUTHORITY	1-1
1.1 TITLE; AUTHORITY	1-1
1.2 PURPOSE.....	1-1
1.3 TERRITORY COVERED	1-1
1.4 CONFORMITY WITH REGULATIONS.....	1-1
1.5 CONTROL OVER PLATTING.....	1-2
1.6 AUTHORITY TO AMEND APPENDICES.....	1-2
1.7 OBLIGATIONS OF THE PLANNING COMMISSION	1-2
1.8 ENFORCEMENT	1-3
1.9 SEPARABILITY	1-3
1.10 PRIOR SUBDIVISION REGULATIONS REPEALED.....	1-3
1.11 EFFECTIVE DATE; APPLICATION TO DEVELOPMENTS IN PROCESS	1-3
1.12 DEFINITIONS	1-4
SECTION 2. ADMINISTRATION.....	2-1
2.1 REVIEW PROCESS.....	2-2
2.1.2 <i>Application Fees</i>	2-5
2.1.3 <i>Pre-Application Meeting with a Staff Planner</i>	2-5
2.1.5 <i>Procedure</i>	2-5
2.1.6 <i>Scope of Conditions</i>	2-6
2.1.7 <i>Appeals</i>	2-6
2.1.8 <i>Signatures on Plats</i>	2-7
2.1.9 <i>Plat Recordation</i>	2-7
2.1.10 <i>Withdrawal of Approval</i>	2-7
2.1.11 <i>Expiration of Approval (Major Subdivision)</i>	2-7
2.1.12 <i>Vested Property Rights</i>	2-8
2.2 PUBLIC HEARING NOTICES.....	2-8
2.2.1 <i>Applicability Generally</i>	2-8
2.2.2 <i>Types of Notices</i>	2-8
2.2.3 <i>Content of Notices</i>	2-9
2.2.4 <i>Notice Procedure</i>	2-9
A. <i>Published Notice</i>	2-9
B. <i>Posted Notice</i>	2-9
C. <i>Mailed Notice</i>	2-10
2.2.5 <i>Public Notice Time Requirements</i>	2-10
2.3 PLAT CORRECTIONS.....	2-10
2.3.1 <i>Applicability</i>	2-10
2.3.2 <i>Standards</i>	2-10
2.4 LOT LINE ADJUSTMENT.....	2-11
2.4.1 <i>Applicability</i>	2-11
2.4.2 <i>Standards</i>	2-11
2.5 CONSOLIDATION PLAT	2-11
2.5.1 <i>Applicability</i>	2-11
2.5.2 <i>Standards</i>	2-11
2.6 ROAD REVIEW EXEMPT SUBDIVISION	2-11
2.6.1 <i>Applicability</i>	2-12
2.6.2 <i>Standards</i>	2-12
2.7 DIVISION OF LAND FOR PUBLIC PURPOSES	2-12
2.7.1 <i>Applicability</i>	2-12
2.7.2 <i>Standards</i>	2-12
2.8 VACATION OF A PLAT, ROW OR PUBLIC UTILITY EASEMENT OF RECORD	2-12
2.8.1 <i>Standards</i>	2-12

2.9	MINOR LAND PRESERVATION SUBDIVISION EXEMPTION	2-13
2.9.1	<i>Applicability</i>	2-13
2.9.2	<i>Standards</i>	2-13
2.10	MAJOR LAND PRESERVATION SUBDIVISION EXEMPTION	2-13
2.10.1	<i>Applicability</i>	2-13
2.10.2	<i>Standards</i>	2-14
2.11	ADMINISTRATIVE AMENDMENTS TO LAND PRESERVATION SUBDIVISION EXEMPTION APPROVALS.....	2-14
2.11.1	<i>Applicability</i>	2-14
2.11.2	<i>Standards</i>	2-14
2.12	NON-CONTIGUOUS REMAINDER PARCELS	2-15
2.12.1	<i>Applicability</i>	2-15
2.12.2	<i>Standards</i>	2-15
2.13	AMENDMENTS TO DEVELOPMENT AGREEMENTS.....	2-17
2.13.1	<i>Changes Concerning the Permitted Number of Dwelling Units</i>	2-17
2.13.2	<i>Changes to Other Provisions</i>	2-17
2.14	MAJOR SUBDIVISION.....	2-17
2.14.1	<i>Sketch Plan</i>	2-17
2.14.2	<i>Preliminary Subdivision Plan</i>	2-18
2.15	FINAL SUBDIVISION PLAT	2-18
2.15.1	<i>Standards</i>	2-18
2.16	ACKNOWLEDGEMENT OF MERGER OF TITLE.....	2-18
3	DESIGN STANDARDS	2-1
3.1	GENERAL DESIGN STANDARDS	2-1
3.2	ROADS, STREETS, AND ALLEYS – GENERAL STANDARDS	2-2
3.2.1	<i>Streets and Roads</i>	2-3
3.2.2	<i>Alleys and Easements</i>	2-3
3.3	BLOCKS	2-3
3.4	LOTS	2-4
3.5	OPEN SPACES & LAND DEDICATIONS	2-4
3.5.1	<i>On-Site Open Space</i>	2-4
3.5.2	<i>Park Lands</i>	2-5
3.5.4	<i>Conveyance of Open Space, Park Lands, School Sites and Alternatives</i>	2-6
4	IMPROVEMENTS.....	2-1
4.2	GUARANTEE OF IMPROVEMENTS / SUBDIVISION IMPROVEMENTS AGREEMENT (SIA)	2-1
4.3	TYPE OF IMPROVEMENTS	2-2
4.4	SURVEY MONUMENTS	2-3
4.5	ROADS AND STREET PAVING.....	2-3
4.6	UTILITIES	2-3
4.6.1	<i>Sanitary Sewage Disposal</i>	2-3
4.6.2	<i>Water Supply</i>	2-4
4.6.3	<i>Fire Protection</i>	2-5
4.6.4	<i>Storm Drainage</i>	2-5
4.6.5	<i>Street Lighting</i>	2-6
4.6.6	<i>Underground Utilities</i>	2-6
4.7	LANDSCAPING IMPROVEMENTS.....	2-6
4.8	OTHER IMPROVEMENTS	2-6
4.9	CONSTRUCTION OF IMPROVEMENTS REQUIRED AS CONDITION OF SUBDIVISION OR SUBDIVISION EXEMPTION AND FAIR SHARE REIMBURSEMENT	2-6
5	LAND PRESERVATION SUBDIVISION EXEMPTIONS.....	2-1
5.2	LAND PRESERVATION SUBDIVISION EXEMPTION DESIGN STANDARDS	2-1
5.2.1	<i>Agricultural Lands</i>	2-1
5.2.2	<i>Visual Resources</i>	2-3

5.2.3	<i>Rivers, Lakes, Wetlands, and Riparian Areas</i>	2-4
5.2.4	<i>Infrastructure</i>	2-4
5.2.5	<i>Wildlife</i>	2-6
5.2.6	<i>Geologic, Fire, Flood and Slope Hazards</i>	2-7
5.2.7	<i>Remainder Parcel(s)</i>	2-7
6	ENACTMENT CLAUSE	2-1
7	APPENDICES	2-1
	APPENDIX A: SUBMITTAL REQUIREMENTS FOR SUBDIVISION APPLICATIONS.....	2-3
	APPENDIX B: FORM OF FINAL PLAT, SIGNATURE BLOCKS AND PLAT NOTES	2-5
	APPENDIX C: EXAMPLE LAYOUTS OF SKETCH PLAN AND FINAL PLAT	2-15
	APPENDIX D: FORM OF PUD PLAN, SIGNATURE BLOCKS AND NOTES	2-17

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 1. PURPOSE AND AUTHORITY

1.1 TITLE; AUTHORITY 1-1
1.2 PURPOSE..... 1-1
1.3 TERRITORY COVERED 1-1
1.4 CONFORMITY WITH REGULATIONS 1-1
1.5 CONTROL OVER PLATTING..... 1-2
1.6 AUTHORITY TO AMEND APPENDICES..... 1-2
1.7 OBLIGATIONS OF THE PLANNING COMMISSION 1-2
1.8 ENFORCEMENT 1-3
1.9 SEPARABILITY 1-3
1.10 PRIOR SUBDIVISION REGULATIONS REPEALED 1-3
1.11 EFFECTIVE DATE; APPLICATION TO DEVELOPMENTS IN PROCESS 1-3
1.12 DEFINITIONS 1-4

1.1 Title; Authority

A resolution establishing rules, regulations and standards governing the subdivision of land within Routt County, setting forth the procedure to be followed by the Planning Commission in applying and administering these rules, regulations and standards, and setting forth the penalties for the violation thereof as established by the State of Colorado. These Regulations shall be known and may be cited as "The Routt County Subdivision Regulations," or they may be referred to as "These Regulations." The Routt County Subdivision Regulations are authorized by Chapter 30, Article 28, C.R.S., as amended.

1.2 Purpose

These Regulations are designed and enacted for the purpose of promoting the health, safety, and welfare of the present and future inhabitants of Routt County, Colorado, by: encouraging the proper arrangement of roads in relation to existing or planned roads, parcels of land, and to the Master Plan; providing for adequate and convenient open spaces for traffic, utilities, access of fire fighting apparatus; providing for drainage facilities needed for protection against flooding and to restrict building on lands subject to flood, areas covered by poor soils, in areas poorly suited for building because of danger from landslides, avalanches, mud flows or other geologic hazards; providing for public or private water supplies as needed to furnish citizens safe potable water; assuring that proper installation of sanitation improvements as needed for disposal of wastes, and that such facilities are operated and maintained in the condition required to perform their function; to encourage coordination of interjurisdictional public improvements plans and programs; and regulations of such other matters as the Planning Commission and the Board may deem necessary in order to best protect the interests of the public.

1.3 Territory Covered

These Regulations shall apply to the entire area of Routt County, Colorado, except within incorporated municipalities. They shall apply to all divisions of land into two or more parcels or interests for the purpose, whether immediate or future, of sale or building development or for resubdivision into smaller parcels, as well as replats and consolidations.

1.4 Conformity with Regulations

No person, firm, partnership, joint venture, association or corporation shall subdivide any tract of land which is located wholly or in part in Routt County, Colorado, except those

which lie in an incorporated town, nor shall any person, firm, or corporation sell, exchange or offer for sale, any parcel of land which is in any part of a subdivision of a larger tract of land, nor shall any person, firm, or corporation, offer for recording any deed conveying such a parcel of land, or any interest therein, unless there shall be on file with the County Clerk and Recorder a plat of said subdivision having the endorsement thereon of the Board; which plat shall be of record at the time of such sale or offer. All plats filed subsequent to the passage of these Regulations shall be in accordance with all of the requirements hereof.

1.5 Control Over Platting

All plans of streets or highways for public use; all plans, plats, and replats of land laid out in a subdivision of building lots; the streets, highways, alleys, or other portions of the same intended to be dedicated to a public use or for the use of the purchasers or owners of lots fronting thereon or adjacent thereto, shall be submitted to the Planning Commission for approval before they are recorded. Acceptance of said proposed dedication to the public shall be given by action of the Board, following approval by the Planning Commission.

No permits, building or other, shall be issued for the construction of any building or any other improvements requiring a permit, upon any land for which a plat is required by these Regulations, unless and until the requirements thereof shall have been complied with.

The Board shall withhold all public street improvements and public maintenance from all rights-of-way, which have not been officially accepted for such purposes. Acceptance of rights-of-way does not imply acceptance for maintenance.

1.6 Authority to Amend Appendices

Attached hereto as Appendices A, B and C are Submittal Requirements, a Form of Signature block and plat notes, and example layouts of Sketch and Final Plats, all of which are applicable to applications and petitions under these Regulations. The Board may amend these Appendices from time to time hereafter and, upon adoption, such amendments shall be deemed substituted for those attached hereto.

1.7 Obligations of the Planning Commission

- A. No subdivision plat shall be approved by the Planning Commission and no land shall be subdivided unless said subdivision is in conformance with the Master Plan, Zoning Regulations, and other resolutions and regulations in effect in Routt County.
- B. It shall be the duty of the Planning Commission to study each proposed subdivision plat in connection with the Master Plan, the Zoning Regulations and the general character of the area, and to take into consideration the general requirements of the County, and the highest and best use of the land to be subdivided. Particular attention will be given to the specific requirements for parks, open space, school sites, public building sites, roads, utility and pedestrian easements, the adequacy of street connections and the suitability of the land for development.
- C. It shall be the duty of the Planning Commission to discourage the subdividing of lands that are not in conformance with the Routt County Master Plan, are far in advance of the need of the County; or that by their location cannot be efficiently served by public utilities, fire protection, police protection or other public services; or that are located in areas subject to flooding, or that are topographically unsuitable for development; or that for any reason are being unwisely or prematurely subdivided.

- D. It shall be the duty of the Planning Commission to encourage the replatting of lands deemed to be unsatisfactorily subdivided
- E. It shall be the duty of the Planning Commission to encourage the coordinated platting of adjacent small parcels of land, and to this end the may require sketch plans for such coordinated platting, or shall arrange meetings of the several owners of such small parcels of land, or shall carry out the intent of this directive and the Master Plan by other means which are lawful and appropriate.

1.8 Enforcement

- A. No permits shall be issued by any administrative officer of the County for the construction or occupancy of any building, or other improvement requiring a permit, upon any land for which a plat is required by these Regulations, unless and until the requirements of these Regulations have been met.
- B. As provided in CRS Section 30-28-110(4)(a), any subdivider, or agent of a subdivider, who transfers or sells or agrees to sell or offers to sell any subdivided land before a final plat for such subdivided land has been approved by the Board and recorded in the office of the County Clerk and Recorder shall be guilty of a misdemeanor and shall be subject to a fine not less than \$500 and no more than \$1,000 for each parcel or interest in subdivided land which is sold or offered for sale. As provided in CRS Section 30-28-100(4)(b), the County of Routt may enjoin such transfer, or sale, or agreement, by action for injunction brought by civil action in any court of competent jurisdiction, and may take any other action necessary to enforce these Regulations pursuant to law.
- C. Sale Voidable. As provided in CRS Section 30-28-110(4)(b), any deed of conveyance, sale or contract to sell made contrary to the provisions of these Regulations is voidable at the sole option of the grantee, buyer, or person contracting to purchase, his heirs, personal representatives, or trustee within one year after the date of execution of the deed of conveyance, sale, or contract to sell is binding upon any assignee or transfer of the grantee, buyer, or person contracting to purchase, other than those above enumerated.

1.9 Separability

If an article, section, subsection, sentence, clause or phrase of these Regulations is for any reason held to be unconstitutional or illegal, such invalidity shall not affect the validity of the remaining portion. The Board hereby declares that it would have passed these Regulations and every article, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more articles, section, subsections, sentences, clauses, or phrases be declared unconstitutional or illegal.

1.10 Prior Subdivision Regulations Repealed

All prior subdivision regulations are hereby repealed.

1.11 Effective Date; Application to Developments in Process

These Regulations shall be effective as of July 1, 2006. All subdivision applications initiated on and after July 1, 2006, shall be reviewed pursuant to the review process and standards set forth in these Regulations. All subdivision applications submitted for review and deemed complete by the Planning Director prior to July 1, 2006, shall be reviewed pursuant to the process and under the standards set forth in applicable portions of these Regulations in force prior to that date. This entitlement to review under prior regulations

is limited to review of the then-presently pending stage only; for example, a pending sketch plan application is reviewed under the prior regulations, but once that application is approved, the subsequent Preliminary Subdivision Plan application is reviewed under the requirements of these Regulations. Such prior regulations are continued for that limited purpose only. Upon approval or denial of all such remaining applications, the prior regulations shall be deemed repealed. In no event shall resubmission of an application after its rejection or any application filed after the effective date of these Regulations be reviewed under any such prior regulations. Any applicant who has the right to be reviewed under such prior Regulations as provided by this section may nonetheless choose instead to be reviewed under these Regulations adopted by Resolution No. 2006-P-061.

1.12 Definitions

Definitions for certain key words within these Subdivision Regulations can be found within Section 2 of the Routt County Zoning Regulations.

SECTION 2. ADMINISTRATION

2.1	REVIEW PROCESS.....	2-2
2.1.2	<i>Application Fees</i>	2-5
2.1.3	<i>Pre-Application Meeting with a Staff Planner</i>	2-5
2.1.5	<i>Procedure</i>	2-5
2.1.6	<i>Scope of Conditions</i>	2-6
2.1.7	<i>Appeals</i>	2-6
2.1.8	<i>Signatures on Plats</i>	2-7
2.1.9	<i>Plat Recordation</i>	2-7
2.1.10	<i>Withdrawal of Approval</i>	2-7
2.1.11	<i>Expiration of Approval (Major Subdivision)</i>	2-7
2.1.12	<i>Vested Property Rights</i>	2-8
2.2	PUBLIC HEARING NOTICES.....	2-8
2.2.1	<i>Applicability Generally</i>	2-8
2.2.2	<i>Types of Notices</i>	2-8
2.2.3	<i>Content of Notices</i>	2-9
2.2.4	<i>Notice Procedure</i>	2-9
2.2.5	<i>Public Notice Time Requirements</i>	2-10
2.3	PLAT CORRECTIONS	2-10
2.3.1	<i>Applicability</i>	2-10
2.3.2	<i>Standards</i>	2-10
2.4	LOT LINE ADJUSTMENT.....	2-11
2.4.1	<i>Applicability</i>	2-11
2.4.2	<i>Standards</i>	2-11
2.5	CONSOLIDATION PLAT	2-11
2.5.1	<i>Applicability</i>	2-11
2.5.2	<i>Standards</i>	2-11
2.6	ROAD REVIEW EXEMPT SUBDIVISION	2-11
2.6.1	<i>Applicability</i>	2-12
2.6.2	<i>Standards</i>	2-12
2.7	DIVISION OF LAND FOR PUBLIC PURPOSES	2-12
2.7.1	<i>Applicability</i>	2-12
2.7.2	<i>Standards</i>	2-12
2.8	VACATION OF A PLAT, ROW OR PUBLIC UTILITY EASEMENT OF RECORD	2-12
2.8.1	<i>Standards</i>	2-12
2.9	MINOR LAND PRESERVATION SUBDIVISION EXEMPTION.....	2-13
2.9.1	<i>Applicability</i>	2-13
2.9.2	<i>Standards</i>	2-13
2.10	MAJOR LAND PRESERVATION SUBDIVISION EXEMPTION	2-13
2.10.1	<i>Applicability</i>	2-13
2.10.2	<i>Standards</i>	2-14
2.11	ADMINISTRATIVE AMENDMENTS TO LAND PRESERVATION SUBDIVISION EXEMPTION APPROVALS.....	2-14
2.11.1	<i>Applicability</i>	2-14
2.11.2	<i>Standards</i>	2-14
2.12	NON-CONTIGUOUS REMAINDER PARCELS	2-15
2.12.1	<i>Applicability</i>	2-15
2.12.2	<i>Standards</i>	2-15
2.13	AMENDMENTS TO DEVELOPMENT AGREEMENTS.....	2-17
2.13.1	<i>Changes Concerning the Permitted Number of Dwelling Units</i>	2-17
2.13.2	<i>Changes to Other Provisions</i>	2-17
2.14	MAJOR SUBDIVISION.....	2-17
2.14.1	<i>Sketch Plan</i>	2-17
2.14.2	<i>Preliminary Subdivision Plan</i>	2-18
2.15	FINAL SUBDIVISION PLAT	2-18
2.15.1	<i>Standards</i>	2-18
2.16	ACKNOWLEDGEMENT OF MERGER OF TITLE.....	2-18

2.1 Review Process

All subdivisions and certain subdivision exemptions must be reviewed and approved in accordance with the review process and standards set forth in this section. The following chart establishes the required review steps applicable to different types of subdivisions and subdivision exemptions. Applicants should refer to the chart to determine which type of "APPROVAL REQUESTED" in the left-hand column of the chart applies to their proposed subdivision. More than one type of approval may be applicable. The required stages of review for each approval are shown on the lines to the right. Submittal requirements and the specific review process for each stage are set out in detail in the balance of these Regulations under the appropriate headings. The applicant or authorized representative must attend all meetings and hearings at which the project is considered in person, unless otherwise notified by the Planning Department. No subdivision may be undertaken except in accordance with and pursuant to the appropriate approvals listed in the Review Process Chart.

Section 2 ADMINISTRATION

2.1.1 Review Process Chart

Requirements for all applications prior to processing:			Key			
<ul style="list-style-type: none"> • Pre-Application meeting with a staff planner to review approval process and submittal requirements. • Submittal of a complete application (application completeness to be determined by Planning Director) • Payment of all required fees 			PC – Planning Commission		Director – Planning Director	
			BCC – Board of County Commissioners		ROW – Public Right of Way	
Approval Requested	Notice Requirements	Approval Authority	Required Public Meeting and/or Public Hearing	Appeals (Section 2.1.7)	Final Documentation	Notes
Plat Correction	Per Section 2.2	Director	N/A	PC then BCC	Record Plat	Planning Director may refer application to PC or BCC for a final decision
Lot Line Adjustment	Per Section 2.2	Director	N/A	PC then BCC	Record Plat	Planning Director may refer application to PC or BCC for a final decision
Consolidation Plat	Per Section 2.2	Director	N/A	PC then BCC	Record Plat	Planning Director may refer application to PC or BCC for a final decision
Pre-Application Conference**	Per Section 2.2	N/A	PC and/or BCC	N/A	N/A	
Division of Land - Public Purposes	Per Section 2.2	Director	N/A	PC then BCC	Record Plat	Planning Director may refer application to PC or BCC for a final decision
Road Review Exempt Subdivision	N/A	BCC	PC (Consent Agenda) and BCC	District Court	Record Plat	See Section 2.1.3 J for consent agenda process
Vacate Plat, Platted ROW or Public Utility Easement*	Per Section 2.2	BCC	PC and BCC	District Court	Record Resolution	Also applies to a Dedication of a ROW or Public utility Easement
Vacate Unplatted ROW*	Per Section 2.2	BCC	BCC	District Court	Record Resolution	Also applies to a Dedication of a ROW
LPS – Minor	Per Section 2.2	BCC	BCC	District Court	Record Plat & Agreement	Planning Director makes recommendation to BCC
LPS – Major and Non-Contiguous Parcel	Per Section 2.2	BCC	PC (Consent Agenda) and BCC	District Court	Record Plat & Agreement	Planning Director makes recommendation to PC.
LPS – Admin Amendment	Per Section 2.2	Director	Director	PC then BCC	Record Plat	Planning Director may refer application to PC or BCC for a final decision
Sketch Subdivision	Per Section 2.2	BCC	PC and BCC	District Court	N/A	
Preliminary Subdivision	Per Section 2.2	BCC	PC and BCC	District Court	N/A	
Final Subdivision	Per Section 2.2	Director	N/A	PC then BCC	Record Plat	Planning Director may refer application to PC or BCC for a final decision
Development Agreement	N/A	BCC	N/A	District Court	Record Agreement	

- Proposals to be reviewed by PC and BCC will be scheduled on the first open agenda for which all notification requirements can be met.
- The Planning Director, PC, or BCC may delay the review of any proposal if additional information is required to determine if all applicable Zoning & Subdivision Standards can be met.
- Planning Director may authorize the Sketch, Preliminary, and/or Final steps of a Major Subdivision to be reviewed concurrently for subdivisions that will create 5 or fewer lots, or that result in an overall reduction in the number of Buildable Lots and such may be reviewed by the PC and BCC on their Consent Agendas.
- Unless noted otherwise in Section 2 all proposals must comply with all applicable Standards of Sections 2, 3, 4, and 5 and 7 of these Regulations to be approved.
- Conditions may be placed on any Approval if they are deemed necessary to ensure compliance with the applicable Standards of these Regulations.
- All Plats must be signed by the Chair of the BCC prior to recording.
- * Vacation of ROW or Public Utility Easement heard in concert with a subdivision plat that results in an overall reduction in the number of Buildable Lots may be heard on the PC's and BCC's Consent Agenda.
- ** At the request of the Applicant or discretion of the Planning Director, a Pre-Application Conference may be held for the purpose of establishing general guidelines and eliciting feedback regarding specific questions or problem areas related to a proposed development. The Pre-Application Conference is intended to provide the Applicant with general guidance prior to the expenditure of large amounts of time and money in the planning effort. A Pre-Application Conference is non-binding and advisory only.

THIS PAGE INTENTIONALLY LEFT BLANK

2.1.2 Application Fees

To help defray the costs of processing and administering these Regulations, Application Fees shall be paid to Routt County by applicants at the time of filing the application in the amount noted in the Fee Schedule – Appendix B attached to the Routt County Zoning Regulations.

2.1.3 Pre-Application Meeting with a Staff Planner

Prior to filing any application subject to these regulations, the applicant shall meet with a staff planner. At the meeting the staff planner will work with the applicant to determine the appropriate process for the project. In addition the staff planner will provide a preliminary list of submittal requirements.

2.1.4 Pre-Application Conference

At the discretion of the Planning Director, or at the request of an applicant, a pre-application conference may be held with the Planning Commission and/or Board of County Commissioners for the purpose of establishing general guidelines and eliciting feedback from the members of the Planning Commission and/or Board of County Commissioners regarding specific questions or problem areas related to a proposed development. The pre-application conference is intended to provide the applicant with general guidance prior to the expenditure of large amounts of time and money in the planning effort. A pre-application conference is non-binding and advisory only.

2.1.5 Procedure

- A. Application shall be electronically submitted to the Planning Department along with such evidence as may be necessary to demonstrate compliance with the conditions and requirements set forth for the particular Approval Requested according to these Regulations.
- B. The Planning Director shall review the application and accompanying evidence and thereafter determine if the application is complete in accordance with the submittal checklists maintained by the Planning Director and that all fees have been paid. The Planning Director may waive certain submittal requirements deemed unnecessary.
- C. Once an application has been deemed complete by the Planning Director it will be distributed to all applicable reviewers. The review of any proposal may be delayed if additional information and/or studies are required to determine if all applicable Regulations can be met. If, in the opinion of the Planning Director, a submittal at any stage of review is incomplete, the matter shall be removed from the agenda and shall not be further processed until deemed complete.
- D. Upon application, or at any stage of review of any subdivision, the Planning Director, Planning Commission, or Board, may require at the applicant's expense the submission of any plan, study, survey or other information, in addition to that specified in these Regulations, as such body or individual may determine necessary to enable it to review and act upon the application or in order to determine whether the application complies with the requirements of these Regulations.
- E. Approval authority and review process for each type of approval are as noted in the Review Process Chart (Section 2.1.1). Approvals may be

granted by the designated Approval Authority provided all applicable requirements of the Routt County Zoning and Subdivision Regulations have been met.

- F. For approvals that require a Public Meeting or Public Hearing, once all internal reviews have been completed, the Planning Director shall schedule the application for review on the next open agenda (Planning Commission or Board as applicable) consistent with the notice requirements set forth herein. Land Preservation Subdivision Exemption applications shall be given priority in scheduling.
- G. A resubmittal of the same application under these Regulations or one which, in the judgment of the Planning Director is substantially the same as a prior application or one that has been denied or conditionally approved, shall not be accepted within one (1) year of the denial or conditional approval of the first application. The determination of the Planning Director that an application is substantially the same as a prior application and, therefore, pursuant to this provision, may not be accepted shall be communicated to the applicant electronically and may be appealed utilizing the appeal process detailed in Section 2.1.7 of these regulations.
- H. Applications reviewed by Planning Commission as Consent Agenda items shall be voted on without discussion unless one of the following occurs:
 - 1) The applicant or a member of the public files a written notice of objection pertaining to the application of the Design Standards by the Planning Director. Any such objection shall include a statement of the basis for such objection, and shall be submitted at least seventy-two (72) hours before the day on which the application has been set for handling as a Consent Agenda item. (The failure of the applicant or any other member of the public to submit a written notice of objection and statement within the specified time period shall be a basis for disregarding such objection by the Planning Commission.) OR
 - 2) Prior to the matter being approved on the Consent Agenda, the Planning Commission, by a majority vote, requires the matter to be fully reviewed identifying the specific Design Standards to be discussed.

The Planning Commission’s review, if any, hereunder shall be limited to a determination as to whether the Planning Director has properly applied these Regulations and the Design Standards set forth in Sections 2 and 5.

2.1.6 Scope of Conditions

The approval authority, as noted in the Review Process Chart (Section 2.2.1), in granting any approval, may place any condition, restriction or limitation, and further condition any such approval to ensure compliance with the applicable standards of these Regulations and the Zoning Regulations.

2.1.7 Appeals

- A. The Board of County Commissioners (BCC) or any individual member of the BCC, Planning Commission (PC) or any individual member of the PC, applicant or any adjacent property owner who would have been entitled to receive notice of the original permit application, pursuant to Section 2.2.4

may appeal the decision of Planning Staff, Planning Director, Planning Commission, or BCC, to the next stage of review. In general the stages of review occur in the following order: Planning Staff, Planning Director, Planning Commission, BCC. Exceptions are noted in the Review Process Chart, Section 2.2.1 of these Regulations. In the event the review stage is before the BCC, the application may not be further processed following a decision, and any appeal or review of such decision should be as provided by law.

- B. Any appeal must be electronically filed with the Planning Director in writing within five (5) working days of the decision. The appeal shall be filed on forms prescribed by the Planning Department.
- C. Any appeal considered by an individual member of the PC or BCC will be scheduled by the Planning Director at the next regularly scheduled Public Hearing for that individual's respective commission for consideration of formally furthering the appeal. If a commission quorum approves the furtherance of the appeal or if the appeal was initiated by the applicant or adjacent property owner, then the appeal shall be scheduled for a Public Hearing at the next available agenda to the next stage of review for which the minimum public notice requirements of Section 2.2.4 can be met. Appeals considered by the Planning Director shall be processed within five business days, unless additional information is required.
- D. Upon hearing the appeal PC or the BCC (as applicable) may uphold or reverse the decision, and may add, eliminate, or modify conditions of approval.

2.1.8 Signatures on Plats

The chair of the Board is authorized to sign all plat documents that have received the appropriate final or ultimate approval, whether administrative, by the Planning Commission, or by the Board itself.

2.1.9 Plat Recordation

Following final approval of any Plat Correction, Lot Line Adjustment, Consolidation Plat, Division of Land for Public Purposes, Road Review Exemption Subdivision, Minor or Major Land Preservation Subdivision, or Final Subdivision, the applicant shall file the approved plat meeting the standards in Appendix B in the office of the County Clerk and Recorder within one year of approval, or as specified in a motion of the Board, or in any subsequent motion by the Board extending such time; otherwise the approval shall be deemed to have been revoked. The Planning Director may authorize technical corrections or clarifications to any plat approval so long as the corrections or clarifications do not alter the scope or extent of the approval. The final plat shall meet the applicable standards as detailed in Appendix B.

2.1.10 Withdrawal of Approval

The Board may withdraw any recommendation of the Planning Commission or approval by the Board of a plan or plat if and when it is determined that information provided by the applicant is false or inaccurate.

2.1.11 Expiration of Approval (Major Subdivision)

Sketch and Preliminary Subdivision Plan approval shall be effective for a maximum period of twelve (12) months, unless an extension is requested by the applicant. Extensions are allowed under one of the following:

- A. Administrative approval by the Planning Director; or
- B. Whenever a final plat is submitted for less than the entire area covered by the Preliminary Subdivision Plan, approval of the Preliminary Subdivision Plan for the remaining unplatted area shall be extended for an additional twelve (12) months. The total allowable extension under this method shall not exceed (36) months.

2.1.12 Vested Property Rights

Pursuant to CRS 24-68-101, et seq, the following types of approvals, and only those types, shall be site specific development plan approvals which will result in the vesting of property rights:

- A. Approval of a Plat Correction pursuant to Sections 2.1 and 2.3 of the Routt County Subdivision Regulations
- B. Approval of a Lot Line Adjustment pursuant to Sections 2.1 and 2.4 of the Routt County Subdivision Regulations
- C. Approval of a Consolidation Plat pursuant to Sections 2.1 and 2.5 of the Routt County Subdivision Regulations
- D. Approval of a Division of Land for Public Purposes pursuant to Sections 2.1 and 2.7 of the Routt County Subdivision Regulations
- E. Approval of a Minor Land Preservation Subdivision Exemption pursuant to Sections 2.1 and 2.9 of the Routt County Subdivision Regulations
- F. Approval of a Major Land Preservation Subdivision Exemption pursuant to Sections 2.1 and 2.10 of the Routt County Subdivision Regulations
- G. Approval of a Final Subdivision Plat pursuant to Sections 2.1 and 2.15 of the Routt County Subdivision Regulations
- H. Any approval for which the vesting of rights is provided in a development agreement which specifically provides for the vesting of property rights

Approval of divisions of land pursuant to of a Sketch or Preliminary Subdivision Plan shall not constitute the approval of a Final Subdivision Plat, and no vested right shall be created by or attach to such approvals. In the event an applicant wishes such Sketch or Preliminary Subdivision Plan approval to have the effect of creating a vested property under CRS 24-68-101, et seq., the applicant must so request, in writing, as a part of the application for such approval.

2.2 Public Hearing Notices

2.2.1 Applicability Generally

The requirements of this section apply to those application types shown on the Review Process Chart, Section 2.1.1. Where that chart indicates that a Public Meeting (in contrast to a Public Hearing) is required, this section does not apply, and notice of such meeting is subject only to the requirements of the Colorado Open Meetings Law, C.R.S. § 24-6-401, et seq.

2.2.2 Types of Notices

The following types of notice shall be used, in accordance with the Review Process Chart, to notify the public of applications submitted to the County for review and decision:

- A. Publication in a newspaper of general circulation.
- B. Mail to adjacent property owners.
- C. Posting a sign on the property.
- D. Certified mail to mineral rights owners, if applicable.

2.2.3 Content of Notices

Except for the posted notice, whenever notice is required by these regulations, the notice shall include the following information:

- A. Name of the project and a brief summary of the requested action and type of application; and
- B. General description of the location of the subject property; and
- C. Name of the applicant; and
- D. Contact information for the Planning Department; and
- E. A statement of how the application can be accessed by the public; and
- F. The time, date, and location of any public hearings, if applicable, or the final decision date; and
- G. Address where written comments may be sent.

2.2.4 Notice Procedure

A. **Published Notice**

The Planning Director shall cause to be published in the legal section of a newspaper of general circulation within the County a notice of public hearing or final decision.

B. **Posted Notice**

- 1) The Planning Director shall cause to be prepared, and the applicant shall post, signs upon the parcel under consideration for a minimum of ten consecutive days prior to the public hearing or final decision date. Such notices shall include how to access the application materials and contact information for the Planning Department.
- 2) The signs shall be of a size and form prescribed by the County and shall consist of at least one sign facing, and reasonably visible and legible from, an adjacent public right-of-way. If there is no location on the property that is conspicuously and readily visible from a public right-of-way, the Planning Director may approve an alternate location. In all situations, the sign shall be posted where the greatest number of public will have a reasonable opportunity to view the sign.
- 3) For projects that include more than one lot, more than one street frontage, or property greater than one acre, the Planning Director may require additional signs to be posted.
- 4) The fact that a parcel was not continuously posted for the full period shall not, at the sole discretion of the hearing authority, constitute grounds for continuance where the applicant can show that a good faith

effort to meet this posting requirement was made. The applicant shall complete and submit the proof of posting form provided by the Planning Department. The completed form shall be kept on file at the Planning Department.

C. Mailed Notice

- 1) The Planning Director shall send a letter by first class U.S. Mail to owners of property whose land is contiguous, as defined in these regulations, to the subject property. Addresses will be obtained from the Routt County Assessor's records.
- 2) The letter shall be sent no later than 14 days prior to the public hearing or final decision date.
- 3) Failure of a property owner to receive a mailed notice will not necessitate the delay of a hearing and shall not be regarded as constituting inadequate notice.

2.2.5 Public Notice Time Requirements

Unless otherwise provided in these Regulations, public notice time requirements include the day the notice is posted, appears in the newspaper, is mailed, and shall also include the day of the public hearing.

2.3 Plat Corrections

Occasionally, errors may be discovered on a recorded plat or minor revisions are necessary that do not affect the character of the subdivision. This section establishes reasonable standards and procedures to correct such errors or allow minor revisions in order to protect the interests of affected property owners.

2.3.1 Applicability

If determined by the Planning Director, these minor errors and revisions include but are not limited to the following:

- A. Typographical and spelling errors or transpositions
- B. Incorrect seals
- C. Incorrect dates
- D. Monumentation incorrectly noted, drawn or missing
- E. Incorrect or missing bearings and/or dimensions on the drawing
- F. Missing or incorrectly displayed arrows or symbols
- G. Street name changes or corrections
- H. Additions to or deletions from the legal description or dedicatory language that are not typographical in nature
- I. Incorrect certificates or signatures

2.3.2 Standards

A Plat Correction must meet all the applicable requirements of sections 3, 4, 5, and 7 of these Regulations and the Routt County Zoning Regulations. However, any new zoning or subdivision regulations adopted since the recordation of the plat under consideration shall not apply to the Plat Correction plat, unless required by the County.

2.4 Lot Line Adjustment

A lot line adjustment is designed to allow transfer of a part of one lot to an adjacent lot for the purpose of enlarging a lot, altering a lot line or correcting a legal description.

2.4.1 Applicability

In order to be considered under this section a lot line adjustment shall meet all of the following standards:

- A. Only lines common to the lots may be adjusted.
- B. No new parcels shall be created.
- C. All parcels must be deemed "Buildable Lots" by the Planning Director. In the case of a Land Preservation Subdivision Exemption, Minor Development Subdivision Exemption, or non-conforming lot, the Lot Line Adjustment shall not reduce the size of any existing non-conforming lot to less than five (5) acres or reduce the size of any existing lot which is less than five (5) acres.

2.4.2 Standards

A Lot Line Adjustment must meet all the applicable requirements of sections 3, 4, 5 and 7 of these Regulations and the Routt County Zoning Regulations. However, any new zoning regulations adopted since the recordation of the plat under consideration shall not apply to the Lot Line Adjustment plat, unless required by the County.

2.5 Consolidation Plat

A Consolidation Plat is designed to allow a merger of contiguous, previously platted lots into one or more lots.

2.5.1 Applicability

In order to be considered under this section a Consolidation Plat shall meet all of the following standards:

- A. All lots included must be contiguous.
- B. Involves no rezoning or vacation of rights-of-way or easements.

2.5.2 Standards

A Consolidation Plat must meet all the applicable requirements of sections 3, 4, 5 and 7 of these Regulations and the Routt County Zoning Regulations. However, any new zoning regulations adopted since the recordation of the plat under consideration shall not apply to the Consolidation plat, unless required by the County.

2.6 Road Review Exempt Subdivision

This section is enacted pursuant to the authority granted under C.R.S. § 30-28-110(3)(a). The purpose of these Regulations is to ensure that the streets and roads serving Buildable Lots of thirty five (35) acres or more, which divisions are otherwise exempt from subdivision review by Routt County, provide adequate access to and from the public road system to such Buildable Lots, especially emergency vehicle access. This section shall not require any other review or approval regarding the subdivision of land into Buildable Lots of thirty five acres or more beyond requiring adequate access and street and road design and construction.

2.6.1 Applicability

All plans, plats, and replats of land laid out in building lots and the roads, streets, highways, alleys, or other portions of the same intended to be dedicated to a public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto which are not required to be reviewed pursuant to these Regulations, shall be reviewed pursuant to this section. No such plan, plat, or replat shall be accepted for recording by the Routt County Clerk and Recorder unless it has been so reviewed and approved by the Board following review and recommendation by the Planning Commission.

2.6.2 Standards

The only standards for review under this section shall be (a) whether the applicant has obtained a Road Construction Permit pursuant to the Routt County Zoning Regulations for any Common Roads providing access to the Buildable Lots shown on the plat or plan, (b) whether applicant has obtained approval for the Road Construction Permit from the Fire Protection District Chief, as may be applicable, (c) whether such Common Roads have been constructed, or are guaranteed to be constructed (i.e., pursuant to a subdivision improvements or other agreement) in accordance with such Road Construction Permit, and (d) that the alignment of the proposed road system shall be in conformance with any applicable Sub-Area Plan. If (a),(b), (c) and (d) have been satisfied, the Board shall approve the plat for signing.

2.7 Division of Land for Public Purposes**2.7.1 Applicability**

Divisions of land to create parcels of land to be conveyed to the county, state or federal governments, to municipalities or to special districts for public purposes such as but not limited to:

- A. The creation or expansion of public rights-of-way;
- B. The creation of public parking sites;
- C. The creation of public access easements, but in no event shall the creation of any such easement result in the creation of any additional Buildable Lots;
- D. The division of land for parks.

2.7.2 Standards

A Division of Land for Public Purposes Plat shall meet all the applicable requirements of sections 3, 4 and 7 of these Regulations and the Routt County Zoning Regulations, except the Planning Director may waive certain requirements if the strict application of those requirements is not in the public interest.

2.8 Vacation of a Plat, ROW or Public Utility Easement of Record**2.8.1 Standards**

- A. In the case of a plat, the plat to be vacated is a legal plat of record.
- B. Vacation will not interfere with development of, nor deny access via public thoroughfare to, adjoining properties, utility services or other improvements.

- C. Vacation will not interfere with the orderly development of utilities to nearby properties.
- D. Vacation will not be contrary to the Routt County Master Plan or Zoning Regulations.

2.9 Minor Land Preservation Subdivision Exemption

2.9.1 Applicability

Divisions of land qualify as a Minor Land Preservation Subdivision Exemption if they meet all the following standards:

- A. Shall result in no more than four (4) Buildable Lots;
- B. All of the land subject to the application is within the Agriculture and Forestry zone district, is contiguous and is at least 70 acres in size;
- C. The Owner is willing to execute a Development Agreement restricting further development and subdivision of the subject property so that the maximum number of Dwelling Units permitted on the property shall not exceed the number approved through the Minor Land Preservation Subdivision Exemption process;
- D. Unless the applicant requests approval of a smaller number of Buildable Lots, the number of Buildable Lots which will be allowed will be that number which is equal to total acreage divided by 35, plus any Bonus Buildable Lots allowed pursuant to subparagraph F, below;
- E. The land which is the subject of the application and all other land which was owned by the applicant as of June 20, 1995, and which is Contiguous, has not been the subject of an application for a Minor Land Preservation Subdivision Exemption or a Land Preservation Subdivision Exemption within the prior 12 months.
- F. The applicant shall be entitled to one additional Buildable Lot (Bonus Buildable Lot) for each 100 acres of land placed in the Remainder Parcel; provided, however, that in no event shall the total of all Buildable Lots approved exceed four (4).

2.9.2 Standards

A Minor Land Preservation Subdivision Exemption, including the location of Building Envelopes and the configuration of the proposed Buildable Lots, shall meet all the applicable requirements in sections 5 and 7 of these Regulations and the applicable requirements of the Routt County Zoning Regulations. Building envelopes shall not be shown on plats unless the application is to amend the building envelope on a lot that has an existing dwelling.

2.10 Major Land Preservation Subdivision Exemption

2.10.1 Applicability

Divisions of land qualify as a Major Land Preservation Subdivision Exemption if they meet all the following standards:

- A. All of the land subject to the application is within the Agriculture and Forestry zone district, is at least 70 acres in size and, unless the application is made under the Non-contiguous Parcel Process set forth in Section 2.12, is Contiguous; and

- B. The Owner is willing to execute a Development Agreement restricting further development and subdivision of the subject property so that the maximum number of Dwelling Units permitted on the property shall not exceed the number approved through the Land Preservation Subdivision Exemption process;

2.10.2 Standards

- A. The development proposed by the applicant, including the location of Building Envelopes and the configuration of the proposed lots, and the location and configuration of any Contingent Lots proposed pursuant to Section 2.12 is acceptable under the Design Criteria as set forth in Section 5.1 hereof and the applicable requirements of the Routt County Zoning Regulations. Building envelopes shall not be shown on plats unless the application is to amend the building envelope on a lot that has an existing dwelling.
- B. The maximum number of Buildable Lots proposed, except any Contingent Lots, will be that number which is equal to total acreage divided by 35, plus any bonus Buildable Lots allowed pursuant to subparagraph C, below, unless the applicant declines to accept the Planning Administrator's requests for mitigation changes made pursuant to Section 2.1.3.J.
- C. Subject to the provisions of Section 5.1, the applicant shall be entitled to one additional Buildable Lot (bonus Buildable Lot) for each 100 acres of land placed in the Remainder Parcels.

2.11 Administrative Amendments to Land Preservation Subdivision Exemption Approvals

2.11.1 Applicability

- A. Adjustments to vertical and horizontal alignment of roads with concurrence by the Routt County Road and Bridge Department;
- B. Adjustments to building envelopes;
- C. Adjustments to approved technical mitigation methods including timing and phasing of wildlife, hazards and water bodies with concurrence from appropriate agencies;
- D. Changes to the Development Agreement that remove restrictions on which lots may have Secondary Units, provided any such change is in conformance with the current Secondary Unit Regulations of the Routt County Zoning Resolution.
- E. Any amendment which does not qualify as an Administrative Amendment under this section, Lot Line Adjustment, Plat Correction, or other process as defined in Section 2.1.1 will be reviewed as a Major or Minor LPS, as applicable.

2.11.2 Standards

An Administrative Amendment to a Land Preservation Subdivision Exemption approval must meet all the following standards to be approved:

- A. The requested adjustment will have no significant negative impact on the health, safety, or general welfare of the surrounding property owners or the general public; and

- B. The requested adjustment is equivalent to or enhances the original approval, with regard to conformance to the Design Standards; and
- C. The requested adjustment is of a technical nature and is required to compensate for some unusual physical aspect of the site or of the proposed development; or
- D. The requested adjustment is of a technical nature and is due to an oversight of the developer and/or County during the planning review and approval process; or
- E. The requested adjustment is fifteen (15) percent or less of a change of a numerical requirement set forth by the Board of County Commissioners' approval.

2.12 Non-Contiguous Remainder Parcels

2.12.1 Applicability

The purpose of the Non-contiguous Parcel Process is to protect the portion of the floor of the Yampa River Valley south of the City of Steamboat Springs identified in the Steamboat Springs Area Community Plan as the South of Steamboat Area. The Non-contiguous Parcel Process may be used in connection with Land Preservation Subdivision Exemption applications filed on or after March 7, 2006, to create Land Preservation Exemptions that include one or more Non-contiguous Remainder Parcels. Only applications with respect to land, all of which lies within one or more of the following sections are eligible to use the Non-contiguous Parcel Process: Sections 34 and 35 T6N, R84W; Sections 1, 2, 3, 6, 7, 10, 11, 12, 18, 19 and 22, T5N, R84W; and Sections 1, 12, 13 and 24, T5N, R85W. Only land, all of which lies within the following sections may be used to create Non-contiguous Remainder Parcels: Sections 4, 5, 7, 8, 9, 15, 16, 17, 20 and 21, T5N, R84W; Sections 26, 27, 28, 33, 34 and 35, T5N, R85W; Sections 9, 10, 11 and 15, T4N, R85W; and Sections 8, 9, 16 and 17, T4N, R84W.

2.12.2 Standards

- A. Plat and Development Agreement Requirements: If the application is approved by the Board of County Commissioners, the final plat shall show the size, location and configuration of the Contingent Lots and approved building envelopes but the plat shall note that such Contingent Lots are a part of the Remainder Parcel, are not conveyable separate from all of the Remainder Parcel and are not approved Buildable Lots. The Development Agreement shall similarly restrict the Contingent Lots but permit for the amendment of the Development Agreement as provided for herein.
- B. Time for Conversion of Contingent Lots. If the application is approved with provision for Contingent Lots, the owner of the originally approved Remainder Parcel on which the Contingent Lots are located shall have five years from the recordation of the original plat to apply for an amendment of the final plat and Development Agreement for the purpose of approval of the designation of all or any of the Contingent Lots as Buildable Lots. Upon a written application from the applicant under this Non-contiguous Parcel Process showing good cause therefore, the time for applying to amend the original plat and Development Agreement may be extended by the Board of County Commissioners for up to an additional one year.

- C. Requirements for Application to Amend Plat and Development Agreement: Such application for amendment of the plat and Development Agreement shall identify the proposed Non-contiguous Remainder Parcels and the acreage of each such parcel and shall identify which of the approved Contingent Lots are proposed to be converted to Buildable Lots. The application shall provide a description of the values of each of the proposed Non-contiguous Remainder Parcels as those values relate to the Design Criteria. The Non-contiguous Remainder Parcels, in the aggregate, shall contain 35 acres for each Contingent Lot to be converted to a Buildable Lot plus the acreage of the Contingent Lot to be converted. The applicant shall also be permitted to convert one additional Contingent Lot to one Buildable Lot for each one hundred five acres of Non-Contiguous Remainder Parcel to be set aside. Notwithstanding Section 5.1.7, the ownership of the original Remainder Parcel and the proposed Non-contiguous Remainder Parcels need not be the same but, in such case, all of the owners of each of the proposed Non-contiguous Remainder Parcels must consent to the application for amendment.
- D. Process for Amendment of Plat and Development Agreement: The process for amendment of the plat and Development Agreement for the purpose of converting Contingent Lots to Buildable Lots, including notice and review, shall be the same as for an application for a new Land Preservation Subdivision Exemption.
- E. Standard for Approval of Amendment of Plat and Development Agreement: The Board of County Commissioners shall approve the application for amendment of the plat and Development Agreement only if the Board finds, based upon evidence presented to it, that, given the characteristics of the proposed Non-contiguous Remainder Parcels, when considered in the light of the Design Criteria, the goals and objectives of (a) the Land Preservation Subdivision Exemption, (b) the South of Steamboat Area Land Use Plan, (c) the Routt County Master Plan, and (d) the Steamboat Springs Area Community Plan will be furthered by the approval of the application.
- F. Process for Recording Amended Plat and Development Agreement: The process and time limits for the recordation of other Land Preservation Subdivision Exemption plats and Development Agreements shall be followed in the Non-contiguous Parcel Process except that the Non-contiguous Remainder Parcels need not be platted. However, a Development Agreement encumbering the Non-contiguous Remainder Parcel shall be recorded at the same time as the filing of the amended plat. Such Development Agreement shall contain the same provisions as required for all other Land Preservation Subdivision Exemptions. Such Development Agreement shall also provide that, notwithstanding any other provision in the Routt County Zoning Resolution, the only uses permitted on the Non-contiguous Remainder Parcels shall be those uses by right permitted in the Agriculture and Forestry District other than Dwelling Units and Day Care Homes and shall also restrict the size of any Accessory buildings to a maximum footprint of 7,500 square feet. It is the intent of this provision that the Development Agreement prohibit any uses other than uses by right as limited in the preceding sentence.

2.13 Amendments to Development Agreements

Development Agreements required by any approval under this section shall be enforceable in perpetuity and may be amended only in accordance with provisions of this section.

2.13.1 Changes Concerning the Permitted Number of Dwelling Units

- A. Limitations on Secondary Dwelling Units in a Land Preservation Subdivision Exemption approval may be modified by an Administrative Amendment per Section 2.1.1.
- B. Except as provided in Administrative Amendments to Land Preservation Subdivision Exemption Approvals set forth in Section 2.11.1.D and the Non-contiguous Parcel Process set forth in Section 2.12, the provisions of a Development Agreement establishing or limiting the number of Dwelling Units permitted may be modified by act of the Board of County Commissioners, following review by the Planning Commission, only after the expiration of forty years from the date on which the Development Agreement is recorded in the Office of the Routt County Clerk and Recorder and only upon showing sufficient justification to permit the rezoning of the property subject to the Development Agreement. The applicant seeking amendment of the Development Agreement must demonstrate by clear and convincing evidence that:
 - 1) The area in which the land subject to the Development Agreement and the surrounding lands have changed or are changing to such a degree that it is in the public interest to permit an increased residential density in the area; and
 - 2) The existing restrictions or residential density imposed by the Development Agreement are no longer consistent with the policies and goals of the Master Plan and any applicable sub area plan; and
 - 3) Applicant has demonstrated that the proposed amendment will not result in injury to the property of the surrounding landowners.

2.13.2 Changes to Other Provisions

Except for changes made pursuant to Section 2.13, all other provisions of a Development Agreement may be amended by the Board provided the Board finds that, as a result of a change in the applicable zone district regulations or as a result of a change of other circumstances, the provision(s) no longer serves the purpose for which it was established and the interest of the public would not be injured as a result of the change.

2.14 Major Subdivision

Subdivisions creating new Buildable Lots, and not qualifying for review as a Plat Correction, Lot Line Adjustment Plat, a Consolidation Plat, a Road Review Exempt Subdivision, a Division of Land for Public Purposes, a Minor Land Preservation Subdivision Exemption, or a Major Land Preservation Subdivision Exemption shall comply with the following:

2.14.1 Sketch Plan

The purpose of the sketch plan is to review the basic design of the subdivision; delineate separate land uses, such as residential, commercial, and public areas;

to determine the location and classification of streets especially as they may continue into or otherwise affect adjacent areas; and to review the proposal against the County's various development constraint maps.

2.14.2 Preliminary Subdivision Plan

The purpose of the Preliminary Subdivision Plan is to review and check the proposed subdivision against the specific design standards and improvement requirements as set forth in these Regulations and for conformity with the Sketch Plan approval. For all Preliminary Subdivision applications Referral Agency Notice per Section 2.2.4 shall be sent to the following:

- A. Each County and municipality within a two (2) mile radius of any portion of the proposed subdivision.
- B. The appropriate school district(s).
- C. Any applicable utility (such as, but not limited to, electric, gas and telephone companies), local improvement and service district, or ditch authority.
- D. The Colorado Department of Public Health and the Environment and the local health authority.
- E. The Colorado Geological Survey.
- F. The local agencies or boards within the County for explicit review and recommendations regarding soil suitability and flooding problems.
- G. The State Engineer for an opinion regarding material injury likely to occur to decreed water rights due to water use by the proposed subdivision and adequacy of water supply for the proposed development.
- H. The Colorado State Forest Service.
- I. The Colorado Department of Transportation.
- J. The Colorado Division of Wildlife
- K. Any other applicable entity or agency

2.15 Final Subdivision Plat

The purpose of the final plat is to provide a permanent and accurate record of the exact size, shape and location of the lots, blocks, streets, easements, common area, and other parcels of land within an approved subdivision. In addition, the final plat ensures that streets, roads, utility and other easements, and subdivision improvements are adequately dedicated. The final plat, when recorded by the County Clerk and Recorder, becomes the legal instrument whereby the location and boundaries of the separate land parcels within the subdivision are identified, the separate interests and easements are set forth, and specific restrictions on the development of the land, if any, are described.

2.15.1 Standards

Sketch, Preliminary and Final subdivisions shall meet the applicable requirements of Sections 2, 3, 4 and 7 of these Regulations.

2.16 Acknowledgement of Merger of Title

A recordable document entitled "Acknowledgement of Merger of Title" executed by the owner may be filed in lieu of a Lot Line Adjustment or Consolidation Plat as required herein, provided all of the following are met:

- A. All of the parcels included are either unplatted, or were platted prior to September 8, 1970;
- B. All parcels are Contiguous;
- C. The merger will not result in a lot or lots violating any provisions of these Regulations or the Routt County Zoning Regulations, or the creation of additional lots;
- D. The Acknowledgement of Merger of Title clearly identifies, by legal description, the parcels to be merged and the resulting lot.

3 DESIGN STANDARDS

3.1	GENERAL DESIGN STANDARDS	2-1
3.2	ROADS, STREETS, AND ALLEYS – GENERAL STANDARDS	2-2
	3.2.1 <i>Streets and Roads</i>	2-3
	3.2.2 <i>Alleys and Easements</i>	2-3
3.3	BLOCKS	2-3
3.4	LOTS	2-4
3.5	OPEN SPACES & PUBLIC SITES.....	ERROR! BOOKMARK NOT DEFINED.
	3.5.1 <i>Open Space</i>	2-4
	3.5.2 <i>Public Sites</i>	<i>Error! Bookmark not defined.</i>
	3.5.3 <i>Conveyance of Open Space and Public Sites and Alternatives</i>	2-6

3.1 General Design Standards

The Planning Commission and Board, or the Planning Director, in the case of administrative approvals of Lot Line Adjustments, Plat Corrections, or Consolidation Plats, shall apply the following standards in evaluating a proposed subdivision. In addition to the other standards contained in these Regulations, failure of the proposed subdivision to satisfy these standards shall be an appropriate basis for denial of approval.

- A. The subdivision layout shall result in the creation of lots that are capable of being built upon.
- B. Street layout shall provide direct access to all lots.
- C. The roads and trails within the proposed subdivision shall provide for existing and future connectivity to surrounding lands.
- D. Steep land greater than a 30% slope, unstable land, land subject to flooding or to inadequate drainage, or otherwise substandard land shall not be platted for occupancy or any use which might endanger health, life, property or which may aggravate flood or erosion hazards and shall be labeled on the final plat as “no build zones”. Land not usable for residential purposes may be set aside for open area uses such as parks, conservation areas, farm land, recreational areas.
- E. Any land subject to flooding or in a natural drainage channel shall not be platted for occupancy. The areas subject to flooding should be left as open space or reserved as conservation easement areas.
- F. Provisions shall be made to preserve as open space any natural features of the site that would enhance the subdivision, i.e. unusual rock formations, lakes, rivers, streams, trees, or attractive relief features.
- G. The subdivision layout shall be designed to preserve natural topography and existing vegetation to the greatest extent possible while still meeting all the technical requirements of these Regulations (street width, street grade, access etc.). Overlot grading shall not be allowed.
- H. The proposed subdivision shall not create undue traffic congestion or traffic hazards.
- I. No subdivision of land shall be approved on land that is accessed by a remote or minimal maintenance County Road unless the land to be subdivided will be rezoned to reduce residential density (downzoning), or there is a substantial public benefit that mitigates the impact to the County Road system.
- J. An adequate water supply shall be available for the proposed subdivision.

- K. The proposed subdivision shall not create water, air, noise or visual impacts that cannot be mitigated.
- L. The proposed subdivision shall include plans for adequate screening from major access roads, including landscaping and other means to preserve privacy and mitigate visual impacts to surrounding areas.
- M. The soil and drainage conditions shall be of a sufficiently stable nature, as shown in a current soils test, as to support development including whatever sewage disposal treatment is utilized.
- N. The proposed subdivision shall not create fire hazards and shall include wildland fire mitigation measures if necessary.
- O. No subdivision of land shall occur on an area of land with commercial mining potential when such subdivision would preclude the extraction of a mineral resource of a commercial value greater than that of the proposed subdivision. This shall not apply in a case where the surface rights and the mineral rights are owned by the same individual.
- P. Proposed subdivisions shall be in substantial conformance with the Routt County Master Plan and all adopted sub-area plans.
- Q. Proposed subdivisions shall be in substantial conformance with Section 6 of the Routt County Zoning Regulations.

3.2 Roads, Streets, and Alleys – General Standards

- A. The arrangements, classification, extent, width, grade and location of all streets shall conform to the Master Plan and any sub-area plan and shall be designed in relation to existing and planned streets, topographic conditions, public convenience and safety, and the proposed uses of land to be served by such streets.
- B. Where such is not shown in the Master Plan and any sub-area plan, the arrangement of streets in a subdivision shall either:
 - 1) Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or
 - 2) Conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topographic or other conditions make continuance or conformance to existing streets impractical.
- C. Where a subdivision abuts or contains an existing or proposed major arterial street or highway, the Planning Commission may require service roads, reverse frontage lots with screen planting in a reservation strip along the rear property line, deep lots with rear service alleys abutting the major arterial street or highway, or such other treatment as may be necessary for adequate protection of residential properties and for separation of through and local traffic.
- D. Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the Planning Commission may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land. Such land could be appropriately used for park purposes in residential districts, or for commercial or industrial purposes in non-residential districts. Such distance shall be determined

with due regard for the requirements of approach grades and future grade separations.

- E. The roads and trails within the proposed subdivision shall provide for existing and future connectivity to surrounding lands.
- F. Street jogs with centerline offsets of less than 150 feet shall be avoided.

3.2.1 Streets and Roads

- A. All streets and roads shall conform to the requirements of the Routt County Road & Bridge Department and the Routt County Zoning Regulations and amendments thereto.
- B. Streets and roads proposed to serve a subdivision shall be reviewed concurrently with the proposed subdivision or resubdivision.
- C. In certain areas, the Uniform Fire Code as currently adopted by the fire district in which the land lies, may apply.

3.2.2 Alleys and Easements

- A. Alleys in residential subdivisions shall be encouraged where appropriate to continue an existing pattern, provide essential access or property service entrances, and/or promote sound neighborhood design principles.
- B. Alleys shall be provided in commercial and industrial areas, except this provision may be waived when other facilities are made and approved for service access.
- C. Utility easements shall be provided to and approved by the utility companies. Utility easements shall be sufficient in width to make maintenance practical and utilities easily accessible regardless of slope or other conditions of terrain.
- D. Where a subdivision is traversed by a water course, stream or drainage way, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width or construction or both that will be adequate for drainage purposes. Parallel streets, parkways, walkways, culverts, bridges or storm sewers may be required in connection with such drainage easement. In addition, storm sewers that meet water pollution prevention standards shall be installed wherever necessary based on engineering surveys although separate easements for storm sewers may not be required. Open space areas should include any major streams or water courses on the property. Such easements may be provided as dedicated public lands or held by quasi-public organizations such as a homeowners association.

3.3 Blocks

Block lengths and widths shall be approved by the Planning Commission and made suitable for the types of land uses permitted in the subdivision as determined by zoning; said land uses are described for each zone district in the Routt County Zoning Regulations.

As a guide for determining the suitability of block lengths and widths, the subdivider and the Planning Commission shall consider the following standards:

- A. Provision of adequate building sites suitable to the special needs of the type of use contemplated;
- B. Zoning requirements as to lot sizes and dimensions;

- C. Needs for convenient access, circulation, control, and safety of street traffic;
- D. Limitations and opportunities of topography;
- E. Sufficient area for leach fields where individual sewage disposal systems are proposed in conformance with the Routt County Department of Environmental Health regulations; and
- F. Suitable location for wells where individual septic systems are proposed in conformance with the Routt County ISDS Regulations.
- G. In general, block lengths should not exceed sixteen hundred (1600) feet.
- H. Dead-end streets and cul-de-sacs must be in accordance with sections 5.6, 5.7, and 5.8 of the Zoning Regulations.
- I. Overall layout shall be compatible with surrounding neighborhoods and shall utilize sound planning principles.

3.4 Lots

- A. Lot dimensions and sizes shall conform to applicable zoning requirements.
- B. Each lot shall have access to the public street system.
- C. Lots with double frontage shall be avoided, except where essential to provide separation from major arterials, incompatible land uses, or topographic considerations.
- D. Lot area requirements for water and sewer systems shall be required pursuant to the Routt County Zoning Regulations and the ISDS Regulations.
- E. Side lot lines shall be substantially at right angles or radial to street right-of way lines.
- F. Wedge-shaped lots or lots fronting on cul-de-sacs shall not be less than thirty (30) feet in width at the front property line.
- G. Gerrymandered lot lines shall be discouraged unless necessary for specific open space or conservation easement requirements.

3.5 Open Spaces & Land Dedications

The Commission and the Board shall require, in addition to the requirements of Section 4.2 of these regulations, the dedication of sufficient open spaces park lands, and school sites of a character, extent, and location suitable for a use that is essential to the public. Such essential uses include open spaces, schools, and active park lands.

The requirements of this section do not alter and shall not be in addition to the twenty-five percent (25%) “useable open space” requirement as set forth in the Planned Unit Development Zone District of the Routt County Zoning Regulations. However, the dedication for park lands and school sites is still required for Planned Unit Developments and is included within the 25% total.

Lot Consolidations that do not increase the density beyond what is currently approved are not subject to the requirements of Section 3.5.

3.5.1 On-Site Open Space

- A. All subdividers in Routt County not applying for a PUD shall convey a minimum of ten percent (10%) of the gross area of the subdivision as open space. Such open space shall be dedicated for the purpose of passive and active recreation to serve the future residents of the project.

- B. The conveyance shall be to a property owners association or similar organization formed for purposes including the perpetual maintenance of such designated areas within the subdivision. Any such organization must provide for funding of said maintenance. The open space area must meet the following requirements:
- 1) The use of the open space must be restricted for passive and active recreation purposes on the plat.
 - 2) Active park lands shall contain land suitable for the type of recreational amenity proposed. Development constraints such as, but not limited to, wetlands, Waterbodies and Waterbody Setbacks, slopes greater than 30%, critical wildlife habitat, etc. shall not be counted towards the minimum required dedication.
 - 3) Be designed to assist in enhancing the environment and in preserving community integrity in the most practical, attractive manner possible.
 - 4) Promote continuity of open space links, trails and an overall recreation system.
 - 5) Be consistent with the Master Plan and applicable sub-area plans.
 - 6) Protect natural and historical features, scenic vistas or watercourses.
- C. Proposed public trail dedications, must meet the following requirements:
- 1) The minimum width for such trail easement shall be based on the particular reasonable needs of the trail, its location, the surrounding terrain and the projected usage. In all cases the easement shall be of adequate width to handle the proposed uses.
 - 2) There shall be adequate provision for public access to the trail easement within the subject property.
 - 3) The trail easement may overlap and include other property previously included in other easements such as ditch, canal or utility, public open space or other easement provided no easement compromises the functional use of any other easement.

3.5.2 Park Lands

The proposed subdivision shall contain lands dedicated for the purpose of active recreation to accommodate some of the recreational needs of the proposed project's residents. Such dedication shall be .013 acres multiplied by the estimated residential population of the proposed subdivision. The estimated residential population shall be calculated by multiplying the proposed number of additional dwellings by 2.3, or a current average household size for the project area as determined by the Colorado Department of Local Affairs.

3.5.3 School Sites

The proposed subdivision shall contain lands dedicated for the purpose of school sites. Such dedication shall be .017 acres multiplied by the estimated residential population of the proposed subdivision. The estimated residential population shall be calculated by multiplying the proposed number of additional dwellings by 2.3, or a current average household size for the project area as determined by the Colorado Department of Local Affairs.

3.5.4 Conveyance of Open Space, Park Lands, School Sites and Alternatives

- A. Prior to final plat recordation for all subdivisions, the developer shall satisfy the requirements for Open Space, Park Lands, and School Sites through one (1) or a combination of the following:
- 1) **Conveyance** - Open Space, Park Lands, and/or public School Sites to be conveyed to a homeowners association and/or public agency may be dedicated on the Final Plat, conveyed by Warranty Deed, or other instrument acceptable to the Routt County Planning Department. Any property to be conveyed shall be free and clear of all liens and encumbrances at the time of conveyance.
 - 2) **Fee-in-Lieu for Park Lands and School Sites** - When, after recommendation of the Commission, dedication of all or portions of the land for Park Lands, and/or School Sites is not deemed feasible or in the public interest, the Board may require the subdivider, in lieu thereof, to pay the County a fee. Such payment shall be based on the per acre fair market value of the entire project. Such value shall be based on completion of proposed platting, of the entire property as it may exist without the required infrastructure.
 - 3) The amount of land required to be dedicated by Sections 3.5.1 and 3.5.2 shall be the maximum amount that could be required by the County. If a fee-in-lieu of dedication is required, the total fee shall not exceed the full fair market value of the acreage required by Sections 3.5.1 and 3.5.2. The Board has the discretion to require less than what is required by these regulations, taking into consideration the standards contained in Section 3.5.4.B below.
- B. The County and, in certain cases as outlined above, the subdivider, in formulating the appropriate combination of the options set forth in Subsection 3.5.2 and 3.5.3, shall take into consideration the following standards:
- a. The size of the proposed subdivision.
 - b. The projected additional population associated with the proposed subdivision.
 - c. The projected need generated by the subdivision for Park Lands and School Sites.
 - d. The impact of the proposed subdivision on the implementation of the County's Master Plan and its component parts, including transportation, parks, and recreation.
- C. In determining the fair market value of the land for purposes of calculating a fee-in-lieu payment, the applicant and Planning Director shall determine a mutually agreed upon value. If such value cannot be agreed upon, the applicant shall obtain an appraisal of the land. The appraisal shall be undertaken at the subdivider's cost by an appraiser, approved in advance by the County. The appraiser shall be a Certified General Appraiser with at least three years of local experience in commercial or for-development land appraisals that demonstrates appropriate geographical competence. The per acre appraisal value shall be used in determining the amount of the fee-in-lieu.

- D. In the event that the subdivider disagrees with the County's determination of required dedication, the subdivider may prepare a study evaluating the impacts of the proposed subdivision on area Park Lands and School Sites. Such study shall be undertaken at the subdivider's cost by a professional approved in advance by the County. To the greatest extent possible, the study shall include an evaluation of the present supply or capacity and present demand for all Park Lands and School Sites required by the proposed subdivision. The study shall identify and quantify the additional demand placed upon such Park Lands and School Sites by the proposed subdivision. The study shall identify the necessary Park Lands and School Sites required to be dedicated by the developer in order to serve the demand generated by the proposed subdivision. The study shall be considered by the County in determining the required dedication of land.
- E. All land to be dedicated shall be designated on the approved final plat as parcels, and the restrictions or conditions of development for the parcels shall be shown on the plat. Such land shall be deeded to any entities as specified by the Board, at the time of recording of the final plat, or by dedication on the final plat. A title commitment and prepaid fees for a policy of title insurance acceptable to the County provided by a title insurance company authorized to do business in the State of Colorado shall be required for all such lands prior to recording of the final plat.
- F. All fees-in-lieu required to be paid to satisfy the School Sites requirement shall be paid to the school district that the subdivision is located in. All fees-in-lieu required to be paid to satisfy the Park Lands requirement shall be paid to the parks department that the subdivision is closest to, or as agreed upon by the applicant and Planning Director.

THIS PAGE INTENTIONALLY LEFT BLANK

4 IMPROVEMENTS

4.1	GUARANTEE OF IMPROVEMENTS / SUBDIVISION IMPROVEMENTS AGREEMENT (SIA)	2-1
4.2	TYPE OF IMPROVEMENTS	2-2
4.3	SURVEY MONUMENTS	2-3
4.4	ROADS AND STREET PAVING.....	2-3
4.5	UTILITIES	2-3
	4.5.1 Sanitary Sewage Disposal.....	2-3
	4.5.2 Water Supply.....	2-4
	4.5.3 Fire Protection.....	2-5
	4.5.4 Storm Drainage.....	2-5
	4.5.5 Street Lighting.....	2-6
	4.5.6 Underground Utilities.....	2-6
4.6	LANDSCAPING IMPROVEMENTS.....	2-6
4.7	OTHER IMPROVEMENTS	2-6
4.8	CONSTRUCTION OF IMPROVEMENTS REQUIRED AS CONDITION OF SUBDIVISION OR SUBDIVISION EXEMPTION AND FAIR SHARE REIMBURSEMENT	2-6

4.1 Guarantee of Improvements / Subdivision Improvements Agreement (SIA)

- A. When improvements are required to be constructed as a condition of subdivision approval, or any modifications of existing infrastructure is required to complete new improvements, the final plat shall not be signed by the Board until the subdivider has submitted a Subdivision Improvements Agreement (SIA) in a form acceptable to the Board setting forth the plan, parties responsible, the security, and method for the construction of all required improvements. The SIA shall adhere to design standards of the County or prevailing engineering practices and shall, in the judgment of the Board, make reasonable provision for completion of the specified improvements in a specified time period, with appropriate phasing, as a condition for acceptance by the Board.
- B. The SIA shall include a warranty period to ensure that the completed improvements will be substantially free of defects in materials and workmanship. The warranty period shall generally be one year or until final acceptance of the improvements, whichever occurs last, except in the case of landscaping improvements and public roads to be accepted by Routt County, the warranty period shall be two years. The developer shall be responsible for maintenance of all improvements during the warranty period.
- C. Suitable collateral in an amount stipulated in the SIA shall be required prior to final plat signing and recordation to ensure completion of the required improvements according to design and time specifications. Concurrently with signing of the final plat, the developer shall furnish the County with an acceptable letter of credit or bond to secure the performance and completion of the required improvements. The letter of credit or bond shall be in an amount equal to one hundred twenty-five percent (125%) of the estimated cost of said improvements. Alternative collateral may be accepted by the Board in its sole discretion, in a form acceptable to the Board.
- D. No letter of credit or bond or other collateral issued by a company, bank or financial institution having any relationship to the developer or any principal, director, officer or shareholder of the developer other than the relationship of depositor or checking account holder, shall be acceptable.

- E. If the improvements required to be installed are not constructed in accordance with the SIA, the County shall notify the developer of the noncompliance and establish schedules for the correction of the noncompliance. If the Board determines that any or all of the improvements will not be constructed in accordance with the SIA, the County shall have the power to declare a default under the SIA, either fully or in part and withdraw from the deposit of collateral such funds as are necessary to construct the improvements in accordance with the specifications previously established.
- F. No subdivision application may be processed involving land that is owned, in whole or in part, by a developer who is in default of any SIA, or who is in default of any agreement with the County for the payment of any fee or charge.
- G. Should a developer not provide suitable collateral to insure completion of the required subdivision improvements or any portion thereof, no final plat shall be signed and recorded until said improvements are constructed, the warranty period has elapsed, and final approval of the improvements has been granted.
- H. From time to time, as work to be performed and improvements to be constructed progress to completion, the County may, upon its inspection of and satisfaction with the completion of improvements or work, allow release of security in an amount that corresponds to the completed improvements or work. However, the County shall retain 10% of the original amount until the expiration of the warranty period. Consent to release of funds or security shall not constitute acceptance by the County of such improvements or work for maintenance purposes.
- I. At the time of filing an application for final acceptance of improvements, the developer may be required to submit a certificate signed by a registered professional engineer that all improvements required under the SIA have been constructed and completed in accordance with the SIA.
- J. Prior to final acceptance and release of warranty security the developer shall provide for the ongoing operation and maintenance of the improvements. Such provision may be accomplished by written acceptance of the improvements by a third party such as a homeowners association, utility company, special district, or public agency. Any such third party must have the financial wherewithal to operate and maintain the improvements for the purposes that they were intended.
- K. Any SIA approved by the Board shall conform substantially to the provisions of this section, but once it is signed and recorded, the terms and provisions of the SIA shall control.

4.2 Type of Improvements

For each new subdivision, the type, location, and extent of necessary public improvements shall be presented to the Planning Commission as part of the Preliminary Plan. Improvements shall be made by the subdivider at his expense according to the Subdivision Regulations and other requirements deemed necessary by the Planning Commission and the Board. Unless specifically waived by the Board, the subdivider shall be required to provide the following:

- A. Survey monuments;
- B. Roads and streets, including paving;
- C. Gutter and sidewalks;
- D. Street and road signs;

- E. Utilities including water and sewer, fire hydrants, storm drainage, street lighting, and underground placement of utility lines;
- F. Landscaping; and
- G. Other improvements required by the Planning Commission and Board at the time of preliminary plan approval.

4.3 Survey Monuments

- A. Permanent survey monuments shall be set within all subdivisions pursuant to Title 38, Article 53, C.R.S., as amended. In addition, No. 5 steel rebars, twenty-four inches or longer, shall be set at all lot corners prior to selling or advertising such lots for sale. All monuments, markers and benchmarks shall have fixed securely to the top thereof the registration number of the land surveyor responsible for the establishment of such monument, marker or benchmark. Benchmarks shall be stamped with the letters "B.M." and the elevation of the benchmark.
- B. Monuments located within streets shall be of No. 5 rebar steel, thirty-six (36) inches or longer, placed so that their tops are six (6) inches below the final street surface. When a street is paved or otherwise surfaced, all such monuments within the paved or surfaced area shall be fitted with monument boxes of sturdy construction and monuments set after paving or surfacing shall also be provided with sturdy monument boxes.
- C. All monuments, markers and benchmarks shall be set or witnessed according to standard construction techniques and in a fashion that is satisfactory to the Board.

4.4 Roads and Street Paving

- A. Asphaltic or higher type pavement shall be required on all arterial and collector streets and in subdivisions or parts of subdivisions where commercial or industrial uses are planned, where residential density is planned to exceed .5 units per net acre, or where average lot size is less than one acre.
- B. The Board may designate any street to be paved which in their opinion is necessitated because of anticipated traffic volume or surface conditions which may make travel hazardous.
- C. Street and Road Signs. Street and road name signs shall be installed at all intersections in every subdivision. All street and road names shall be approved in accordance with the Routt County Road Addressing, Naming and Signing Policy. Suitable warning signs and/or devices shall be installed at the subdivider's expense at all railroad and other hazardous crossings, or anywhere else on subdivision roads in accordance with the Municipal Uniform Traffic Control Device standards.

4.5 Utilities

4.5.1 Sanitary Sewage Disposal

- A. No lots shall be platted unless an economical and practical method of disposal of sanitary sewage is available or can be made available to that lot. Disposal by individual systems may be permitted if the lot sizes are adequate as set forth in the Routt County Zoning Regulations and the lots and systems comply with the ISDS Regulations, as adopted by the Board.

- B. Where individual systems are to be used, representative soil absorption tests must be performed by a registered professional engineer or qualified sanitarian. The absorption and percolation rates shall be determined by the methods prescribed by the local health department or authority.
- C. Individual systems which utilize other than sub-surface leaching for disposal of liquid will not be allowed except as approved in accordance with the ISDS Regulations adopted by the Board.
- D. In addition to satisfying the minimum lot area acceptable for individual systems pursuant to the Routt County Zoning Regulations, each such system shall be individually designed so that a leaching field of sufficient size may be constructed on each lot, given each lot's site characteristics and constraints.
- E. Where a public sanitary sewer system is to be constructed, the design and construction of the system must be in conformity with the regulations of the Colorado Department of Public Health and the Environment and the Routt County Department of Environmental Health and must be so approved; approval must also be obtained by the Board during the subdivision approval process.
- F. Collection sewers shall be designed and provided to service each lot. Sewage treatment facilities of an approved design shall be constructed to adequately treat all collected sewage.
- G. Where a public sewage system is to be installed, an organization shall be set up to administer the operation of this system. Administration shall be by an incorporated town or an approved special district whose service plan and any amendments are submitted to and approved by the County in accordance with the law.

4.5.2 Water Supply

- A. A potable and dependable water supply shall be available or be made available to all platted lots intended for structures to be used for human occupancy or habitation. Evidence to substantiate availability may include such documentation as:
 - 1) evidence of ownership or right to acquire use of the water rights;
 - 2) historic use of the water being claimed for the proposed subdivision;
 - 3) whether the existing water rights are amenable to the proposed change in use;
 - 4) evidence that the water can and will be supplied and a statement of the amount of water available for this use and the feasibility of providing it; and
 - 5) evidence that the water is potable.
- B. The intended water supply may be by individual sources of potable water such as drilled wells, driven wells, dug wells, bored wells, springs, streams or cisterns, or surface bodies of water and land cisterns which are properly treated by approved means to prevent contamination, providing all of the following are met:
 - 1) the platted lots shall be at least five (5) acres in size;

- 2) the development cannot be reasonably served by a public community water system;
 - 3) the Colorado Division of Water Resources confirms that water is available for use;
 - 4) evidence is submitted showing adequate water quality and quantity can be made available for the development. Such evidence may include test of surrounding well data within 500 feet of the lots in the development, laboratory analyses of water quality, and geologic and hydrologic analysis and show that the water source will be safe, adequate and reliable.
- C. If it is intended that individual sources of potable water are to be used, a report shall be submitted by a qualified professional certifying that the water quality and quantity can meet the standards of Chapter 6, Water Supply and Distribution, of the International Plumbing Code, as the same may be amended.
- D. Where a public water system is proposed all the following requirements shall be met:
- 1) The availability of water sources including quality, quantity and dependability shall be explained in a written report and certified by a registered professional engineer or geologist and an attorney if necessary to substantiate water rights.
 - 2) Representative samples of the water source must be analyzed by a reputable laboratory to confirm satisfactory chemical quality.
 - 3) Water supply, treatment and distribution facilities must be provided in conformance with the requirements of the Colorado Department of Public Health and Environment, the local health authority, and the Board through their designated representatives.
 - 4) The minimum size of a water main shall be six (6) inches in diameter unless otherwise stated by state regulations or the Uniform Fire Code (if applicable).
 - 5) An organization shall be formed to own and operate this system. Administration shall be by an incorporated town, home owners association, or an approved special district whose service plan has been submitted and approved by the County.

4.5.3 Fire Protection

Fire hydrants shall be required in subdivisions with an average density greater than one dwelling unit per acre, or as required by the fire protection district with jurisdiction over the proposed subdivision. Hydrants shall be spaced not more than 1,000 feet apart, be provided with adequate water pressure for fire fighting purposes, and be designed in compliance with the Uniform Fire Code, as adopted by the applicable fire districts.

4.5.4 Storm Drainage

- A. Drainage easements, channels, culverts and required bridges shall be designed by a registered professional engineer and shall be capable of handling a flow as determined by a drainage study.

- B. Drainage easements shall be provided as required to accommodate an expected maximum flow in any 25 year period. In no case shall drainage easements be less than 20 feet wide, unless specifically approved by the Board.
- C. Culverts or drainage pipes where required shall be galvanized, corrugated steel or the equivalent with the strength design in accordance with the AASHTO or equivalent standards.

4.5.5 Street Lighting

All fixtures shall be downcast and opaquely shielded. For purposes of this section, opaquely shielded shall mean fixtures constructed so that light rays emitted are projected below, and not above, the horizontal plane of the fixture and not onto the facades of nearby residential dwellings.

4.5.6 Underground Utilities

Underground placement of utility lines shall be required in all subdivisions having an average lot size less than thirty-five (35) acres. In all other subdivisions, underground placement of utility lines shall be required wherever practical and feasible to preserve the natural character of the area.

4.6 Landscaping Improvements

The planting of vegetation of an appropriate native, drought tolerant species or xeriscaping at appropriate locations may be required by the Planning Commission or Board to be constructed at the subdivider's expense within such time and in conformance with the General Design Standards in Section 3.1 and as deemed necessary and appropriate.

4.7 Other Improvements

Other improvements not specifically mentioned herein and found appropriate and necessary may be required as a condition of approval and shall be constructed at the subdivider's expense within such time and in conformance with such specifications as deemed necessary and appropriate.

4.8 Construction of Improvements Required as Condition of Subdivision or Subdivision Exemption and Fair Share Reimbursement

- A. For the purposes of this section the term "Subdivision Approval" shall mean the approval of a subdivision or a subdivision exemption, including a Land Preservation Subdivision Exemption. The term "Authority" shall mean the Planning Director in the case of an administrative Subdivision Approval or the Board of County Commissioners or Planning Commission, whichever body has the final approval authority for the Subdivision Approval. However, in the event that a decision is appealed, the term "Authority" shall mean the person or body issuing the final decision in connection with the Subdivision Approval. The term "Subdivider" shall mean the person or entity seeking a Subdivision Approval.

If, as a condition for a "Subdivision Approval", the Subdivider is required to make improvements to publicly owned infrastructure (the "Required Improvements"), the Subdivider shall be required to enter into a Public Improvements Agreement in the form provided by the Routt County Planning Department. As a part of the Subdivision Approval, the Authority shall determine the percentage of the capacity of the public improvements added by the Required Improvements that are or will be required for the Subdivision Approval and the useful life of those improvements.

- B. The Public Improvements Agreement shall contain the following:
 - 1. The Subdivision Approval resolution number or the Planning Department activity number;
 - 2. The name of Subdivider;
 - 3. A description of the Required Improvements to be completed by the Subdivider;
 - 4. The total cost of the Required Improvements;
 - 5. The deadlines for completion of the Required Improvements;
 - 6. Provision for the security required for completion of the Required Improvements if the plat required by the Subdivision Approval is to be recorded before completion of the Required Improvements;
 - 7. The terms of reimbursement; and
 - 8. Current contact information for the Subdivider to be reimbursed during the term of the agreement, including mailing addresses, telephone numbers, and e-mail addresses.
- C. Upon completion of and acceptance by County of the Required Improvements, the Subdivider shall provide proof, satisfactory to the County, of the actual cost of the construction of the Required Improvements which shall be the "Final Cost." The Final Cost shall not include any cost not reasonably necessary for the completion of the Required Improvements.
- D. If, within the useful life of any of the Required Improvements, another land use permit or a subdivision approval or subdivision exemption is approved which will be directly benefited by or which requires the use of the Required Improvements, then the Authority, shall determine the percentage of the total capacity added by the Required Improvements that will be used by the newly approved permit, subdivision or subdivision exemption. The new permit holder or subdivider shall be required, as a condition of the new approval to reimburse the party that paid for the Required Improvements pursuant to the Public Improvements Agreement an amount equal to the Final Cost of the Required Improvements multiplied by the percentage of capacity of the Required Improvements to be used by the new permit holder or subdivider's project. In no event shall the party that paid for the Required Improvements recover more than the Final Cost of the Required Improvements reduced by an amount equal to the percentage of capacity required for the first Subdivision Approval times the Final Cost of the Required Improvements.

THIS PAGE INTENTIONALLY LEFT BLANK

5 LAND PRESERVATION SUBDIVISION EXEMPTIONS

5.1 LAND PRESERVATION SUBDIVISION EXEMPTION DESIGN STANDARDS2-1

 5.1.1 *Agricultural Lands*..... 2-1

 5.1.2 *Visual Resources*..... 2-3

 5.1.3 *Rivers, Lakes, Wetlands, and Riparian Areas*..... 2-4

 5.1.4 *Infrastructure*..... 2-4

 5.1.5 *Wildlife*..... 2-6

 5.1.6 *Geologic, Fire, Flood and Slope Hazards*..... 2-7

 5.1.7 *Remainder Parcel(s)*..... 2-7

5.1 Land Preservation Subdivision Exemption Design Standards

The application shall demonstrate that the proposed division of land and development of the land meets all of the Objectives set forth below by use of the Design Guidelines and Standards (the “Design Standards”) set forth opposite the Objectives. The Design Standards set forth opposite a particular Objective are intended to be alternative means of satisfying the Objective unless the Design Standards are followed by the word “and.” The applicant may also propose other alternatives to satisfy the objectives that may be accepted by the Planning Director if such alternatives satisfy the Objective that they address. The application shall be approved if the application, and any change made to it based upon discussions between the applicant and the Planning Director and acceptable to the applicant and the Planning Director, meets all of the Objectives.

In applying the Design Standards, the Planning Director shall use the most current maps, maintained in the Planning Department relating to the following characteristics: Flood Hazards, (as delineated in the Flood Insurance Rate Maps (FIRMs), published by the Federal Emergency Management Administration); Geologic Hazards; Road Classification; Slopes; Wildlife Habitat; and Wildfire Hazards.

5.1.1 Agricultural Lands	
Objectives	Design Guidelines and Standards
<p>A. Minimize the direct, indirect and cumulative impacts of residential development on agricultural lands and agricultural operations. Maintain open rural grazing areas.</p>	<ol style="list-style-type: none"> 1. Reserve commercially viable enclaves of large scale agricultural operations. OR 2. Site and size lots and building sites to minimize impact on and from existing agricultural activities. OR 3. Consolidate, through leases or purchase, adjacent properties to combine into adequately sized parcels for a commercial operation. AND 4. The Remainder Parcel(s) must have physically feasible, legal access to public roads that is appropriate to the likely uses of the parcel.

Section 5 LAND PRESERVATION SUBDIVISION EXEMPTION

<p>B. Maintain the opportunity for agricultural production on the most productive and viable parcels of land.</p>	<ol style="list-style-type: none"> 1. Protect areas of irrigated hay meadow especially those that connect with and/or are adjacent to other irrigated meadows. AND 2. Reserve adequate water supply to ensure irrigated meadows will remain irrigated with an adequate amount of water as identified by the State Division of Water Resources or the Routt County Extension Office or one cubic feet per second for every 35 acres, whichever is greater. Such decreed water rights shall not be severed from the land. There shall be no removal of adequate water supply to continue the historic application of water to the Remainder Parcel. AND 3. Protect upland grazing areas needed for agricultural uses. OR 4. Site and size lots and building envelopes to minimize impact on agricultural activities. AND 5. To the extent practicable, avoid crossing and dividing irrigated lands with roads, fences, development and utilities. 6. Provide adequately sized and appropriately placed culverts when crossing agricultural ditches.
<p>C. Minimize residential disturbance on ranching and farming land.</p>	<ol style="list-style-type: none"> 1. Ensure that the residential property owners have responsibility for fence construction and maintenance and weed control. If no complete and structurally sound fencing exists, then: 2. The applicant must agree in the Development Agreement to build a perimeter fence within one year after the approval. The applicant shall construct perimeter fencing at the property lines for the entire length where there exists actively used agricultural lands on any one side of the property line. Maintenance of perimeter fencing shall be completed on an ongoing annual basis by the development's Homeowners Association; a partnership of the development's lot owners who own the property along the perimeter of the subdivision, or other method and party identified within the Development Agreement. There shall be a separate fund set up equal to 2 years maintenance costs by the Applicant and administered by the Homeowners Association or other entity as established in the Development Agreement at time of signature of the Board on the final plat. If agricultural use on adjacent property ceases permanently (i.e., development occurs) then ongoing maintenance can cease upon notification to and inspection by the Planning Department and amendment of the Development Agreement. 3. Developers shall provide residential property owners within their development the County Extension Service's "Guide to Small Scale Agriculture and Rural Living" at time of real estate closing.
<p>D. Create an open lands system that provides substantial interconnected acreage for commercially viable agricultural lands production.</p>	<ol style="list-style-type: none"> 1. Locate Remainder Parcels so that they are nearby or are adjacent to (if possible) other agricultural lands, other Remainder Parcels, conservation easements, public open lands, and natural resource areas, and 2. To the extent practicable, Cluster Buildable Lots and Residential Building Envelopes.

5.1.2 Visual Resources	
Objectives	Design Guidelines and Standards
A. Minimize negative visual impact from public rights-of-way including roads, and public open spaces.	5.1.2.1.1.1.1 Site and size building lots and building envelopes to minimize visual impacts. AND 5.1.2.1.1.1.2 All Buildable Lots within a Cluster should be between five (5) and seven (7) acres. AND 5.1.2.1.1.1.3 Limit the height, amount of fixtures and direction of lighting. Require opaquely shielded, downcast lighting fixtures to protect views and the night sky from light pollution. No general floodlighting of buildings shall be allowed. AND 5.1.2.1.1.1.4 To the extent practicable, use topographic breaks to shield building envelopes and roads from view. AND 5.1.2.1.1.1.5 To the extent practicable, utilize the landscape or landscaping treatments to minimize visual impacts. OR 5.1.2.1.1.1.6 For larger Clusters greater than 10 units and/or Clusters where houses are set apart by minimum setbacks, increase the distance so that both of the Clusters will have limited visibility from a point on Federal and State highways and County Roads at the same time.
B. Keep structures off of highly visible places and design them so they are not obtrusive and do not “loom out” over the landscape.	1. For ridgelines which are “skylined” from public rights-of-way: 2. Where necessary, height of structures shall be limited so the structure will not project into the skyline when viewed from public roads.
C. Select sites that are appropriately scaled for the type of proposed development without major alterations to the natural landscape. Protect natural land forms.	1. Replace topsoil and revegetate the landscape with native plant materials of adequate quantity and quality within one growing season after disturbance of the area. 2. Minimize the removal of existing trees. 3. Minimize the disturbance outside of Building Envelopes.
D. Maintain the rural character and scale of the area. Minimize the cumulative impact of development on adjacent rural properties.	1. Generally presume that 10 or fewer lots per cluster are rural in character. If more than 10 lots are proposed to be in one cluster, the applicant shall demonstrate that the rural character of the area can be maintained (including the cumulative impact of development on adjacent properties) and visibility from federal and state highways, and county roads can be mitigated. AND 2. Avoid long, uninterrupted rows of houses lining major roadways.

5.1.3 Rivers, Lakes, Wetlands, and Riparian Areas	
Objectives	Design Guidelines and Standards
A. Provide adequate buffers between water bodies and development to protect water quality, enhance wildlife habitat and improve visual quality of rivers, lakes, wetlands and irrigation ditches.	<ol style="list-style-type: none"> 1. All structures shall meet with the requirements of the Routt County Water Body Setback Regulations, as described in the Routt County Zoning Regulations. AND 2. Place all roads and structures other than bridges, fences, ditches, flood control devices, and other water-related uses at least fifty (50) feet from all wetlands, unless the applicant can demonstrate that the critical riparian areas are not negatively impacted.
B. Avoid sedimentation and runoff impacts during and after development including those that impact irrigation ditches.	<ol style="list-style-type: none"> 1. Use appropriate Best Management Practices during construction, siting and development. Avoid sedimentation with acceptable water management techniques during and after development.
C. Protect the riparian environment with its diverse habitat.	<ol style="list-style-type: none"> 1. To the extent practicable, locate Remainder Parcels to protect the maximum amount of riparian and wetland areas.
5.1.4 Infrastructure	
Objectives	Design Guidelines and Standards
A. Reduce internal road construction costs while minimizing environmental impacts. Design lots and building sites to minimize impacts on public roads and services including snow plowing and maintenance.	<ol style="list-style-type: none"> 1. Minimize redundant road construction by placing and orienting new residential construction toward existing roads. Use existing infrastructure to the greatest extent possible. AND 2. Require a minimum road width, turning radius, and grade that is less than the existing County standards and based upon Section 1100 of the CDOT low volume standards, as based on the American Association of State Highways and Transportation Officials (AASHTO) standards. AND 3. Minimize the amount of curb cuts and driveways onto County Roads. AND 4. Mitigate visual impacts of switchbacks and roadcuts. AND 5. Set back roads from adjacent adjoining landowner fences an adequate amount to insure minimal damage from road maintenance activities. 6. Construct internal roads pursuant to an approved Road Construction Permit.
B. Avoid adversely impacting the condition of public roads where their capacity is insufficient to carry the additional traffic.	<ol style="list-style-type: none"> 7. Make improvements to public roads to meet County or CDOT requirements. AND 8. No LPS's shall be approved on Minimal Maintenance Roads as defined in the Routt County Road Maintenance Plan.

Section 5 LAND PRESERVATION SUBDIVISION EXEMPTION

<p>C. Ensure that new roads will be designed in accordance with the Master Plan and sub-area plans and will provide a logical and convenient extension to the road network in the area.</p>	<ol style="list-style-type: none"> 1. The arrangements, classification, extent, width, grade and location of all streets shall conform to the Master Plan and any sub-area plan and shall be designed in relation to existing and planned streets, topographic conditions, public convenience and safety, and the proposed uses of land to be served by such streets. OR 2. Where such is not shown in the Master Plan and any sub-area plan, the arrangement of streets in a subdivision shall either: <ol style="list-style-type: none"> a. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or b. Conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topographic or other conditions make continuance or conformance to existing streets impractical.
<p>D. Ensure that adequate water and sewer facilities can be developed.</p>	<ol style="list-style-type: none"> 1. Size lots according to State and local Health Department standards. Meet all location standards. Minimum lot size is 5 acres on well and septic. AND 2. All sanitation systems and domestic water wells should be placed within the designated lot or within the Residential Building Envelope on the Remainder Parcel. 3. If a central sewer system is contemplated then it must be designed and constructed to ensure that it is adequately sized to accommodate the development at build-out. 4. The applicant shall provide an engineer's report establishing the availability of an adequate supply of water to serve the development. 5. Where a public water system is proposed all the following requirements shall be met: <ol style="list-style-type: none"> a. The availability of water sources including quality, quantity and dependability shall be explained in a written report and certified by a registered professional engineer or geologist and an attorney if necessary to substantiate water rights. b. Representative samples of the water source must be analyzed by a reputable laboratory to confirm satisfactory chemical quality c. Water supply, treatment and distribution facilities must be provided in conformance with the requirements of the Colorado Department of Public Health and Environment, the local health authority, and the Board through their designated representatives. d. The minimum size of a water main shall be six (6) inches in diameter unless otherwise stated by state regulations or the Uniform Fire Code (if applicable). e. An organization shall be formed to own and operate this system. Administration shall be by an incorporated town, homeowners association, or an approved special district whose service plan has been submitted and approved by the County.

<p>E. Minimize the intrusion of subdivision infrastructure on the Remainder Parcel.</p>	<p>1. To the extent practicable, infrastructure shall be positioned so that they do not traverse or significantly damage the qualities of the Remainder Parcel.</p>
<p>5.1.5 Wildlife</p>	
<p>Objectives</p>	<p>Design Guidelines and Standards</p>
<p>A. To the extent practicable, avoid areas used by Threatened or Endangered Species if the areas are critical to survival or production.</p>	<p>1. Limit development within known Critical Habitat of Threatened and/or Endangered species sites including nesting, roosting, mating, birthing, and feeding areas.</p>
<p>B. To the extent practicable, avoid Critical Winter Habitat of elk, deer, moose, bald eagles, golden eagles, sharptail grouse, and sage grouse.</p>	<p>1. Restrict activities including construction, maintenance and special events to avoid seasonally critical habitat during sensitive seasons. AND 2. Limit development allowed within these areas to the greatest extent possible. OR 3. Submit a Wildlife Mitigation Plan and/or other legally enforceable agreement for development in Critical Habitat Areas.</p>
<p>C. Locate development to permit wildlife movement and migration of elk, deer and moose. Maintain wildlife corridors of such animals and avoid fragmentation of habitat.</p>	<p>1. Restrict any fences that obstruct historical movement patterns of wildlife. Use fences which allow free wildlife movement, as specified by the Division of Wildlife. AND 2. No outdoor lighting adjacent to movement corridors other than what is necessary for security purposes. No general flood lighting in these areas.</p>
<p>D. To the extent practicable, avoid areas that are Critical Wildlife production areas.</p>	<p>1. Limit development within Critical Wildlife Habitat production areas including mating, nesting, and rearing area, calving, fawning, leks, and staging areas to the greatest extent. OR 2. Submit a Wildlife Mitigation Plan and/or other legally enforceable agreement for development in Critical Habitat Areas.</p>
<p>E. Limit wildlife harassment by domestic predators.</p>	<p>1. Limit the number of domestic predators on a case by case basis to fit habitat using Development Agreements to limit wildlife harassment. Provide effective enforcement in the Development Agreement. AND 2. Construct effective physical restraints for domestic predators such as fencing in areas near homes that are close to Critical Wildlife Habitat.</p>

5.1.6 Geologic, Fire, Flood and Slope Hazards	
Objectives	Design Guidelines and Standards
<p>A. To the extent practicable, locate all development outside known and/or active hazard areas. These include: Ground subsidence, potential rock fall, fault or fault zone, unstable slopes, slope failure complex, landslide, mudflow, and earthflow.</p>	<ol style="list-style-type: none"> 1. Locate all residential structures outside of hazard areas as necessary to eliminate impacts to hazard areas. AND 2. To the extent practicable, place all utilities and infrastructure outside of hazard areas.
<p>B. Provide adequate and explicit notice for development in potentially hazardous areas including potentially unstable slopes.</p>	<ol style="list-style-type: none"> 1. Put potential purchasers of property on notice through legal disclosures on the plat and in the Development Agreement. For building envelopes at the edge or fringe of the hazard boundary, special studies may be required at submittal to determine the most accurate boundary. AND 2. Mitigate with best engineering practices if possible and practical.
<p>C. Limit the impact to people and structures, on and off site, from flood damage.</p>	<ol style="list-style-type: none"> 1. Locate residential structures outside of the 100-year floodplain. AND 2. Other non-residential improvements shall meet with the requirements of the Routt County Floodplain Resolution 92-069 or any successive resolution.
<p>D. Minimize the risk of wildfires in severe hazard areas. Minimize the cost of fire fighting in these areas.</p>	<ol style="list-style-type: none"> 1. Place structures outside of severe hazard areas. OR 2. Comply with Colorado State Forester recommendations for mitigation including thinning of all nearby trees to their standards and establishing a 30' clear zone around structures. AND 3. Use non-flammable building materials, including treated roofing materials; AND 4. Provide on-site storage areas of at least 1000 gallon capacity (irrigation, springs, ponds, cisterns and/or underground storage tanks) for fire suppression purposes.
5.1.7 Remainder Parcel(s)	
Objectives	Design Guidelines and Standards
<p>A. Limit number of Remainder Parcels and establish minimum size of Remainder Parcels to receive a Density Bonus.</p>	<ol style="list-style-type: none"> 1. The minimum size of a Remainder Parcel which may be used to support the Density Bonus is 100 acres, except as provided for Non-contiguous Remainder Parcels created pursuant to the Non-contiguous Parcel Process set forth in Section 2.12. However, if Remainder Parcel contiguity is broken by a significant natural feature, topographic break, river, lake or other physical boundary such as roads or railroads or other compelling reason, smaller

Section 5 LAND PRESERVATION SUBDIVISION EXEMPTION

	<p>Remainder Parcels totaling 100 acres or more may be considered in calculating the Density Bonus. Except as provided in Section 2.12, Remainder Parcels smaller than 100 acres are allowed but cannot be used toward the calculation of the Density Bonus, and</p> <ol style="list-style-type: none"> 2. There is no maximum size for Remainder Parcels, and 3. Long gerrymandered Remainder Parcel boundary lines are discouraged for the purpose of determining the density bonus. Such lots may be considered as the basis for denial, and 4. All Remainder Parcels qualifying for the Density Bonus shall be required to be held under a single owner, except as provided for Non-contiguous Remainder Parcels created pursuant to the Non-contiguous Parcel Process set forth in Section 2.12. Areas shown as road easements or rights-of-way shall not be counted towards the Density Bonus.
<p>B. Allow for limited Residential Use on Remainder parcels consistent with a traditional ranch headquarters</p>	<ol style="list-style-type: none"> 1. One (1) Building Envelope is allowed on a single Remainder Parcel within the Subdivision Exemption. 2. Any Dwelling Unit on the Remainder Parcel shall be located within a residential Building Envelope of between five (5) and seven (7) acres as shown on the plat. The acreage contained in the residential Building Envelope shall not be counted towards the Density Bonus
<p>C. Limit the award of a density bonus to lands not already subject to development restrictions</p>	<ol style="list-style-type: none"> 1. Land subject to a pre-existing agreement such as conservation easement which prohibits development shall not be used toward the calculation of a Density Bonus. Land subject to a conservation easement to be granted concurrently with the Land Preservation Subdivision Exemption process need not be excluded in the calculation of the Density Bonus.
<p>D. Require additional acreage in the Remainder Parcel for certain uses that are not in keeping with the historic character of the landscape.</p>	<ol style="list-style-type: none"> 1. Land used for paid commercial recreational activities shall not be counted in calculating the Density Bonus. Exclude all acreage that is used for those commercial purposes in the calculation. Any residential Building Envelopes within Remainder Parcels shall be excluded from the Density Bonus calculation
<p>E. To encourage Trail corridors for public access if the applicant so desires</p>	<ol style="list-style-type: none"> 1. Do not subtract acreage for trail corridors in calculating the Density Bonus. Subtract acreage for trails used for paid commercial rides and/or tours in calculating the Density Bonus

6 ENACTMENT CLAUSE

Upon approval and adoption by the Board of County Commissioners of Routt County, a certified copy of these Regulations shall be filed, according to law, in the office of the County Clerk and Recorder of the County of Routt. These Regulations shall become of full force and effect as of the date of its adoption, this being the 7th day of August, 1972.

- 8-4-70** Adoption of Routt County Subdivision Regulations: Routt County Board of County Commissioners, J. Frank Stetson, chairman.
- 8-7-72** Adoption of amended Routt County Subdivision Regulations: Routt County Board of County Commissioners, J. Frank Stetson, chairman (72-P-05: Book 13, Page 89)
- 1-9-73** Amendment to Routt County Subdivision Regulations, Sections 2.2 (definitions), 6.7 (street paving), 7.1 (sketch plan data), 9.1 (fees) and 10.3 (penalty): Routt County Board of County Commissioners, J. A. Utterback, chairman. (Book 13, Page 89)
- 2-14-73** Exemption from Routt County Subdivision Regulations, I A-D: Routt County Board of County Commissioners, J. A. Utterback, chairman. (Book 13, Page 89)
- 10-9-74** Amendment to Routt County Subdivision Regulations, Section 9 (fees): Routt County Board of County Commissioners, J. A. Utterback, chairman. (74-P-04)
- 6-15-76** Adopt Mineral Resource Areas and Natural Hazard Areas (as of HB 1041) Section 3.2 M: Routt County board of County Commissioners, J. A. Utterback, chairman. (76-P-46)
- 6-20-78** Repeal of the Routt County Subdivision Regulations subdivision exemption: Routt County Board of County Commissioners, Sumner C. Hockett, chairman. (78-P-39)
- 9-12-78** Adopt Section 11 (Minor Subdivision), Routt County Subdivision Regulations: Routt County Board of County Commissioners, Sumner C. Hockett, chairman. (78-P-79)
- 9-2-79** Exemption from the requirements of the Routt County Subdivision Regulations of certain divisions of land: Routt County Board of County Commissioners, Robert E. McKune, chairman. (79-P-74)
- 4-10-79** Amendment to Routt County Subdivision Regulations, Section 11 (Minor Subdivisions): Routt County Board of County Commissioners, Robert E. McKune, chairman. (79-P-49)
- 4-10-79** Amendment to the Routt County Subdivision Regulations, Sections 2 (Definitions) and Section 11 (Minor Subdivisions): Routt County Board of County Commissioners, Robert E. McKune, chairman. (79-P-116, 117, 118)
- 2-8-94** Repeal of Section 11 (Minor Subdivisions) of the Routt County Subdivision Regulations: Routt County Board of County Commissioners, Ben S. Beall, chairman. (94-P-004)
- 5-24-94** Repeal and amend Section 9 (Fees) of the Routt County Subdivision Regulations: Routt County Board of County Commissioners, Ben S. Beall, chairman. (94-P-043)
- 5-24-94** Amend Routt County Subdivision Regulations, Section 7.12 (Specifications for Plans and Plats): Routt County Board of County Commissioners, Ben S. Beall, chairman. (94-P-043)

- 3-7-95** Amend Routt County Subdivision Regulations, Sections 4.4D (Withdrawal of Approval) and 10.2 (Appeal): Routt County Board of County Commissioners, Nancy J. Stahoviak, chairman. (95-P-17)
- 3-7-95** Amend Routt County Subdivision Regulations, Sections 1.4, 7 (Submittal Deadlines): Routt County Board of County Commissioners, Nancy J. Stahoviak, chairman. (95-P-18)
- 6-20-95** Add new Section 11 (Land Preservation Subdivision Exemption in Agricultural/Forestry zone) to Routt County Subdivision Regulations: Routt County Board of County Commissioners, Nancy Stahoviak, chairman. (95-P-56)
- 7-9-96** Adopt and approve a recodified version of the Routt County Subdivision Regulations, incorporating all amendments periodically adopted by the Routt County Board of Commissioners, updating and Subdivision Regulations and renumbering the Subdivision Regulations in a logical and consistent manner.
- 11-1-97** Amend sections 2.2, 11.2 and 11.3 incorporating Secondary Unit Regulations. Routt County Commissioners, Ben S. Beall, Chairman. (97-P-084: Book 738, Page 776)
- 7-10-2000** Amend portions of the Routt County Zoning Resolution and the Routt County Subdivision Regulations pertaining to the Land Preservation Subdivision Exemption and the Minor Development Subdivision Exemption. Routt County Commissioners, Nancy Stahoviak, Chairman pro tem. (No. 2000-P-063, Reception No. 530115)
- 10-10-2000** Adopt sections 4.3.10, 4.4.10, 4.5.10, 4.6.10, 4.7.10, 4.8.10, 4.9.9, 4.10.9, 4.11.9, 4.13.8, 4.15.10, and 4.16.10 of the Routt County Zoning Resolution and amend Section 6.10.F. of the Routt County Subdivision Regulations. Routt County Board of Commissioners, Ben S. Beall, Chairman. (No. 2000-P-096, Reception No. 534493)
- 4-10-2001** Amend portions of sections 2, 11 and 12 of the Routt County Subdivision Regulations. Routt County Board of County Commissioner, Nancy Stahoviak, Chairman. (No. 2001-P-033, Reception No. 543650)
- 1-21-2003** Amendments to the Routt County Zoning Resolution to add sections 8.11 and amend Section 13 and The Routt County Subdivision Regulations to add Section 11.5 for road and driveway access regulations. Routt County Board of County Commissioners, Douglas B. Monger, Chairman. (No. 03-P-009, Reception No. 576592)
- 3-14-2006** Amendments to the Routt County Subdivision Regulations to amend Sections 2, 11.3.1, 11.3.2, 11.3.6 and 11.4 of the Routt County Subdivision Regulations for Land Preservation Subdivision Exemption Non-Contiguous Remainder Parcels and Contingent Lot process. Routt County Board of County Commissioners, Douglas B. Monger, Chairman. (No. 2006-P-024, Reception No. 634607)
- 06-13-2006** Amend and restate the Subdivision Regulations in their entirety. Routt County Commissioners, Douglas B. Monger, Chairman (No. 2006-P-061, Reception No. 639873)
- 05-08-2007** Amendments to the Routt County Subdivision Regulations in particular Sections 2.1.1, 2.1.6, 2.1.8, 2.5.1, and Appendix B. Routt County Board of County Commissioners, Nancy Stahoviak, Chairman. (No. 2007-P-028, Reception No. 656580)

- 09-11-2007** Amendments to the Routt County Subdivision Regulations in particular Sections 2.1.1, 2.6.2, 2.13.1, 5.1.6, and Appendix B. Routt County Board of County Commissioners, Nancy Stahoviak, Chairman. (No. 2007-P-053, Reception No. 663874)
- 12-09-2008** Amendments to the Routt County Subdivision Regulations in particular Section 2.12.2. Routt County Board of County Commissioners, Diane Mitsch Bush, Chairman. (No. 2008-P-068, Reception No. 681315)
- 01-27-2009** Amendments to the Routt County Subdivision Regulations in particular Section 2.12.2. Routt County Board of County Commissioners, Douglas B. Monger, Chairman. (No. 2009-P-004, Reception No. 683317)
- 01-12-2010** Amendments to the Routt County Subdivision Regulations in particular Sections 2.1.1 and 2.13.2. Routt County Board of County Commissioners, Nancy Stahoviak, Chairman. (No. 2010-P-003, Reception No. 695136)
- 09-27-2011** Amend and restate the Subdivision Regulations in their entirety. Routt County Commissioners, Diane Mitsch Bush, Chairman (No. 2011-P-57, Reception No. 717156)
- 02-14-2012** Amendment to the Routt County Subdivision Regulations to add new Section 4.8. Routt County Board of County Commissioners, Douglas B. Monger, Chair, (No. 2012-P-002, Reception No. 722519)
- 04-02-2013** Amend Appendix A and Appendix B of the Routt County Subdivision Regulations. Routt County Board of County Commissioners, Douglas B. Monger, Chair, (No. 2013-P-018, Reception No. 736465)
- 10-17-2014** Amend Appendix B and add Appendix D of the Routt County Subdivision Regulations. Routt County Board of County Commissioners, Timothy V. Corrigan, Chair, (No. 2014-P-053, Reception No. 752444)
- 1-26-2016** Amend Section 2.1.1 of the Routt County Subdivision Regulations. Routt County Board of County Commissioners, Cari Hermacinski, Chair, (No. 2016-P-004, Reception No. 765654)
- 7-11-2016** Amend Appendix B.2.3 of the Routt County Subdivision Regulations. Routt County Board of County Commissioners, Cari Hermacinski, Chair, (No. 2016-P-035, Reception No. 770079)
- 11-23-2016** Amend Sections 2.1.8, 2.7.2, and Appendix A of the Routt County Subdivision Regulations. Routt County Board of County Commissioners, Cari Hermacinski, Chair, (No. 2016-P-059, Reception No. 774615)
- 5-1-2018** Amend Sections 2.1.1, 2.9.2, 2.10.2.A, 4.1.A, 4.2.G, 6, Appendix A, and Appendix B.1 of the Routt County Subdivision Regulations. Routt County Board of County Commissioners, Douglas B. Monger, Chair, (No. 2018-P-020, Reception No. 789633)
- 5-10-2019** Amend Appendix B of the Routt County Subdivision Regulations. Routt County Board of County Commissioners, M. Elizabeth Melton, Chair, (No. 2019-P-015, Reception No. 799199)
- 9-29-20** Amend Section 3.5 of the Routt County Subdivision Regulations. Routt County Board of County Commissioners, Timothy V. Corrigan, Chair, (No. 2020-P-046, Reception No. 814449)

- 8-17-21** Amend Section 2.1 and 2.2 of the Routt County Subdivision Regulations. Routt County Board of County Commissioners, Timothy V. Corrigan, Chair, (No. 2021-P-069, Reception No. 828378)

7 APPENDICES

APPENDIX A: SUBMITTAL REQUIREMENTS FOR SUBDIVISION APPLICATIONS.....2-3
APPENDIX B: FORM OF FINAL PLAT, SIGNATURE BLOCKS AND PLAT NOTES2-5
APPENDIX C: EXAMPLE LAYOUTS OF SKETCH PLAN AND FINAL PLAT2-15
APPENDIX D: FORM OF PUD PLAN, SIGNATURE BLOCKS AND NOTES2-17

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX A: SUBMITTAL REQUIREMENTS FOR SUBDIVISION APPLICATIONS

All applicants are required to arrange a pre-application meeting with a Planner to review the specific submittal requirements for any proposal. During the meeting the Planner will review the submittal checklist requirements.

In general, items listed on the following Submittal Checklists must be submitted to the Planning Department in order for an application to be deemed complete. All applications must be deemed complete by the Planning Director prior to being placed on an agenda or scheduled for review. Planning Director may waive certain submittal requirements if they are not required for the review of the project. The Planning Director may also require additional information as necessary for the appropriate review of certain applications.

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX B: FORM OF FINAL PLAT, SIGNATURE BLOCKS AND PLAT NOTES

B.1 Data Required on the Final Plat

The final plat shall contain the following:

- A. Scale drawing showing all boundary and lot lines with exact lengths and bearings sufficient to establish boundary and lot lines in the field
- B. The exact name of the subdivision.
- C. Written and graphic scale
- D. North arrow
- E. Written property description including a reference to the county and state together with the section, township, range and principal meridian or established subdivision, block and lot number, or other established and accepted method
- F. All lots and blocks numbered in consecutive order
- G. All open spaces, public parcels and similar areas identified
- H. Names of all streets
- I. Names of abutting subdivisions, or in the case of abutting unplatted property, the notation "unplatted" shall appear
- J. All easements shown in dashed lines in proper locations and properly dimensioned
- K. All curve data shown in chart form providing information on radii, internal angles, points of curvature and lengths of all arcs, including the chord distance and bearing
- L. Basis of bearings
- M. Description of all monuments, both found and set, marking the boundary lines and lot lines, and of all control monuments used in conducting the survey
- N. Statement, signature and seal of the professional land surveyor as set forth in Section B.2.5 below
- O. Notarized certification by the owners of the land, and which may include a dedication or grant, as set forth in Section B.2.2 below
- P. Attorney's Opinion as set forth in Section B.2.4 below
- Q. Reference notes or statements to other documents to be filed with the plat that include the reception or file number information of the other documents as set forth in Sections B.2.11 and B.2.12 below.
- R. Other certifications, approvals, acceptance or consent statements as may be necessary and appropriate.
- S. Consent of Deed Holder as set forth in Section B.2.3 below
- T. Reference to a subdivision's covenants, either through a plat note or through the Attorney Opinion signature block (if applicable).

B.2 Format of Final Plat, Signature Blocks, and Plat Notes

The final plat shall be drawn to a reasonable scale that allows for it to be easily examined and interpreted. It shall be printed on as many 24" x 36" mylar sheets as necessary, each with a 1/2" border on the top, bottom and right-hand side and a 1 1/2" border on the left-hand side.

Wording of the following statements required on all Final Plats approved by the Board pursuant to these Regulations shall be substantially as set forth below. All signatures and seals shall be original. The exact language of any of these statements may vary depending on the specific conditions of approval of any plat and therefore may be reasonably modified or substituted to carry out the intent and spirit of the approval. In addition, where different types of approvals require alternative language on the plat, every effort has been made to set forth such alternatives below. However, additional language not set forth in this Section may be required as may be dictated by the type of approval or the specific conditions of the approval.

B.2.1 Heading

- A. The plat shall include the exact name of the subdivision, including the number of the filing, when applicable. The name shall be unique so as not to be confused with the name of any other platted subdivision. The name of any plat shall not start with the words "Replat" or "Resubdivision" or other similar generic designation. The name of the plat shall appear on the first line of the heading.
- B. On the line of the heading next following the name of the plat the designation of the plat (i.e., "Subdivision," "Resubdivision," "A Land Preservation Subdivision Exemption") shall appear, followed by the location of the land with reference to Section, Township, Range, Principal Meridian, Routt County, Colorado. Also, where applicable, the United State Mineral Claim Name, Number and Mining District shall be shown.

B.2.2 Ownership and Dedication

The necessity, type, and recipient of any dedication may be different for different approvals, therefore this language is set forth as a sample and may be modified to reflect the actual dedications, if any, required as a condition of approval. The dedication of any land or easements to any entity shall require a specific acceptance of such dedication by such entity to be shown and executed on the final plat or by a separate document concurrently recorded with the final plat.

B.2.3 Consent and Subordination of Deed of Trust Beneficiary

CONSENT AND SUBORDINATION BY DEED OF TRUST BENEFICIARY [or OTHER LIEN HOLDER]

The undersigned, as Beneficiary under that [or those] certain Deed[s] of Trust [or other lien or encumbrance] encumbering the property described hereon, as such is [are] recorded at Reception No(s)._____, Book ____, Page ____, [etc.--list all with appropriate cross references to Reception No. and Book and Page No., if any] of the official records of the Routt County Clerk and Recorder (the "Deed(s) of Trust"), hereby consents to and joins in the platting of the subdivision herein shown and hereby agrees that any and all of its rights and interests under the Deed[s] of Trust shall be and are hereby declared to be junior and subordinate to the subdivision, conveyances, and dedications shown hereon.
[name of trust deed beneficiary]

By:_____
[name], [title]

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing Consent And Subordination By Deed Of Trust Beneficiary was acknowledged before me this ____ day of _____, 20__, by _____[name of signatory]_____ as _____[title]_____ of _____[name of beneficiary]_____.

Witness my hand and seal.
My Commission expires:

Notary Public

B.2.4 Attorney’s Opinion

ATTORNEY’S OPINION

I, (printed name of attorney), being an Attorney-at-Law duly licensed to practice before Courts of Record in the state of Colorado, do hereby certify that I have examined the title to all lands herein dedicated and shown upon this plat by review of the Title Commitment No. _____ dated _____, issued by _____ (“Title Commitment”) and that title to such lands is in [insert owners names] (“the Owner”), free and clear of all liens, taxes, and encumbrances, except as follows: (list same or indicate NONE).

Dated this _____ day of _____, AD 20__

(Signature)_____

B.2.5 Land Surveyor’s Certificate

LAND SURVEYOR’S CERTIFICATE

I, [printed name of land surveyor], being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat and survey of [name of subdivision in capital letters] was made by me or under my direct responsibility, supervision, and checking, and further state that said plat and survey are accurate to the best of my knowledge. Survey pins, markers, and/or monuments were set as required and shown hereon.

Dated this _____ day of _____, _____.

_____ (Seal)

[name and Colorado Registration Number]

B.2.6 Planning Director Signature

For those plats approved by the Planning Director.

PLANNING DIRECTOR APPROVAL

The Routt County Planning Director did hereby authorize and approve this plat of the above subdivision on this _____ day of _____, AD, 20__.

[Name], Routt County Planning Director

B.2.7 Planning Commission Review

For those plats requiring Planning Commission review.

PLANNING COMMISSION APPROVAL

The Planning Commission of Routt County, Colorado did hereby authorize and approve this plat of the above subdivision at the meeting of said Commission held on this ____ day of _____, AD, 20__.

[Name], Chairman, Routt County Planning Commission

B.2.8 Approval of the Board of County Commissioners

The wording of the Board's approval depends upon the type of subdivision approval granted.

A. For a Major Subdivision

BOARD OF COUNTY COMMISSIONERS APPROVAL

This final plat has been reviewed and is hereby approved for recording by the Board of County Commissioners pursuant to the Routt County Subdivision Regulations. [Routt County hereby accepts the ___{insert exact dedication language}___ as shown on this Plat. The maintenance of any road, right-of-way, or easement shown on this Plat is subject to the discretion of the Board of County Commissioners and the Board, by the approval of this Plat, makes no commitment either express or implied regarding any level of service or maintenance of such road, right-of-way, or easement as dedicated and accepted herein.]

Dated this _____ day of _____, 20__.

[name], Chairman

BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

Attest:

By: _____

[name], Routt County Clerk

B. For an LPS

BOARD OF COUNTY COMMISSIONERS APPROVAL

- 1) This plat is approved for recording by the Board of County Commissioners pursuant to the Land Preservation Subdivision Exemption Regulations. This plat has not been reviewed under any other provision of the Routt County Zoning or Subdivision Regulations.
- 2) The roads shown hereon have not been dedicated to or accepted by the County.
- 3) The availability of water and permits for wells on the lots or parcels hereon shown has not been established.
- 4) Easements as dedicated to and for public use are hereby accepted.

Dated this _____ day of _____, 20__.

[name], Chairman

BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

Attest:

By: _____
[name], Routt County Clerk

C. For a Road Review

BOARD OF COUNTY COMMISSIONERS APPROVAL

- 1) This Plat has been reviewed and is hereby approved for filing by Routt County solely for the purpose of meeting the requirements of C.R.S. §30-28-110(3)(a) and 2.6 of the Routt County Subdivision Regulations, with the finding that the owners have obtained Road Construction Permit No. RBRC-_____ for the construction of the Common Roads providing access to the lots shown hereon and that such Common Roads are guaranteed to be constructed in accordance with said Road Construction Permit pursuant to that certain Agreement Regarding Construction of Roads Serving [name of subdivision] recorded at Reception No. _____. This plat has not been reviewed under any other provision of the Routt County Zoning Regulations or Subdivision Regulations, including but not limited to, possible hazards within the property such as geologic, wildfire or subsidence. Routt County shall have no responsibility for the construction of roadways or other improvements located on the property shown on this plat.

2) Routt County hereby accepts the dedication of the public utility easements, the public emergency vehicle and personnel easements, and County Road X shown or noted hereon.

Dated this _____ day of _____, 20__.

[name], Chairman
BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

Attest:

By: _____
[name], Routt County Clerk

D. For a Plat Correction, Lot Line Adjustment or Consolidation Plat

BOARD OF COUNTY COMMISSIONERS APPROVAL

This Plat has been reviewed and is hereby approved for filing by Routt County pursuant to Section [2.3 or 2.4 or 2.5, as applicable] of the Routt County Subdivision Regulations. [Routt County hereby accepts the ___{insert exact dedication language}___ as shown on this Plat. The maintenance of any road, right-of-way, or easement shown on this Plat is subject to the discretion of the Board of County Commissioners and the Board, by the approval of this Plat, makes no commitment either express or implied regarding any level of service or maintenance of such road, right-of-way, or easement as dedicated and accepted herein.]

Dated this _____ day of _____, 20__.

[name], Chairman
BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

Attest:

By: _____
[name], Routt County Clerk

B.2.9 Routt County Clerk and Recorder’s Acceptance

To be placed in the lower right-hand corner of the cover sheet:

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado, on this ____ day of _____, 20__.

Reception No. _____ Time _____

File No. _____

[name], Routt County Clerk and Recorder

B.2.10 Routt County Surveyor's Acceptance

Final plats may be filed and indexed in the survey plat records file and index system as provided in C.R.S. § 38-50-101, and when so filed and indexed shall bear the following statement of the County Surveyor or such County official designated by the County Surveyor:

ROUTT COUNTY SURVEYOR'S ACCEPTANCE

This plat was [filed and] indexed as File No. SP _____ on _____, 20__, at _____ .m. in the land survey plat records file and index system maintained in the office of the Routt County Clerk and Recorder pursuant to C.R.S. § 38-50-101.

ROUTT COUNTY SURVEYOR

By: _____

B.2.11 Cross References to Other Recorded Instruments

Items shall be listed, as applicable, with a cross reference to their recording information on the plat:

[Title of other recorded instrument] recorded at Reception No. _____.

B.2.12 Other Plat Notes

Other restrictions and plat notes as may be required by the Subdivision Regulations or as conditions of approval shall be numbered and listed under the heading "Plat Notes". The following plat notes may be required depending upon the type of subdivision approval or the conditions of such approval as noted below:

A. For a subdivision with a Subdivision Improvements Agreement:

SUBDIVISION IMPROVEMENTS AGREEMENT

The conveyance or transfer of title to any lot, lots, tract, or tracts of land, and the issuance of building permits, within this Subdivision shall be subject to the conditions and requirements of the Subdivision Improvements Agreement recorded at Reception No. _____ of the official records of the Routt County Clerk and Recorder. This Plat Restriction shall be released only by a recorded statement to that effect executed by the Board of County Commissioners after compliance by the Subdivider with the provisions of said Subdivision Improvements Agreement.

B. For a Land Preservation Subdivision Exemption requiring a Development Agreement:

DEVELOPMENT AGREEMENT

Use and development of all lots and remainder parcels created by this plat shall be subject to the conditions and restrictions contained in the _____ Development Agreement recorded at Reception No. _____ of the official records of the Routt County Clerk and Recorder.

APPENDIX C: EXAMPLE LAYOUTS OF SKETCH PLAN AND FINAL PLAT

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX D: FORM OF PUD PLAN, SIGNATURE BLOCKS AND NOTES

D.1 Data Required on the PUD Plan

The PUD Plan shall contain the following:

- A. Scale drawing showing all boundary and lot lines with exact lengths and bearings sufficient to establish boundary and lot lines in the field
- B. The exact name of the PUD with Activity number.
- C. Written and graphic scale
- D. North arrow
- E. Written property description including a reference to the county and state together with the section, township, range and principal meridian or established subdivision, block and lot number, or other established and accepted method
- F. Location of all existing and proposed buildings, structures, fencing, signs and lots
- G. All open spaces, wetlands, public parcels and similar areas identified
- H. Location, width, names, and surface of all existing and proposed access roads and drives
- I. Parking areas, snow storage, and utility locations
- J. All easements shown in dashed lines in proper locations and properly dimensioned that are approved as part of the PUD process
- K. Notarized certification by the owners of the land, as set forth in Section D.2.1 below
- L. Reference notes, conditions of approval, phasing plan, symbol key, or statements to other documents to be filed with the PUD Plan that include the reception or file number information of the other documents as set forth in Section D.2.4 below
- M. Routt County Planning Commission Approval as set forth in Section D.2.3 below
- N. Routt County Clerk and Recorder Acceptance as set forth in Section D.2.2 below
- O. Other certifications, approvals, acceptance or consent statements as may be necessary and appropriate, including Board of County Commissioners Approval, Planning Director's Approval and Surveyor's Certification (if required).

D.2 Format of PUD Plan, Signature Blocks, and Notes

The PUD Plan shall be drawn to a reasonable scale that allows for it to be easily examined and interpreted. It shall be printed on as many 24" x 36" mylar sheets as necessary, each with a ½" border on the top, bottom and right-hand side and a 1 ½" border on the left-hand side.

If required, wording of the above required statements on all PUD Plans approved pursuant to these Regulations shall be substantially as set forth below. All signatures and seals shall be original. The exact language of any of these statements may vary depending on the specific conditions of approval of any PUD Plan and therefore may be reasonably modified or substituted to carry out the intent and spirit of the approval. Additional language not set forth below may be required as may be dictated by the type of approval or the specific conditions of the approval.

D.2.1 Owner's Acceptance

