

APPLICATION REQUIREMENTS



Waiver of Replat

Edited 6/29/15

ELIGIBILITY: Property is eligible to apply for a Waiver of Replat prior to the issuance of a building permit if the following criteria are met.

1. The current legal description comprises one of the following:
 - a. The consolidation of multiple whole platted lots; or
 - b. The parcel is a lot of record; or
 - c. Portions of one or more platted lots and the parcel contains the minimum lot area and minimum width for the zone district in which the property is located; or
 - d. A platted lot and an unplatted portion of vacated right-of-way.
2. If the legal description of the subject property consists of a portion of one or more platted lots, the applicant must prove he or she was not involved in the illegal subdivision of said parcel.
3. The owner agrees to dedicate rights-of-way, which would normally be required as a condition of a replat. If this is required, the owner must dedicate the right-of-way by a separate deed and pay for the preparation and recording of the deed after such deed is approved by the real estate services; and
4. No major public improvements such as drainage structures are required; and
5. Approved direct access to an acceptable, existing public street exists; and
6. The applicant agrees to pay applicable fees which would normally be paid prior to the recording of the replat; and
7. The applicant agrees to dedicate easements required for utilities and access; and
8. No structures exist across external property lines of the ownership configuration; and
9. No property boundary adjustment, combination of lots for zoning purposes, or waiver of replatting has previously been granted for any of the property involved; and
10. The request has been submitted and reviewed in conformance with the procedures set forth in Section 7.7.505.B of the City Code, ~~and no City reviewing agencies object to the request.~~

SUBMITTAL CHECKLIST: The following items will need to be included in any Waiver of Replat review submittal.

Applicant

Planner

- | | |
|---|--------------------------|
| <input type="checkbox"/> General Development Application Form | <input type="checkbox"/> |
| <input type="checkbox"/> Proof of the Date of Creation of the current legal description (i.e. a copy of the oldest deed recorded which contains the current legal description). | <input type="checkbox"/> |
| <input type="checkbox"/> 1 copy of the Recorded Subdivision Plat . This copy can be obtained from the El Paso County Clerk and Recorder's Office at 1675 Garden of the Gods Road, 1st Floor, Colorado Springs, CO 80907. | <input type="checkbox"/> |
| <input type="checkbox"/> A Legal Description of the proposed project on a separate piece of paper. Subdivision names must be as shown on the recorded plat and include the Book and Page or Reception Number. Any exceptions must be completely written out in metes and bounds. Easements not on the parcel should not be included. | <input type="checkbox"/> |
| <input type="checkbox"/> A Vicinity Map showing the parcel outlined with the adjacent streets within the neighborhood noted on a separate 8 1/2" x 11" page. | <input type="checkbox"/> |
| <input type="checkbox"/> A Site Plan showing all plan content requirements below (# TBD by Planner) | <input type="checkbox"/> |
| <input type="checkbox"/> 1 copy of a Black Line of the proposed project, reduced to 11" x 17", or a .pdf | <input type="checkbox"/> |

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

- | | |
|--|--------------------------|
| <input type="checkbox"/> Indication of the scale (i.e. 1" = 20'), bar scale and north arrow | <input type="checkbox"/> |
| <input type="checkbox"/> Property address, lot size and dimensions of lot | <input type="checkbox"/> |
| <input type="checkbox"/> All existing lot boundaries with dimensions and easements of the ownership configuration. The drawings must include the entire ownership configuration along with any remainder of a platted lot or lots. | <input type="checkbox"/> |
| <input type="checkbox"/> All of each platted lot of which the parcel is a part | <input type="checkbox"/> |
| <input type="checkbox"/> Location, dimensions and setbacks of all existing and proposed structures | <input type="checkbox"/> |
| <input type="checkbox"/> Show and clearly label existing utilities located on the site | <input type="checkbox"/> |
| <input type="checkbox"/> Location, names and right-of-way widths of all adjacent streets and alleys | <input type="checkbox"/> |
| <input type="checkbox"/> All access points on property adjacent to or across the street from the applicant's property | <input type="checkbox"/> |

