

LDC Amendment Request

ORIGIN: Community Development and Environmental Services

AUTHOR: John Houldsworth, Senior Engineer, Stan Chrzanowski, P.E. Engineering Manager

DEPARTMENT: Engineering Review

AMENDMENT CYCLE: Cycle 1, 2007

LDC PAGE: LDC10:54

LDC SECTION(S): 10.02.04 B Final Plat Requirements

CHANGE: Establish a time specific in which final subdivision plats must be recorded after approval by the BCC

REASON: The code currently has conflicting time frames for recording of an approved plat.

FISCAL & OPERATIONAL IMPACTS: There are no fiscal or operational impacts.

RELATED CODES OR REGULATIONS: 10.02.05 B.11 (also being amended this cycle)

GROWTH MANAGEMENT PLAN IMPACT: There is no growth management impact.

OTHER NOTES/VERSION DATE: February 23, 2007 April 24, 2007 August 9, 2007 per CCPC

Amend the LDC as follows:

10.02.04 Submittal requirements for plats

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B. Final plat requirements

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3. General requirements for final subdivision plats

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b. The final subdivision plat shall conform to the approved preliminary subdivision plat, if the applicant chose to submit a preliminary subdivision plat, pursuant to section 10.02.05 A.5.. The final subdivision

plat shall constitute only that portion of the approved preliminary subdivision plat, if applicable, which the applicant proposes to construct within a finite period not to exceed 18 months. The improvements required by this section which apply to the final subdivision plat shall be completed within 18 months from the date of approval of the final plat by the board of county commissioners unless prior to the 18-month construction period, a written request for an extension in time not exceeding one year is applied for and approved by the development services administrator or his designee. The applicant shall enter into a construction and maintenance agreement with the county, in a form acceptable to the county attorney, which establishes the terms and conditions for the construction and maintenance of the improvements required during the 18-month construction period (unless a written extension request is approved by the County Manager or his designee prior to the expiration of the 18-month construction period), ~~whether the final plat is approved only or approved and recorded with the posting of a subdivision performance security.~~ This agreement shall be submitted with the final plat for review and approval and executed by all parties at the time of final plat approval per section c. below.

c. ~~At the time of submission of the final subdivision plat, the applicant shall submit a statement indicating whether the required improvements are to be constructed prior to the recording of the final subdivision plat or after recording under subdivision performance security posted with the county as provided for in this section. When the required improvements are to be completed after recording under guarantees as provided in this section, Once approved by the board, the applicant shall submit the final plat for recording within 18 months.~~ The final subdivision plat upon submittal shall be accompanied by the following: