

Chapter 16.24

FINAL PLAT

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The purpose of the Final Plat is to review the final subdivision design for conformance to the Review and Approval Criteria. It includes the layout of the subdivision with lots, streets, and tracts. A complete subdivision review is conducted of the final engineering design, with all bearings and distances, and survey monumentation.

16.24.010 Submittal generally.

After the subdivider has received Board of Trustees approval of the Preliminary Plat, and the subdivider is ready to provide the final engineering design as specified in the submittal checklist provided by Development Services, a Final Plat may be submitted. A Preliminary/Final Plat may also be processed in accordance with Chapter 16.20. The Final Plat may reflect the entire Preliminary Plat or any logical part thereof. In the case of a partial submission, the remaining portion of the approved Preliminary Plat shall automatically gain an extension of twenty-four (24) months before another filing of the subdivision must be submitted in final form. Once a Final Plat has been recorded for the subdivision, the Preliminary Plat approval shall not lapse. (Ord. 12-97 (part): prior code § 12.08.010)

16.24.020 Preliminary/Final Plat processing-generally.

A subdivider may submit a request for concurrent processing of a Preliminary/Final Plat or of a Final Plat for a portion of the Preliminary Plat to the Director of Development Services. The request may be approved if the Director of Development Services determines that there are no significant issues that need to be evaluated with the Preliminary Plat before a Final Plat is submitted.

Submittal requirements for a Preliminary/Final Plat or a Preliminary Plat with a concurrent Final Plat shall be as adopted administratively by the Department of Development Services, and as determined at a pre-application conference.

16.24.005

16.24.030 Submittal—Information required.

Plats submitted shall conform to submittal requirements as outlined in administrative procedures maintained by the Department of Development Services.

16.24.040 Submittal to appropriate agencies.

The Department of Development Services shall seek comments on the Final Plat submittal from other governmental units, utilities, service companies, or consultants, as it deems appropriate. (Ord. 12-97 (part): prior code § 12.08.030)

16.24.050 Public notice.

Public notice for a Final Plat shall be in accordance with Chapter 17.88 of this Code. The applicants are responsible for any required notice to mineral estate owners in accordance with Article 65.5 of Title 24 of the Colorado Revised Statutes. (Ord. 12-2001 § 9: prior code § 12.08.035)

16.24.060 Review..

The Staff shall review the Plat submittal to determine if all submittal requirements have been satisfied and whether the Plat is consistent with the Review and Approval Criteria and standards set forth in this chapter, including conformance with the Town Comprehensive Plan and Town Municipal Code. Once all submittal requirements have been satisfied and all Staff comments have been addressed, the application will be scheduled for public

hearings before the Planning Commission and Board of Trustees. Notice shall be provided in conformance with Section 17.88 of the Municipal Code. After reviewing the Staff report and conducting a public hearing on the application, the Planning Commission will recommend approval, approval with conditions, or denial of the Final Plat, depending on whether it meets the Review and Approval Criteria. Staff shall forward the Planning Commission recommendation to the Board of Trustees. After reviewing the Staff report and Planning Commission minutes, and conducting a public hearing on the application, the Board of Trustees will approve, approve with conditions, or deny the Final Plat depending on whether it meets the Review and Approval Criteria. The Planning Commission or Board of Trustees may also continue or table the application if more time is needed to resolve an issue.

A. Pursuant to Colorado Revised Statutes (C.R.S.), a vote of not less than two-thirds of all of the members of the Board of Trustees is required to reverse a decision by the Planning Commission concerning any of the following matters:

1. The location, character, and extent of any street, square, park or other public way, ground or open space, public building or structure, or publicly or privately owned public utility proposed to be constructed or authorized in the Town, or in any sections or districts of the Town for which a master plan has been adopted, as set forth in Section 31-23-209 C.R.S.;

2. The acceptance of any street not shown on or not corresponding with a street on the official master plan or on any approved subdivision plat or an approved street plat, as provided in Section 31-23-217, C.R.S.; or

3. A Plat of an area or district which has been surveyed for the exact location of the lines of a street in any portion of the territory within its subdivision jurisdiction or any major section or district thereof, showing the land which the Planning Commission recommends be reserved for future acquisition for public streets, as set forth in Section 31-23-220, C.R.S. (Ord. 12-97 (part): prior code § 12.07.070) (Ord. 20-2004 § 7 (part): Ord. 28-2000 § 2)

16.24.070 Review and Approval Criteria.

[A Final Plat must conform to the following Review and Approval Criteria:](#)

1. The Plat implements the Town's Comprehensive Plan; Parks, Trails, and Open Space Plan; and other plans adopted by the Town from time to time.

2. The Plat proposes a harmonious development and lotting pattern that is compatible with the neighborhood and community, including both existing and approved developments;

3. The Plat shows that an adequate, safe, and efficient multi-modal transportation system, which includes pedestrian and bicycle circulation, is provided within the subdivision and to appropriate external connections;

4. The Plat design provides for adequate access to all lots and tracts proposed in the subdivision;

5. Adequate, safe, and efficient, public improvements, utilities, and community facilities and services will be provided with sufficient capacity to serve the subdivision, including

that a sufficient supply of water is available and sufficient water rights have been dedicated to the Town or applicable district, in conformance with Appendix WA-Water Standards of the Municipal Code or the applicable district's water standards. The owners and/or developers of the property will bear the cost of improvements which benefit the land being developed and pay their fair share of any community improvements and/or facilities;

6. The lotting and development pattern ensures there will be adequate light, air, parks, open space, and other places for public use;

7. The Plat design provides for adequate protection from fire, flood, geologic hazards, significant soil constraints, and other dangers, and provides for proper design of stormwater drainage, erosion control, and streets;

8. The Plat conforms to all applicable provisions of Title 16, Subdivisions, including the Design Principles, and Title 17, Zoning, and any other applicable provisions of the Monument Municipal Code, and all applicable County, State, and Federal Regulations;

9. The Plat design promotes the general health, safety, and welfare of the present and future inhabitants of Monument;

10. The Plat design provides for the preservation and conservation of unique or distinctive natural areas, scenic areas and views, natural landmarks, including rock outcroppings and unique landforms, significant wildlife habitats and migration areas, drainage areas, riparian areas, wetlands, historic features and archaeologically sensitive sites, recognizing the irreplaceable character of such resources and their importance to the quality of life in Monument;

11. The Plat design provides for the preservation and conservation of significant stands of vegetation.

12. The Final Plat is generally consistent with the Preliminary Plat.

(Ord. 12-97 (part): prior code § 12.08.040)

16.24.090 Signatures and recording.

Following the approval of the Final Plat by the Board, and compliance within the time limits, with any conditions of that approval, the Plat shall be signed by the Mayor and attested by the Town Clerk. The Development Services Department shall then record, or authorize the recordation of, the Final Plat in the office of the El Paso County Clerk and Recorder. (Ord. 12-97 (part): prior code § 12.08.070).