

Parcel # _____ Reception # _____ approved date _____

SAGUACHE COUNTY LAND USE
PO BOX 326 - SAGUACHE, CO 81149
(719)655-2321 FAX (719)655-2321
landuse@saguachecounty-co.gov

SUBDIVISION EXEMPTION APPLICATION

PROPERTY OWNER NAME _____
MAILING ADDRESS _____
CITY, STATE, ZIP _____ PHONE _____
PROPERTY ADDRESS _____
LEGAL DESCRIPTION OF PROPERTY _____

THIS REQUEST IS TO DIVIDE A PARENT PARCEL OF LAND CONSISTING OF _____ ACRES INTO _____ TRACTS, CONSISTING OF _____ ACRES and _____ ACRES.

TRANSPORTATION ACCESS _____

UTILITIES PROVIDED BY:
ELECTRICITY _____
TELEPHONE _____

ADEQUATE WATER SUPPLIED BY _____ PERMIT # _____

ADEQUATE SEWAGE DISPOSAL SUPPLIED BY _____ PERMIT # _____

PRESENT USE OF LAND _____

PROPOSED LAND USE IF EXEMPTION IS APPROVED _____

PLEASE ATTACH THE FOLLOWING:

- 1. A SURVEY PLAT SHOWING ALL REQUIREMENTS AND AN 8.5x11 INCH COPY OF SURVEY**
- 2. PROOF OF OWNERSHIP, A COPY OF OWNERSHIP DEED**
- 3. COUNTY ROAD ACCESS APPROVAL, IF NEEDED**
- 4. A FEE AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS. \$500.00 PLUS \$75.00 PER LOT.**
- 5. A LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE PARENT PARCEL WILL BE OBTAINED FROM THE COUNTY LAND USE OFFICE FOR CERTIFIED MAILINGS (printouts are 25 cents per page). CERTIFIED MAILING FEE MUST BE PAID BEFORE CERTIFIED MAILINGS CAN BE SENT. A STATEMENT WILL BE MAILED TO YOU**
- 6. ALL TAXES DUE MUST BE PAID ON THE PARENT PARCEL OF LAND.**

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ANY INFORMATION TO SUPPORT THIS APPLICATION AND ALL SUPPLEMENTAL DOCUMENTS MUST BE RECEIVED IN THIS OFFICE FORTY FIVE (45) DAYS PRIOR TO PLANNING COMMISSION MEETING

I understand the following:

1. There may be recorded protective covenants that apply to my property. Receiving County approval does not exempt me from meeting any applicable covenants.
2. Before constructing or modifying any access from a State of County road, you must obtain an approved access permit from the appropriate authority.
3. Receiving County approval on this Subdivision Exemption does not exempt me from the requirements of other applicable county requirements, including building and septic permits, or applicable state requirements including water well, plumbing and electrical permits.

Application must be signed by landowner(s) only. An agent for landowner may represent landowner at County meetings only if the landowner has signed and has had the attached form notarized.

I hereby certify that the above information is true and accurate to the best of my knowledge. I further certify that I or we are legal owner(s) of record of the property that is Subdivision Exemption is being applied for.

Applicant needs to be aware that by signing this application you are giving the Saguache County Land Use office staff permission to access your property for purposes relating to this application. **ALL APPLICATION FEES PAID ARE NON-REFUNDABLE**

Owner(s) Date _____

FOR OFFICE USE ONLY

The Land Use Office has determined that this property is in a:

_____ Geologic Hazard Area	_____ Wildfire Area
_____ Critical Wildlife Habitat Area	_____ Area with possible
_____ None of the above	high groundwater levels

Legal Description: Quarter Section _____ Section ____ Township _____ Range _____

Application received by: _____ Date: _____

II.7. REPLATS

Replats (re-subdivision) shall be considered subdivisions and shall conform to the appropriate procedures for planning and reviewing original subdivision proposals.

II.7.1. Subdivision Exemption

II.7.1.1. Purpose

To provide procedures for use by the Planning Commission, Board of County Commissioners and applicant, to exempt divisions of land not within the purpose of Part 1, Article 28, Title 30, C.R.S. 1973, for the regulations and procedures contained within the Colorado Statutes.

Such exemptions normally involve the separation of a single parcel of land from a parent parcel of land. In order to prevent the circumvention of the intent and purpose of the subdivision regulations, parcels of land containing less than 35 acres created by exempt division procedure shall not be considered for subsequent exempt division, unless the Board of County Commissioners determines that unusual circumstances were or are present and that a subsequent exempt division should therefore be allowed.

II.7.1.1.2. Submittal Requirements

- An application for an exempt division of land may be filed only by the legal owner or own a legal or equitable interest in the land where the division is proposed. Such application will be made on a form provided and accompanied by:
- A preliminary sketch plan showing, parcels to be created through the proposed subdivision, area of parcels, easements, right-of-ways, access roads, and improvements on any appropriate part of the parent parcel and/or parcel to be exempted and location of existing wells with registration numbers.
- A nonrefundable-processing fee in the amount currently in effect as set by the Board of County Commissioners. Where more than one parcel of land is applied for exempt division, processing fee will be required for each parcel.
- Proof of ownership.
- A list of adjoining landowners within 500 feet of applicant's property will be obtained from the County Assessor's office.
- A fee to be paid for certified mailings to all 500 feet adjoining landowners.
- Property Taxes owed on all affected parcels must be current at the time of Board of County Commissioner decision. A Certificate of Taxes Due will be obtained at the beginning of the application process and confirmed before the Board of County Commissioners' final review.
- Applicant must supply an 8.5 x 11-inch paper copy of survey plat.

If applicant has not completed all requirements within one year, application will become void.

II.7.1.1.3. After preliminary approval is given by the Planning Commission and the Board of County Commissioners a survey plat must be submitted, including a metes and bound description, drawn to an appropriate scale and prepared by a registered land surveyor, showing corners and boundaries of the land to be divided.

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Also, included on the plat will be a title, scale, north sign, date, location map, all improvements if any on all parcels and signature certificates. See Appendix D.

Board of County Commissioners require that all landowners sign the approved resolution before County Commissioners will sign the approved resolution and the resolution is recorded. Resolution must be signed and returned to the Land Use office within 15 days of date of Commissioners' approval.

There will be a sixty - (60)-day time limit for property to be deeded to create the subdivided tract. The sixty (60) - day time limits shall start from the date of Board of County Commissioner approval. If any changes are required, the time limit shall begin on the date of Board of County Commissioner signing resolution.

The subdivided tract of land will now be subject to Article XV-Blight Regulation of this Code after the resolution is recorded.