



# Final Subdivision Plat

A Final Subdivision Plat is a map of a land subdivision prepared in a form suitable for filing of record with necessary affidavits, dedications, and acceptances, and in conformance with the requirements of the Land Development Code.

## Use This Document During



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## Related Documents

- Final Plat Tile Blocks and Certificates
- Final Subdivision Plat Requirements

## Overview

Applications for a Final Plat shall be submitted to the Community Development Department. The Staff will review each proposed Final Plat application based upon the approved Preliminary Plat including recommended changes, modifications, and attached conditions. All construction plans for subdivision-related public improvements shall be referred to the City Engineer for review and approval. Based on the results of those reviews, the Community Development Director shall act to approve, approve with conditions, or deny the proposed Final Plat.

The Applicant must consult with all public private utility companies services in the area, including without limitation CenturyLink, XCEL Energy, and Comcast, and with the Community Development, Utility, and Engineering Departments before submitting the Final Subdivision Plat application.

**Note:** A listing of the applicable sections of the LDC is provided for your review; please refer to these sections for more details: Section 3.8.3 Final Subdivision Plat Review.

## Approval Criteria

The Community Development Director shall approve a Final Plat if it meets the following criteria:

1. The Final Plat conforms with the approved Preliminary Plat (except as to variations the Community Development Director determines are insignificant) and incorporates all recommended changes, modifications, and conditions attached to approval of the Preliminary Plat.
2. Plans and specifications for improvements connected with development of the subdivision comply with the subdivision development and design standards set forth in Article 7 of this Code, and any other relevant city, county, state, or federal regulations, except to the extent modifications, variances, or exceptions have been expressly allowed by the terms of the Preliminary Plat approval. All construction plans for improvements shall be approved by the City Engineer prior to the Community Development Director's action on the Final Plat.
3. The Applicant has either installed all required improvements or has executed an agreement which adequately addresses the applicant's obligation to do so.
4. The Applicant has paid or satisfied the following fees and charges, unless the Applicant has had other arrangements approved by the City Council:
  - a. Land Dedication In-Lieu Fee;
  - b. Park Development Fee;
  - c. School Fees;
  - d. Engineering Review Fee; and
  - e. Any other fees or reimbursements due.

## Submittal Checklist

### Land Development Application Core Requirements

- Complete Application Form and Processing Fees
- Legal Description, Current Proof of Ownership, Title Commitment and Covenants
- Statistical Fact Sheet
- Legal Description in Microsoft Word (doc, docx)

### Application Items Specific To Final Subdivision Plat

- Addressing Plan
- Architectural Elevations and Guidelines
- Development Overview Letter
- Engineering Legal Description
- Erosion Control Plan
- Final Drainage Report and Plan
- Final Landscape and Tree Preservation Plan
- Final Utility Plan
- Immigration Affidavit
- Minor Subdivision Plat Map
- Photometric Lighting Plan
- Private Covenants
- Public Improvements and Construction Plan
- Site Plan Map
- Soils Report/Geotechnical Study
- Stormwater Management Plan
- Title Commitment Policy
- Traffic Impact Report/Traffic Study
- Water Rights Questionnaire