

16.24.020 - Definition of lot consolidation.

- A. A "lot consolidation" is any proposal and application that is determined by the planning official to meet all of the following criteria:
1. The proposal affects property that was previously subdivided into legally recognized lots;
 2. The proposal would consolidate property owned by the applicant only;
 3. The proposal seeks to consolidate or combine two or more contiguous and adjacent lots into a fewer number of lots by the elimination of one or more lot lines;
 4. The proposal does not propose the relocation or reconfiguration of previously established lot lines;
 5. The proposal does not seek to consolidate or combine property into a lot that would be divided by a public or private road; and
 6. The proposal does not create or result in the creation of a lot or parcel of land that would violate or fail to conform to any applicable zoning or other standard, including but not limited to, lot area, minimum frontage, building height, setback(s), public or private road or private drive standards, parking, or access; except that:

If the previously subdivided lots proposed for consolidation are lawfully recognized non-conforming lots due to a failure to conform to the applicable minimum lot area requirement, the lot consolidation must result in a reduction by at least fifty (50) percent of the otherwise allowable density permitted for the previously subdivided lots.

(Ord. 04-1 (part))

16.24.030 - Lot consolidation review procedures.

All applications for lot consolidation shall be administratively reviewed by the planning official without notice or a public hearing and may be approved by the planning official in accordance with this chapter. Following submission of a lot consolidation application and plat, the planning official shall determine whether the application and plat are complete as required by this chapter. Following receipt of a completed application and plat, the planning official shall reach a final decision concerning the application within fifteen (15) days of the date of submission of the completed application and lot consolidation plat unless such deadline is waived by the applicant. A failure by the planning official to reach a final decision within thirty (30) days shall be deemed an administrative decision to approve the application.

(Ord. 04-1 (part))

16.24.050 - Contents of lot consolidation application.

All lot consolidation applications shall meet all submittals, materials, and information requirements of a final plat contained in Section 16.12.070, as deemed applicable by the planning official, except that the applicant shall provide or satisfy the following:

- A. The title of the plat shall prominently identify the name of the recorded subdivision together with the phrase "lot consolidation."
- B. Documentation of ownership, liens and encumbrances or, in the alternative, all of the following:
 1. A copy of a recorded deed for all of the property described in the application evidencing that the applicant is the fee owner of the property;
 2. A written, executed and notarized statement of the applicant representing to the city that he or she is the fee owner of the property; and

3. A certified copy of documentation from the Lake County assessor or clerk and recorder evidencing that the applicant is the owner of record of the property.
- C. The following certificate of approval shall be substituted for and replace the certificate of approval of the city council:

APPROVED by the City of Leadville Planning Official and approved for recordation with the Lake County Clerk and Recorder's Office pursuant to the Leadville Municipal Code this _____ day of _____, ____.

(Ord. 04-1 (part))

16.24.090 - Conditions for approval.

The planning official or planning commission, as applicable, may impose reasonable conditions upon any approval of a plat consolidation that are necessary to ensure continued conformance with the standards of approval or this code or these subdivision regulations.

(Ord. 04-1 (part))