

16.26.020 - Definition of lot line adjustment.

- A. A "lot line adjustment" 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 relocate or move existing lot lines and does not create additional lots; and
  3. 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.

(Ord. 06-3 § 1 (part))

16.26.030 - Lot line adjustment review procedures.

All applications for lot line adjustment 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 line adjustment 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 line adjustment 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. 06-3 § 1 (part))

16.26.050 - Contents of lot line adjustment application.

All lot line adjustment applications shall meet all submittals, materials, and information requirements of a final plat contained in Section 16.12.070 of this code, 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 Line Adjustment Plat."
- 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 of Leadville 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 \_\_\_26th\_\_\_ day of \_\_\_April\_\_\_, \_\_\_2006\_\_\_.

(Ord. 06-3 § 1 (part))

16.26.070 - Standards for approval.

An application and plat for a lot line adjustment shall be administratively approved by the planning official where the planning official finds:

- A. The proposed subdivision meets the definition of a "lot line adjustment" contained in this chapter;
- B. The lot line adjustment plat meets all content requirements of this chapter;
- C. The proposed lot line adjustment fully conforms to all applicable requirements for the zone district(s) in which the property is located including, but not limited to, minimum lot size requirements;
- D. The proposed lot configuration and arrangement does not, in the opinion of the planning official, create substantially unusable lot areas; and
- E. The lot line adjustment does not, in the opinion of the planning official, substantially and adversely affect adjacent lots or raise significant issues of policy which are not addressed by the Leadville comprehensive plan or the Leadville Municipal Code.

(Ord. 06-3 § 1 (part))