

## Section 10-9-7.3 Preliminary Plat

**A. Generally.** A Preliminary Plat provides sufficient information to evaluate and review the general design of a proposed subdivision, such as dimensions and locations of proposed lots and utilities, to ensure compliance with a Site Plan or Master Development Plan, as applicable, and the requirements of this Code prior to submittal of a Final Plat.

**B. Applicability.**

1. *Purpose.* A Preliminary Plat is required for the subdivision of land into five or more lots.
2. *Preparation.* The subdivider shall cause the preparation of a Preliminary Plat of a proposed subdivision by a registered land surveyor. The plat shall comply with the provisions of this Code, of the City Code, and state law.

**C. Decision Criteria.** The Commission may approve, approve with conditions, or deny a Preliminary Plat based on the following criteria:

1. *Conformance.* The Preliminary Plat conforms to the Comprehensive Plan and all applicable requirements of this Code;
2. *Zoning.* Any new lots created and subsequent development of the site by the proposed subdivision shall meet the land area, open space, and yard requirements for the district in which the subdivision is located; and shall conform to the zoning requirements for the district in which it is located in; and
3. *Standards and Specifications.* The proposed Any new lots and subsequent development conforms to the design and improvement standards in the Littleton Engineering Design Standards (LEDS).

**D. Procedures.**

1. *Review and Recommendation.* The Director and the Director of Public Works shall review the Preliminary Plat and make a recommendation to the Commission.
2. *Public Hearing and Decision.* The Commission shall approve, approve with conditions, or deny the Preliminary Plat. Notice of such hearing shall be provided to mineral estate owners in accordance with C.R.S. Title 24, Article 65.5.

**E. Effect.**

1. *Next Steps.* Approval of a Preliminary Plat shall allow the applicant to proceed with the submission of Construction Plans and application for Final Plat approval.
2. *Grant of Approval.* Approval of the Preliminary Plat shall be deemed general approval of the subdivision's layout only and shall not constitute approval or acceptance of Construction Plans or a Final Plat.
3. *Validity.* The approval of a Preliminary Plat shall be as set out in Section 10-9-3.9, Development Review Summary.
4. *No Public Dedication.* Approval of the Preliminary Plat shall not constitute the acceptance of any public improvements or the creation and granting of any easements.

(Ord. 09, Series of 2023)