

Section 10-6-2.2 General Subdivision Standards DESIGN - D SUBDIVISION - SU

A. General Regulatory Provisions. All subdivisions shall comply with the following:

1. *Unified Land Use Code*. Every Subdivision shall comply with applicable zoning district, design, and [development](#) standards in this Code;
2. *City Code*. Applicable provisions of the City Code, including, but not limited to [Title 4, Building Regulations](#);
3. *Public Health, Environment, Railroads, and Utilities*. Applicable requirements and standards of the Tri-County Health Department, Colorado Department of Public Health and Environment, U.S. Army Corps of Engineers, Colorado Public Utilities Commission, and other applicable public agencies;
4. *State Statutes*. C.R.S. § 31-23-214, *Subdivision Regulations*;
5. *State Roadways*. Applicable requirements and standards of the Colorado Department of Transportation if a subdivision or parcel abuts a state-maintained roadway; and
6. *Standard Specifications*. The [Littleton Engineering Design Standards \(LEDS\)](#).

B. Metes and Bounds.

1. *Administrative Plat*. Conveyances by metes and bounds shall be prohibited except when a subdivision meets the qualifications and follows the procedures of [Section 10-9-7.1, Administrative Plat](#).
2. *Preliminary Plat*. Divisions by metes and bounds creating new parcels shall follow the same procedure as established for a Preliminary Plat. Application requirements may be waived at the discretion of the [Director](#).

C. Logical System and Continuity. All improvements shall provide a logical and connected system of improvements for the [development](#) of [adjacent](#) properties.

D. Life Safety. The design and construction of subdivision improvements shall be conducted in a manner to protect human life and property.

E. Street Systems. Streets shall be designed and constructed in accordance with the Littleton Engineering Design Standards (LEDS).

F. Uninhabitable Land. Land deemed uninhabitable due to [flooding](#) or inadequate drainage shall not be subdivided for any use which may increase the danger to health, life, or property or aggravate flood or other hazards. Refer to [Chapter 7, Environmental Management](#).

G. ~~Condominium.~~

1. ~~Subdivision.~~

- a. ~~Statutory Compliance.~~ Condominium applications shall be prepared in compliance with C.R.S. Title 38-33.3-209, *Creation, Alteration, and Termination of Common Interest Communities*.
- b. ~~Processing.~~ Applications for condominium plats shall be processed as an [Administrative Plat](#), as set out in [Article 10-9-7, Subdivisions and Vacations](#).
- c. ~~Association.~~ A party wall agreement or an association shall be established for the owners of the units within the condominium having common areas and facilities. The subdivider shall provide the services, bonds, and other matters required by law.

2. ~~Conversion or Change.~~

- a. ~~Pre-Application Meeting.~~ If an owner proposes to convert existing development to a condominium or make changes to an existing condominium subdivision, a pre-application meeting is required to present the proposed conversion or change. The [Director](#) shall determine the procedure to accomplish the conversion or change.
- b. ~~Compliance with Zoning, Building, Housing, Mechanical, and Fire Codes.~~ All units and common facilities shall comply with all codes adopted by the city, as amended.