

Development Review Subdivisions

REQUIREMENT:

Required if street **right-of-way is being dedicated** or in the **Gateway Zone District** (per Chapter 50, Denver Revised Municipal Code). May be requested for other purposes. Approval of the Subdivision plat is often needed to complete the **site plan** approval process because it establishes the lots and blocks for development.

Lot Line Adjustments can often be approved through a simplified procedure.

Approval of the subdivision requires approval by City Council. Review of the subdivision is coordinated with other departments. The other departments receive referrals of the proposed subdivision and review it against their agency standards to determine if the subdivision meets all the criteria for approval. When all departments recommend approval of the subdivision plat, it is scheduled for City Council action. **Before a submittal** is made, the applicant should schedule a pre-application conference.

A Development Review case manager is assigned to each case submitted, usually according to geographic area. The case manager coordinates the review process. The case manager also participates in the review and approval of each case, working with the other reviewers representing Community Planning and Development.

The review process is separated into phases. The review phases, and the submittal requirements are detailed in the publication "Subdivision Rules and Regulations". (It is available from the Cashier's Office on the second floor of the Webb Municipal Building. The final subdivision plat is recorded with the Clerk & Recorder's Office after approval by Council.

Neighborhood Notification: Notice of the submittal of a Subdivision is sent to nearby registered neighborhood associations.

APPLICATION FEE: due with submittal after DRC presentation:

\$1500 for 1st acre + \$100 for each additional acre.

If the subdivision overlays a site plan area, the fee is reduced to: \$500 for the 1st acre, + \$100 for each additional acre.

APPLICATION SUBMITTAL and resubmittals to:

(Contact a case manager before preparing a subdivision submittal.)
Development Review Section
2nd floor, Wellington Municipal Building
Denver, CO 80202

FOR MORE INFORMATION contact a Case Manager