

CITY OF COFFMAN COVE
ORDINANCE 17-02

AN ORDINANCE APPROVING THE AMENDED SUBDIVISION APPLICATION FOR THE CITY OF COFFMAN COVE PLATTING BOARD, TO REQUIRE SPECIFIC INFORMATION REGARDING SIZE AND/OR ACREAGE OF SUBDIVISIONS AND TO OFFER CLARIFICATION TO THE APPLICATION IN REGARDS TO TITLE XIV.

Section 1. Purpose.

To add, delete and amend the language of Title XIV: Subdivisions.

Section 2. Classification.

This Ordinance is of general and permanent nature and shall become part of the Municipal Code.

Section 3. Prior Ordinance superseded.

This Code supersedes any and all Ordinances adopted prior to this code and not included within this Code at the time of this Code's adoption.

Section 4. Severability.

If in any provision of this Ordinance or application thereof to any person or circumstance is held invalid, the remainder of this Ordinance shall not be affected thereby.

Section 5. Titles and Chapters amended.

Section 14.06.060: Final Plat Submittals.

A. Certificate of Ownership

I (we) hereby certify that I am (we are) owners of the property shown and described here on, and that I (we) hereby adopt this plat of subdivision with my (our) free consent, and dedicate all easement, streets, alleys, walks parks and other open spaces to public or private use as noted:

Owner's signature: _____

Date: _____

{Witness: _____}

{Witness: _____}

Signature and Seal of Notary: _____

Title XIV: Subdivision Application.

1. Do you intend to apply for a variance to any subdivision requirement?

[] yes [] no

2. All Applications for subdivision/re-plat shall be accompanied by the required application fee, four 24" by 36" plat maps and two 8 1/2" by 11" plat maps of the proposed subdivision. Are the required fees, plat copies attached?
 yes no
3. In a Major subdivision, no lot may be sold until a Certificate of Improvement has been completed.
 yes no
4. All required subdivision improvements have been examined and approved by the City of Coffman Cove W/S Operator.
 yes no
5. Is the total number of lots greater than 4? (If yes, it is a major subdivision and will require a \$150 application fee).
 yes no
6. Is the total acreage greater than 2.5 acres? (If yes, it is a major subdivision and will require a \$150 application fee).
 yes no

I/We understand that, as stated in Section 14.03.010 F. concerning setbacks along lines, 10 foot setbacks shall be required on sides and 15 feet on front and back from lot lines.

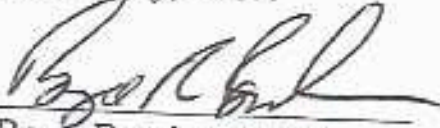
I/We understand that an as-built is required for any and all applications.

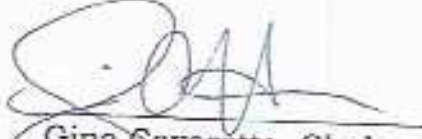
Now, therefore, be it enacted by the Coffman Cove City Council, as follows:

(new language *italics and underlined*, deleted language [in bold brackets and stricken])

1st Reading: December 15th 2016
2nd Reading: January 19th, 2017
Public Hearing: January 19th, 2017

Passed and Approved by the Coffman Cove City Council on this 19th day of January, 2017.


Bryce Brucker, Mayor


Gina Cavaretta, Clerk