

Planning Requirements

16.039SFP

Final Plat – Aspen Heights Addition

1. The Aspen Heights Annexation plat must be recorded before the Aspen Heights subdivision plat is recorded.
2. The zoning shall take effect when the subdivision plat is recorded. The area of the proposed lots shall match the legal description within the zoning ordinance.
3. A "Recorded" or "Unrecorded" Plat Agreement will be executed to describe and summarize the costs necessary to extend the required infrastructure to the newly created lots in accordance with the City's Subdivision Regulations, prior to the plat being recorded.
4. The applicant is required to coordinate with the City Electrical Division to extend electrical service(s) to each of the newly created lots.
5. Access from Crow Ave will be limited to the single residential lot only. Access to the commercial lots will be provided through a private access driveway from Southern Drive. Commercial access will not be allowed from Crow Ave.
6. The maximum potable water service elevation is 4651 ft. All proposed structures shall be constructed with a finished floor elevation less than elev 4651 ft.
7. The applicant will submit an application to the City and County to assign a name to the proposed private access driveway from Southern Drive.
8. A private telecommunications easement shall be shown on the Final Plat to encompass the guy wire(s) of the adjacent telecommunication tower located on the tract of land immediately west of the proposed subdivision.
9. The applicant will address all comments and concerns in ePlans before the subdivision plat can be recorded.