



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Laurita Subdivision Subdivision Exemption Plat PX24-001

Board of County Commissioners Public Hearing

June 24, 2025





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Applicant: Spirerer, Woodward, Corbalis,
and Goldberg PC on behalf of property
owners, Kristin Siebenmorgan and Shannon
Pederson

Project Proposal: Create a 3.41-acre lot
through the subdivision process

Project Location: 3360 S. CR 149

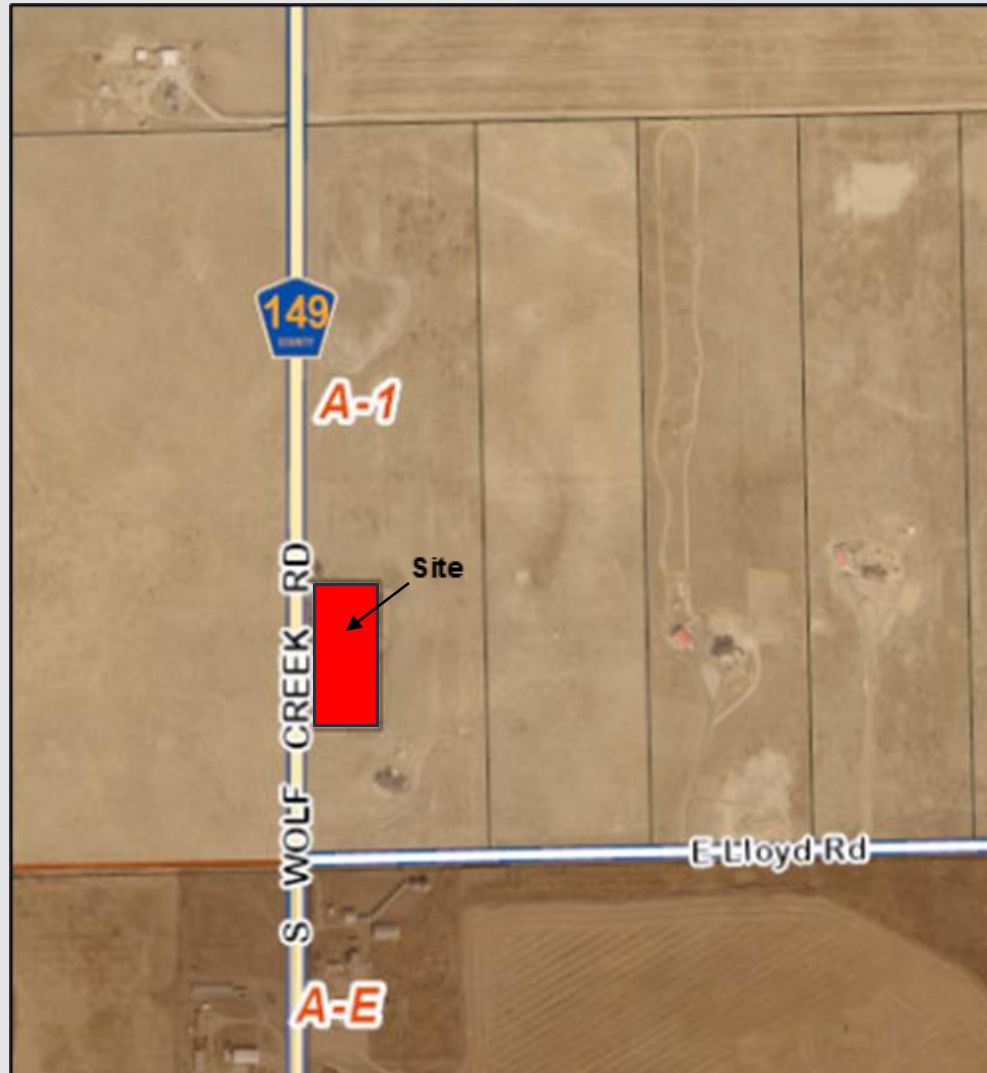
Staff: Emily Gonzalez- Case Engineer



Vicinity & Zoning Map



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- Zoned: A-1
- Surrounding properties:
 - All zoned A-1



Purpose



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- property owners, are seeking approval to create a 3.41-acre lot through the Subdivision Exemption review process. Approval through this review process will create a legally subdivided lot and enable the applicants to obtain building permits in the future.



History



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- A 3.41-acre parcel was created from the division of a 320-acre parcel in May 1981.
- Land division was done by the then-owner of the property and not the current owners.
- Since the land division was done without a review under the County subdivision regulations, County staff is prohibited from issuing permits for improvements, including permits.
- The existing residence was built in 1924, and outbuildings are located on the parcel.





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LDC - Subdivision Exemption Criteria

- ***The lot or parcel was created before July 31, 2018.***

Parcel was created in May 1981.

- ***The current owners did not create the lot or parcel and had no involvement in the creation of the lot or parcel.***

Current landowners did not create the parcel. Purchased the property in 2016.

- ***Any residential structure(s) shall be served by a public or private central water system or by a permitted well.***

The residential structure is served by a water well. The well permit was incorrectly permitted, and the applicant needs to update the permit, which the State Water Engineer will allow. A condition of approval has been set to address this matter.

- ***Any residential structure(s) shall be served by public sanitation, or the applicant shall produce a "Use Permit" from the applicable public health authority that authorizes the use of the onsite wastewater treatment system.***

The parcel is served by an existing On-site Wastewater Treatment System and has a Use Permit for the Arapahoe County Health Department for this system.





LDC - Subdivision Exemption Criteria

- ***The lots or parcels are zoned for agricultural or single-family residential use.***

The subject parcel is zoned A-1, which allows residential as a primary use.

- ***The exemption creates no new lots or building sites other than those created by the original deed that affected the land division.***

This exemption doesn't create any new lots or building sites other than the subject parcel.

- ***If it is determined by reason of the nature and scope of the exemption request, that the application reasonably should be processed as a subdivision or minor subdivision or by evidence that the applicant is improperly attempting to use this exemption process to circumvent the Subdivision Regulations, the applicant shall not be permitted to process an exemption plat and instead be required to process an appropriate subdivision plat that complies with the applicable provisions of the Subdivision Regulations in order to cure the improper land division.***

This application meets the nature and scope of the exemption request because: 1) the current owner did not create or was involved in the creation of the parcel; 2) the parcel size is small and doesn't meet the A-1 minimum lot size; and, 3) there is no indication that the applicant is circumventing the platting process.



Comprehensive Plan



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- The subject site is located in the Comprehensive Plan's Tier 3.
- Property complies with Tier 3 in that it has residential and agricultural uses.
- The property can be served with water, wastewater treatment, utilities, sheriff and fire district service.



Referral and Public Comment



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- Referral comments received.
 - The State Water Engineer requires the water well to be re-permitted. A condition of approval has been set to address this.
 - CORE- wanted easements around the perimeter of the property for future utilities. Easements are shown on the plat.
 - Other agencies had no comment.
 - No public comment received.



Condition of Approval



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1. The applicant shall, prior to the signature of the final plat, address and resolve any staff comments as set forth with specificity in the public hearing.
2. Prior to recording the plat, the existing water well on the subject parcel shall be re-permitted within three months of the Board of County Commissioners' approval of the Subdivision Exemption, and a copy of the approved permit by the State Resource Engineer for the Colorado Division of Water Resources shall be submitted to the County within this time frame.



Conclusion



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- Based on the findings in the staff report, staff is recommending approval for the Subdivision Exemption.

