

7.2.2. Subdivision Exemptions

(A) **Purpose.** The purpose of establishing standards for exemptions is to provide framework whereby the BoCC may grant exemptions from the definition of the term subdivision for any division of land the BoCC determines is not within the purpose of C.R.S. § 30-28-101.

(B) **Applicability.** The BoCC may, pursuant to this Code, exempt from the definition of "subdivision" any division of land the BoCC determines is not within the purposes of the definition of "subdivision". The BoCC has exempted certain divisions of land from the definition of "subdivision" as set forth in C.R.S. § 30-28-101, as amended through the adoption of this Code.

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(4) **Boundary-Line Adjustments or Combination of Contiguous Parcels Exemptions.** The combination of contiguous unplatted parcels by the removal of a parcel boundary line or the reconfiguration of 2 unplatted parcels shall be exempt from the definition of the term "subdivision".

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(E) **Standards and Criteria for Specific Exemptions.**

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(4) **Boundary Line Adjustment between Unplatted Parcels.**

(a) **Purpose.** The purpose of this Section is to establish standards whereby the boundaries of contiguous unplatted parcels may be modified by deed in order to accommodate property transfers where no additional lots are created, without necessitating the need to file a plat.

(b) **Applicability.** A boundary line adjustment is applicable where it is necessary or desired to transfer a portion of land from 1 parcel to another contiguous parcel in order to increase the desirability of the parcels for development or use or eliminate an existing or potential non-conformity.

(c) **Criteria for Approval.** The PCD Director, in approving a boundary line adjustment, shall find:

- The parcels subject to the boundary line adjustment were legally created;
- No additional parcels will result from the action;
- The boundary line adjustment will not adversely affect access, drainage or utility easements or rights-of-way serving the property or other properties in the area;
- The boundary line adjustment will not result in creating a nonconformity;
- The boundary line adjustment will not result in a change in the water supply for either lot;
- The resultant parcels will meet the required minimum lot size and lot width standards of the applicable zoning district or where 1 or both lots are nonconforming with respect to minimum lot size or lot width, the boundary line adjustment does not increase the nonconformity; and
- The deeds to be recorded will serve the purpose of both transfer of title and recombination of land to result in a legal parcel.

(d) **Completed Action.** A boundary line adjustment shall be considered completed and in effect when approved deeds are filed for recording with the Clerk and Recorder.