

PROPERTY DIVISION INFORMATION SHEET MOFFAT COUNTY

The following are **general guidelines** for dividing property in Moffat County.

If the parcels will be 35 acres or more, the property can be divided without going through subdivision regulations.

Agricultural Zoning:

All lots must be a **minimum** of five (5) acres. There are three options for dividing property:

1. **Exemption from Subdivision.** This can only be done one time on a parcel of property and allow for the division of one parcel from the whole parcel. The divided parcel must be **at least** five (5) acres. This process involves a minimum of one meeting before the Planning Commission and one meeting with the County Commissioners for approval. The property must be surveyed and a survey plat approved and recorded. Applicant must give 15 days notice to adjacent land owners of the Planning Commission meeting. The filing fee is \$200.00. Survey fee is separate. Parcel eligibility is required.
2. **Minor Subdivision.** In this procedure, a piece of property can be divided into four (4) lots. Each lot must be **at least** five (5) acres. And have road access. This process involves a minimum of two (2) meetings before the Planning Commission and two (2) meetings before the County Commissioners. A survey is required. The surveyor will submit a sketch/preliminary plan for approval and a final plat for approval. The process takes approximately two (2) months. Proof of ownership is required. All lien holders will need to sign the final plat. The filing fee is \$550. This filing fee is paid in stages. Surveying costs are separate.
3. **Major Subdivision.** This procedure allows for unlimited lots. All lots must have road access. The lots must be a **minimum** of 5 acres each. There will be a minimum of three (3) meetings before the Planning Commission and three (3) meetings before the County Commissioners. The surveyor will submit a sketch plan for approval, a preliminary plan, and a final plat. Proof of ownership is required. This process will take a minimum of three (3) months. The filing fee is \$1000 for 10 lots with each lot exceeding 10 lots being an extra \$50 per lot. The filing fee is paid in stages. Surveying costs are separate.

**** Please note for both Minor and Major Subdivisions:** Fifteen copies of the sketch plat or sketch/preliminary plat, depending on division, are required and will be sent to various agencies for comment. A Colorado Geological Survey is also required, which carries a fee of \$485 under 20 acres and \$585 for more than 20 acres. This fee is payable to the C.G.S. (Colorado Geological Survey).

Rural Residential Zoning:

The same options and procedures are available with exception to an exemption. Rural Residential zoning provides for three acre lots. The lot size can be reduced if either community water or community sewer is provided.

The Planning Department will make every effort to help the land owner through the above process

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