

RESOLUTION NO. 1204

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLDEN EXPRESSING AN INTENT TO ACQUIRE FEE INTEREST IN REAL PROPERTY OWNED BY THE COUNTY OF JEFFERSON FOR OPEN SPACE, DIRECTING THE STAFF TO PROVIDE THE COUNTY WITH NOTICE OF INTENT TO ACQUIRE THE PROPERTY FOR SUCH PUBLIC PURPOSE AND AUTHORIZING THE CITY ATTORNEY TO INITIATE LEGAL PROCEEDINGS, INCLUDING EMINENT DOMAIN IF NECESSARY, TO ACQUIRE THE PROPERTY

WHEREAS, the County of Jefferson has acquired parcels of property north of the City and west of Highway 93; and

WHEREAS, some of such lands have been acquired with County open space funds consistent with the County's Open Space Master Plan, which lands must be utilized as open space; and

WHEREAS, a portion of the properties, surrounded by such open space lands, has been acquired with other County funds and, according to the County Administrator, is proposed to be used as a high density residential treatment center for sexually abusive youth, which site is well within five miles from the City's municipal boundaries; and

WHEREAS, the description of such parcel of land is attached hereto as Appendix A with the address of 20428 W. 56th Avenue, Golden, Colorado; and

WHEREAS, the land uses around and adjoining the subject property include open space, and rural/residential and low density uses and ranch/farming open areas as depicted on the map accompanying this resolution as Appendix B.

WHEREAS, the City's Comprehensive Plan, known as Visions 2010, has numerous references to this property and the general area north of Golden being utilized as open space, preservation and conservation areas, and/or low density rural-residential type purposes; and

WHEREAS, such references in Visions 2010 include, but are not limited to, the following sections (*See Appendix C hereto*): §2.4.9, with reference to open space preservation to insure distinct boundaries on the ...north boundaries of the community; §3.2.1 regarding protection and enhancement of distinct community boundaries and edges through...open space preservation...; all of §3.7 to preserve and enhance Golden's natural resources, wildlife habitats, drainage ways and scenic resources, such as... by open space purchases for environmental preservation (§3.7.7)..., and scenic vistas, hillsides and the hogback...should be protected by...property acquisition (§3.7.5)...; §4.2.7 related to rural residential in the North Valley sub-area refers to maintaining the low density rural residential character north of Golden; and §4.5.1 refers to conservation of open space along hogback areas along Highway 93 to preserve Golden's unique and irreplaceable natural features that are highly visible; and

WHEREAS, Jefferson County's Comprehensive Plan, known as the Jefferson County North Plains Plan (*See Appendix D hereto*), also refers to the subject area as low density rural residential and future development which is sensitive to the views along Highway 93 (pages 9, 10 and 11); and

WHEREAS, in November 2000, the voters of Golden overwhelmingly approved (by a 62% favorable vote) authorization of sales and use tax revenues debt to acquire and construct park and recreation facilities, including open space lands; and

WHEREAS, in May 2001, the City issued \$21,620,000.00 of Sales and Use Tax Improvement Revenue Bonds to acquire and construct park and recreation facilities and to acquire open space lands; and

WHEREAS, Section 15.2 of the City Home Rule Charter provides that the City shall have the right of eminent domain as provided by the constitution and the statutes; and

WHEREAS, Section 31-25-201 (1) C.R.S. provides that any city has authority to acquire by right of eminent domain such lands within or without the municipal limits as city council determines is necessary, suitable or proper for the preservation or conservation of open space and vistas of historic, aesthetic or other public interest, which power may be exercised within five miles of its corporate boundaries; and

WHEREAS, the City Council hereby declares that: consistent with the Visions 2010 Comprehensive Plan, the public acquisition and preservation of the view corridors, vistas, environmental features, hogbacks and open spaces along and within the land areas approaching the City from the north are wholly consistent with the City's comprehensive plan, the County's comprehensive plan and the County's open space master plan; serve the public health, safety and welfare and greater public purposes of the community and the City of Golden; maintain the mountain views, unique vistas, open areas and aesthetic qualities and characteristics of the City; and preserve and protect the open space corridors approaching the City and within the northern area of the City.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO;

Section 1. The City Council hereby declares its intent to acquire fee title interest to the parcel of real property described in Appendix A attached hereto and made a part hereof.

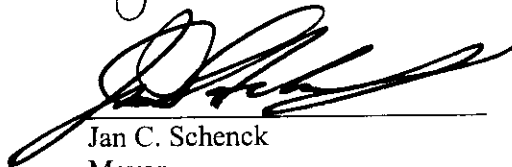
Section 2. Acquisition of such fee interest is necessary for the public purpose of maintaining and preserving open space approaching the City from the northern area of Jefferson County and all other public purposes described in this Resolution, including without limitation, those in the City and County Comprehensive Plans and the County's open space master plan.

Section 3. The City of Golden will pay the reasonable cost of an appraisal of the property described in Appendix A to the owner, pursuant to the applicable legal requirements.

Section 4. City staff and the City attorney are authorized to take all necessary steps, as required by all applicable laws, rules, regulations and requirements, for acquisition of all fee interest in the real property described in Appendix A, including, without limitation, good faith


negotiations with the owner of the property or its representative and the initiation of legal proceedings, including eminent domain or other legal actions, if required, for such acquisition.

Adopted the 30th day of May 2001.



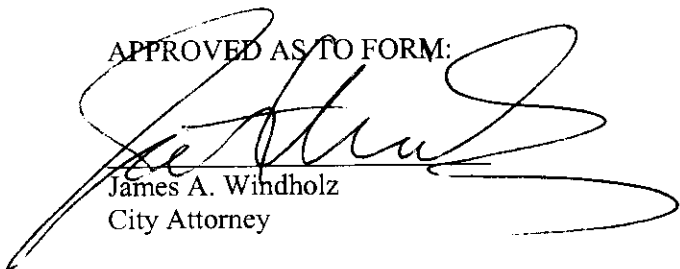
Jan C. Schenck
Mayor





Susan M. Brooks, MMC
City Clerk


APPROVED AS TO FORM:



James A. Windholz
City Attorney

I, Susan M. Brooks, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing is a true copy of a certain Resolution adopted by the City Council of the City of Golden, Colorado at a regular meeting thereof held on the 30th day of May, A.D., 2001.



ATTEST: 

Susan M. Brooks, City Clerk of the City of
Golden, Colorado

Appendix A

A parcel of land located in Section 16, Township 3 South, Range 70 West of the Sixth Principal Meridian, County of Jefferson, State of Colorado, being more particularly described as follows:

Commencing at the southwest corner of the east half of the southwest quarter of said Section 16; thence $N00^{\circ}02'59''$ W along the westerly line of the east half of the southwest quarter of said Section 16, 895.65 feet to the southwest corner of a parcel of land as described in Book 2125 at Page 615, as recorded in the Jefferson County records; said point also being the point of beginning; thence continuing NW along the westernly line of the east half of the southwest quarter of said Section 16, 1817.28 feet to the west sixteenth corner of said Section 16; thence $N 00^{\circ} 01'51''$ W along the westernly line of the east half of the northwest quarter of said section 16, 2633.49 feet to a point on the northerly side of an existing fence being on the southerly edge of West 56th Avenue; thence along said northerly side of an existing fence the following two courses:

1. $S 89^{\circ}47'24''$ E, 456.98 feet;
2. $S 89^{\circ}51'20''$ E, 615.18 feet;

Thence departing said northerly side of an existing fence $S 25^{\circ}34'12''$ W, 387.57 feet; thence $S 00^{\circ}15'28''$ E, 964.86 feet; thence $S 74^{\circ}48'22''$ E, 758.68 feet to the westerly right of way line of State Highway 93, as recorded in Reception Number 80082809 of the Jefferson County records; thence along said westerly right of way line the following six courses:

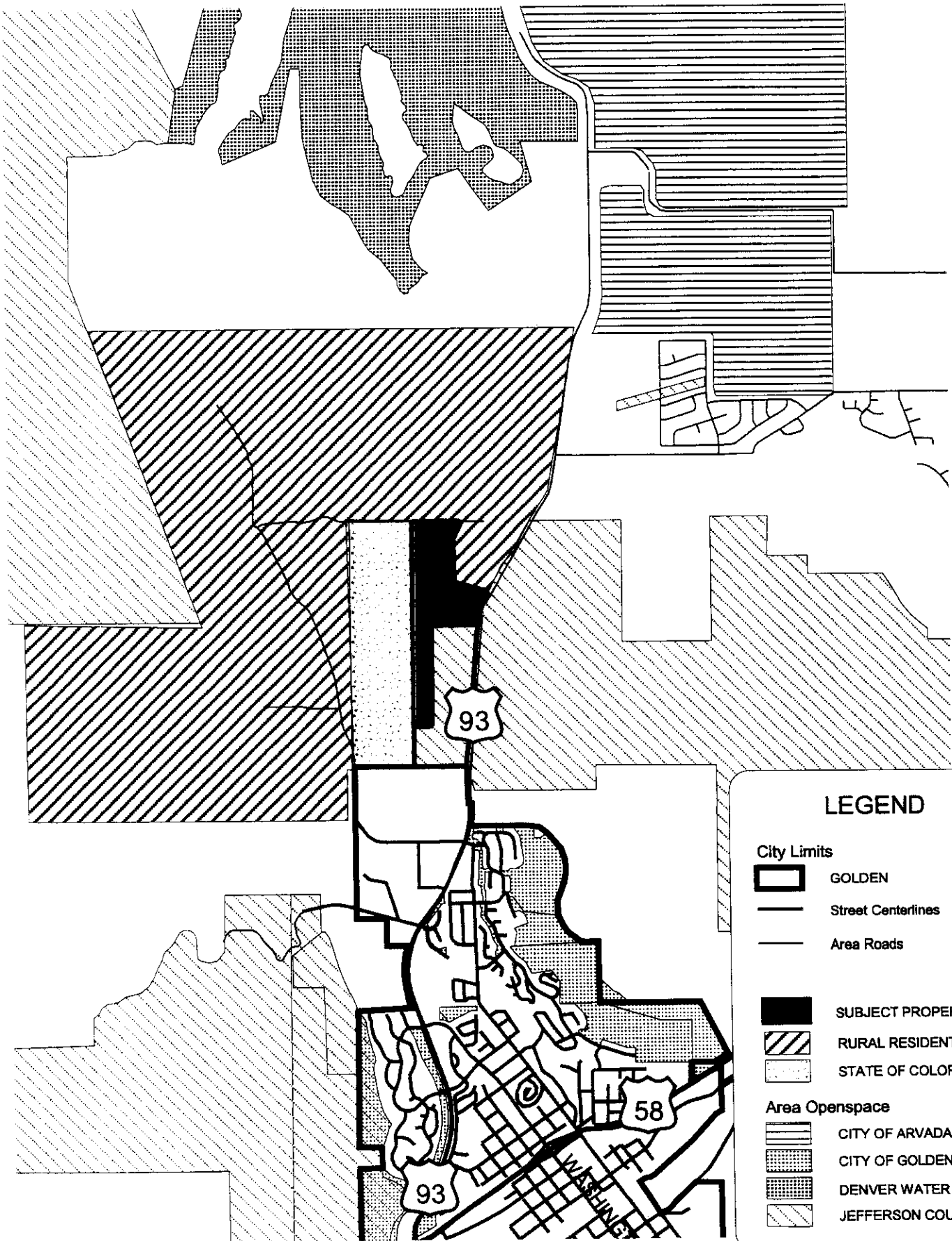
1. $S 23^{\circ}02'24''$ W, 147.64 feet to a point on a non-tangent curvature;
2. Along the arc of a non-tangent curve to the left 491.49 feet, which has a radius of 1712.00 feet, a central angle of $16^{\circ}26'55''$ and a chord which bears $S 17^{\circ}29'05''$ W, 489.80 feet to a point of tangent,
3. $S 06^{\circ}21'38''$ W, 123.25 feet; thence $89^{\circ}57'01''$ W, 1026.70 feet to a point on the extension of the easterly line of said Book 2125 at Page 615; thence $00^{\circ}02'59''$ E along said extension, 1207.48 feet to the northeast corner of said Book 2125 at Page 615; thence continuing $00^{\circ}02'59''$ E along the said easterly line of said Book 2125 at Page 615, 1000 feet to the southeast corner of said Book 2125 at Page 615; thence $89^{\circ}57'01''$ W along the southerly line of said Book 2125 at Page 615; 395.00 feet to the point of beginning.

The above described parcel of land contains 3,441,240 square feet or 79.00 acres more or less.

Together with a part of the southwest $\frac{1}{4}$ of Section 16, Township 3 South, Range 70 West of the 6th P.M., described as follows:

Beginning at the southwest corner of the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ Section 16, Township 3 South, Range 70 West of the 6th P.M., thence North 00 degrees 09 minutes East a distance of 895.65 feet to the true point of beginning; thence North 00 degrees 09 minutes East a distance of 1000 feet to a point; thence South 89 degrees 51 minutes East a distance of 395 feet to a point; thence South 00 degrees 09 minutes West a distance of 1000 feet to a point; thence North 89 degrees 51 minutes West a distance of 395 feet to the true point of beginning, County of Jefferson, State of Colorado.

APPENDIX B



APPENDIX C

**City of Golden
Comprehensive Plan *Update*
VISIONS 2010**

March 16, 1993

VISION PLAN ADVISORY COMMITTEE

Dave Anderson
Charles Baroch
Dave Carver
Carol Harwood
Barbara Johnson
Dan O'Brien
Robert Reeder
Vicki Wagner

**CITY OF GOLDEN DEPARTMENT OF PLANNING
AND DEVELOPMENT**

Steve Glueck
Chuck Hearn

SHAPINS ASSOCIATES

1245 Pearl Street
Boulder, CO 80302

THE LINCOLN COMPANY

5808 Rapp Street
Littleton, CO 80120

RESOLUTION NO. 498

A RESOLUTION OF THE GOLDEN CITY COUNCIL REPEALING THE
1982 GROWTH AND DEVELOPMENT POLICY PLAN AND
APPROVING THE VISION 2010 COMPREHENSIVE PLAN UPDATE

WHEREAS, by Resolution No. 192, adopted on April 8, 1982, the City of Golden adopted a Growth and Development Policy Plan; and

WHEREAS, the Vision 2010 Comprehensive Plan Update has been prepared to replace the 1982 Growth and Development Policy Plan; and

WHEREAS, the Golden Planning Commission has completed a study of the proposed plan and held public hearings on June 2 and July 7, 1993 relative to the adoption of the plan; and

WHEREAS, the Golden Planning Commission unanimously adopted the Vision 2010 Comprehensive Plan Update on July 7, 1993 by a vote of 6/0 with one voting member absent and not voting and recommended that city council approve said plan.

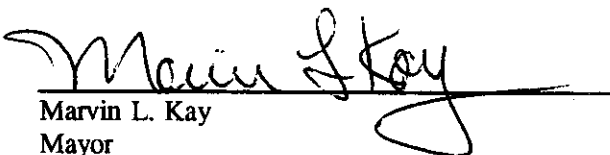
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1. The 1982 Growth and Development Policy Plan as adopted by Resolution No. 192 on April 8, 1982 is hereby repealed in its entirety.

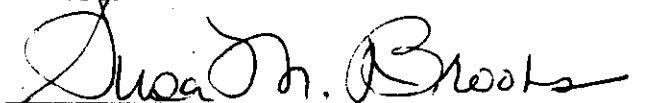
Section 2. The Vision 2010 Comprehensive Plan Update dated March 16, 1993 as adopted by Planning Commission Resolution No. 9308 is hereby approved as the city's official comprehensive plan.

Section 3. In approving said Vision 2010 Comprehensive Plan Update, the city council recognizes that said plan is a working and living document that must grow and remain flexible to meet the needs of the City of Golden. Therefore, said plan is approved with the understanding that planning commission and the city council will continue to review, analyze and amend the same as the needs of the community dictate and as based on good and proper planning considerations.

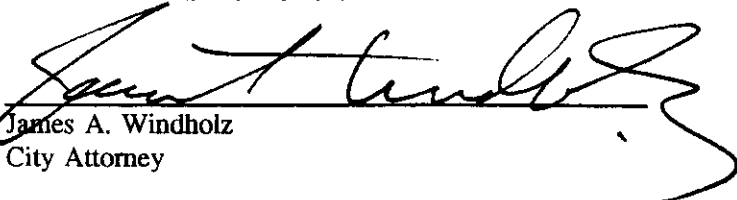
Adopted this 12th day of August, 1993.


Marvin L. Kay
Mayor

ATTEST:


Susan M. Brooks, CMS/AAE
City Clerk

APPROVED AS TO FORM:

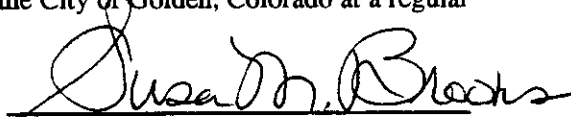

James A. Windholz
City Attorney

Resolution No. 498
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I, Susan M. Brooks, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing is a true copy of a certain Resolution adopted by the City Council of the City of Golden, Colorado at a regular meeting thereof held on the 12th day of August, A.D., 1993.

(SEAL)

ATTEST:


Susan M. Brooks, City Clerk of the City
of Golden, Colorado

Planning Commission Resolution No. 9308

The Planning Commission of the City of Golden met in regular session on July 7, 1993 and ADOPTED the Vision 2010 Comprehensive Plan update and recommended that City Council APPROVE the plan based upon the following findings:

WHEREAS, the Planning Commission is charged by City ordinances to plan for the future growth and development of the community; and

WHEREAS, the Planning Commission in conjunction with the Vision Plan Advisory Committee has prepared an update to the 1982 growth and development policy plan; and

WHEREAS, extensive public input was solicited in the course of public workshops and meetings in 1992; and

WHEREAS, Planning Commission conducted two public hearings on the adoption of the plan on June 2 and July 7, 1993; and

WHEREAS, Planning Commission finds that adoption of the Vision 2010 Plan will promote the goals and objectives shared by the community for future growth, development and stability of the community.

NOW THEREFORE, be it resolved by the Planning Commission of the City of Golden that:

Section 1. The Vision 2010 Comprehensive Plan update is hereby ADOPTED by the City of Golden Planning Commission and recommended for APPROVAL to the Golden City Council.

Recommended this 7th day of July, 1993.

Attest:



Chairwoman Law



**Sara Saunders, Secretary
to Planning Commission**

2.4.8 Walkability

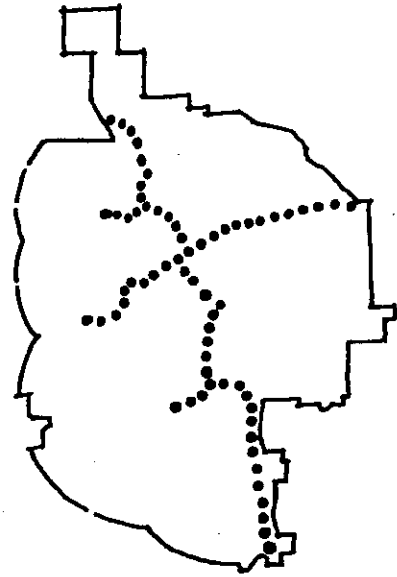
Walkability is an important concept that will be critical for the future of Golden to retain and reclaim its unique "small town" character. This will be accomplished by developing links throughout the community; promoting integrated mixed-use development; and by encouraging the development of pedestrian-friendly areas that support walking. Areas will be safe and barrier free, and accessible to all age groups and to special populations.

The entire community will be linked by a series of multi-purpose pathways that link schools, community facilities, activity and business centers, and residential areas. These trails will be located and designed to take advantage of natural and historic assets. Roadways will be aligned not only for functional objectives, but also to promote walking to certain destinations.

Within neighborhoods and community growth areas, development will promote a "friendly" atmosphere that allows the pedestrian to have safe and comfortable access, where walking becomes a pleasurable experience that is not dominated by the negative impacts of vehicular roadways. Buildings will define walking environments, and will become an essential aesthetic ingredient for the pedestrian. These more urban walkways, will be complemented with landscaping, special paving, and furnishings to encourage walkability.

2.4.9 Distinct Boundaries

The boundaries and access in and out of Golden will be clearly marked with distinct identities achieved through growth management, open space preservation, and community development efforts. Preservation efforts will ensure that the surrounding landforms become distinct boundaries on the east, north and western boundaries of the community. Open space buffers will be particularly effective as a boundary to complement landform buffers in the North Valley area. The southern edge will be made distinct with a harmonious and organized development pattern that incorporates architectural cohesiveness and continuity. Entries to Golden from key vehicular and pedestrian gateways will be marked with attractive signage and landscaping, as well as distinct streetscape identity programs.



Based upon the Visions of Chapter 2, the following Goals and Objectives have been developed to specifically provide a framework for planning for future growth and development within and surrounding the City of Golden. The Goals and Objectives state the basic philosophies of long range local government planning, and provide a policy direction for implementation .

3.1 GOAL - PARTICIPATION AND INVOLVEMENT

Develop and sustain proactive community and agency participation and involvement in planning activities

- 3.1.1 The City should *engage Golden's citizenry* in all phases of community planning and development by actively encouraging and supporting neighborhood and community associations, planning and design review, organized City of Golden neighborhood planning, and inter-neighborhood communications.
- 3.1.2 The City should monitor and identify *user needs* to plan for community programs, services and facilities.
- 3.1.3 The City should actively *work with public agencies* to lobby for and ensure community sensitive growth and public facilities.
- 3.1.4 The City should *establish partnerships* and networks with local agencies, property owners, developers, business people, and citizen groups to implement community development projects and to utilize local resources.
- 3.1.5 The City should develop the means to refine, *update*, and enhance the Community Vision through a regular updating process that involves local citizens and appointed boards and commissions.
- 3.1.6 The City should encourage and support *volunteer* efforts to sustain and enrich community and neighborhood pride.
- 3.1.7 The City should encourage the coordination of appointed boards and commissions to facilitate common goals and projects.

3.2 GOAL - COMMUNITY CHARACTER

Protect and enhance Golden's small town identity and historic character.

- 3.2.1 The City should protect and enhance *distinct community boundaries and edges* through growth management, open space preservation, and community development measures, while maintaining historic and natural growth patterns.
- 3.2.2 The City should preserve and enhance historical buildings, and archaeological sites, by updating and enforcing local *historic preservation* regulations and ordinances.

- 3.6.5 Services provided to municipal areas by entities other than the City of Golden should be charged at *rates* commensurate with actual costs.
- 3.6.6 The City should explore and develop individual *agreements with other public and private providers* so that services are provided in an efficient, and cost effective manner.
- 3.6.7 The City should ensure that the quality, quantity and distribution of *police, fire, and emergency services* occurs in an efficient and cost effective manner.
- 3.6.8 The City should ensure that the provision of City services *meets the changing needs of current and future City residents*.
- 3.6.9 The City should maintain and enhance the City infrastructure through an adopted annual *Capital Improvements Program*.
- 3.6.10 The City should work closely with local school districts to encourage *school locations* in planned activity centers with good access and compatible uses.

3.7 GOAL - ENVIRONMENTAL RESOURCES

Preserve and enhance Golden's natural resources, wildlife habitats, drainageways, and scenic resources

- 3.7.1 The City should preserve and enhance its *unique and irreplaceable natural resources* through the identification and management of these resources.
- 3.7.2 The City should regulate and restrict development in *floodplains and geologic hazard areas*.
- 3.7.3 The City should regulate and restrict development in wetlands, critical wildlife habitat and corridor areas, and other designated *environmentally sensitive areas*.
- 3.7.4 The City should encourage measures to prevent *air pollution, non-point source water pollution, and ground water pollution*.
- 3.7.5 *Scenic vistas* and hillsides, including the foothill scenic slopes and backdrop, the hogback, and North and South Table Mountain, should be protected by zoning measures, property acquisition, easements, or other techniques to assure long term protection. Development on slopes greater than 25% and/or above the current water service blue line should be avoided.
- 3.7.6 The City should promote and reinforce *land stewardship* in Golden through the support of environmental education and achievement programs, and the development and enforcement of environmentally orientated site planning standards.
- 3.7.7 The City should identify critical *open space purchases* for environmental preservation, and develop an acquisition program with Jefferson County or other groups to assure their purchase.

- 3.9.4 The City should try to locate trails and greenways along railroad, utility, and drainage corridors and right-of-ways.
- 3.9.5 Sensitive or scenic undeveloped public lands should be retained as open space.

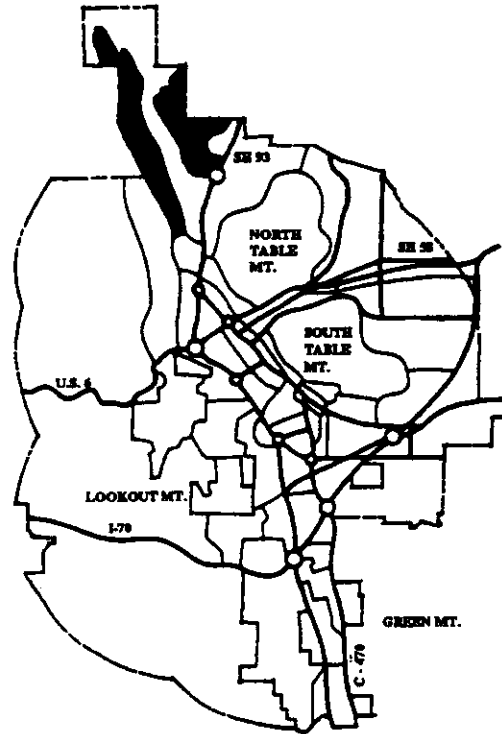
3.10 GOAL - ANNEXATION

Annexation of lands to Golden should strengthen the economic, social and physical fabric of the City.

- 3.10.1 The City should annex lands to control and manage the location and character of future growth and development, and to ensure that *new land uses and transportation* improvements are compatible with adjacent and existing uses.
- 3.10.2 The City should annex lands to make the *City boundaries* more cohesive, organized, and logical. The City boundaries should incorporate slopes and landforms along the west, and landforms and drainages along the northern boundaries, North and South Table Mountain along the east, and I-70 in the south.
- 3.10.3 The City should annex lands to achieve *economic development* goals and to be consistent with utility service agreements.
- 3.10.4 The City should annex lands to protect and control the *environment of the City and its perimeter*.
- 3.10.5 Lands annexed to the City shall be subject to an environmental due diligence.

4.2.7 Rural Residential

Rural residential occurs west of the hogback in the North Valley subArea and west of the Golden/93 Parkway from 56th Avenue North. The parcels in this area are large and have a ranchette/equestrian or cluster development character.

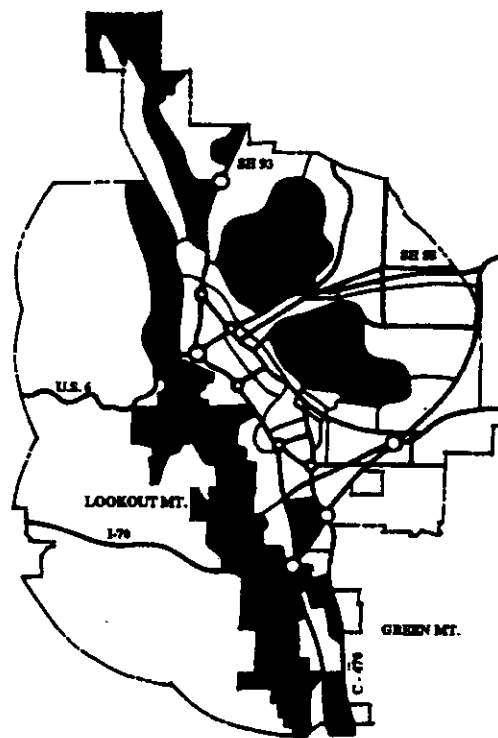


Recommendations:

- The development pattern in this area will follow existing streets such as Pine Ridge Road, and with an informal rural street pattern north of 56th Ave.
- Additional traditional style rural development should be in the range of one dwelling unit per 10 to 35 acres.
- Cluster development which preserves rural character and provides at least 70% open space should be in the range of one DU per 1 to 5 acres.
- Pedestrian and multipurpose trail links through this area will connect from open space to the west to the urbanized areas to the east and south.
- Development in the valley west of the hogback as well as the plains east of the hogback, should preserve views of the foothill features.
- Utility extensions will encourage growth to occur first adjacent to existing services.

4.5 OPEN SPACE / URBAN DESIGN AMENITIES

The future land use map acknowledges the following different types of open space, park, and public amenity areas.



4.5.1 Conservation Open Space

Conservation open space occurs along the hogbacks, the foothill backdrop, and the Table Mountains. Conservation open space preserves Golden's unique and irreplaceable natural features that are highly visible. Often, these areas are unsuitable for development because of geologic hazards.

Recommendations:

- Acquire and preserve North and South Table Mountain slopes and cap rock areas as public open space.
- Preserve and reclaim the hogback areas south of Hwy 40, at County Road 93 and U.S.6, and north of Pine Ridge Road.
- Work with Jefferson County Open Space to identify a trail corridor along the foothill slopes from White Ranch Park south to the Mathews Winters open space at I-70. Identify portions of this corridor that should be acquired as public open space.
- For foothill slope corridor areas not planned for acquisition, work with Jefferson County and landowners to negotiate scenic easements or other methods to preserve views and access.
- Consider annexation of foothill slope corridor areas.

THE NORTH PLAINS COMMUNITY PLAN

APPENDIX D

*The North Plains Community Plan
is contained in two documents.*

*Part I: Goals & Policies
Part II: Design Guidelines*

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**Part I:
Goals & Policies**

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*It was moved by Commissioner KRAPES
that the following Resolution be adopted:*

**BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO
RESOLUTION
IN THE MATTER OF:**

CP87-1, North Plains Community Plan

WHEREAS, Section 30-28-106, 108, and 109, C.R.S. provide that the Jefferson County Planning Commission shall adopt and certify a County master plan as a whole or in components; and

WHEREAS, the North Plains Interim Community Plan and associated Design Guidelines were adopted by the Jefferson County Planning Commission on March 29, 1989, after proper notice and hearing; and

WHEREAS, a public hearing on revisions and clarifications for the final North Plains Community Plan and associated Design Guidelines was held by the Jefferson County Planning Commission on May 3, 1989, at which time the matter was continued to May 10, 1989, for further testimony or decision; and

WHEREAS, based on the evidence, testimony, exhibits, and recommendations of the Jefferson County Planning Department, comments of public officials, agencies, and citizens of the County and comments from other interested parties, the Planning Commission finds as follows:

1. That adequate publication of public notice has been provided for hearings before the Planning Commission.
2. That the hearings before the Planning Commission have been extensive and complete and that all pertinent facts, matters, and issues have been submitted and considered, and all interested parties heard.
3. That the North Plains Community Plan and Design Guidelines documents as set forth in Exhibit "A", attached hereto and incorporated herein by this reference, adequately address the problems and concerns raised in the public hearings by interested parties.
4. That it is the opinion of the Planning Commission that the North Plains Community Plan, including text, maps, and Design Guidelines, as set forth on attached Exhibit "A", should be accepted.
5. That adoption of said Plan is in the best interest of the health, safety, welfare and morals of the citizens of Jefferson County.

NOW, THEREFORE, BE IT RESOLVED that the North Plains Community Plan, including text, maps, and Design Guidelines, as set forth on Exhibit "A", be and hereby is APPROVED and adopted to be applied as set forth in such plan as a component to the Jefferson County Comprehensive Plan pursuant to Section 30-28-108, C.R.S., and that said approved North Plains Community Plan, maps and Design Guidelines be certified to the Board of County Commissioners pursuant to Section 30-28-109, C.R.S.

Commissioner WEINSTEIN seconded the adoption of the foregoing Resolution.

I, LISA J. VERNON, Executive Secretary of the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, on May 10, 1989.



Lisa J. Vernon, Executive Secretary

*The North Plains Community Plan and the Design Guidelines were adopted by the
Jefferson County Planning Commission as an Interim Plan on March 29, 1989 and as a Final Plan on May 10, 1989.*

RALSTON & NORTH TABLE MOUNTAIN SUBAREA

**Maximum
densities should be
earned through
excellent site
design.**

Future residential development proposed for this area ranges from 5 acre or larger lot sizes west of the hogback to .25 acre lots east of the hogback. Commercial and industrial uses include an Activity Center, office and retail development around the W-470 and West 64th Avenue interchange and a neighborhood convenience scale center at State Highway 93 and West 58th Avenue. Future development should be sensitive to the geologic hazard area of North Table Mountain, the views along State Highway 93 and the existing residential areas.

HAZARDS POLICIES

A. General

Geologic hazard areas should be defined using the Jefferson County Geologic Hazards Overlay maps or through development review studies.

B. Map Area 34: Hazard Areas

Credit for development in this area should be given at 1 du/ac which can be located on another portion of the site.

HOUSING POLICIES

A. General

1. Maximum densities recommended in the Plan should not be interpreted as guaranteed densities. All densities should be earned through excellent site design and compliance with other applicable recommendations in the Plan and the Design Guidelines.

NOTE: A definition of excellent site design is contained in the Glossary.

2. The scenic corridor along Colorado State Highway 93 should be protected through appropriate setbacks, height limitations, building separations, and preclusion of billboards.

3. Residential development should be allowed only on slopes of 30% or less. The density credit, as specified elsewhere in this section, may be transferred and clustered on other areas of the site, provided excellent site design is demonstrated, 40% of the site is open space and the other recommendations in the Plan can be met.

4. Development can occur in the floodplain when it complies with adopted County standards. The residential density earned may be transferred to other areas of the site at the credit allowed for the area, provided excellent site design is demonstrated, 40% of the site is open space and the other recom-





ndations in the Plan are met.

Mined areas should be reclaimed.

**Map Area 38: North Table Mountain
Slopes of the Mesa**

Residential development up to 4 du/ac should be allowed.

Any development proposed should:

protect the rims and the slopes;

be outside the hazard areas, i.e., rockfall and slide areas should be subject to review at the time development is proposed; mitigation of impacts should be considered on a site-by-site basis;

preserve the natural features, e.g., knolls, drainages, rock outcrops;

occur only on slopes of 30% or less when residential development is proposed. Density credit for 1 du/ac may be transferred to areas off the slopes provided 70% of the site is in open space (including the unbuildable portions of the site);

excellent site design is demonstrated, and the other recommendations of the Plan can be satisfied; and

be clustered.

Map Area 38

North of Golden Gate Canyon Road & South of Pine Ridge Road, Southwest of the Hogback & West of the Existing Industrial Area

1. This should be a residential transition area between the lower residential density west of the Hogback and the higher intensity of use in the adjacent activity center.

2. Residential densities up to 2.5 du/ac should be allowed if:

- ▲ public water and sanitation and fire protection districts can provide service;
- ▲ housing units are clustered; and
- ▲ 40% or more of the site is open space.

D. Map Area 39

West of the Hogback, east to the 6130 foot elevation* on the front of the Hogback

1. Public water and sanitation service is not proposed for this area.

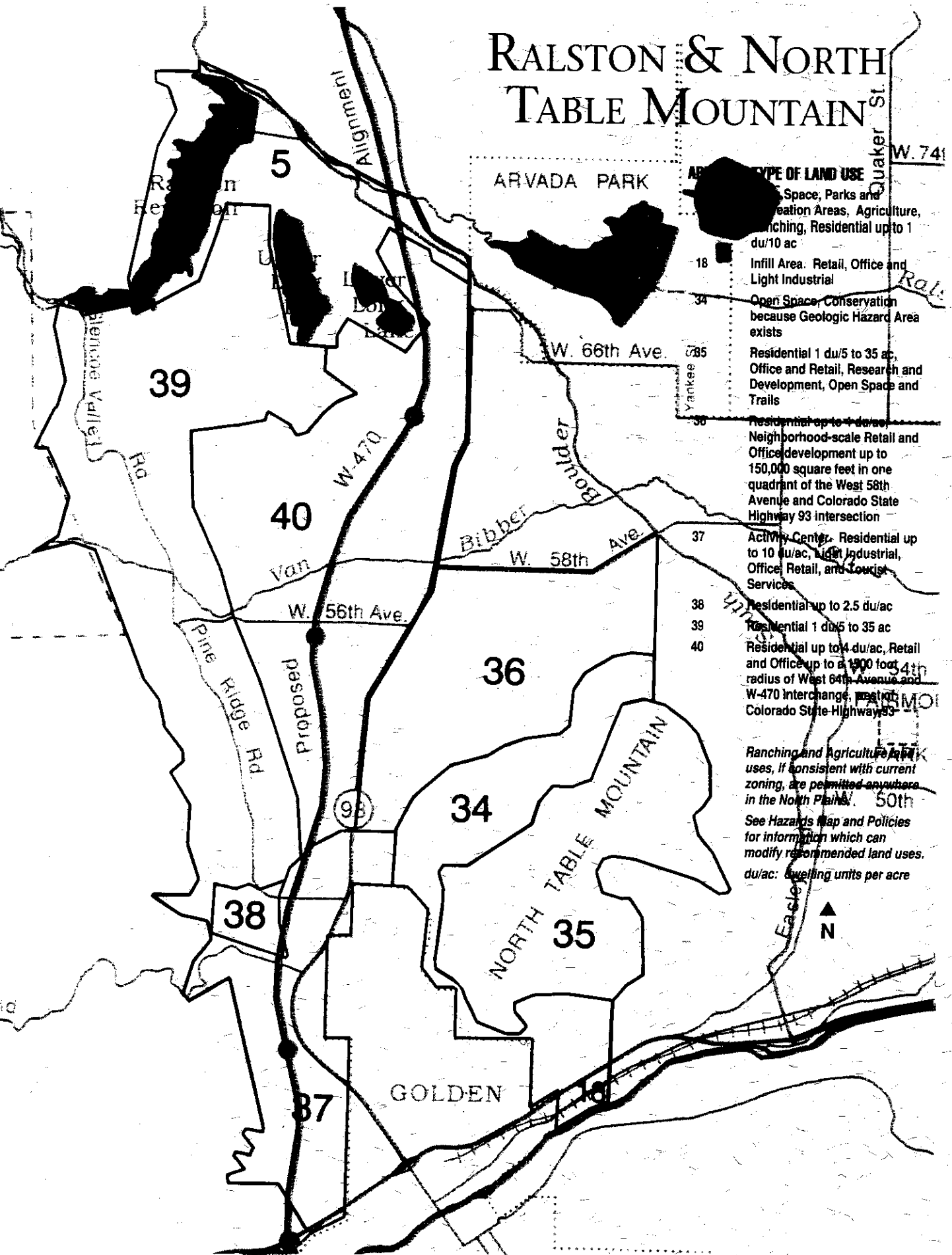
2. Residential development should be 1 du/5 ac or more.

3. Residential uses should be allowed only on slopes of 30% or less. On slopes greater than 30% the density may be credited at 1 du/15 ac and may be transferred to another portion of the site. The maximum density on the buildable area should not exceed 1 du/ac, and all development should conform with Jefferson County Health Department and Colorado requirements for well and septic systems.

* This elevation was chosen because public water service over this elevation would be difficult, given the elevation of the Golden water storage tank.

Five acre lots or larger should occur west of the Hogback.

RALSTON & NORTH TABLE MOUNTAIN



ARVADA PARK

TYPE OF LAND USE

Space, Parks and Recreation Areas, Agriculture, Ranching, Residential up to 1 du/10 ac

18 Infill Area: Retail, Office and Light Industrial

34 Open Space, Conservation because Geologic Hazard Area exists

35 Residential 1 du/5 to 35 ac, Office and Retail, Research and Development, Open Space and Trails

36 Residential up to 4 du/5 ac, Neighborhood-scale Retail and Office development up to 150,000 square feet in one quadrant of the West 58th Avenue and Colorado State Highway 93 intersection

37 Activity Center: Residential up to 10 du/ac, Light Industrial, Office, Retail, and Tourist Services

38 Residential up to 2.5 du/ac

39 Residential 1 du/5 to 35 ac

40 Residential up to 4 du/ac, Retail and Office up to a 1000 foot radius of West 64th Avenue and W-470 interchange, west of Colorado State Highway 93

Ranching and Agriculture uses, if consistent with current zoning, are permitted anywhere in the North Plains.

See Hazards Map and Policies for information which can modify recommended land uses.
du/ac: dwelling units per acre

