

Progress Report

COLORADO STATE LAND USE PLAN AND MANAGEMENT SYSTEM

Presented to the 48th General Assembly
Second Regular Session
by the Colorado Land Use Commission
February 1972

SUMMARY OF RESPONSIBILITIES

The Land Use Commission has been charged by the General Assembly to develop a statewide Land Use Plan and Management System. The purpose of this plan and management system is to ensure a planned and orderly development of the state with special emphasis on balance in future growth and attention to the preservation of the environment and our public resources. In carrying out this charge, the Land Use Commission is to:

1. Develop an Interim Land Use Plan by September, 1972. This plan will include information and recommendations concerning land capabilities and natural resources; existing state and local land use controls; problems of specific economically depressed areas; local policies concerning future development; criteria for the designation of areas of state concern and local concern, and the authority of the state and local agencies in such areas; documentation of state and federal growth policies and their implications for Colorado; and some preliminary conclusions and recommendations related to land use policy in the state.
2. Develop a Final Land Use Plan and Management System by December, 1973. This plan will expand the coverage of the land use policy and regulation elements of the Interim Land Use Plan throughout the state and add specifications to environmental land use planning criteria and control standards. It will include proposals for and evaluation of significant land use proposals, such as airports and ground transportation networks. It will provide for detailed water allocations and sewage treatment facilities planning, state and regional recreation facilities, regional economic development planning, environmental control, and specifications of impacts for continual plan management procedures.
3. Implement planning techniques, including:
 - An environmental matrix — a system of evaluating environmental problems and the effectiveness of existing and proposed controls.
 - A management matrix — a continual appraisal of current land use law and policy at all levels of government as they affect Colorado.
 - A growth monitoring system — a continual documentation and evaluation of the amount and type of growth occurring in the state.
 - Impact models — specific measures and evaluations of effects which certain activities such as major land developments or the Olympics would have on the state, regions, and communities.

● **CHARGE:
TO ENSURE THE PLANNED
AND ORDERLY DEVELOPMENT
OF THE STATE**

● **DEVELOP INTERIM LAND USE
PLAN**

● **DEVELOP FINAL LAND USE
PLAN**

● **DEVELOP PLANNING AND
IMPLEMENTATION
TECHNIQUES**

- **CATALOG EXISTING PLANNING PROGRAMS AND RESOURCES**

- **WORK WITH OLYMPIC AGENCIES AND PROVIDE EVALUATIONS**

- **DEVELOP MODEL SUBDIVISION REGULATIONS**

- **ESTABLISH GROWTH MONITORING SYSTEM**

- **CREATE ADVISORY COMMITTEE**

- **HOLD PUBLIC HEARINGS**

This will provide a continual survey of the nature of development and its indirect, as well as direct, impacts upon the environment.

4. Utilize, recognize, and evaluate all existing local, state, and federal land use patterns, land use plans, policies, standards, and procedures affecting land use.

5. Cooperate with the Olympic agencies regarding the 1976 winter events to ensure that environmental and ecological factors receive equal consideration to technical factors in site selection; accept and manage gifts and grants for such purposes on behalf of the state; evaluate community impacts associated with the Olympics; specify information needed for impact studies to the Governor and General Assembly. Thereafter, complete impact statements as needed and indicate findings to the Governor and to local areas to guide further required land use — environmental control actions.

6. Develop model subdivision regulations in accordance with the existing county planning law for use by the counties in meeting the legislative requirements of Senate Bill 92, 1971, and distribute these model regulations to the counties by January 1, 1972.

7. Establish a growth monitoring system via an improvement notice procedure adopted by the 1971 General Assembly and by subdivision plan review to commence July 1, 1972.

8. Appoint and confer with an Advisory Committee to serve until January 10, 1974, representing various interest groups, covering the twelve planning regions.

9. Hold such public hearings as necessary to the development of the planning program with at least one such meeting in each planning region of the state.

The Land Use Commission has made progress in each of these work items. The following subsections briefly describe the work compiled to date, some of the findings of this work, and the immediate action recommendations of the Commission.

SUMMARY OF FINDINGS OF THE LAND USE COMMISSION

1. URGENT ISSUES

Lack of Environmental Control

A popular issue today is the lack of "environmental control" in shaping the development of Colorado. The Land Use Commission is concerned with the development of plans and controls by local government and the appropriate state agencies to deal with the following aspects of our environment:

- The effects of change in land use and intensity in urban, suburban, and rural areas on land availability for other uses.
- The availability, consumption, use, or preservation of natural resources.
- The type and quantity of effluents and emissions and the capability of the environment to dissipate or process them without contamination.
- The development or potential development of areas with hazardous geologic, hydrologic, or other circumstances, without adequate controls.
- The creation of unsafe or septic conditions by alteration, overuse, or abuse of resources.
- The capability of a government entity to maintain a balanced relationship between public revenue and service costs or capital expenditures.
- Government policy and investments for public and private development affecting the balance of activities, such as employment, housing, and recreation.
- The relationship of travel demands to existing and proposed transportation facilities, and both of these to the environment.

Throughout the state many areas now being developed are unsuitable for the proposed use for the following reasons:

- Lack of sufficient water on the site.
- Unavailability of water which might be diverted to the proposed use without adverse effects on existing decreed rights.
- Soils or geologic conditions inappropriate to on-lot sewage disposal systems in areas lacking central sewage collection and treatment systems or for which such systems might not be feasible.

• ENVIRONMENTAL CONCERNS

• Land Use Patterns

• Demands on Natural Resources

• Emissions and Effluents

• Natural Hazards

• Created Hazards

• Revenue Impacts

• Opportunities

• Transportation

• TYPICAL PROBLEMS

• Lack of Water

• Lack of Water Rights

• Septic Systems

- Hazards
- Weather
- Air Pollution

- Inappropriate Land Use Controls

- Flood, slide, fire, or avalanche hazards.
- Extreme weather conditions.
- Pockets where thermal inversion could cause severe air pollution if intensive development were to occur.
- Insufficient land use controls which do not recognize the multi-use potentials of areas based on access, drainage, soils, vistas, resources, etc., and where agricultural uses could be combined with open space functions in a suitable economic manner.

● **CONSEQUENCES**

Areas in which land sales and development ultimately occur despite such problems are resulting in:

- Bad Water or No Water
- Floods
- Economic Loss
- Displaced Wildlife
- Polluted Waterways

- Property Damage
- Air Pollution

- Homes and other uses served by bad water wells or wells which are either extremely expensive or periodically dry, or both.
- Flooding and related drainage problems.
- Depressed or unstable economies; jeopardy to existing investments.
- Displacement of wildlife.
- Malfunctioning septic systems; wells, streams, rivers, lakes, and ponds polluted by sewage.
- Homes damaged or destroyed by earth slides or subsidence.
- Air pollution due to excessive density and activity, and automobile traffic.

● **CONSEQUENCES**

In many such areas, however, development will be very sparse or will not take place at all, resulting in:

- Inadequate Public Revenues
- Land misuse

- Economic loss

- Unsupported or inadequately supported public facilities and utility systems.
- Land made unusable for purposes to which it may be suited by totally disaggregated ownerships.
- Financial loss to persons who had hoped to use the land for homes, cabins, or investment.

Failure of the promoter or developer to provide necessary improvements has forced lot purchasers and resident taxpayers of counties throughout Colorado to bear the cost of such improvements.

Subdivision Activity

In the course of discussions at numerous workshop meetings and while traveling between meetings, the Commission developed documentation of the widespread subdivision activity in the state. This preliminary documentation has subsequently been reinforced by contact with developers and a study of the files of the Real Estate Commission to acquire further data on major subdivisions (each representing an area of 500 or more acres). Information is continually being added to the resultant lists. The implications of this list and associated data developed during compilation of the list are extremely significant.

- There are now at least 229 large-scale subdivisions being planned, platted, and sold in Colorado today.
- These subdivisions alone cover more than 800,000 acres of land.
- It is estimated that another 400-500 subdivisions of less than 500 acres are also now being platted and sold, and that the inclusion of these in the list would bring the total acreage of land documented as being subdivided to over a million acres.
- Collectively, all land sales activity (recorded plats, expansion of existing subdivisions, and areas under option for development) is estimated to amount to a total of 1.5 to 2 million acres.

The Implication of Subdivision Activity

The potential impact of such large subdivisions is tremendous. Realization of the developments proposed by the subdividers of these areas would greatly increase the population and their associated demands on the state. As an example of these implications, the development of a 10,000 acre subdivision of five acre lots, assuming twenty-five per cent of the area is devoted to roads and other public spaces, would contain 1,500 lots with a potential population of approximately 5,250. Such a population would require a dependable and potable water supply of roughly one million gallons per day and an equally large amount of effluent to be deposited in the ground or gathered and treated by a public system.

An example of a higher density type of development potential is being promoted on an area of approximately 16,600 acres which is located between Colorado Springs and Pueblo. The land is being sold in parcels of five or more acres and is being offered for use by purchasers as individual homesites or as land investment based on the resubdivision of the sites into more intensive use as multi-family dwellings or as a large number of single family lots. The company projects a rate of growth which will achieve 15,000 households in thirty years and 40,000 households in the year 2050. (Note: Subdivider estimates 120,000 population equivalent.) The implications of these anticipated residential populations alone, in terms of water and sewer requirements, are nearly

• CURRENT DEVELOPMENT IN COLORADO

• Large Subdivisions

• Smaller Subdivisions

• Sales Activity

• CRITICAL DEMANDS ON THE ENVIRONMENT

• Example

eight million gallons per day in thirty years and roughly twenty million gallons per day by the year 2050. If one million acres should develop in the manner and at the densities proposed by this development, these lots could generate three times the state's current population and insatiable water, sewage, and public service demands.

- **LAND USE POLICIES AND CONTROLS NEEDED**

Future control over the development or redesign and development of such a subdivision is critical as, like this development, many subdivisions are being promoted for sale for investment potential which will likely lead to increased pressure for increased densities which would, in turn, lead to greatly increased water and sewer requirements.

Further, experiences in other parts of the country have proven that as population concentrations and transportation routes change, areas which were once rural in nature and seasonal in use have been quickly converted to densely developed permanent residences with serious problems, including those of inadequate water and sewer capabilities and inadequate school facilities.

2. COUNTY LAND USE PLANNING AND CONTROL

- **STATUS**

Early in its investigation of planning needs in Colorado, the Land Use Commission began to survey the status of local land use plans and controls. This work has been expanded to include documentation of plans and controls relevant to problems identified at the workshop meetings. The work done to date indicates the principal causes for the lack of control over subdivision activity in the state.

Brief Critique of Land Use Planning at the County Level

A vast majority of county plans are not based upon coherent programs and often represent little more than arbitrarily created portrayals of development or, at the other extreme, simple extension of past development trends. These plans vary in content as well as geographic coverage dependent upon the matters with which the counties were concerned, the type of professional assistance available, and the degree of local involvement.

Zoning Resolutions at the County Level

A general assessment of the problems of zoning in Colorado must mention the general lack of consistency in ordinances, the small number of zoned counties, the shallowness of many of the resolutions, and the practice of zoning without reference to well-drawn and adopted plans. On the positive side, we may be optimistic about the progress being made to establish zoning in critical unzoned counties, and about the high degree of innovation exhibited by several counties in developing positive land use controls.

- **Zoning Resolutions**

County Control Over the Subdivision of Land

The majority of problems identified at the task force meetings are related to the proliferation of subdivision activity. Further, certain characteristics of many new subdivisions exempt them from zoning and building codes. Thus, the development and local administration of adequate subdivision regulations is a necessary step in ensuring the proper development of land resources of Colorado counties.

The purpose of this documentation is not to criticize local government. Rather it is to assist in the determination of ways in which policies and plans may be most appropriately extended and improved by means of the following:

- Providing guidelines for land use policy-and-control considerations such as model multi-use controls and change-in-use criteria related to growth characteristics.
- Identifying new and better methods of land use planning and control which have been applied by some local governments.
- Defining areas where necessary state or federal support is lacking, spotty, or untapped by local government.
- Document the need to provide more precise interpretation of current county authority with respect to land use planning and controls.

Many of the concepts developed from this and other information are now being converted into objectives and recommendations for implementing programs and policies for inclusion in the interim plan. Others, such as those to improve the control of subdivisions, are included in this report for immediate consideration. This process and the resulting objectives and recommendations have been designed to maintain and improve control of environmental planning by local county governments which are responsible for the vast majority of the private undeveloped lands of Colorado.

The following documentation of county planning and control is based upon land use plans, zoning, and subdivision resolutions adopted by counties prior to the preparation of this report. As noted elsewhere, some counties are currently making substantial efforts to adopt or upgrade plans and controls. The Land Use Commission will continue to document the changing status of land use planning and control for the purpose of determining the ability of local government to deal with land use issues and identifying areas in which the Land Use Commission and other state agencies may assist local government.

- **Subdivision Resolutions**

- **L.U.C. APPROACH**

- **Correlate Controls**

- **Identify Better Planning Methods and Controls**

- **Flag Areas of Need**

- **Document the Need for Defining Local Authority**

- **DOCUMENTATION OF PLANNING AND CONTROL**

MAP I-I

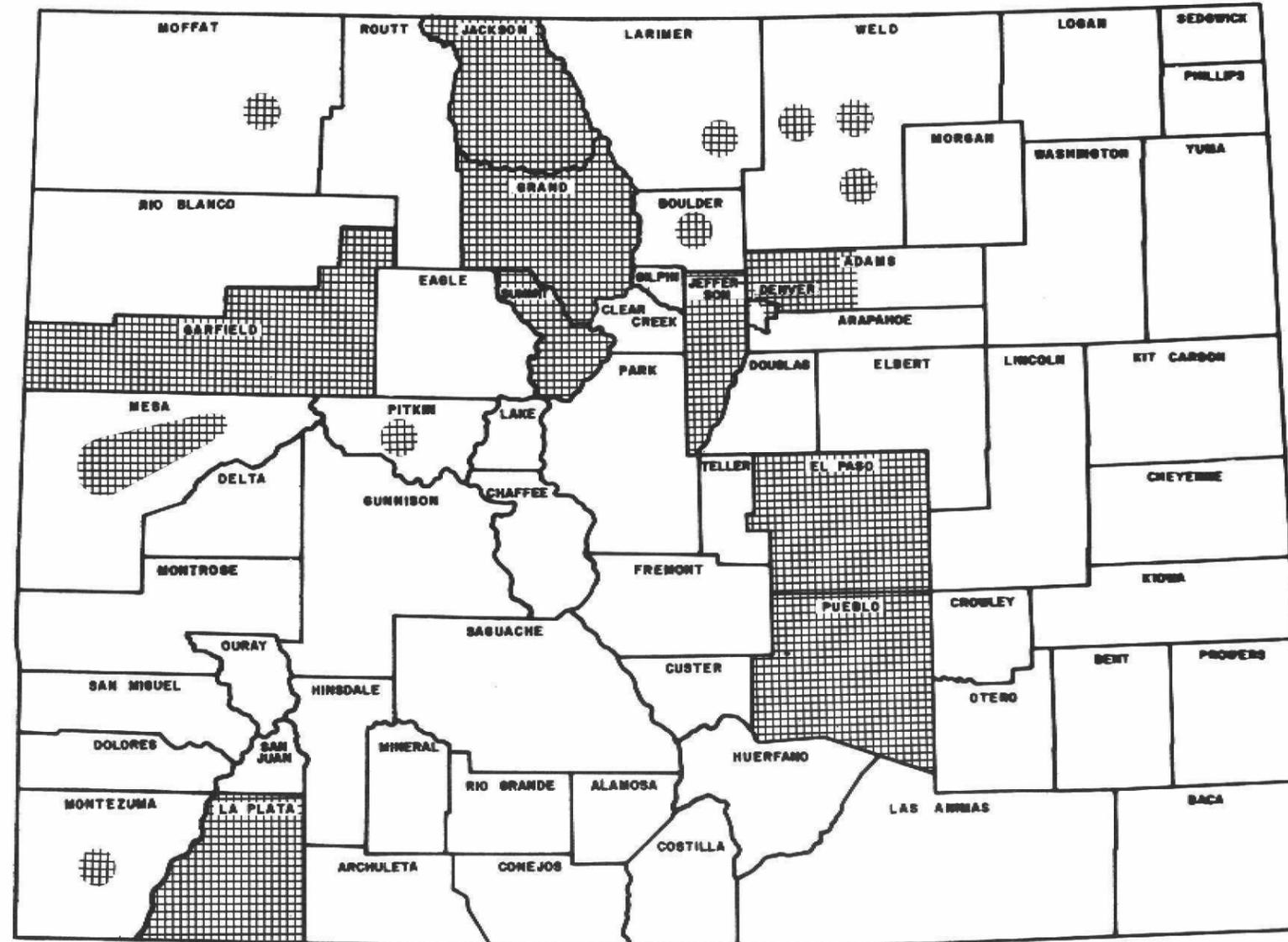
LAND USE PLANNING IN COLORADO COUNTIES

A measure of current planning activity is indicated by the fact that only nine of the sixty-three counties in the state have land use planning covering the entire unincorporated area; another ten have portions of the county planned, usually adjacent to cities and towns and developed as an adjunct to a municipal plan.

LEGEND



COUNTIES WHICH HAVE A COMPREHENSIVE PLAN

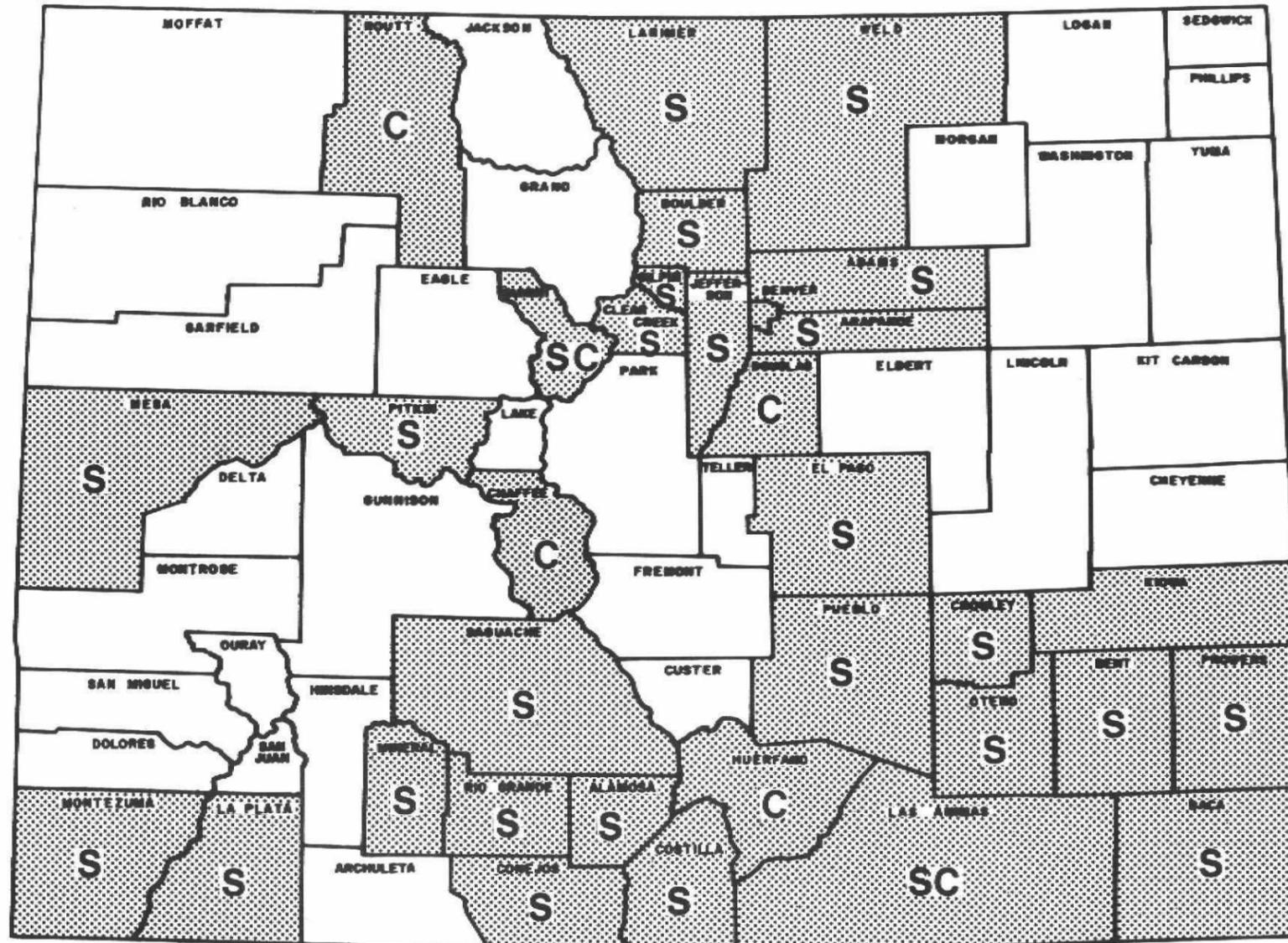


COUNTIES WHICH HAVE A COMPREHENSIVE PLAN

MAP I-2

COUNTIES WITH A PLANNING STAFF OR ACTIVE CONSULTANT

Thirty-three counties now have, or share, some type of planning staff or an active consultant. An additional eleven counties (counties containing substantial subdivision activity) will be professionally staffed utilizing Senate Bill 93 planning aid funds; Also the staffs of twelve other counties will be strengthened with these funds. A number of other counties have applied and are being considered for these funds for staff assistance.



LEGEND

 COUNTIES WHICH HAVE A PLANNING STAFF (S) OR ACTIVE CONSULTANT (C)

COUNTIES WHICH HAVE A PLANNING STAFF (S) OR ACTIVE CONSULTANT (C)

MAP I-3

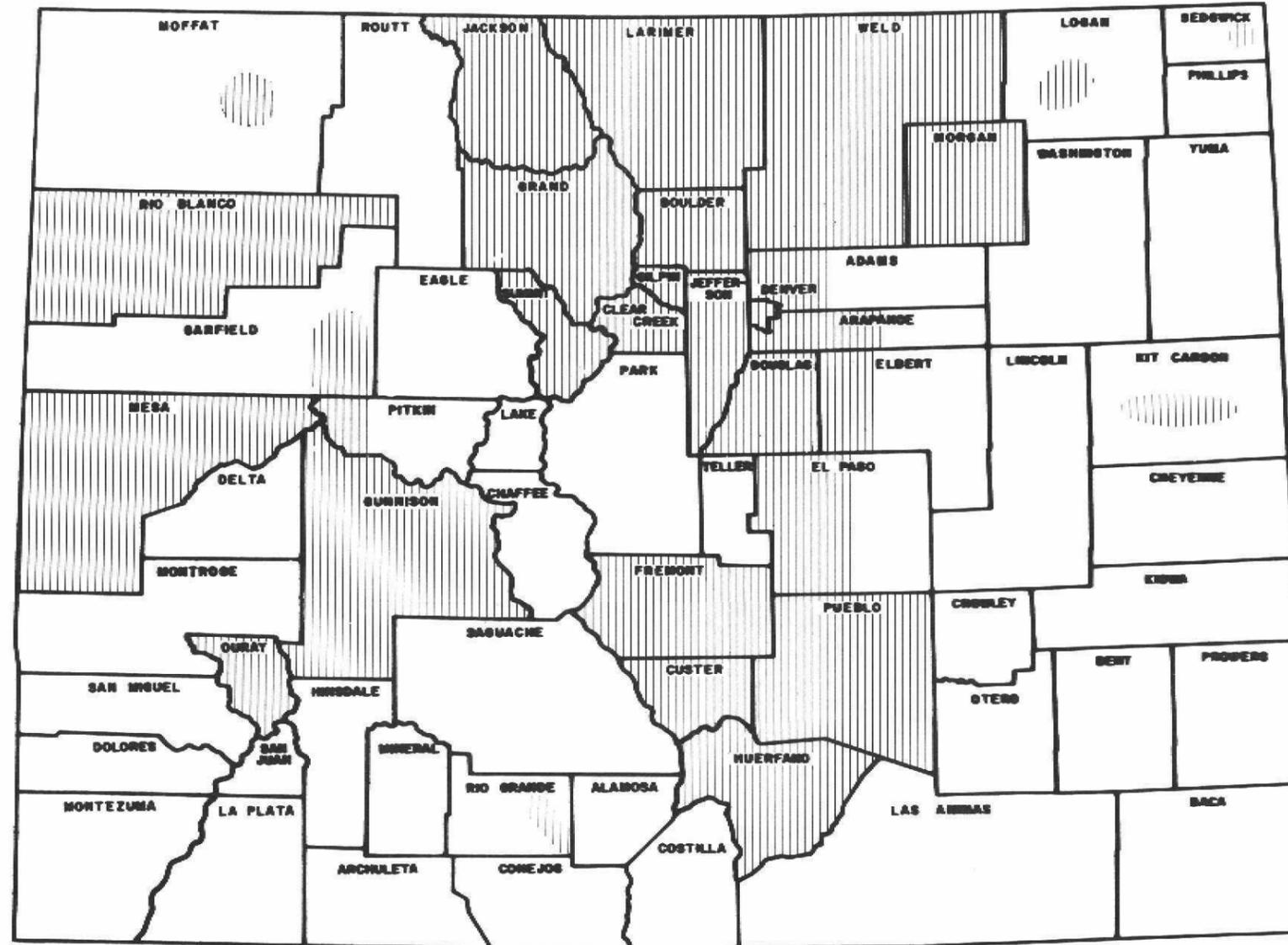
ZONING IN COLORADO COUNTIES

Gaps currently exist in the coverage and type of zoning in Colorado counties. Twenty counties have countywide zoning (only four of these have adopted plans for the entire county.) Twelve other counties have zoned portions of their area; of these, four have done so without the benefit of adopted plans for the zoned area.

An investigation of zoning practices reveals that thirty-two of Colorado's counties presently have adopted zoning regulations and some seventeen others have such regulations in the process of completion.

LEGEND

 COUNTIES WHICH ARE ZONED OR PARTIALLY ZONED

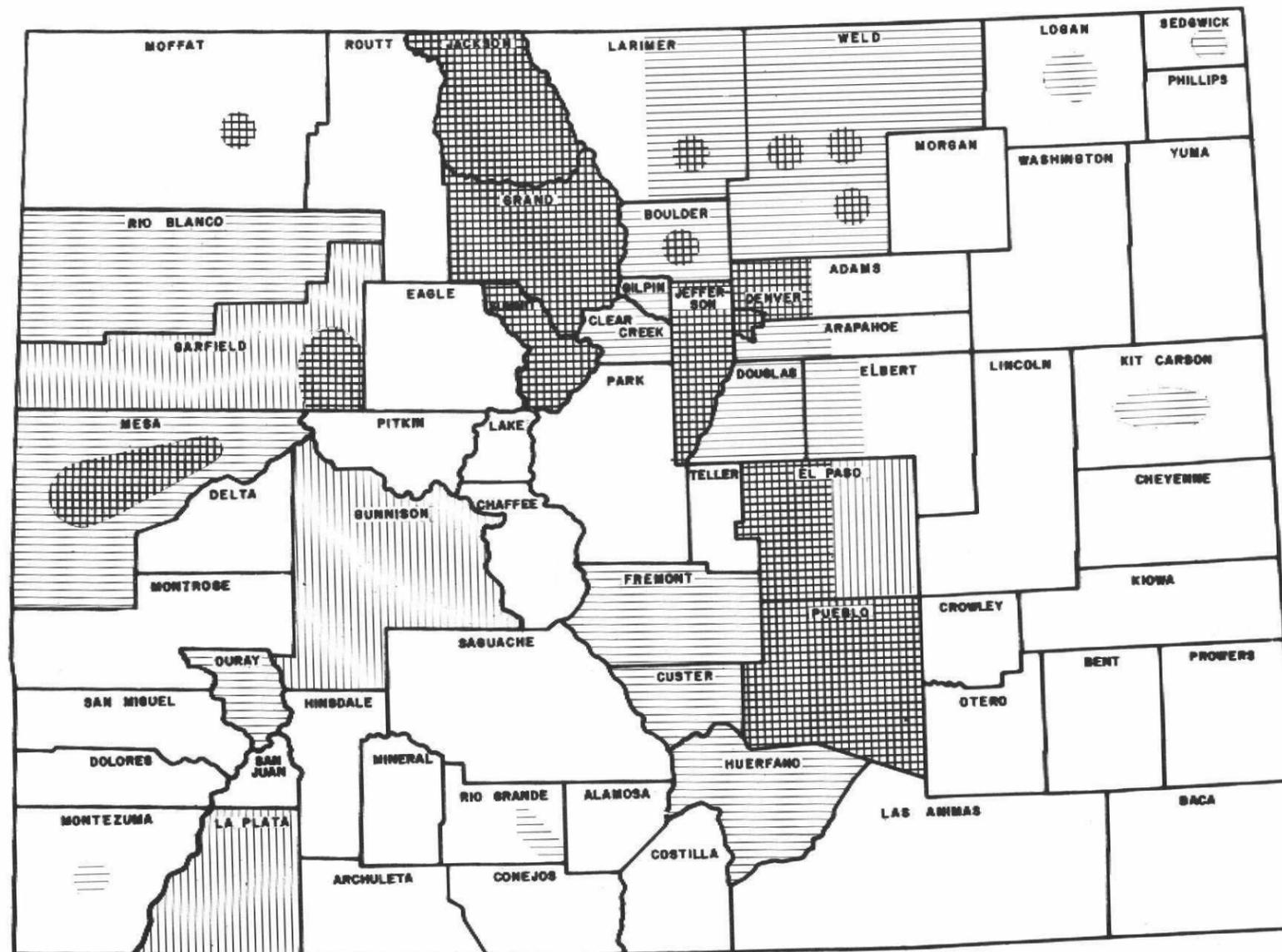


 COUNTIES WHICH ARE ZONED OR PARTIALLY ZONED

MAP I-4

COUNTIES WITH A PLAN AND/OR ZONING

At present only fifteen counties have adopted plans, most of which have been developed subsequent in time to zoning. A majority of the counties have adopted zoning as a regulatory device by designating all or much of the county as agricultural or forestry zone with development review appearing in the form of rezoning requests. This practice allows the county administration some control over land use, but it cannot be construed as planning.



LEGEND

-  COUNTIES WHICH HAVE A PLAN
-  COUNTIES WHICH HAVE ZONING
-  COUNTIES WHICH HAVE BOTH A PLAN AND ZONING

COUNTIES WHICH HAVE A PLAN AND/OR ZONING

-  · PLAN
-  · ZONING
-  · BOTH

MAP I-5

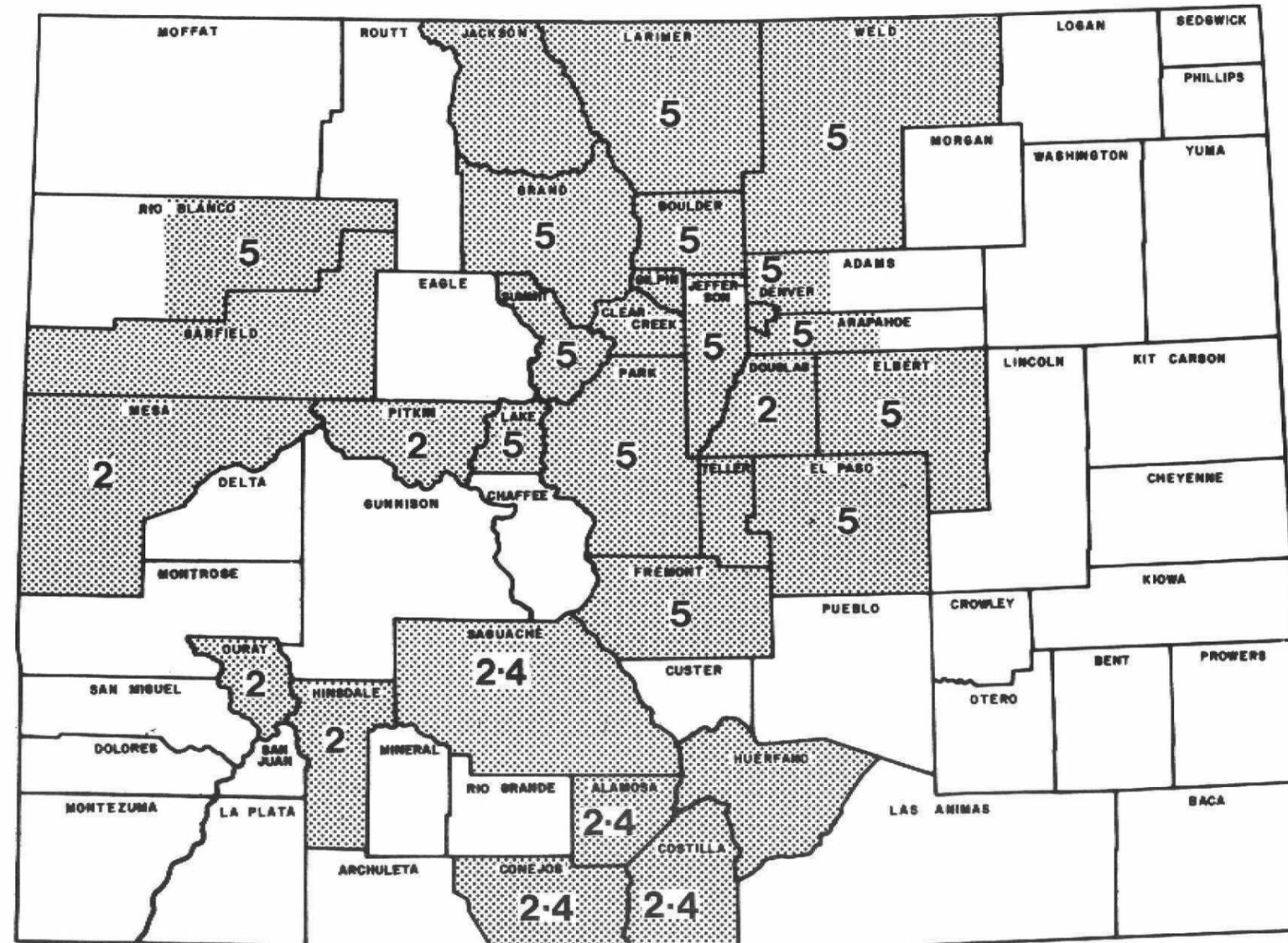
COUNTIES WHICH HAVE SUBDIVISION REGULATIONS

Thirty-one of Colorado's sixty-three counties now have subdivision regulations. Two of these thirty-one have subdivision regulations which apply to less than the total area of the county (Rio Blanco and Adams counties). As a result, there is a critical lack of subdivision control in these areas.

At least eight of the subdivision regulations (not including the City and County of Denver) utilize a definition of subdivision different from that specified in the state enabling legislation for county subdivision regulations. These eight require procedures, principally platting, for the division of a parcel into as few as two pieces of land. Further, some counties have honored the apparent exemption of residential subdivisions of less than forty acres, but most have chosen to ignore or modify the exemptions.

LEGEND

 COUNTIES WHICH HAVE SUBDIVISION REGULATIONS, AND NUMBER OF LOTS WHICH CONSTITUTE A SUBDIVISION.

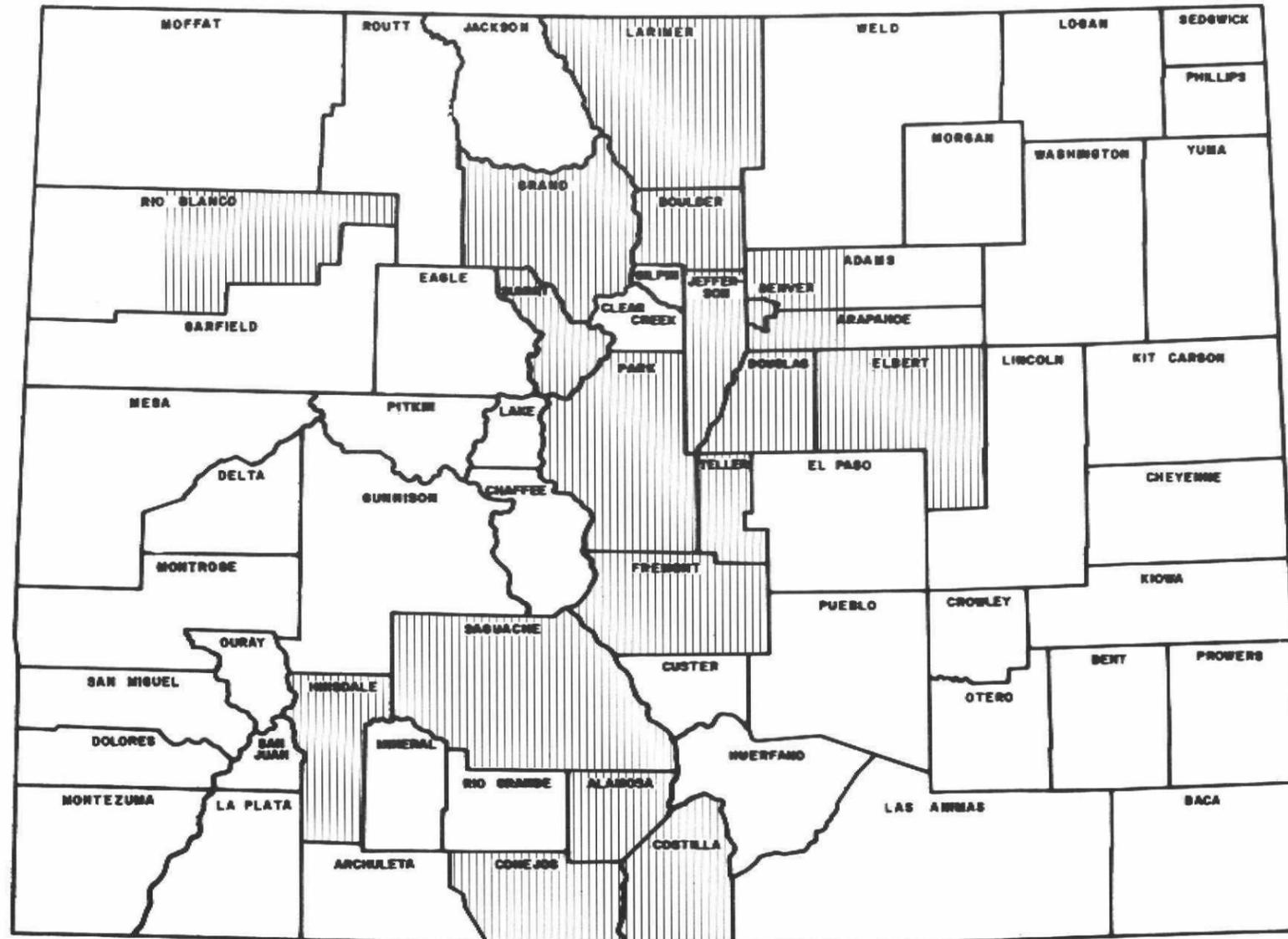


 COUNTIES WHICH HAVE SUBDIVISION REGULATIONS
NUMBER OF LOTS WHICH CONSTITUTE A SUBDIVISION

MAP I-6

COUNTIES WHICH REQUIRE PERFORMANCE GUARANTEES

Eighteen of the thirty-one counties having subdivision regulations require performance or the guarantee of performance by the subdivider to provide improvements, such as construction of roads and utilities.



LEGEND

 COUNTIES WHICH REQUIRE A PERFORMANCE GUARANTEE

 COUNTIES WHICH REQUIRE A PERFORMANCE GUARANTEE

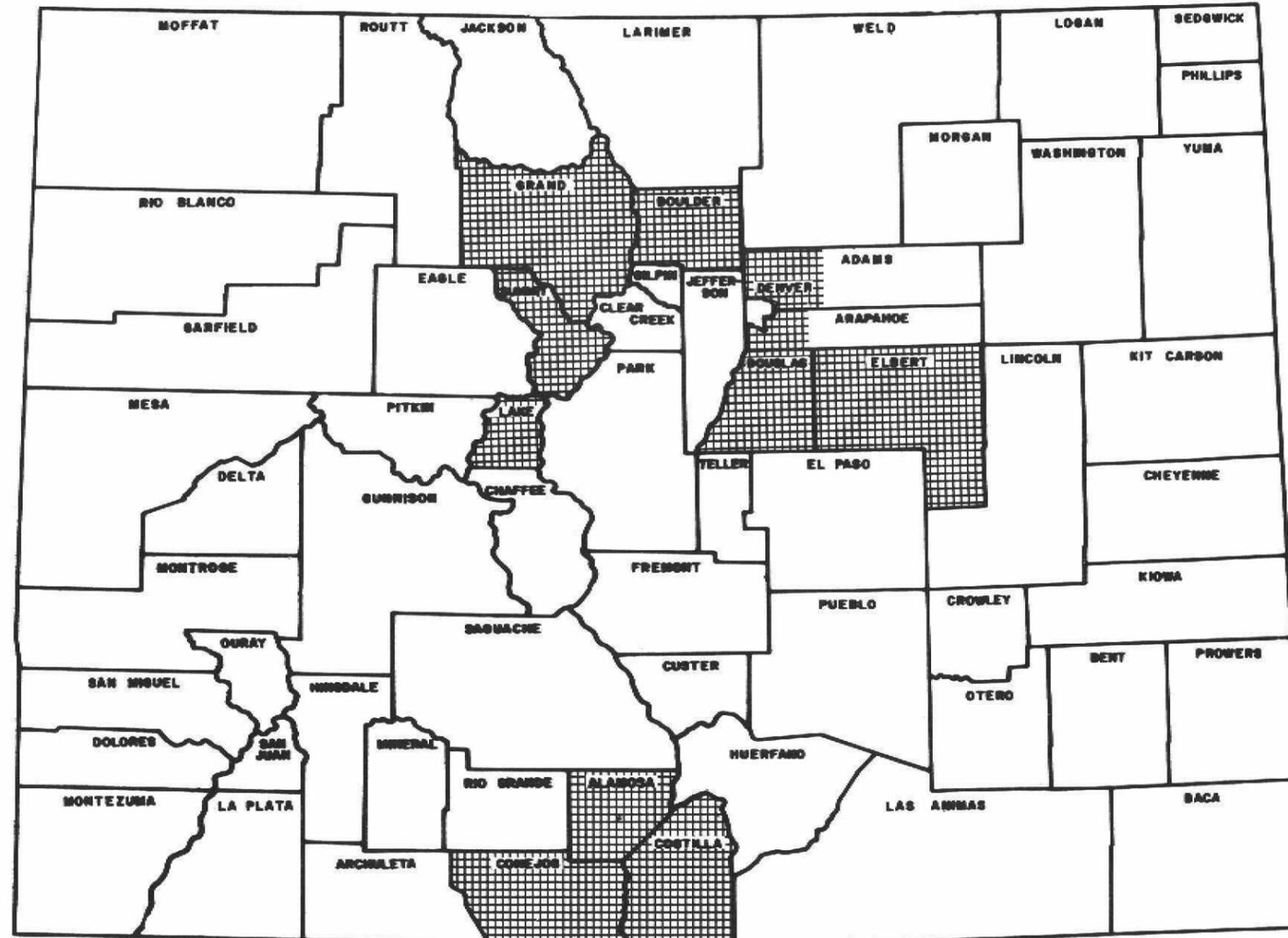
MAP I-7

COUNTIES WHICH REQUIRE PROOF OF AVAILABILITY OF WATER

The adopted regulations of only eleven counties require subdividers to submit professionally developed proof that water is available if on-lot wells are proposed as water sources. However, even in these counties the proof required does not include any kind of assurance that the water could be used without injury to decreed water rights or existing wells.

LEGEND

 COUNTIES WHICH REQUIRE PROOF OF AVAILABILITY OF ON-LOT WATER SUPPLY



 COUNTIES WHICH REQUIRE PROOF OF AVAILABILITY OF ON-LOT WATER SUPPLY

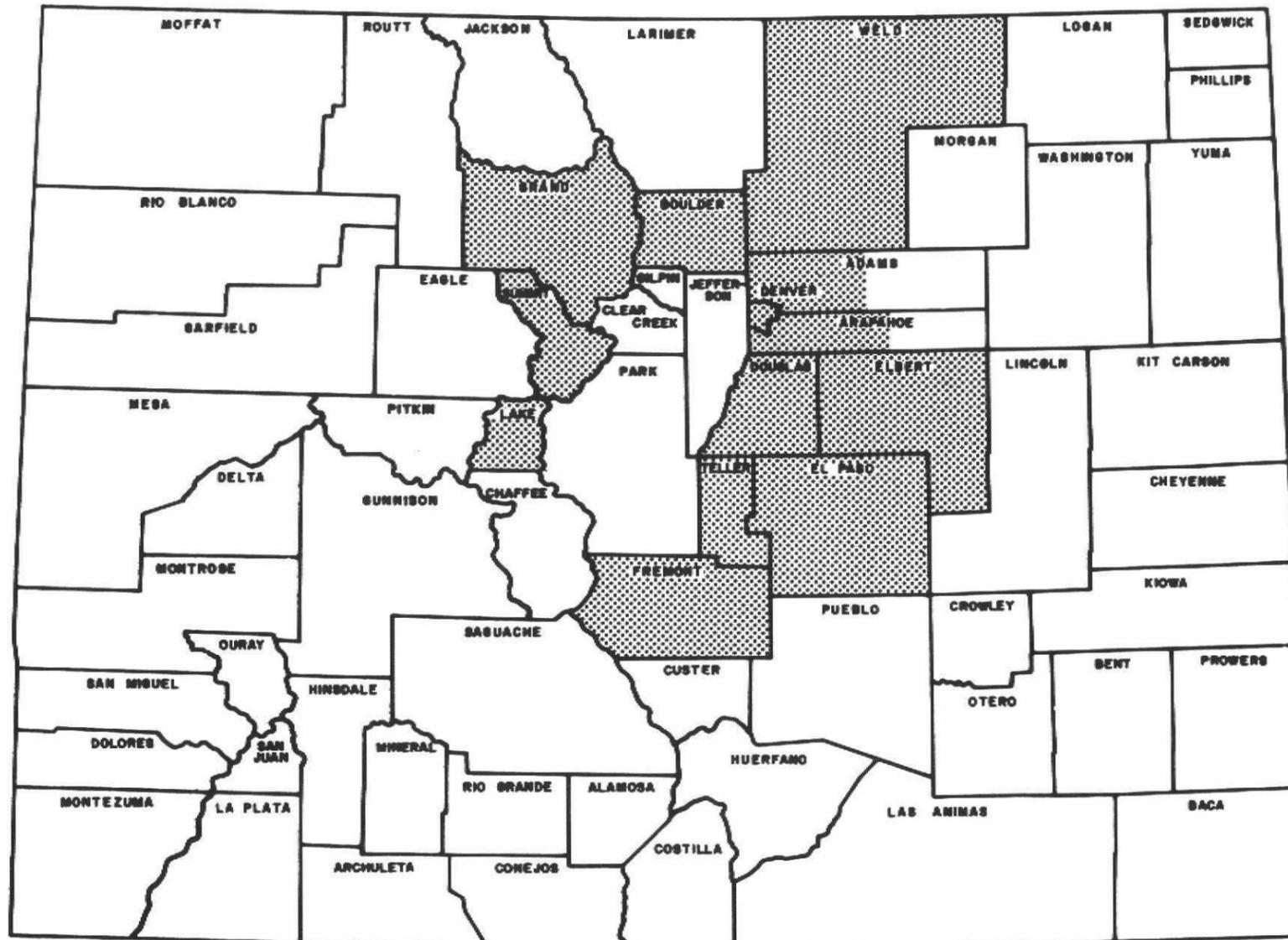
MAP I-8

COUNTIES WHICH REQUIRE PROOF OF AVAILABILITY OF PUBLIC WATER AND SEWER

Thirteen counties require the subdivider to submit statements from municipalities or districts specifying the availability of water or sewer service to the proposed development, and the conditions of such service.

LEGEND

 COUNTIES WHICH REQUIRE PROOF OF AVAILABILITY OF PUBLIC WATER AND SEWER



 COUNTIES WHICH REQUIRE PROOF OF AVAILABILITY OF PUBLIC WATER AND SEWER

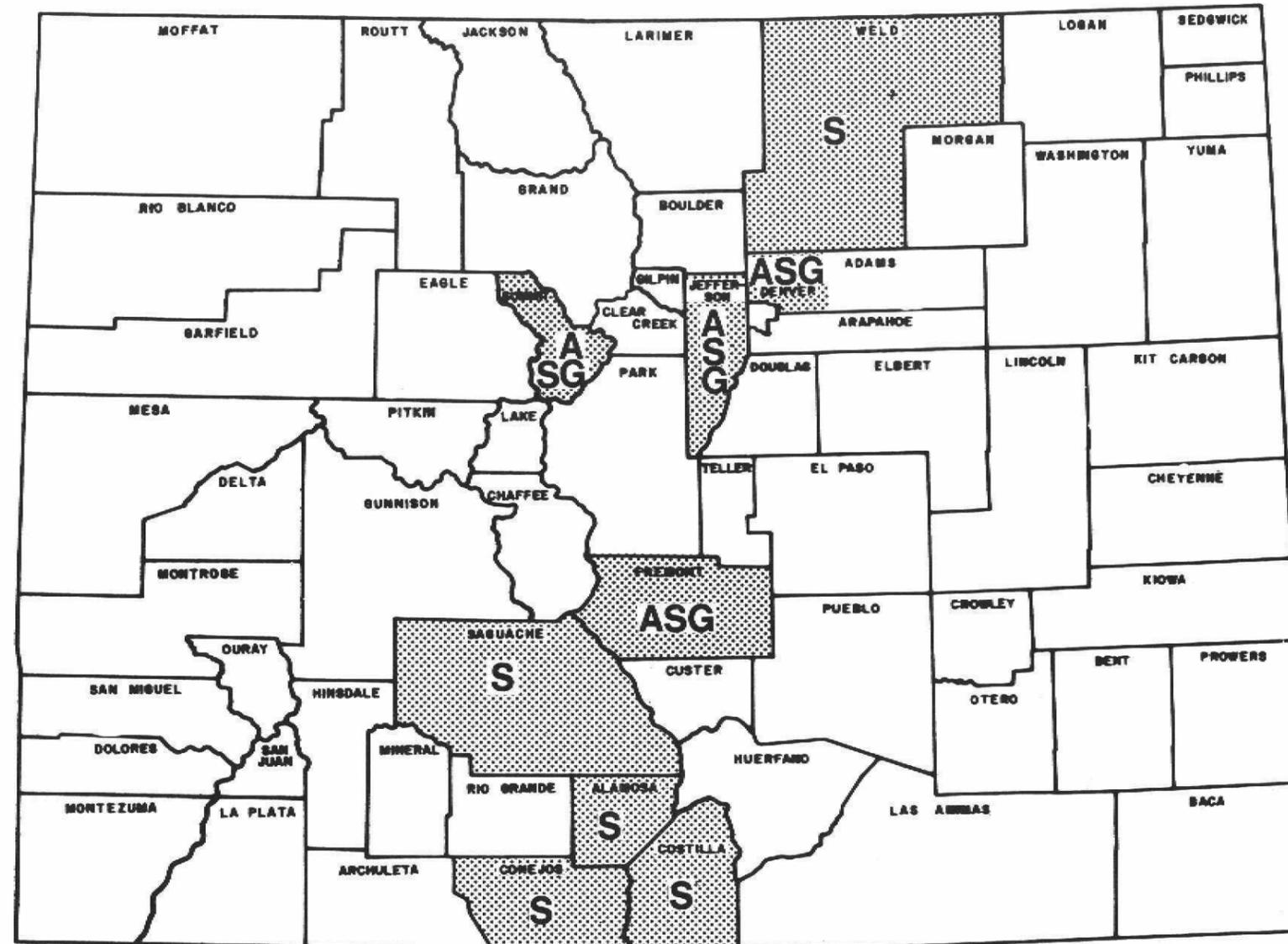
MAP I-9

COUNTIES WHICH REQUIRE SOIL OR GEOLOGIC STUDIES, AND ANALYSIS

The subdivision regulations of eleven counties currently include specific provision for the county to require soils or geologic studies and analysis to aid in the evaluation of subdivision proposals with regard to potential land slides, subsidence, erosion, and so forth. The state geologist has stated that only one county (Jefferson) has actually applied such requirements.

LEGEND

- S** SOILS STUDIES
- G** GEOLOGIC STUDIES
- A** SOILS AND/OR GEOLOGIC ANALYSIS

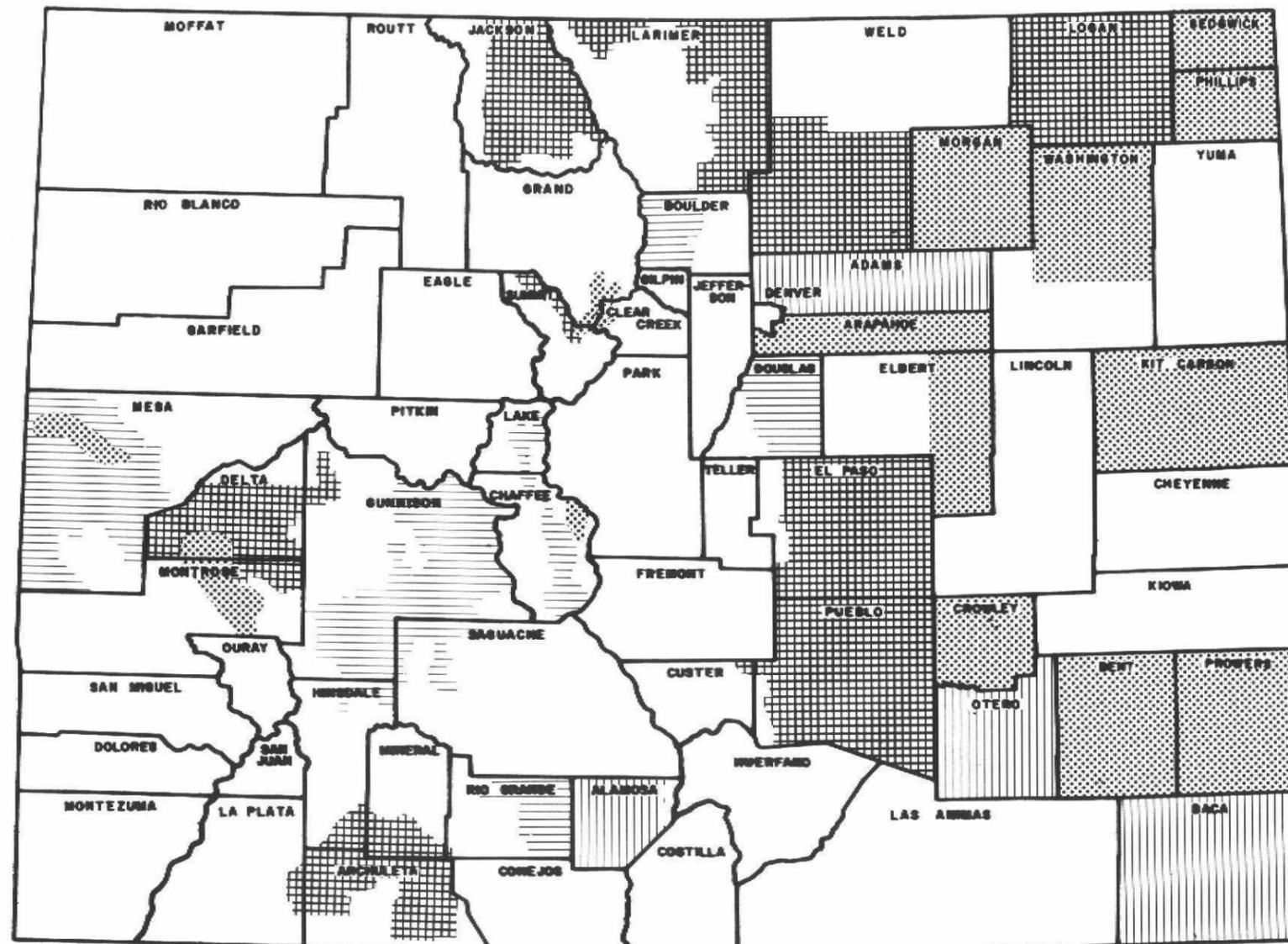


COUNTIES WHICH REQUIRE SPECIAL SOILS STUDIES (S) AND/OR GEOLOGIC STUDIES (G), AND COUNTIES WHICH REQUIRE SOILS AND/OR GEOLOGIC ANALYSIS (A)

MAP I-10

STATUS OF SOILS SURVEY PUBLICATION IN COLORADO COUNTIES

Much of Colorado, and the vast majority of the most rapidly changing portions of Colorado, currently lack published soils data for use in the planning and evaluation of development proposals. The current Soils Conservation Service publication program will be supplemented by the Land Use Commission and S.C.S. to provide mapped documentation of the soils data now surveyed for every county in the state. These maps will be prepared prior to September of this year for use in the Interim Plan.



LEGEND

-  COUNTIES WHICH HAVE SOILS SURVEYS PUBLISHED
-  1971-1972 PUBLICATION
-  1973-1974 PUBLICATION
-  PROGRESSIVE SURVEY — COMPLETE FIELD WORK BY 1975

-  COUNTIES WHICH HAVE SOILS SURVEYS PUBLISHED
-  1971-1972 PUBLICATION
-  1973-1974 PUBLICATION
-  PROGRESSIVE SURVEY · COMPLETE FIELD WORK BY 1975

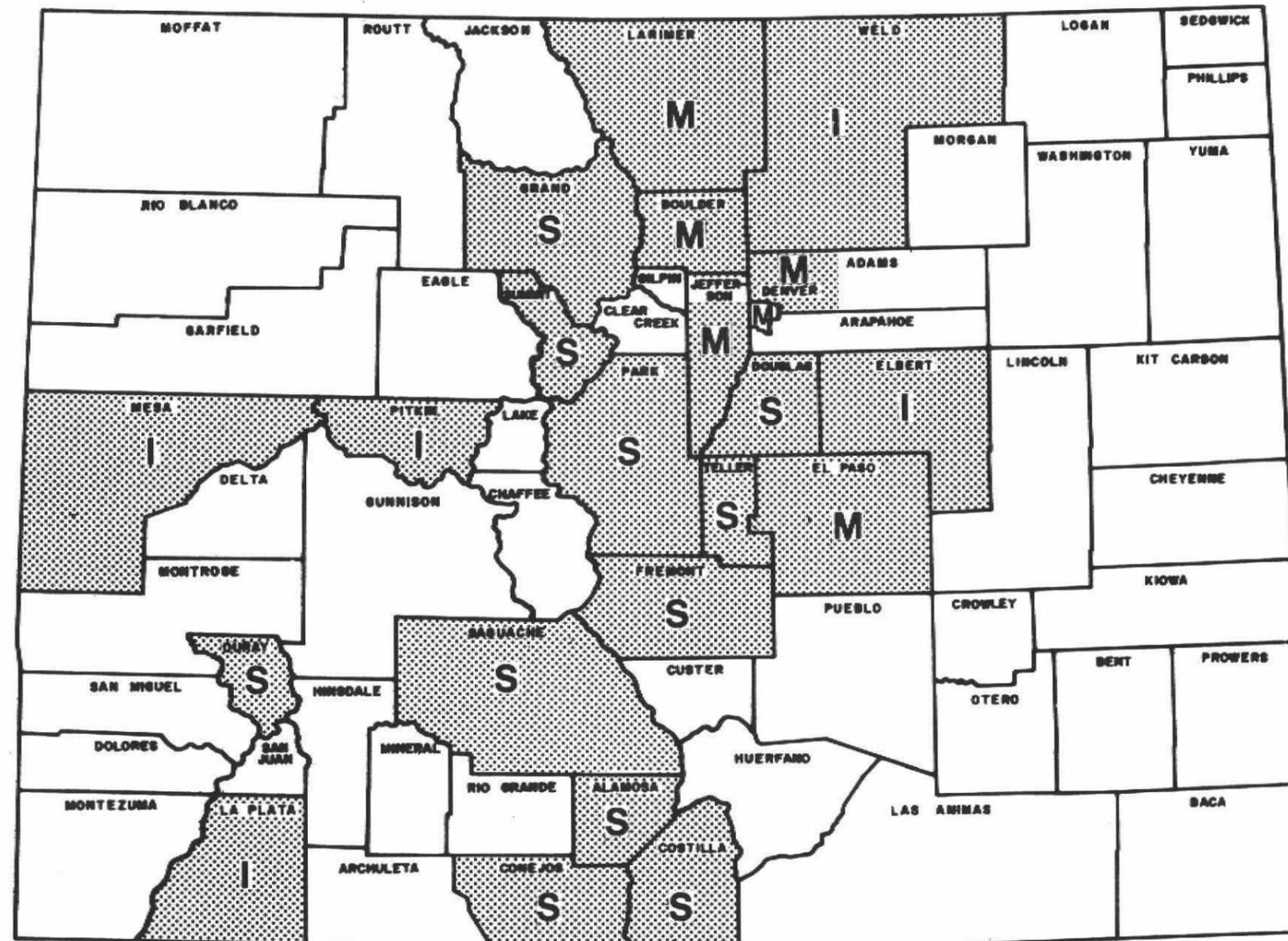
MAP I-11

COUNTIES WHICH HAVE FLOOD PLAIN STANDARDS

Twenty-one counties have included flood plain considerations within their regulations. Of these, only six have mapped specific boundaries within which subdivision and construction activities must conform to certain criteria. Another ten of the twenty-one do not yet have mapped boundaries, but have designated the specific design storm which is to be used by the subdivider and the county in determining the areas where flood plain restrictions shall apply. Finally, five counties state in the subdivision regulations that areas subject to inundation shall be regulated in a certain manner, but do not specify the methods by which such areas are to be determined.

LEGEND

- I** RESTRICTION OF USE IN FLOOD PLAINS
- S** SPECIFIC DESIGN STORMS
- M** MAPPED FLOOD PLAIN BOUNDARIES



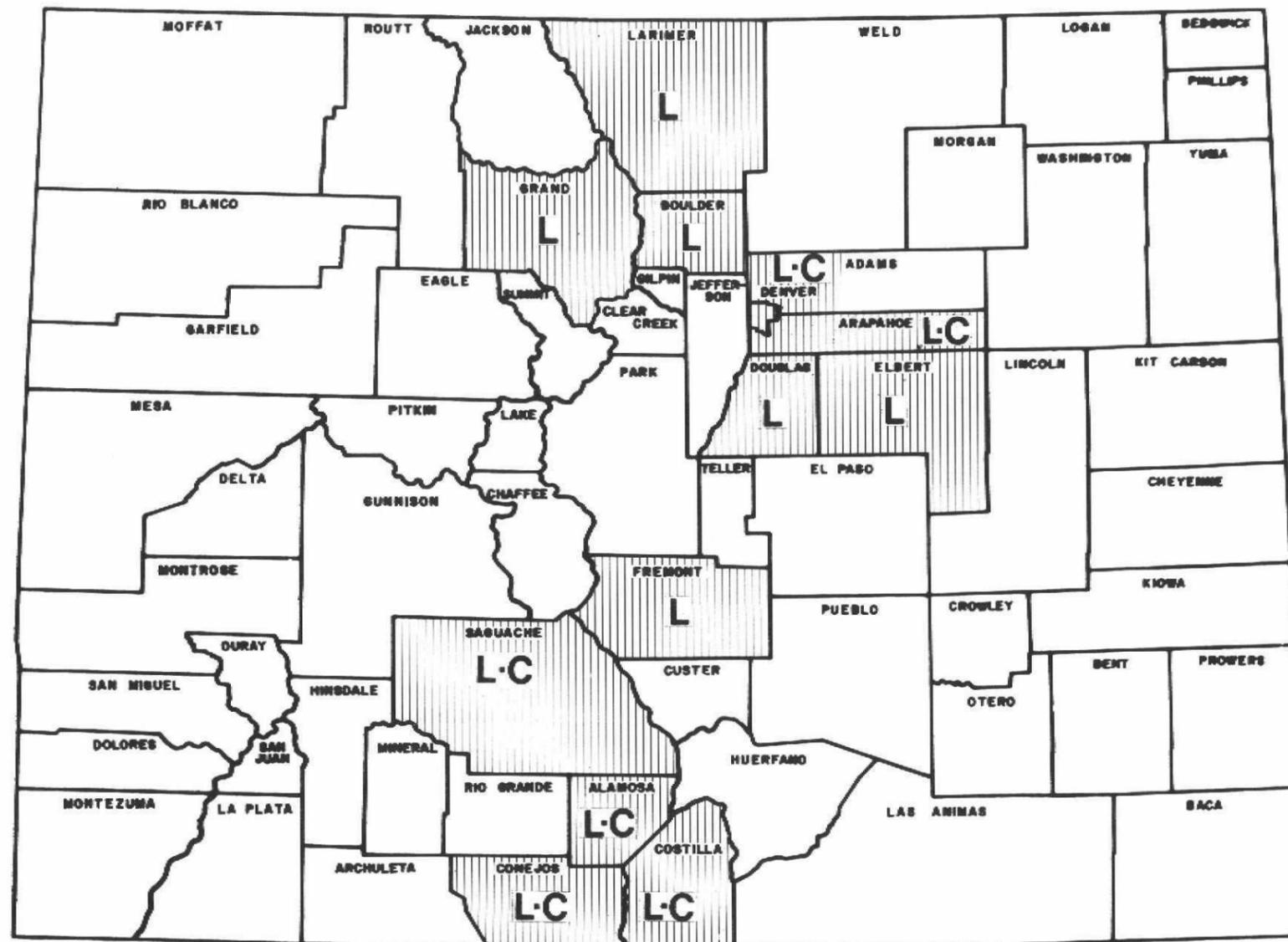
COUNTIES WHICH HAVE:

- I** · RESTRICTION OF USE IN FLOOD PLAINS
- S** · SPECIFIC DESIGN STORMS
- M** · MAPPED FLOOD PLAIN BOUNDARIES

MAP I-12

COUNTIES WHICH REQUIRE DEDICATION OF PUBLIC SITES

Thirteen counties have provision for requiring the dedication of land or cash for sites for public spaces and facilities, such as schools and parks. The formula used for determining the amounts of such dedication, in the absence of specific enabling legislation, appears to result in a lack of uniform application of the provision to various subdivisions. Again, the need for better specified procedures and standards is very apparent.



COUNTIES WHICH REQUIRE RESERVATION OR DEDICATION OF PUBLIC LANDS (L) OR CASH (C)

LEGEND

 COUNTIES WHICH REQUIRE RESERVATION OR DEDICATION OF PUBLIC LANDS (L) OR CASH (C)

3.

STATE LAND MANAGEMENT AND CONTROLS TODAY

- **STATUS**

The Management Matrix study of state agencies now being conducted by the Land Use Commission staff (see Section III) indicates a rather narrow range of coverage with respect to the currently assigned activities of state departments and divisions. Existing state agencies need a broadening of their operational responsibilities and more specific standards and criteria related to the environmental concerns of land utilization throughout the state. The Commission is addressing this problem as an immediate action procedure in (1) the recommended revisions to Chapter 106; (2) the proposed Land Sales Act; and (3) incorporation of the powers and duties of the office of the Coordinator of Environmental Problems as part of the Land Use Commission activities. The Commission continues to place considerable emphasis on its Management Matrix study, which will evaluate the environmental control coverage of existing state agencies and the need for additional operations and administrative policy, in line with the Land Use Commission's adopted policy of utilizing and strengthening existing state agencies, and recommends that state land development and economic policy remain an active function of the Governor's office, in close association with the Land Use Commission.

SUMMARY OF RECOMMENDATIONS OF THE LAND USE COMMISSION

- **DEVELOPMENT OF RECOMMENDATIONS**

The Colorado Land Use Commission has been charged by the state legislature to develop a Land Use Management System, including a state plan, for the State of Colorado which will involve all levels of government. The legislative charge states that the Commission shall work diligently toward strengthening the decision-making process, regarding the use of land, at the lowest level of government possible. Subsequent materials provide detailed information on the Commission's activities and resultant recommendations to date.

- **WORKSHOP MEETINGS**

During the summer of 1971, the Land Use Commission and representatives of fourteen citizen groups and public agencies conducted thirty workshop meetings throughout the state, attended by over 3,000 public officials and active citizens. The format for these meetings included presentation by the Land Use Commission of the current land use legislation and local responsibilities and powers in land use planning and control. This was then followed with presentations by representatives of the other participating groups who stated, first, their point of view toward land use problems in the locality and the state and, second, their concepts of the appropriate means of addressing these problems.

The groups included:

- Soil Conservation Districts
- Colorado Farm Bureau
- Rocky Mountain Developers Association
- League of Women Voters
- Colorado County Commissioners Association
- Colorado Open Space Council
- Colorado Association of Commerce and Industry
- Rocky Mountain Center on Environment
- Soil Conservation Service
- Rocky Mountain Farmers Union
- Colorado State Grange
- Colorado Cattlemen's Association
- Colorado State University Extension Service
- Colorado Municipal League

As a result of this basic work and the analysis of the current capabilities of the state and local government, the Commission, in concert with the task force group and the advisory committee, has developed a set of immediate action recommendations and continuing state planning, policies, and programs which are summarized in this section.

**1.
RECOMMENDED REVISION TO CHAPTER 106 C.R.S.**

In order to strengthen the hands of the county commissioners in dealing with major developments, the Land Use Commission has recommended substantial revisions to Chapter 106 C.R.S. These recommended revisions will effect the following:

- Change the definition of subdivision to include the division of a lot into three or more lots in a five-year period. Subdivisions with all lots over forty acres in size may be exempted.
- Specify the supporting data and materials that should be submitted to a county regarding the capability of any area being planned for development to support the proposed development.
- Require referrals from the county to a number of agencies, such as the State Engineer, Soil Conservation Districts and Service, Forest Service, and Geological Survey for specific technical review regarding water supply, land capabilities, etc. This will greatly strengthen the ability of counties to objectively review a development from the standpoint of these specific environmental concerns.

• **TASK FORCE GROUP**

• **REVISIONS TO 106 C.R.S.**

- **Change Definition of Subdivision**
- **Specify Land Capability Information Required**
- **Require Referrals to Appropriate Agencies**

The Commission feels very strongly regarding the need for these revisions to Chapter 106 C.R.S. Other provisions of the recommended revisions to 106 include:

- **New Definitions**

- **New Definitions:**

- Subdivision Improvements Agreement — a construction guarantee for subdividers.

- Sketch Plan — an early review of the subdivision "concept."

- Preliminary Plan — A preliminary review to assure that requirements regarding specified planning criteria and supporting material are being met.

- Final Plat — the actual plan recording instrument.

- Adequate Evidence — a term relating to required documentation of water supply, sewage treatment, etc.

- Disposition — the term relating to the conveyance of land.

- **County Commissioners' Responsibility**

- Amend review procedures placing final authority for approval with the Board of County Commissioners. (Final authority currently rests with planning commission.)

- **Open Space**

- Enable counties to require the dedication of open space by the subdivider.

- **Data Requirements**

- Specify the items required with the submission of a preliminary plan, such as topography, geology, soils data, adequate evidence of water supply and quality, and sewage treatment plan.

- **Improvements Agreement**

- Require that no final plat can be approved by a county until the subdivider has agreed to construct or guarantee construction of the required improvements, such as roads, drainage, utilities, etc.

- **Major Activities Notice — Municipalities (City and Town Code Chapter 139 C.R.S.)**

- Require notification of commercial and industrial activity (over five acres) to the Land Use Commission by a city or town, prior to issuing a building permit; specific impact information is required for evaluation. The current improvement notice system, adopted by the 1971 session of the legislature, covers the above in the unincorporated areas.

2. SUBDIVIDED LAND SALES ACT

Another response to the effects of past and current unbridled subdivision activity is a Subdivided Land Sales Act, which has been developed with the Colorado Association of Commerce and Industry.

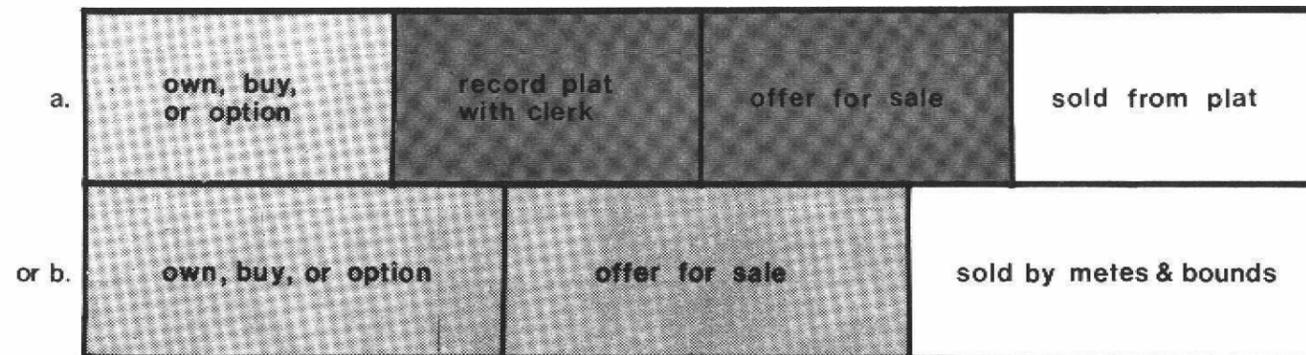
The adoption of the suggested revision to Chapter 106, administration of county subdivision regulations, and utilization of the Commission's model regulations strengthen local government and improve each county's ability to control the design and development of subdivisions not yet granted approval in accordance with county subdivision regulations. However, there are a great many undeveloped subdivisions, many recently recorded, which have not accounted for water supply, soils suitability, or other important environmental and economic concerns. These can only be brought to this accounting through the recommended Subdivided Land Sales Act which requires proof of adequate water and sewer capabilities and appropriate soils and geologic characteristics prior to the disposition. For this reason, the Colorado Land Use Commission has endorsed the Land Sales Act drafted by the Colorado Association of Commerce and Industry.

As shown on the accompanying chart, this proposed act is intended to compliment the proposed revisions to Chapter 106.

1. COUNTIES WITH SUBDIVISION REGULATIONS



2. COUNTIES WITHOUT SUBDIVISION REGULATIONS



At the time of enactment of a revised 106 C.R.S., subdivisions in the various stages indicated would be brought up to new standards by force of:

- THE PROVISIONS OF 106 AS REVISED
- THE REQUIREMENTS OF THE LAND SALES ACT
- UNAFFECTED

• PURPOSE OF LAND SALES ACT

• RELATIONSHIP OF C.R.S. 106 AND LAND SALES ACT

- **REQUIREMENTS**

Certification of specific environmental concerns through the Colorado Land Use Commission or certification by a Board of County Commissioners would be required prior to sale of lots in subdivisions covered by the act. This coverage would include subdivisions of three or more lots except those in which all lots were larger than forty acres or in which less than ten lots remain to be sold, so long as these lots represent less than ten per cent of the total lots of the subdivision. It also exempts subdivisions which the local government certifies to have met requirements of the Land Sales Act. The act specifies application data and procedures and a filing fee of one dollar per lot, with a \$100 minimum. Also, submission requirements include adequate evidence covering the following:

- **Documentation of Water Supply**
- **Documentation of Sewage Disposal**
- **Documentation of Geology Topography and Soils**

- Documentation of adequate water supply and an opinion from the state engineer regarding same.
- Documentation on methods for, and adequacy of, sewage treatment and disposal.
- Documentation of geological, topographical, and soils conditions identifying existing or potential hazardous conditions, or areas requiring special precautions.

In addition, the act provides:

- **Administration**
- **Penalties**
- **Appropriation**
- **Review**
- **Standards**

- That the Colorado Land Use Commission shall administer the act and has 45 days to review each application for certification. The act also specifies the rejection procedures and makes provision for hearings and amended applications, and defines the general powers and duties of the Land Use Commission to carry out the act.
- For civil remedy, penalties, and fines for non-compliance.
- For an appropriation to the Land Use Commission for administration for the first year. Thereafter, it is presumed that the fees will cover the cost of administration.
- For more complete review and control of the subdivision and sale of Colorado lands than could be achieved by revision to Chapter 106 C.R.S. alone.
- For the application of more specific standards to water consumption rates and sewage treatment requirements.

The above immediate action program recommendations have been adopted by the Land Use Commission and are submitted for consideration by the Governor and the General Assembly in the 1972 session.

3.
MODEL SUBDIVISION REGULATIONS

The third element of the Land Use Commission response to uncontrolled subdivision activity has been the development of model subdivision regulations.

Like the adoption of Senate Bill 92 last spring, the proposed change to Chapter 106 C.R.S. would provide certain authority and responsibilities to counties for subdivision review. In order to assist counties, the Commission, as required by Senate Bill 91, has developed a model set of subdivision regulations for use by the counties.

With the adoption of these regulations the individual counties, with the added powers of suggested revisions to Chapter 106, will be able to base subdivision review on more substantial data, supporting evaluations, and more specifically defined criteria and standards.

4.
RURAL AREA DEVELOPMENT DISTRICT (R.A.D.D.)

The Commission has also developed a response to the immediate need for local controls of development activities other than subdivisions. The tool developed is a district definition and supporting standards for inclusion in local zoning resolutions to provide for flexibility in land use control while ensuring that this flexibility is related to local policies, economics, and documented land capabilities.

5.
"SENATE BILL 93" APPROPRIATIONS

The Commission is very pleased with progress being made utilizing the local aid program of Senate Bill 93. A policy of encouraging staffing at the county level is being successfully implemented. This is being closely coordinated with other activities administered by the Planning Division of the Department of Local Affairs. To date the Commission has appropriated roughly \$137,000 from the total of \$200,000 to twenty-six counties, to implement and administer local planning and control. Eleven additional counties have also applied and their requests are under review. A report of work accomplished under this program is detailed in Section II of this document.

- **MODEL SUBDIVISION REGULATIONS FOR COUNTIES**

- **R.A.D.D. PROVIDES FOR APPROPRIATE LOCAL LAND USE CONTROL**

- **STATE FUNDING FOR LOCAL PLANNING**

STATE LAND USE PLAN AND MANAGEMENT SYSTEM

Colorado has committed itself to finding ways of making wise use of its basic resources. The State Land Use Plan and Management System is a planning process, the products of which contribute to a cumulative, continuously updated body of policies and plans, public information, and programs of action. This process includes three major steps:

- Progress Report, due February, 1972
- Interim Plan, due September, 1972
- Final Plan, due December, 1973

1. PROGRESS REPORT

This report documents the work, findings, and recommendations of the Land Use Commission to date. It also outlines the future activities of the Commission and other state and local agencies in developing the Land Use Plan Management System.

2. INTERIM PLAN

The Interim Plan will contain specific plan recommendations with respect to resources, capabilities, trends, and policies determined during the identification and analysis phase. These recommendations will center around the following areas:

- Criteria and standards for assignment of specified environmental issues as areas of local, regional, or state concern and delineation of the responsibilities and authorities of the particular agencies involved.
- Specific planning tools (impact models, forecasts, data, and criteria) for use by the various state and local agencies.
- Explicit land use recommendations for identified critical areas, such as major recreation areas, transportation facilities, important conservation areas, and areas documented as having hazardous conditions.
- Financial programs associated with land use recommendations to ensure that state and local agencies have the resources to perform adequately and where appropriate, to recommend some form of restitution to private landowners for the effects of public environmental policy.
- Administrative and management requirements of state and local agencies with regard to the planning, evaluation, and regulation of public and private land use.
- Identification of remaining deficiencies in the planning and implementation of land use change in Colorado. These deficiencies will be identified by the issues involved, the locations where they now occur and may occur in the future, and alternative approaches to their resolution.



**3.
FINAL PLAN**

The Final Plan will provide land use planning to areas lacking adequate policy determination and land use controls at the time of the Interim Plan. This planning will be provided by a combination of the following:

- The completion of current local efforts, including those counties now funded by Senate Bill 93.
- The upgrading of local subdivision resolutions in accordance with the suggested revisions to Chapter 106 and the implementation programs recommended in the Interim Plan.
- Specific Colorado environmental land use policies developed by the Land Use Commission with other state and local agencies for recommended adoption by the General Assembly.
- Definitive administrative recommendations for continuing state planning and policy maintenance appropriate in the office of the Governor, and coordinated operational and enforcement methods for assignment to appropriate state agencies.

The Final Plan will also contain procedures for the continuing evaluation and maintenance of the Final Plan by any government agency responsible for an aspect of the plan, with particular emphasis on areas of regional and statewide impact such as:

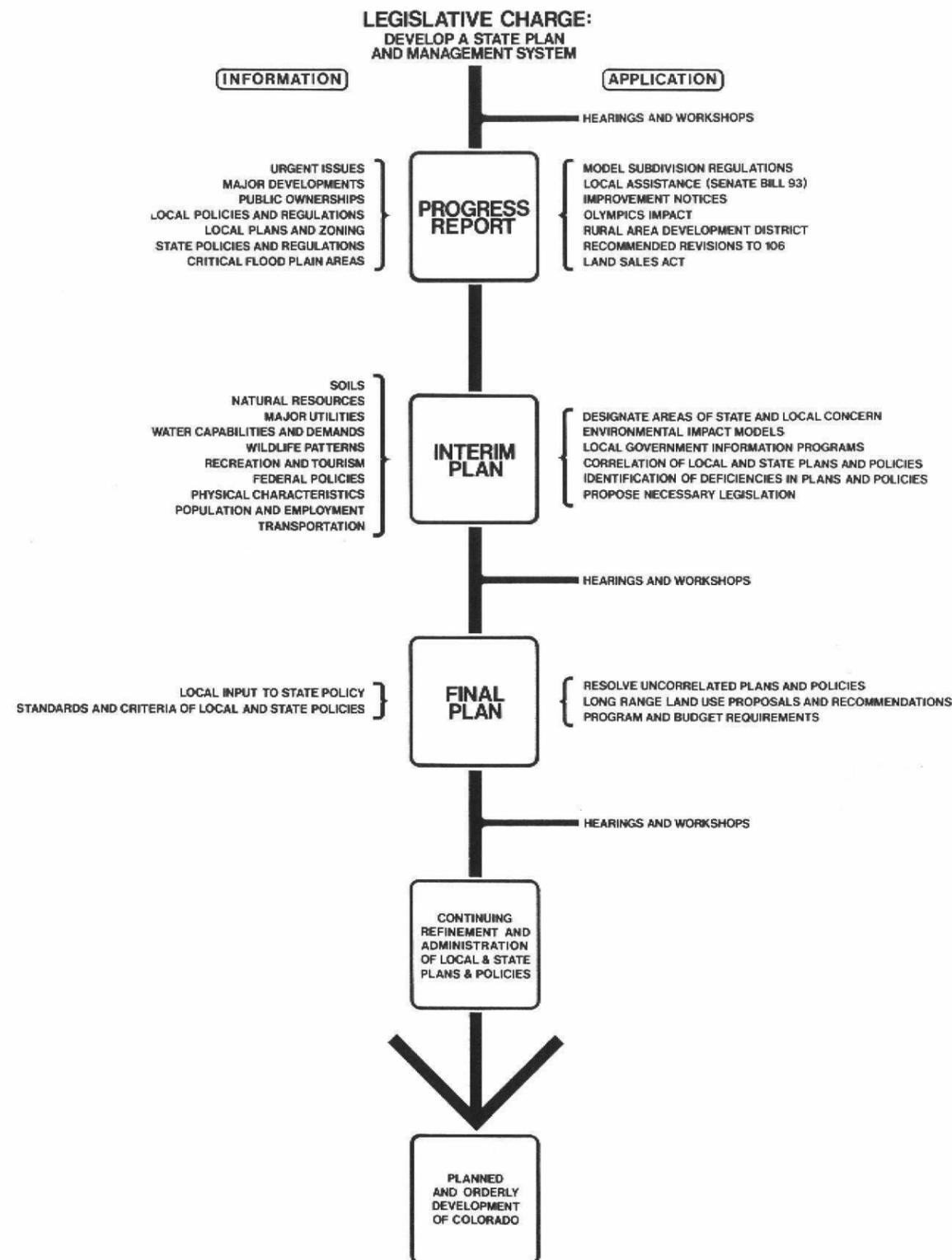
- Airport facilities.
- Ground transportation network.
- Detailed water allocations.
- Long-range sewage treatment plans by drainage basins.
- State and regional recreational facilities.

The Final Plan will also include the means for converting state and local goals and policies developed in the Interim and Final Plans into specific program and budget elements of the appropriate local, state, and federal agencies.

ELEMENTS OF THE PLANNING PROCESS

Each of the major steps of the plan includes the following elements:

- Identification and Analysis: The process of documenting (1) state natural and man-made resources; (2) land capabilities, population, employment, and development trends; and (3) local, state, and federal policies and controls.
- Operations: The development of proposed legislation and policies as a result of findings in the course of the Land Use Commission's work program.
- Development and Submittal: The presentation to the Governor and General Assembly of this progress report; the Interim Plan, due in September of this year; and the Final Plan, due in December 1973.



- **AREAS OF STATE CONCERN AND LOCAL CONCERN**

- **State Concerns**

- **Local Concerns**

AREAS OF CONCERN

No county or municipality is independent from the state with respect to its accessibility and the need for broad area services. By coordinating areas of state concern with areas of local concern a composite can be developed from which needed improvements can be better planned, programmed, and budgeted.

Senate Bill 91 of the 1971 session has already specified to the Land Use Commission that such plans shall be developed.

Areas of state concern may include such elements as (1) a plan for extractive resources; (2) a plan for tourism based on natural resources; and (3) a plan for economic development of both rural and urban areas within growth limits based on the visible evidence of water supply, sewage treatment, general land capabilities, and safety.

Primary areas of local concern are planning and administration of local controls which define the character and use of land within individual counties and municipalities; such as the definition of flood plains and the allocation of land for commercial areas, industrial areas, school sites, and public facilities.

REGIONAL PLANNING ACTIVITIES

STATUS

In Section I the status of local planning is described. It can be noted that there are still sizable geographical regions that are not covered by adequate planning activities. The Land Use Commission plans to address the planning deficiencies of these areas, plus offer technical support to other areas as part of the preparation of the Interim and Final Plans.

Currently, there are several areas in the state comprising formalized planning regions where different levels of planning programs are underway.

Regional Transportation District — Denver Metropolitan Area

Six counties plus part of a seventh are currently involved in a detailed transportation planning program which will provide substantial input into the state plan. This project includes social and economic growth forecasts, land absorption rates, land capabilities oriented to the environment and ecology, and several alternative schemes for growth development policy. The second phase of this program has just begun. It will include some preliminary engineering design concepts and cost estimates related to alternative transit modes.

Pike's Peak Area Council of Governments (PPACG)

The PPACG region incorporates the Colorado Springs metro area, El Paso County, and Teller County. The planning for this region has been accelerated over the past several years and represents one of the most advanced planning systems in the state. This system is further illustrated in this section.

Other Formalized Regions

There are several other regional planning agencies just beginning to develop plans and recommend controls for counties within their jurisdiction: (1) San Luis Valley, (2) Lower Arkansas Valley, and (3) Weld-Larimer Region.

In addition, other county groups in working with the Land Use Commission and the State Division of Planning have established regional programs, such as Ouray — San Miguel — Montrose — Dolores — Montezuma, in the southwest region of the state and several counties in the northwest section of the state. This acceleration to regional planning augers well for substantive contribution on planning policy from local government units into a state planning system.



VEGETATION



PHYSICAL CONSTRAINTS



POPULATION



EMPLOYMENT



WATER



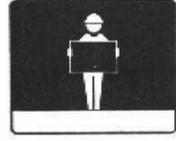
GEOLOGICAL



MAJOR DEVELOPMENT



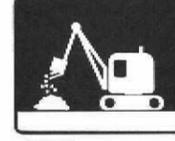
FINANCE



COMPREHENSIVE PLAN



WILDLIFE



SOILS



COMMUNICATIONS



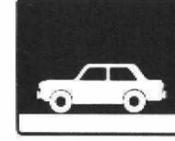
HOUSING



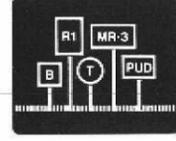
OWNERSHIP



URBAN GROWTH



TRANSPORTATION



ZONING



MINERALS



PHYSICAL RELIEF



HISTORIC AND SCENIC



HIGHWAYS



SEWER



FLOOD PLAINS



POLLUTION



OPEN SPACE



INFORMATION AND POLICY REQUIREMENTS OF THE STATE PLAN

The State Plan is developed from many types of information and policies provided by all levels of government. These include the recording of existing conditions, the evaluation of available resources, the documentation of existing policies, the statement of adopted goals, and the portrayal of adopted methods of achieving such goals.

The elements of our environment indicated to the left represent many of the subject areas for which such information and policies must be developed for local and state planning programs. Further, some items, indicated by question marks, will be required for some localities but perhaps not for others. While the adequacy of these items varies among geographic areas of the state, as well as between subject areas, considerable information is available and needs only to be identified and integrated into a total land use management process which will provide each local and state decision-making unit such relevant information.

As indicated in the preceding chart and text which show the general sequence of events in the development of the Colorado Land Use Management Program by the Land Use Commission, the Commission is proceeding to identify, to process, and where necessary, to develop such information in accordance with the requirements of its charge to develop a total state planning system, while at the same time providing an immediate basis for improved local and state land use planning and control.

EXAMPLES OF LOCAL PLANNING INFORMATION NOW AVAILABLE

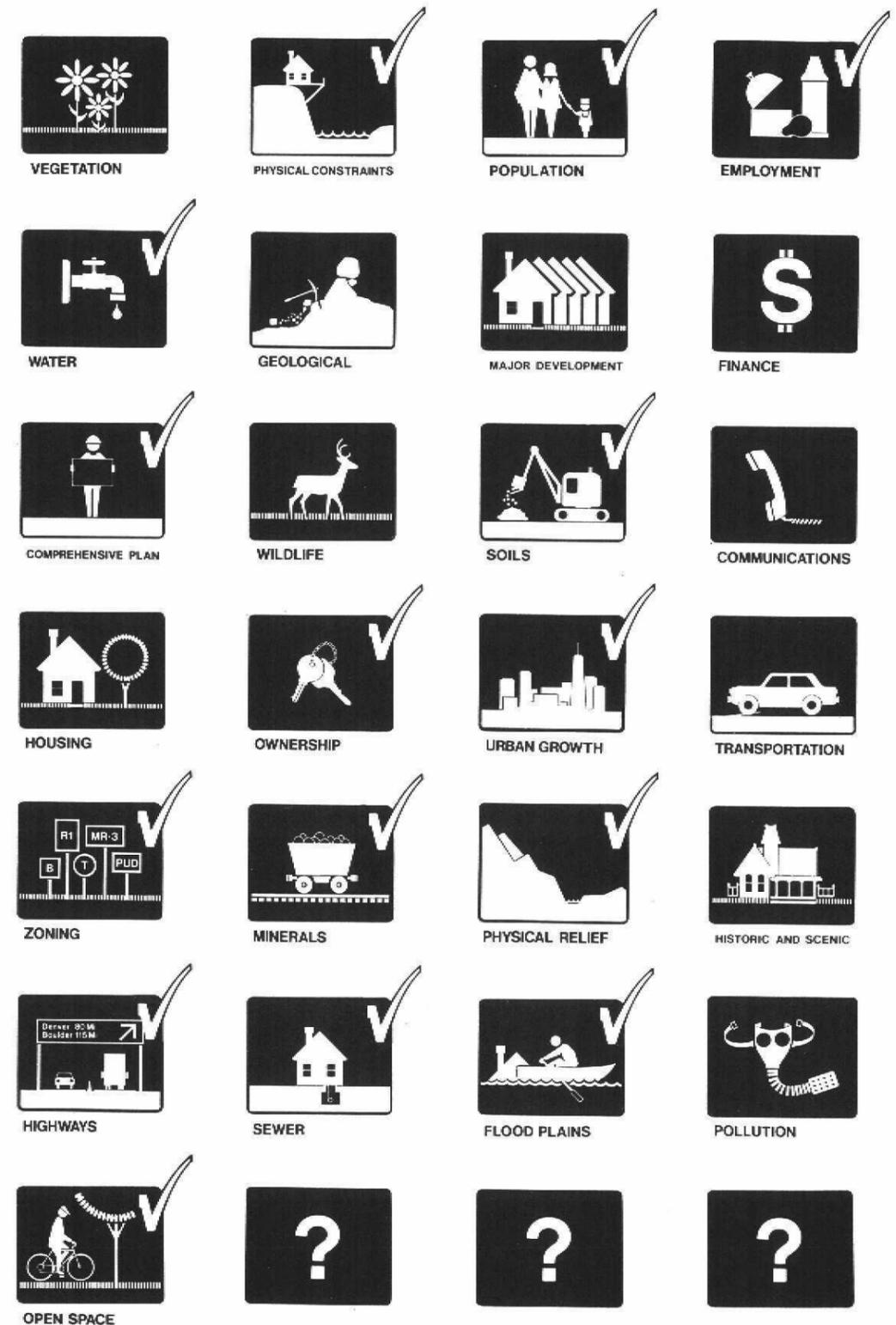
The following series of maps indicates the nature of a portion of this work which is concerned with the acquisition and documentation of information relevant to individual local counties.

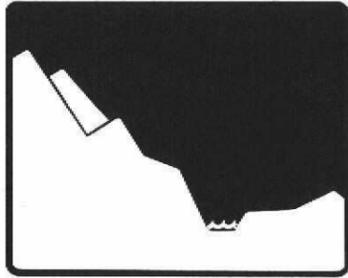
Obviously, these maps are not intended to indicate a degree of planning and land use control representative of all counties in Colorado, nor are they intended to portray a totally complete land use system. El Paso County has, through the Pikes Peak Area Council of Governments, the El Paso County Planning Commissions, and the Municipal Planning Commissions, conducted a more complete survey of current conditions and adopted a wider range of policies to shape future growth than has nearly any other county in the state. The maps are intended to indicate the types of information and policy which such local efforts should provide for use by local governments, for inclusion in the interim and Final Land Use plans for Colorado, and for application to impact models such as those which the Land Use Commission staff has developed to compute the effects of alternative plans for development.

Further, several of the maps are examples of information which the Land Use Commission is preparing for each county of the state, to develop information where none exists and to upgrade or update existing information. These maps have been so noted in the accompanying text.

As shown in the maps in Section I, other counties have developed or adopted land use information or zoning resolutions of varying quality similar to those shown on these maps. In some cases, they are more effective than those shown here. For example, Custer and Ouray counties have adopted zoning resolutions properly based on identified physical characteristics of the land, which provide for a variety of development alternatives meeting specified criteria. However, these counties lack many of the basic studies, as well as land use policy determination necessary to utilize these resolutions constructively to guide appropriate development.

In addition to the data indicated on these maps the Land Use Commission has developed a file of local testimony concerning local issues, planning effort and controls from the workshop meetings conducted last summer, and a file on preliminary evaluations of adopted local plans, zoning resolutions, and subdivision resolutions. This process of documentation and evaluation represents another important phase of the state plan; that is, the integration of plans, policies, and operations of a large number of local and state units into a coordinated land use management system.





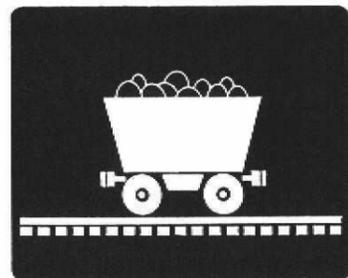
1.
PHYSICAL RELIEF

A graphic picture of the physical relief is a basic planning tool. It portrays the patterns of slope, drainage, physical features, and visual resources for an area. From this, certain basic development policies and planning patterns can be established. The map depicts the obvious attractions of Pike's Peak, the Ute Pass, and the Front Range profile which stimulated the development of the western portion of El Paso County.



2.
PHYSICAL CONSTRAINTS

This map identifies areas subject to conditions restricting development. Among the constraints mapped are existing areas such as parks and military areas which by virtue of being in public ownership prohibit development. The second category defines areas in which natural characteristics may discourage the construction of buildings. In this classification are areas subject to flooding, undermined areas, and areas providing severe limitations to building because of land slope; determined, in this case, to be twenty per cent or greater. The Pikes Peak Area Council of Governments (PPACG) developed this inventory as a general guideline; projects looking toward development in areas herein identified will require further feasibility investigation.



3.
MINERALS

The mineral inventory map is a preliminary documentation of mineral and water resources from information provided to the Land Use Commission by the Colorado Geological Survey. The purpose of the map is to locate and identify mineral reserve information not previously accumulated on a single document. By analysis and evaluation of this information, areas can be indicated where subsurface minerals of potential economic utility render lands more valuable for their mineral content rather than for land development. Ultimately this kind of identification can lead to a variety of implementation tools for the protection and/or reclamation of lands affected by the extraction of these resources.

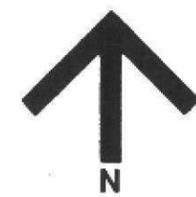
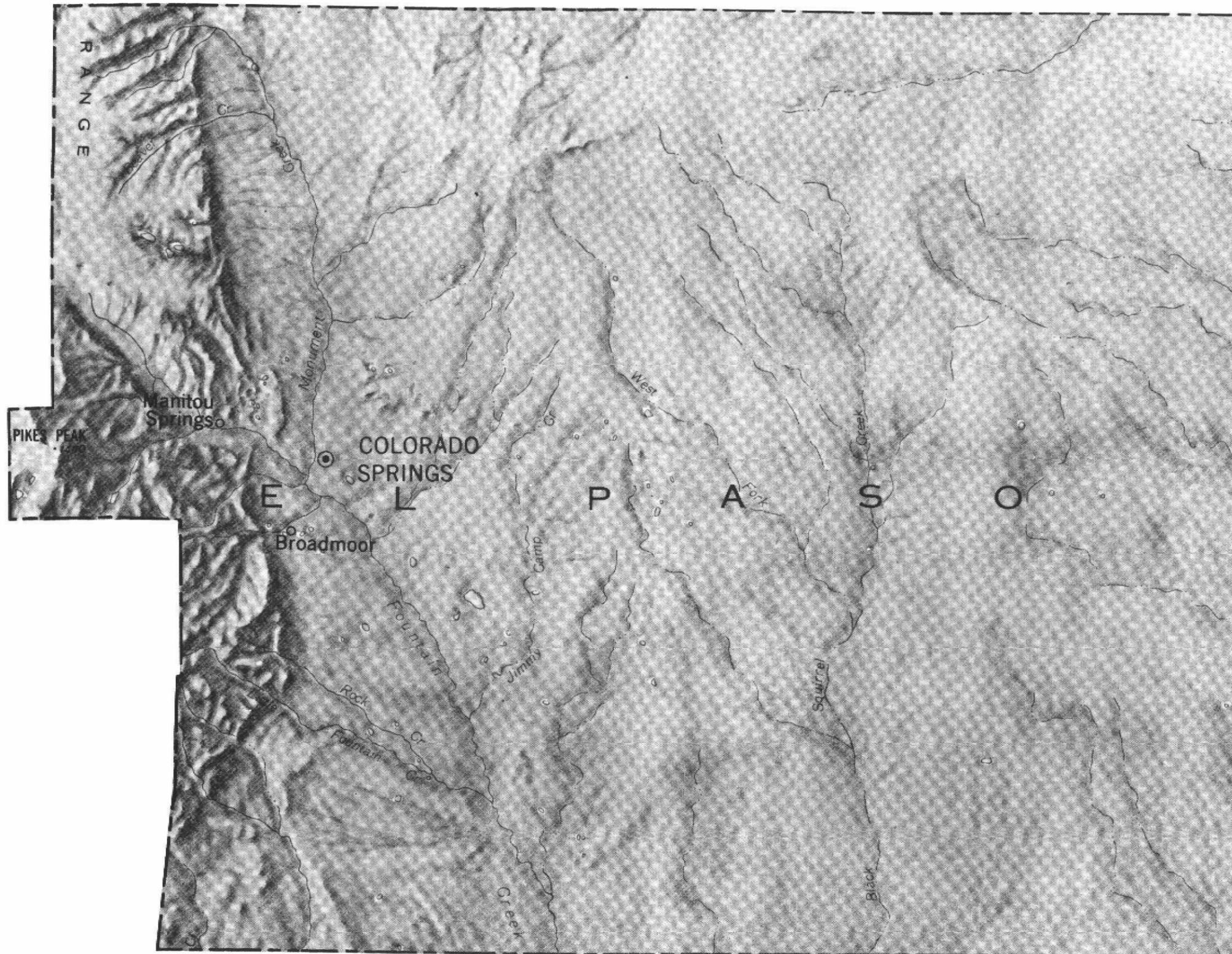
Similar information in scattered documentation is available for all areas of the state. The consolidation of it for use in future planning is an important goal of the Commission.

EL PASO COUNTY
COLORADO

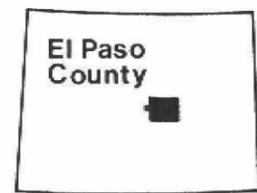
2 3 4 6 MILES
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PHYSICAL RELIEF

Source: U.S. Geological Survey



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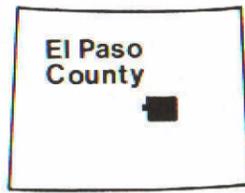
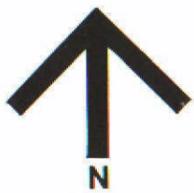
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PHYSICAL CONSTRAINTS

LEGEND

-  Streams and Rivers (Flood Plains)
-  Excessive Slope - Greater than 20%
-  Military Lands
-  Parks and Open Space
-  Undermined

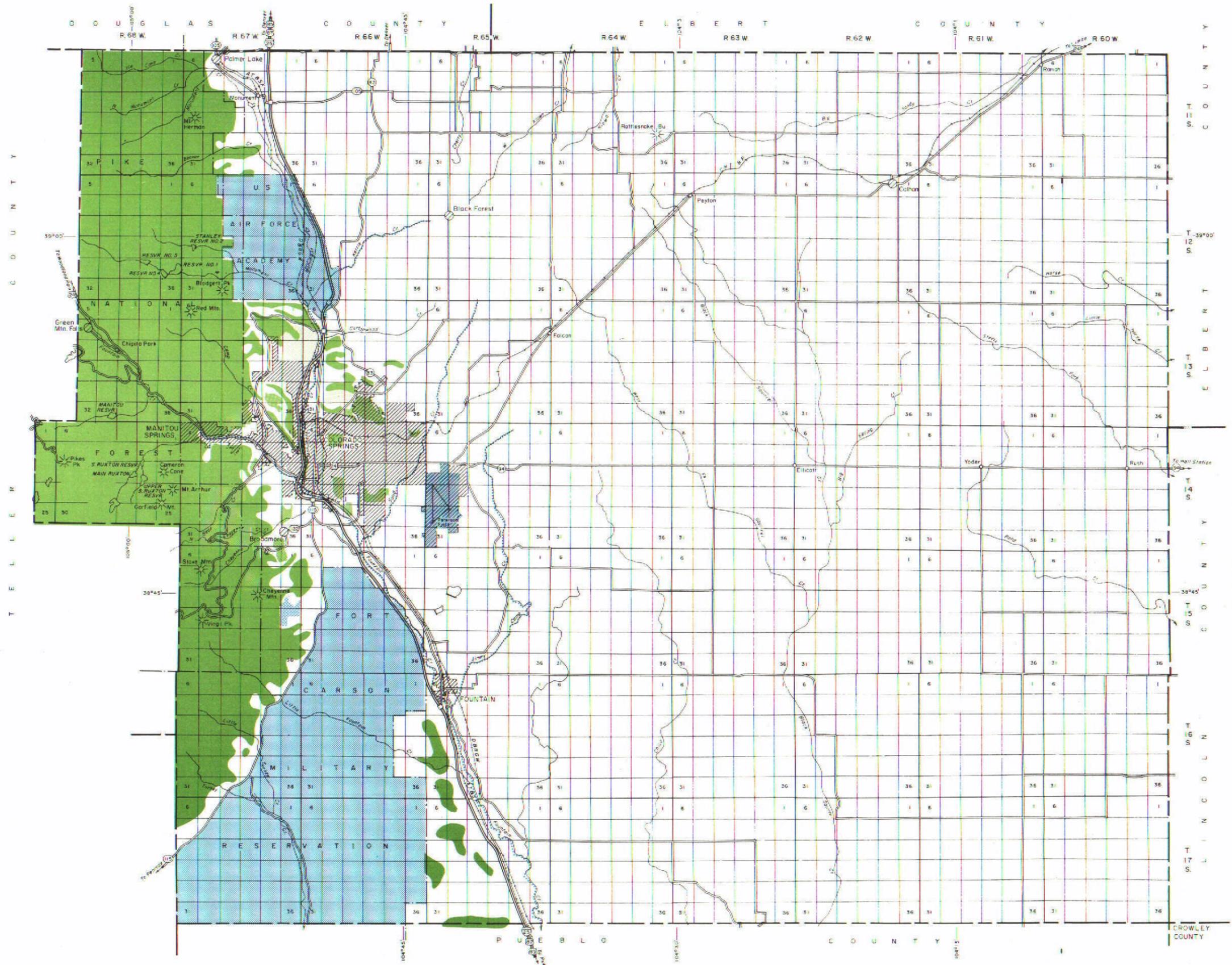
Source: Pikes Peak Area Council of Governments, January 1970.



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0 2 4 6 MILES

MINERALS

LEGEND MAJOR MINERAL RESOURCES

-  Underlain by Coal
-  Underlain by high quality Limestone and Dolomite. (Source of construction aggregate)
-  Potential Sand and Gravel Deposits.

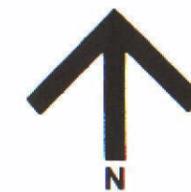
GROUND WATER AVAILABILITY

-  Granite, etc: Yield 0-10 GPM; up to 100 GPM in a few places.
-  Principally Sandstone: Yield 0-100 GPM; up to 300 GPM in a few places.
-  Sands and Gravels: Yield 0-50 GPM; 50-1000 GPM along streams.

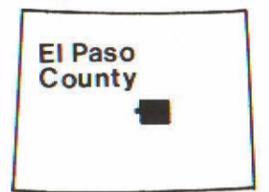
OTHER MINERAL RESOURCES

-  Sandstone (Building)
-  Gypsum
-  Clay and Shale
-  Fire Clay

Source: Colorado Geological Survey

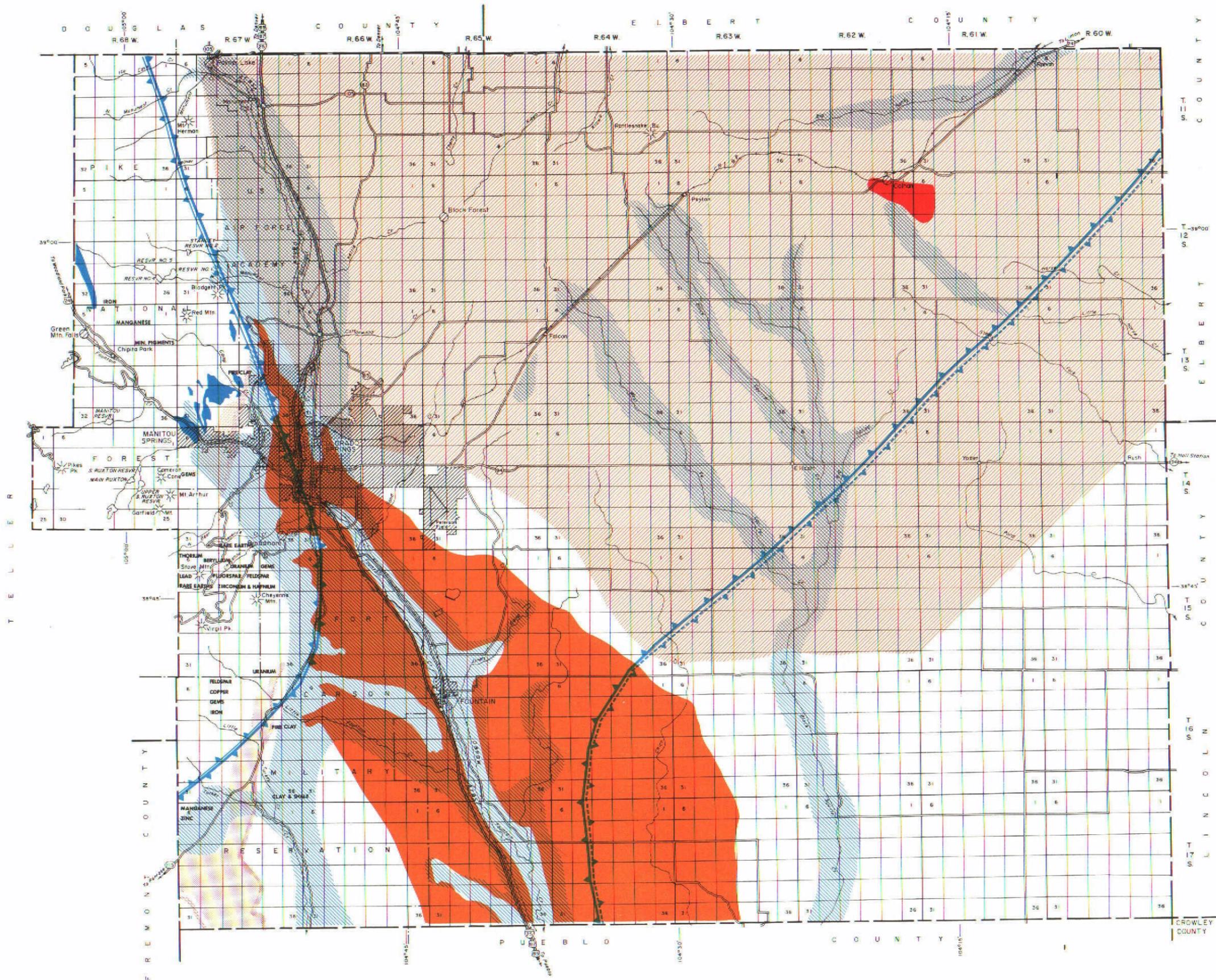


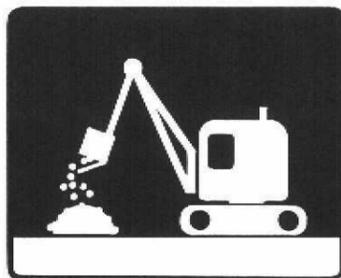
February 1972



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4. SOILS

Soil characteristics, as they affect the suitability of sites for development, are an important consideration in the formulation of land use plans as well as in the evaluation of specific development proposals. The U.S. Soil Conservation Service is developing detailed soil analysis and general soil studies (shown here) for public as well as private use.

One important application of such data is the identification of the patterns of soils which may be unsuitable for certain land uses or which may require unique design considerations. The soil types mapped here for El Paso County have been evaluated with regard to their suitability for development utilizing septic tanks for domestic sewage disposal. The areas shown on this map have been generalized from the detailed soil maps of El Paso County. The ratings are based on the dominant soils in each area. Each area contains inclusions of soils with ratings different than those of the dominant soils. Individual on-site investigations are required to determine actual soil conditions on a specific site.

Similar evaluations may be made of suitability for roads, foundations, land cut or fill operations, and other activities which are affected by soil stability, bearing capacity, permeability, depth, or vegetation potential.

The legend lists soil types by number as indicated on the base map opposite.

• SOIL ASSOCIATIONS

- | | |
|--|--|
| 1. Juliet association | 9. Gravelly Land-Samsil association |
| 2. Kettle-Pringe-Peyton association | 10. Razor-Samsil-Manzanola association |
| 3. Stapleton-Columbine association | 11. Heldt-Manzanola association |
| 4. Truckton-Blakeland-Bresser association | 12. Fort Collins-Stoneham-Ascalon association |
| 5. Razor-Kutch-Louviers association. | 13. Bijou-Wigton association |
| 6. Limon-Nunn association | 14. Valent-Wigton association |
| 7. Bresser-Satanta association | 15. Ascalon-Olney-Vona association |
| 8. Rednun-Neville-Manvel association | |

EL PASO COUNTY COLORADO

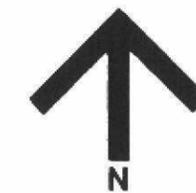
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SOILS SOIL SUITABILITY FOR SEPTIC SYSTEMS

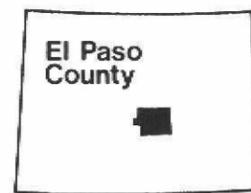
LEGEND

-  Severe soil limitation. Pollution a hazard.
-  Moderate soil limitation.
-  Slight soil limitation; however, pollution can be a hazard in certain locations because of permeability in substratum.
-  Slight soil limitation.

Source: Soil Conservation Service, U.S. Dept. of Agriculture

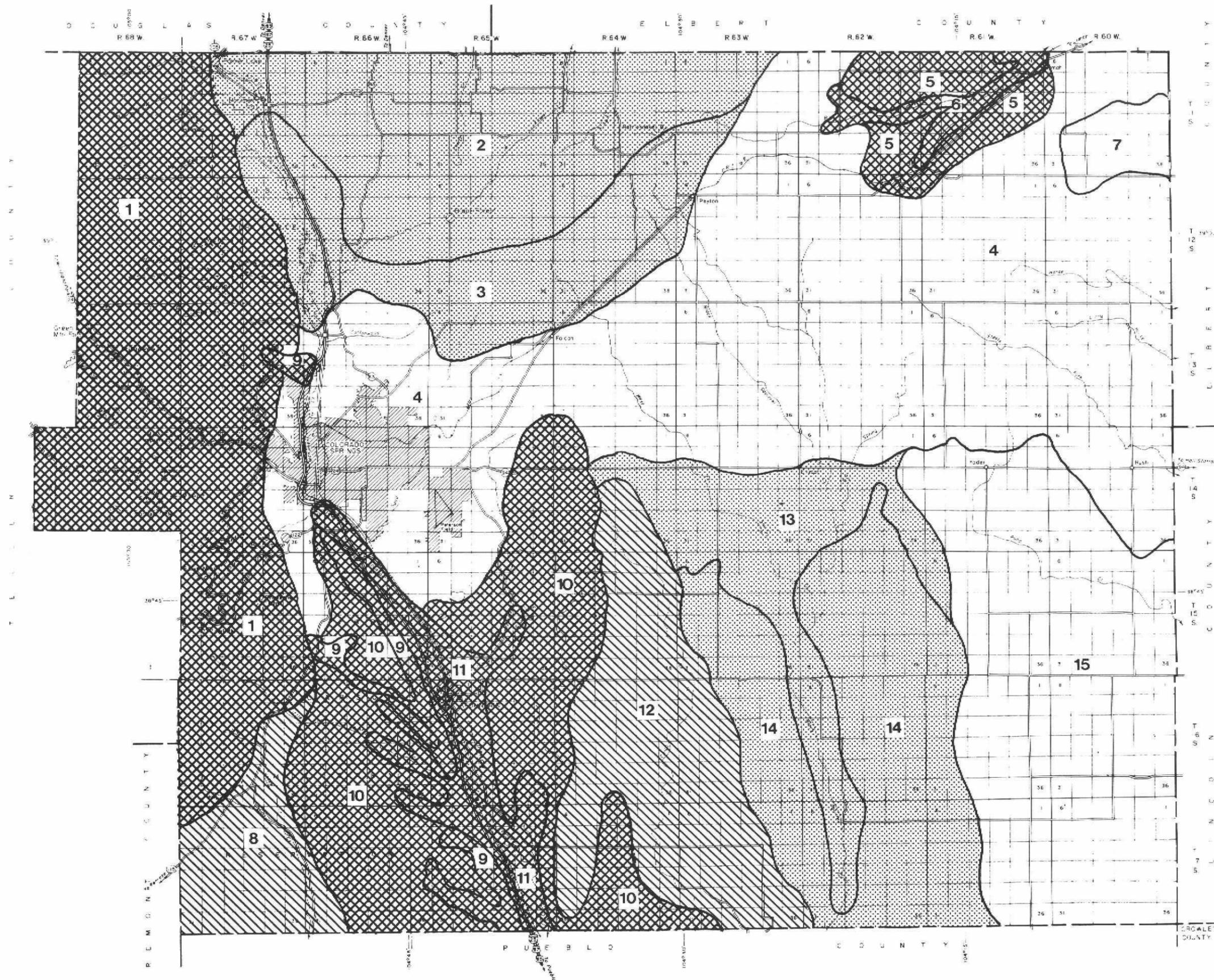


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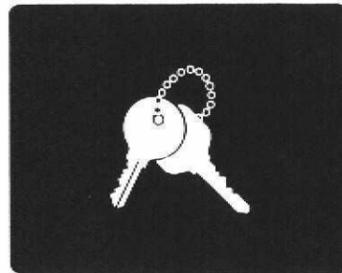
COLORADO LAND USE COMMISSION





**5.
FLOOD PLAINS**

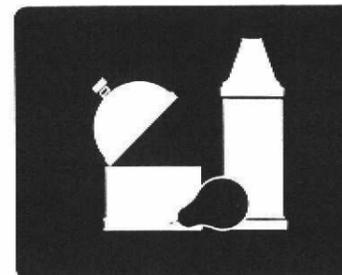
The response of the Land Use Commission to the legislative charge to identify critical flood plain areas in the state is included in a later section of this report. This map indicates the location and the control status of such flood plains in El Paso County. Subsequent PPACG maps will indicate the incorporation of the characteristics of these areas as elements of the land use plan for the county. However, despite the recognition of these data in the planning process, land use controls have not yet been extended to all affected areas and the use of a 50 year design storm rather than a more restrictive 100 year design storm in such controls has limited the county's control over encroachment into such areas.



**6.
OWNERSHIP (DISCOUNT LIST)**

A significant portion of the land of El Paso County is under the jurisdiction of state and federal agencies. The purpose of the "Discount Maps" is to indicate those lands subject to the use and development policies of such land administering agencies. These lands vary with respect to the kinds of change to which they are subject, as well as to their potential for or vulnerability to change.

The Discount Map of El Paso County is representative of ownership maps that have been prepared by the Land Use Commission for each county in the state.



**7.
EMPLOYMENT**

Employment information in El Paso County is available for the planning area of the PPACG which provided the information shown on this map. It locates areas of major employment, including centers of government activities, and may be shown to relate fairly consistently to urban growth. This data and that relating to population distribution provide important input to water, sewer, drainage, and transportation plans.

EL PASO COUNTY COLORADO



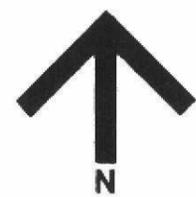
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

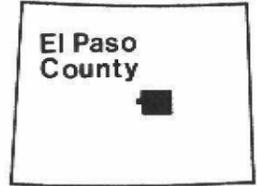
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.

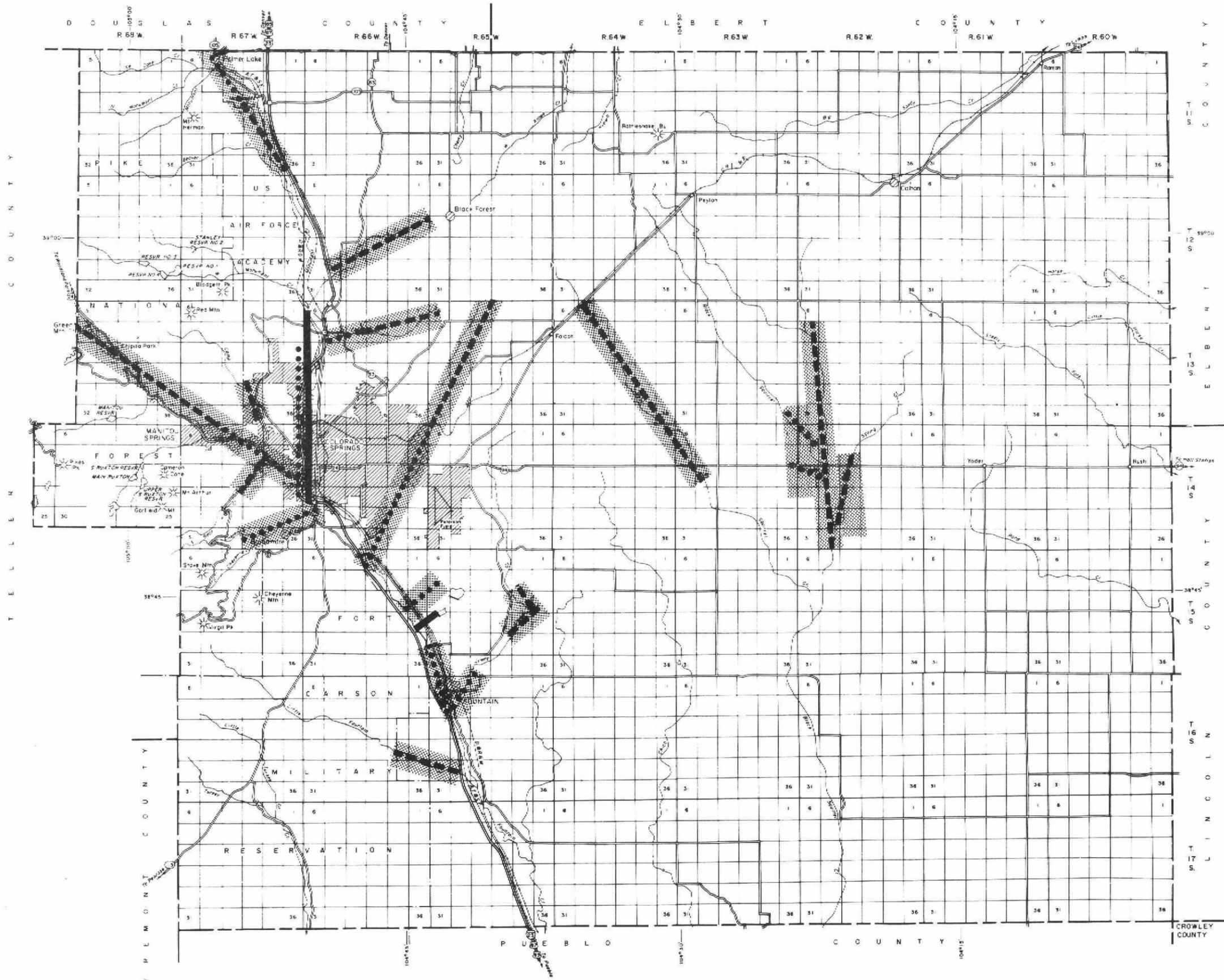


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EL PASO COUNTY COLORADO

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LAND OWNERSHIP (DISCOUNT LIST)

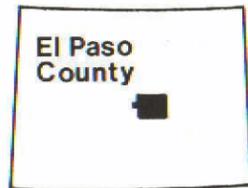
LEGEND

-  PRIVATELY OWNED LANDS, PATENTED, RAILROAD, AND MINING
-  BUREAU OF LAND MANAGEMENT LANDS
-  INDIAN LANDS
-  NATIONAL FOREST LANDS
-  STATE OWNED LANDS
-  U.S. FISH AND WILDLIFE LANDS
-  NATIONAL PARK SERVICE LANDS
-  BUREAU OF RECLAMATION LANDS
-  MILITARY RESERVATIONS

Source: Pikes Peak Area Council of Governments

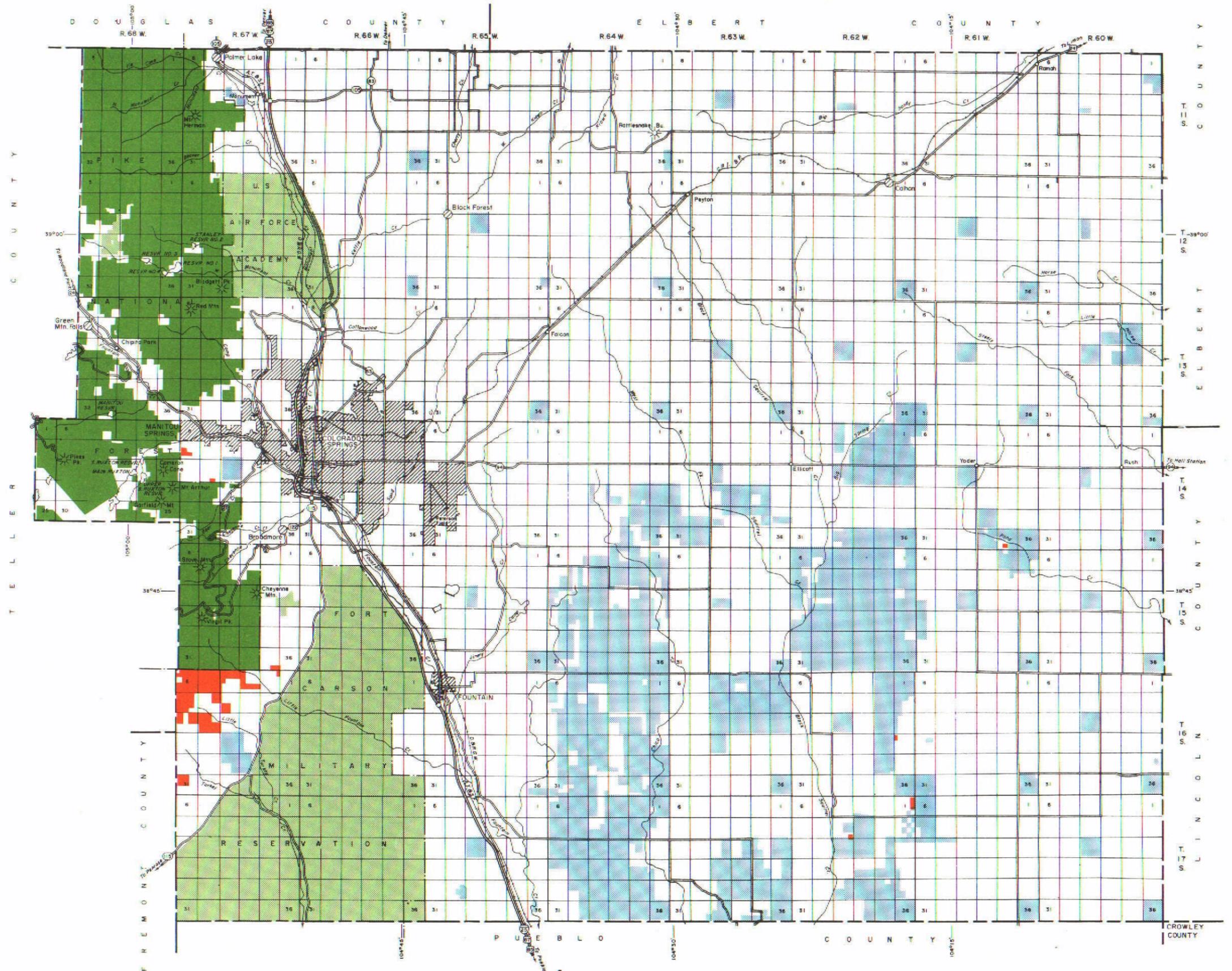


February 1972



EL PASO COUNTY
COLORADO

COLORADO LAND USE COMMISSION



EL PASO COUNTY COLORADO

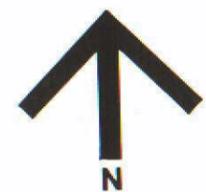


EMPLOYMENT DISTRIBUTION (1964)

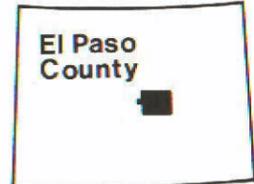
LEGEND

- 500 Persons
- 250 Persons
- 100 Persons
- 50 Persons
- Assigned Military

Source: Pikes Peak Area Council of Governments

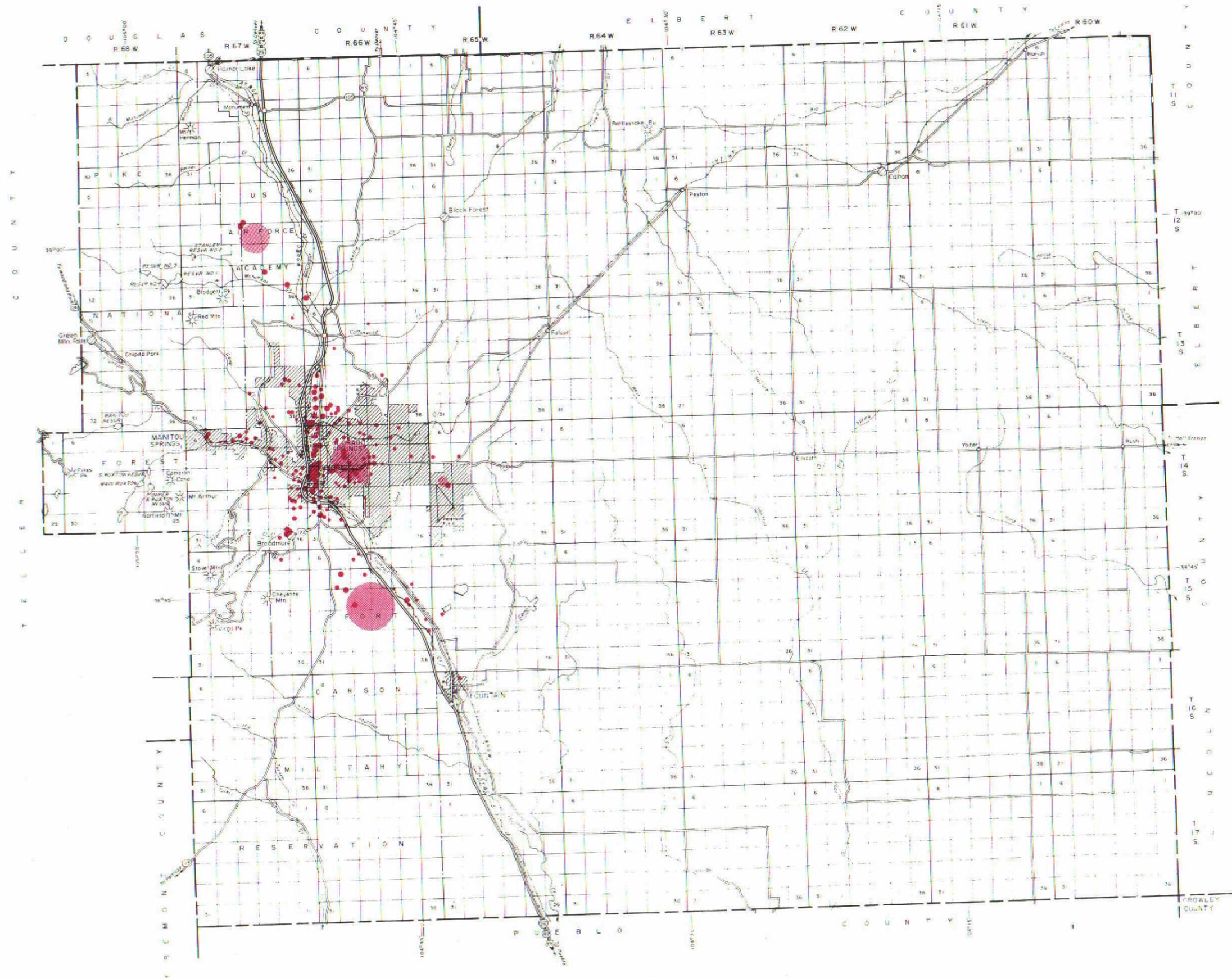


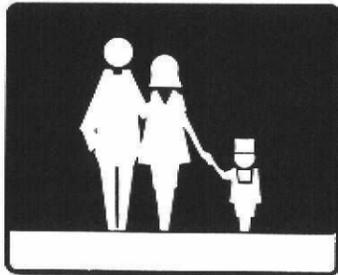
February 1972



COLORADO

COLORADO LAND USE COMMISSION

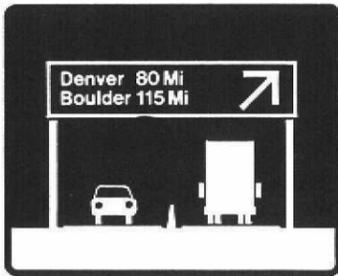




8. POPULATION

The use of population information can be a valuable planning tool. Above and beyond simple growth projections, it is possible from this information to determine and deal with problems of the economics and politics of population, location of industry, land use in urban areas, migration, regional differences, and population composition and distribution.

The Pikes Peak Area Council of Governments has accumulated census information for nearly three hundred "traffic districts" in the Council's planning area, which included the majority of the county's population. It has projected population growth within these areas to the year 1990.

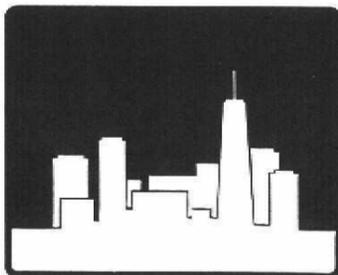


9. HIGHWAYS

The development of a county, regional, or even a state highway plan must be tied directly to the development of the Land Use Plan. Whereas the patterns of population, employment, recreation, etc., affect the need for highway facilities, the provision of such facilities and the resultant extensive changes in accessibility greatly affect subsequent land use patterns.

This map, prepared by the PPACG, indicates a highway plan which is intended both to shape development into the desired patterns and to provide adequate transportation capabilities as the pattern develops.

Such plans should be designed for the entire state, based not just on currently recorded demands or demand projections, but also on consideration of the development propensities and capabilities of the land. These plans would then serve to guide future growth as well as to serve past development.



10. URBAN GROWTH

An understanding of the past and present influences shaping land use development is necessary in order to project the pattern of future development for an area. The opportunity then exists to evaluate and guide that growth through policy and planning.

The urban growth map prepared by the PPACG and illustrated here depicts several stages in the past and projected growth of Colorado Springs.

EL PASO COUNTY COLORADO

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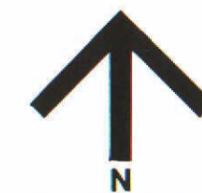
POPULATION DISTRIBUTION

LEGEND

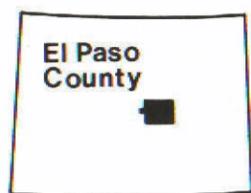
 Population Distribution 1970
1000 persons

 Projected Population Distribution
1970-1990 1000 persons

Source: Pikes Peak Area Council of Governments, January 1970.

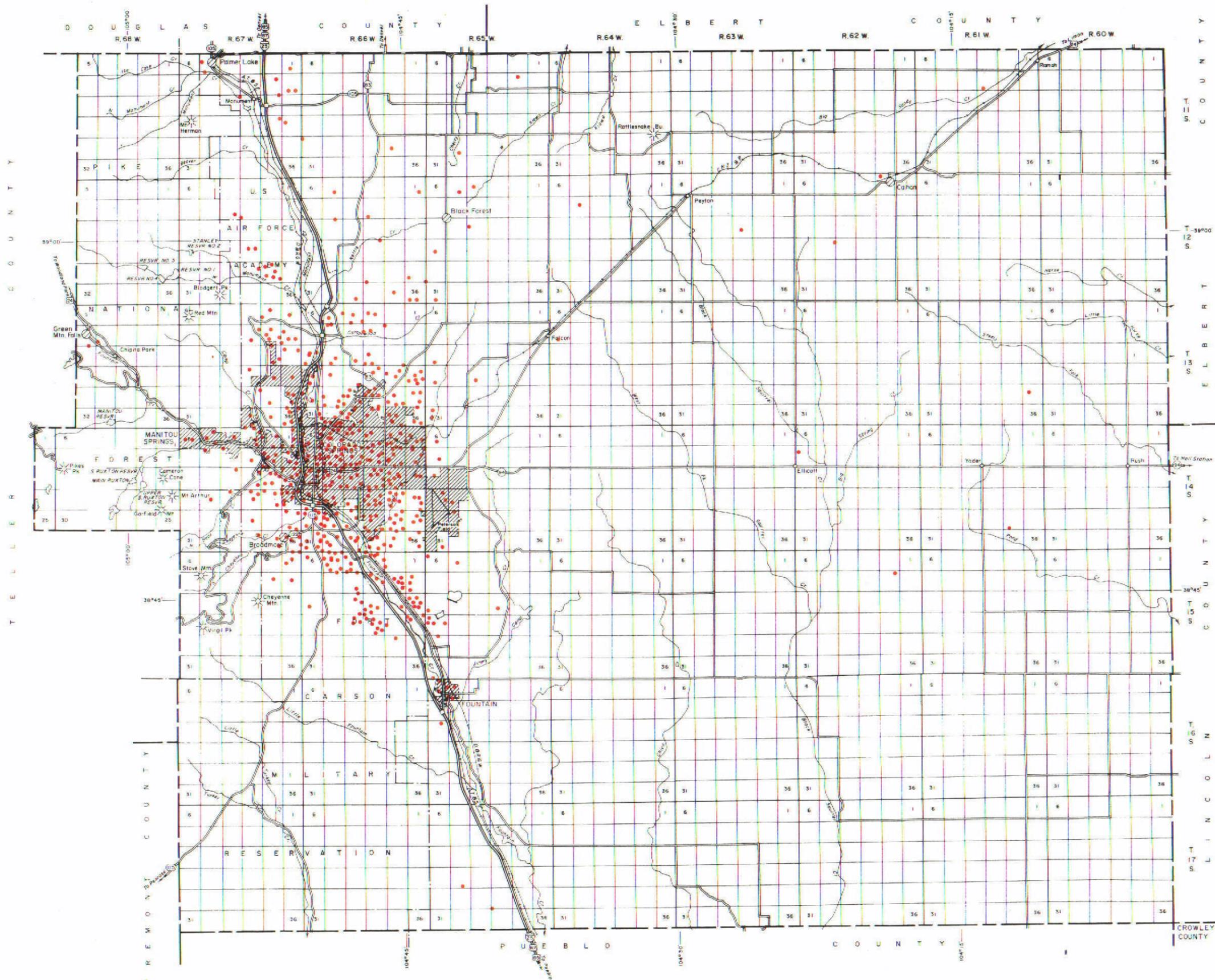


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EL PASO COUNTY
COLORADO

COLORADO LAND USE COMMISSION



EL PASO COUNTY COLORADO

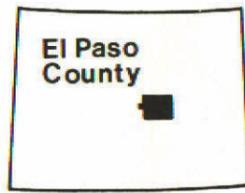
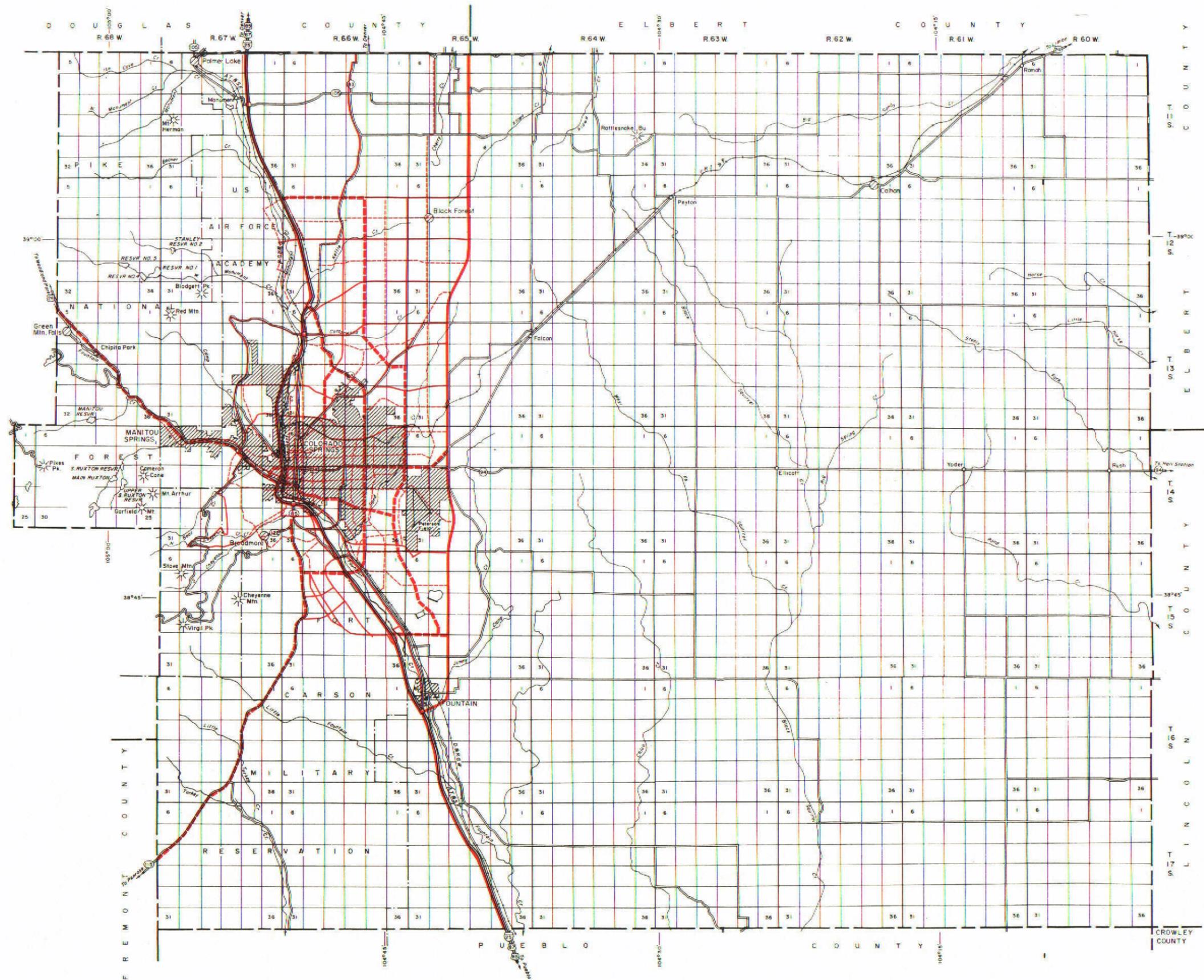
0 2 4 6 MILES
SCALE 1:316,800

TRANSPORTATION (HIGHWAYS)

LEGEND

-  Freeway
-  Expressway
-  Major Arterial
-  Minor Arterial

Source: Pikes Peak Area Council of Governments September 1971 (System CH-1 as amended)

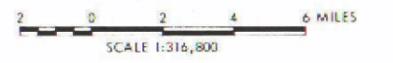


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COLORADO

COLORADO LAND USE COMMISSION

EL PASO COUNTY COLORADO

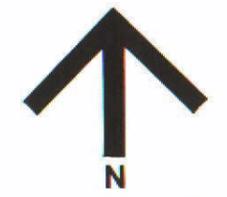


URBAN GROWTH

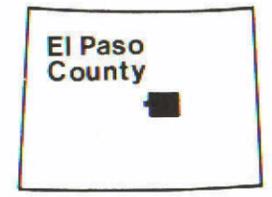
LEGEND

- 1948
- 1960
- 1970
- 1990 (projected)

Source: Pikes Peak Area Council of Governments

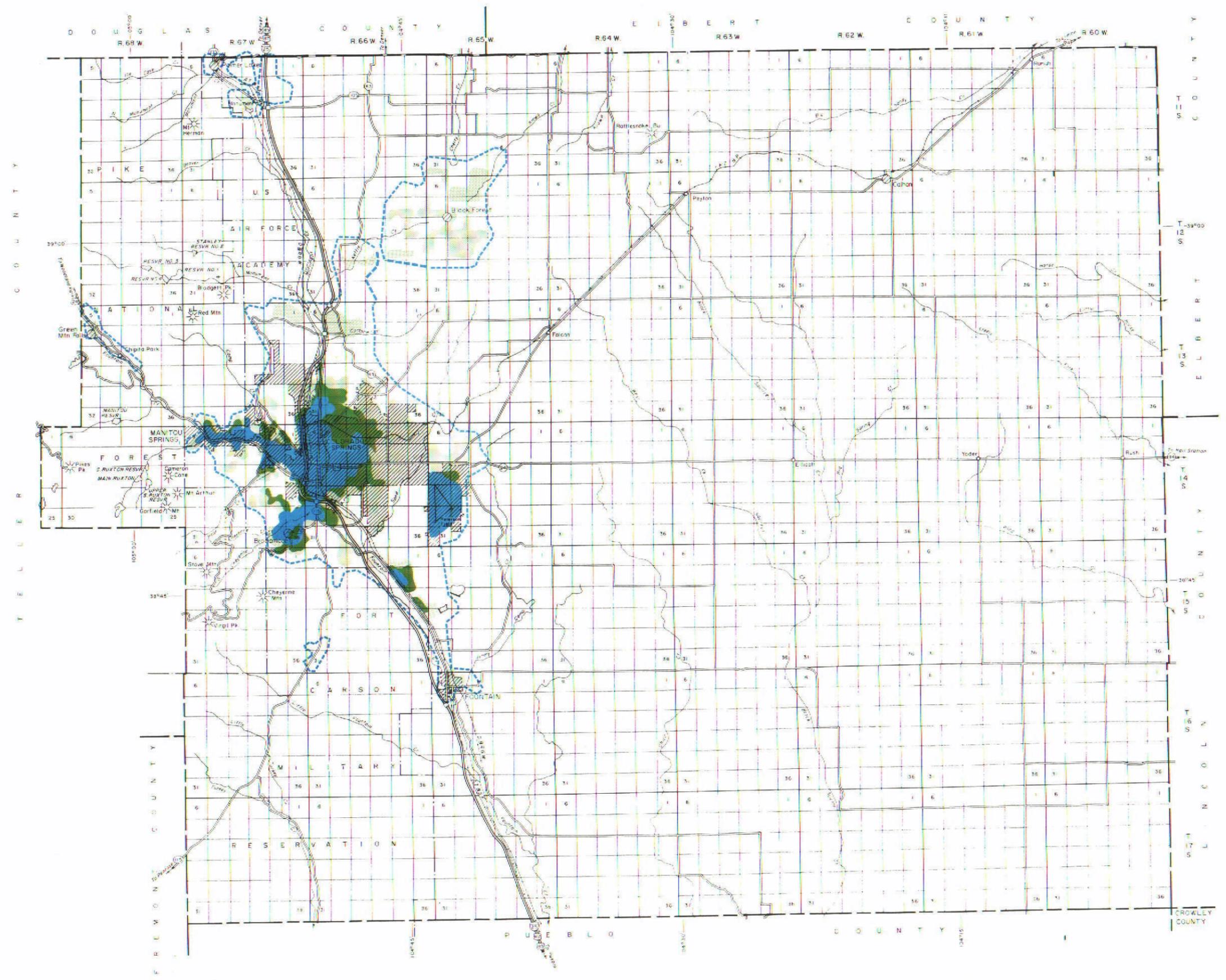


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El Paso County
COLORADO

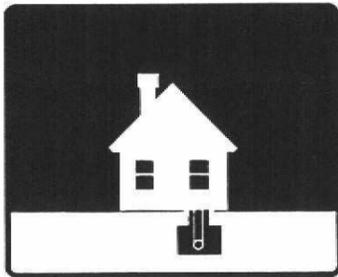
COLORADO LAND USE COMMISSION





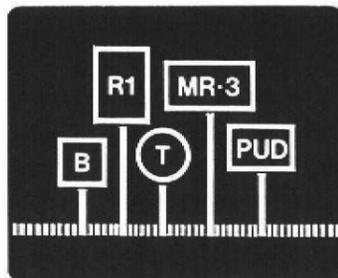
**11.
WATER**

The provision of water for domestic and industrial uses is a costly problem for most communities. However, it may also be an effective tool for guiding the orderly development of a municipality or county. The water plan on this map was prepared with both of these considerations in mind. Existing service areas were inventoried for existing demand, residual capacity, and geographic coverage. The adopted land use plan of the city and county was then quantified in terms of the implied water use demands. This map indicates one result of the subsequent analysis which determined the appropriate service areas of five water districts to accommodate development anticipated within the plan.



**12.
SEWER**

The need for adequate sewage collection and treatment also presents a challenge and an opportunity related to the accommodation of future growth. Sewage collection and treatment systems are mandatory in the intense development experienced and expected in portions of the county, particularly in and around Colorado Springs. The design of the sewer plan indicated on this map was conducted in a manner similar to that utilized in the water plan. The plan was then detailed to indicate necessary service extensions and new or upgraded facilities.



**13.
ZONING**

Zoning resolutions are the best known of local land use controls. Zoning controls are intended to implement adopted policy by regulating the location, design, and use of facilities within specific areas of the county or municipality. For this reason, if zoning is to be effective, it should be based on a plan which also incorporates elements of utilities and service programming to provide a positive guide to desired development.

EL PASO COUNTY COLORADO

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WATER

LEGEND

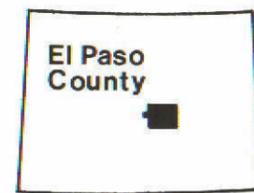


PROPOSED SERVICE
AREAS

Source: Pikes Peak Area Council of Governments, October 14, 1969.

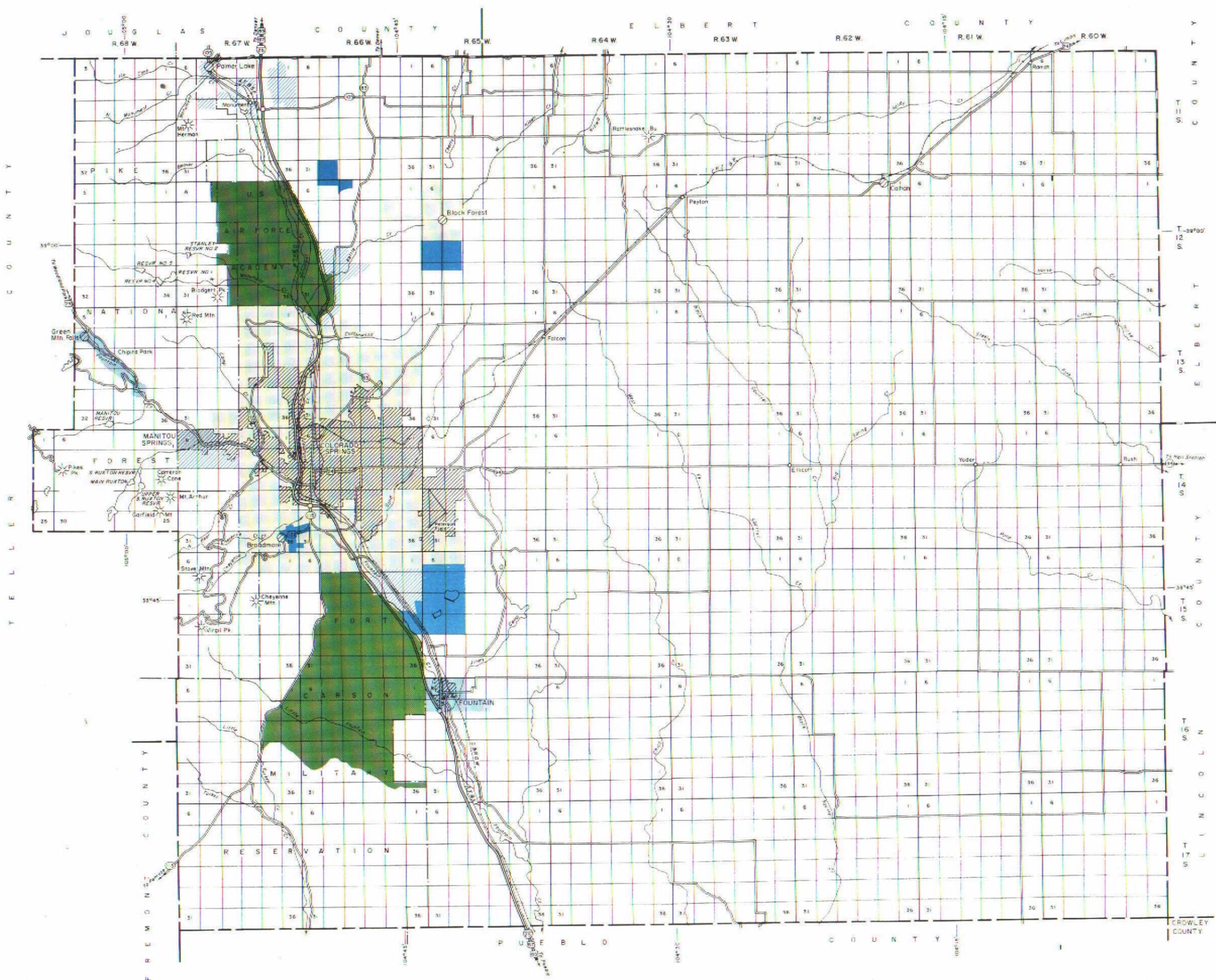


February 1972



COLORADO

COLORADO LAND USE COMMISSION



EL PASO COUNTY COLORADO

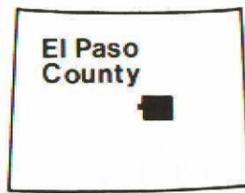
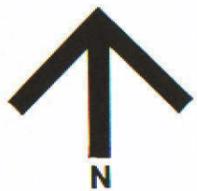
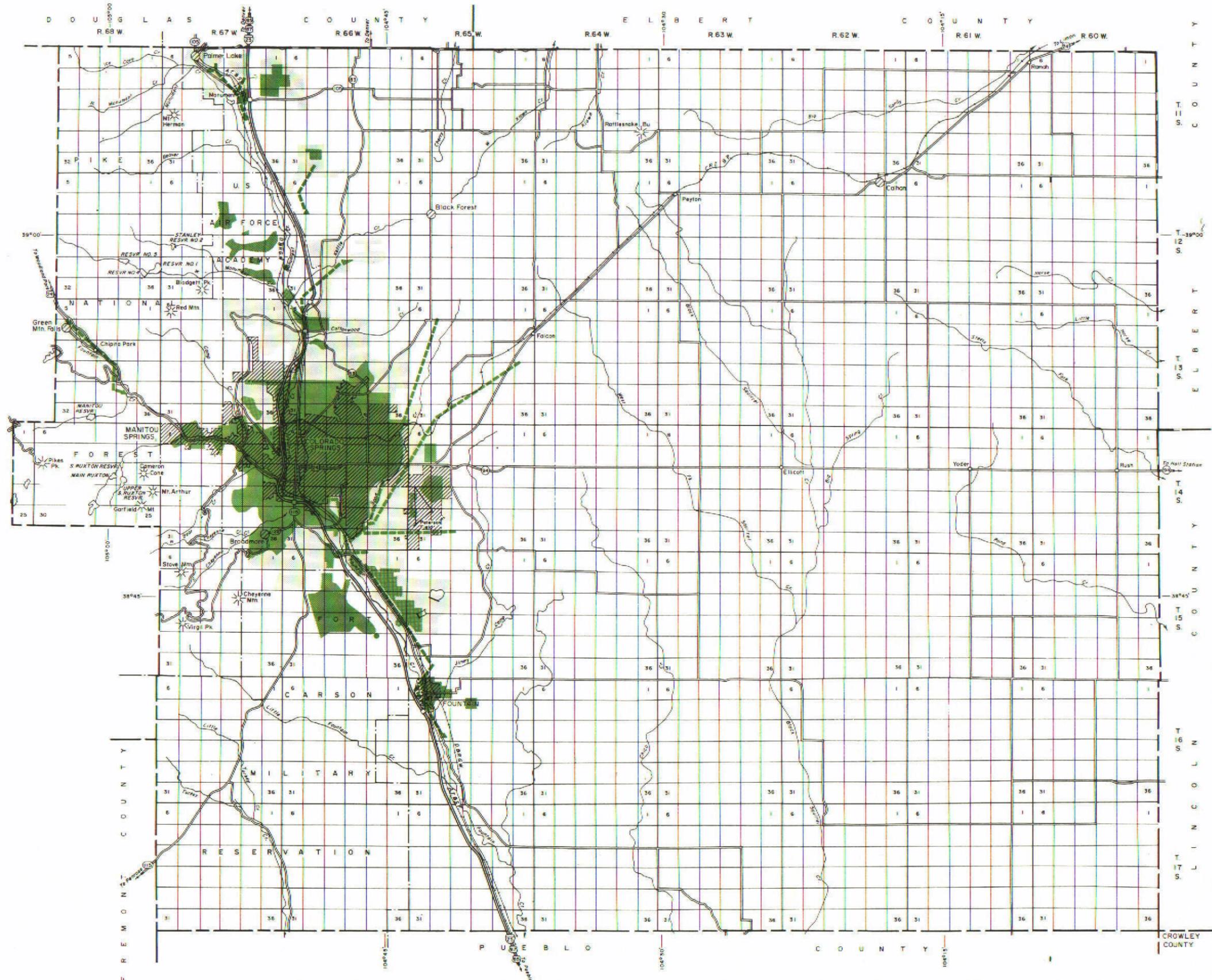
SCALE 1:316,800
0 2 4 6 MILES

SEWER

LEGEND

-  Existing Service Areas
-  Proposed Service Areas
-  Construct New Treatment Plant
-  Maintain and Enlarge Existing Plant
-  New Trunk Sewer Line

Source: Pikes Peak Area Council of Governments, December 10, 1969.



February 1972

COLORADO

COLORADO LAND USE COMMISSION

EL PASO COUNTY COLORADO

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SCALE 1:316,800

ZONING

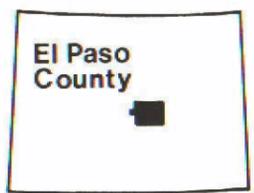
LEGEND

-  Urban Area Unzoned By County
-  Industrial
-  Commercial
-  Single and Two-Family Residential
-  Multi-Family Residential
-  Mobile Homes
-  Forestry, Agriculture, Mining
-  Local Classification (Special Uses)
-  Open, Conservation
-  Unzoned
-  P.U.D.: Planned Unit Development

Source: El Paso County Planning Dept.

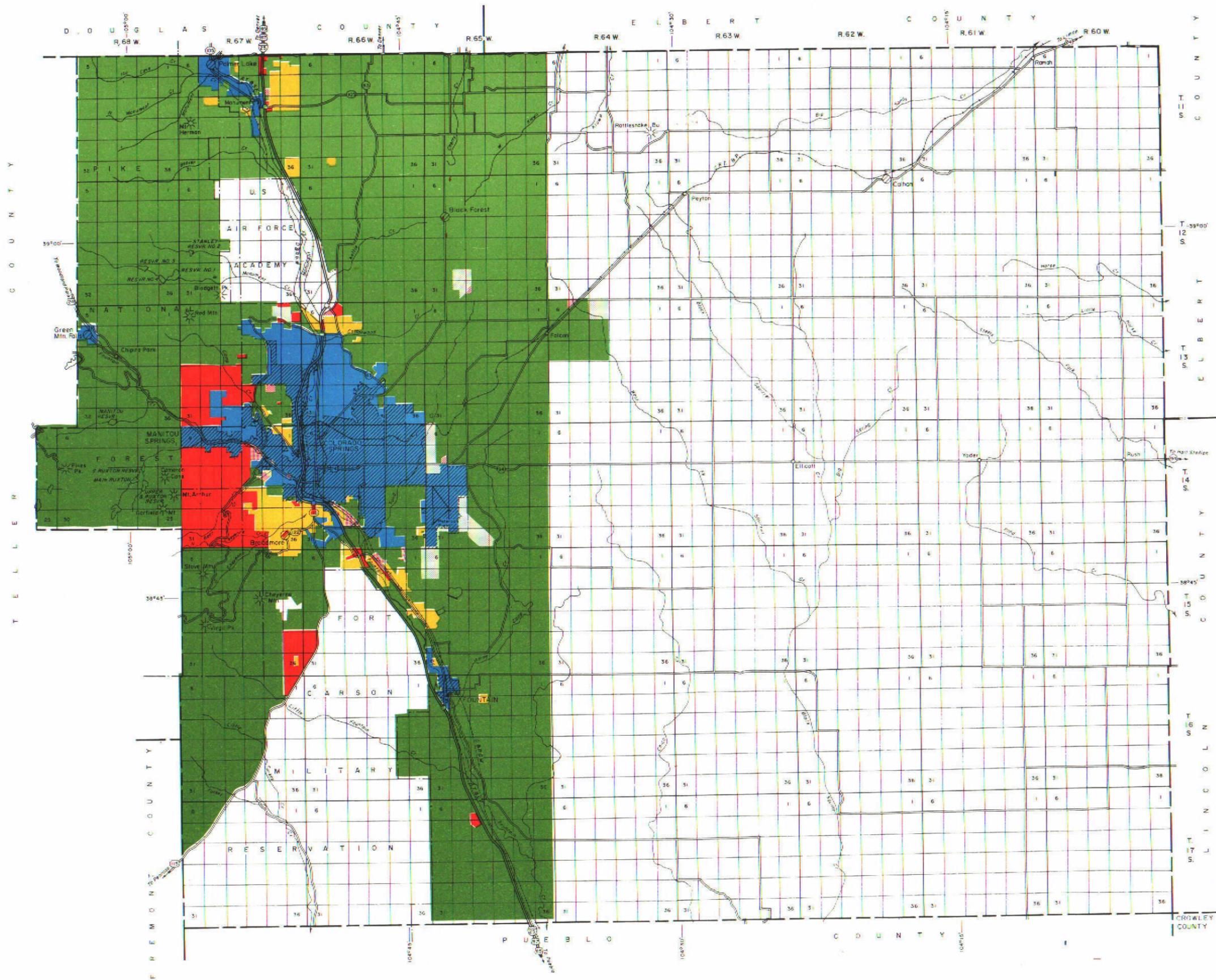


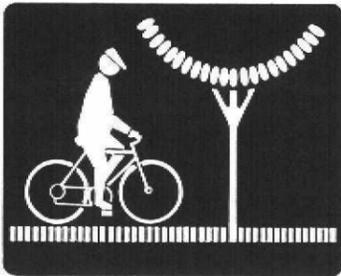
February 1972



COLORADO

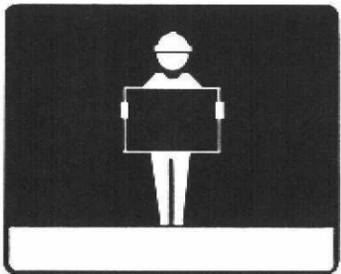
COLORADO LAND USE COMMISSION





**14.
OPEN SPACE**

The Open Space Plan documents county policy regarding land acquisition and dedication as a part of the subdivision process. It is on the basis of this guideline that land decisions made over a period of time can produce a coherent network of open spaces. Furthermore, the Open Space Plan assists local government in determining acquisition priorities and in budgeting accordingly.



**15.
PLAN FOR 1990**

The future (1990) Land Use Plan for El Paso County is based upon consideration of the elements indicated on this map as well as upon recognition of already committed but not yet completed land use change.

The preceding several maps, resulting from work based on the Comprehensive Plan, indicate the major aspects of the plan in greater detail. As these systems are implemented, they will provide feedback to the plan which in turn must be updated and refined. The development of new trends and the adoption of new policies likewise will affect and will be affected by the Comprehensive Plan.

CURRENT STATUS OF THE STATE LAND USE PLAN AND MANAGEMENT SYSTEM WORK PROGRAM

The Land Use Commission is now deeply involved in the first phase of a statewide planning program. Considerable work has already been completed in the documentation of land use resources and land development capabilities and policies in a format designed to provide suitable data for analysis in preparation of the Interim Plan. At the same time, procedures are under way to document and analyze the legislative responsibilities, authority, and procedures of state agencies affecting land use. Also, the Commission is evaluating the effectiveness of adopted county plans and land use regulations.

While both these efforts are directed principally toward the development of the Interim Plan and Final Plan, early findings, particularly from the Management Matrix and the study of local plans and controls, have led to the development of recommendations for immediate action by the legislature to ensure more adequate land use control at the county level and to incorporate the services of appropriate local, regional, and state agencies in such control.

The following pages indicate the current status of the Land Use Commission program to coordinate the development, by its own staff and others, of information, analysis, and recommendations concerning land use and related environmental considerations in Colorado.

1. IDENTIFICATION AND ANALYSIS OF RESOURCES, CAPABILITIES, TRENDS, AND POLICIES

Development of Environmental Matrix

Status: The basic concept and the methods of developing this matrix have been established in the earlier reports of the Commission. A number of issues, relationships, and associated data have been acquired or identified during the workshop program and from work on the review of local plans and development of the Management Matrix.

Work Ahead: Virtually all of the work of the Commission is contributory to the development of this matrix which will guide the development of impact models and the evaluation of alternative land use decisions. Future work is to organize and arrange the data in order to determine sources for additional data that can be included and to apply this information to the statewide planning process.

Definition of Critical Flood Plain Areas Status

Status: The initial phase of this work has been completed in accordance with 106-4-4(4) (b). A survey of critical flood areas with maps and supporting materials has been included in Section IV of this report.

Work Ahead: Future efforts with respect to flood plains will include assistance to local areas in the development and adoption of appropriate controls. Programs will be designed to ensure that such areas are not lost to all beneficial use.

Develop Flood Plains Standards

Status: Preliminary flood plain standards have been included in the revised model subdivision regulations of the Commission.

Work Ahead: Such standards will be developed further as a separate planning tool for local use and transmitted to counties for their use and application.

Map and Interpret Soils

Status: A number of counties have soil maps and tables already prepared. However, a considerable number of counties do not have detailed soil surveys completed for their jurisdiction. The Soil Conservation Service (S.C.S.) is proceeding as rapidly as possible with its current staff load.

Work Ahead: Based on the identification of areas with a high potential for development as indicated in the discount list, the basic staff will prepare recommendations for areas of accelerated soil studies to the S.C.S. Also, since the S.C.S. has agreed to review all subdivision plats for county planning commissions and develop detailed soils and related information, gaps will be filled in on a procedural basis. Generalized soils maps and tables will be prepared for counties which do not have detail soils surveys prior to completion of the Interim Plan.

Map and Evaluate Developable Resources

Status: Based on the discount list, information now available regarding mineral and other resources in the state needs to be assembled for planning purposes. Previously, this has only been accomplished intermittently on an unstructured basis by scattered organizations at locations throughout the state.

Work Ahead: The procedures should be as follows: (1) interview the Colorado Geological Service, (2) interview other corporations (such as the

Climax Corporation), (3) interview the petroleum industry, utilizing respective members of the advisory committee for help, (4) interview other geologists and the U.S. Geological Survey and document all information obtained in a subject and geographic format.

Map and Evaluate Critical Air Pollution Areas

Status: Sources for this information have been identified through work on the Management Matrix. Also, as a result of this effort, preliminary contact has been made with the health department concerning the mapping of areas particularly susceptible to such pollution.

Work Ahead: It is necessary to coordinate with agencies, such as the Air Pollution Control Commission, to develop mapping techniques to be used by the Commission in developing and maintaining necessary information under this heading. The information thus obtained should then be mapped and subsequently reviewed by the source agency.

Map and Evaluate Other Land Status Data Relative to Development or Use Capabilities

Status: Additional information relative to vegetation, irrigation, crops, recreation, geology, etc., will be needed for input into the Interim Plan. The S.C.S. has a majority of this information.

Work Ahead: It will be necessary to obtain and map this information in concert with S.C.S. and develop usable interpretations.

Major Developments

Status: Some 230 developments of 500 or more acres each have been identified and documented as to the entities developing the areas, its location, and other information available to the researchers. Information not already obtained is being documented as quickly as possible. In addition, new developments are being identified for inclusion in this information. The data so gathered has been developed for presentation.

Work Ahead: Analysis of this information, including the typology of developments, should be completed for inclusion in the Interim Plan. Beginning in July, 1972, or possibly sooner, subdivision proposals will be referred to the Land Use Commission. This will provide the Commission with a much more efficient means of maintaining this file.

Map and Evaluate Critical Water Pollution Areas

Status: In the course of interviewing the state agencies for the Management Matrix, the health department was contacted and asked to prepare a map in-

dicating areas currently experiencing water pollution problems. Some similar data has also been given to the Commission via the workshop meetings. However, there has not yet been any organization of these data on a map devoted to water pollution.

Work Ahead: The Commission should continue to coordinate with the health department in order to develop a map of water pollution areas, and augment such maps with regard to areas susceptible by reason of topography, soils, or certain types of development. Basic data with regard to current water pollution problems should be developed by the health department. Data being developed by the S.C.S. may be utilized to indicate areas most susceptible by virtue of the soils to such pollution. Such data will then be reviewed by state and local health departments.

Monitor Changing Accessibilities Throughout the State

Status: To date, consideration of accessibility has been limited to documented workshop discussions and general analysis of the effects of known highway programs, such as the tunnel at Loveland Pass, the Cameron Pass Road, and developments such as the oil shale project which will change accessibilities by virtue of the locations of activities rather than by links between activities.

Work Ahead: The Commission should continue to document and to analyze large scale road and travel improvements with regard to the effects of changing accessibilities on anticipated land use development in the state.

Develop Analytical Impact Model Data

Status: The envisioned models will show such things as the relative magnitude of demands on water systems, sewer systems, and drainage requirements based on alternative estimates of the future status of land use and development of a public or private plan. Some impact models have already been developed by the staff. These include development demands on water supply and sewage treatment, projected revenues, drainage, etc.

Work Ahead: Design and define required impact models based on the Environmental Matrix, the Management Matrix, and local needs.

2. DOCUMENTATION OF LAND USE POLICIES AND CONTROLS

Map Discount List

Status: The Discount List has been developed, presented, and approved by the Commission as a planning tool, indicating the ownership status of land throughout Colorado. Since that time, Discount List maps have been made for each county depicting those lands in the ownership of the following:

Privately Owned Lands, Patented, Railroad, and Mining Lands
Bureau of Land Management Lands
Indian Lands
National Forest Lands
State Owned Lands
U.S. Fish and Wildlife Lands
National Park Service Lands
Bureau of Reclamation Lands
Military Reservations

The Commission has utilized the ownership maps of the S.C.S., which are on the same map as those utilized by the Land Use Commission. The existing S.C.S. ownership maps have been distributed to the individual counties for editing and updating (to the level of one-quarter section), and this information has been transferred by the Commission on a county by county basis. This information will be kept as part of the county monograph file for planning work and research information by the Commission.

Work Ahead: This data will be maintained in the future to provide a constant source of information on responsibilities for land use and the propensity for changes in areas throughout the state.

Management Matrix

Status: State agencies have been interviewed and the stated range of plans, policies, controls, geographic interests, and the level of influence exercised in their operational policies has been documented. Documentation and analysis of state law regarding the specific responsibilities and authority of these agencies is underway and is being coordinated with data obtained from the interviews. In addition, some federal agencies remain to be interviewed. A report on this program is included in Section III of this report.

Work Ahead: As new documents are developed and adopted by counties, and as additional items are found, they will be reviewed by the staff and the resulting analysis will be added to the series of county monographs currently being developed and kept on file in the Land Use Commission office.

3. EVALUATION AND PLANNING FOR SELECTED OLYMPIC SITES

Status: Two Olympic sites have recently been selected for the Alpine and Nordic events. In order to maintain a work schedule to meet its charge, the Land Use Commission has gathered preliminary data for these areas relevant to a few environmental concerns such as access, sewer and water, and land ownership patterns. No impact evaluations have been made, however, as detailed information on the specific sites and the Denver Olym-

pic Committee proposals have not yet been transmitted to the Land Use Commission.

Work Ahead: When more specific information on the sites selected in Vail and Steamboat Springs are transmitted to the Land Use Commission by the Denver Olympic Committee, the Commission will conduct intensive evaluations and recommendations. The staff is currently developing an impact evaluation work program for the Commission's review.

4. IMMEDIATE RESPONSE TO IDENTIFIED LAND USE PROBLEMS

Recommended Revisions to Chapter 106, Colorado Revised

Statutes

Status: A set of recommendations based on the Task Force meetings, input from the Advisory Committee and others, has been approved by the Commission, transmitted to the Governor, included in his call to the General Assembly, introduced to the Senate, and scheduled for committee hearings.

Land Sales Act

Status: Members of the Colorado Association of Commerce and Industry, in concert with the Colorado Land Use Commission and Task Force members, have prepared a land sales bill. This has been placed on the Governor's call and is in the legislative process along with the bill on recommended revisions to Chapter 106.

Improvement Notice

Work Ahead: The Land Use Commission is evaluating the efficiency of this method of growth monitoring. The level of response by the counties and the actual utility of the data to all counties as well as the Land Use Commission is being carefully evaluated.

Senate Bill 93 — Local Government Planning Aid

Status: The Commission has met with a number of counties and reviewed their needs for planning, land use control, and administration. As a result of these extensive interviews, the Commission has declared the following areas "areas of critical planning needs," has developed (with the counties) specific work programs and local staffing requirements, and has recommended the specific contracts shown below.

Local Unit	Local Funds	L.U.C. Funds	Total
1. Ouray, San Miguel, and Montrose Counties	\$ 6,825	\$ 13,650	\$ 20,475
2. San Luis Valley Planning Commission: Alamosa, Conejos, Costilla, Mineral, Rio Grande, and Saguache Counties	8,000	16,000	24,000
3. Lower Arkansas Valley Council of Governments: Baca, Bent, Crowley, Kiowa, Otero, and Prowers Counties	8,000	16,000	24,000
4. Upper San Juan Regional Planning Commission: Archuleta, Mineral (part), and Hinsdale (part) Counties	6,000	12,000	18,000
5. Grand County	6,494	12,988	19,482
6. Montezuma and Dolores Counties	2,400	4,800	7,200
7. Teller County	4,000	8,000	12,000
8. Huerfano County	5,500	11,000	16,500
9. Delta County	5,000	10,000	15,000
10. Garfield County	5,000	5,000	10,000
11. Rio Blanco and Moffat Counties	6,700	13,300	20,000
12. Routt County	7,000	14,000	21,000
TOTAL	\$70,919	\$136,738	\$207,657

The above twelve projects cover twenty-six counties where critical planning problems exist (see map opposite) and utilize just under \$137,000 of the \$200,000 allocated in Senate Bill 93. These projects will accomplish the following work elements:

Develop new or upgrade existing subdivision regulations.
 Implement the improvement notice system.
 Develop growth policy and gear the planning program toward the establishment of a countywide land use plan.
 Administer plans and controls (in many cases including zoning and reviewing subdivision plats); in most cases, by providing for a local staff planner-administrator.

Work Ahead: Eleven additional counties comprising five groups have applied for funds and have submitted a preliminary work program encompassing the above elements. If these are successfully negotiated and approved by the Commission, the remaining \$63,000 of Senate Bill 93 funds will have been appropriated.

This is another important implementation tool in sustaining positive action in county land use control and administration. These projects dovetail with and complement other planning and projects and emphasize local administrative control.

PURPOSE AND STATUS

The Management Matrix is a process for continuing review of the policies and operations of local, state, and federal agencies affecting land use in Colorado. The process consists of documentation of the relevant law, geographic area of concern, location within the governmental structure, responsibilities, and power and controls of each agency. This method of documentation is intended to provide for maximum efficiency in the identification of agencies, duties, powers, and operations relevant to specific environmental issues as well as in the design of the Colorado Land Use Management System.

The process has begun with evaluation of the legislative charges to state agencies having responsibilities or authority directly affecting land use in Colorado. This process also has been applied to several types of local governmental agencies. The following are summaries of the resultant findings for each agency reviewed to date. Other local agencies, including those created by the state (e.g., the Urban Drainage District), and federal agencies with duties and powers affecting Colorado land will be evaluated during development of the Interim Plan.

It can be noted in the following legislative summaries that several state agencies are charged with certain segments of a state planning function. For the most part, planning projections regarding a specific responsibility, such as a statewide water plan, cannot be completed until a policy of land use development for the future is completed. The Land Use Commission, therefore, looks forward to the opportunity of working more directly with these agencies to correlate all segments of land uses, people, and resource utilization planning.

- **MANAGEMENT MATRIX**

- **APPLICATION**

- **LEGISLATIVE SUMMARIES**

**STATE MANAGEMENT AGENCIES AFFECTING
LAND USE**

GOVERNOR'S OFFICE

Coordinator of Environmental Problems 65
 Land Use Commission 65

DEPARTMENT OF ADMINISTRATION

Division of Public Works 66

DEPARTMENT OF AGRICULTURE

State Agriculture Commission 66

DEPARTMENT OF HEALTH

Air Pollution Control Commission 67
 Division of Administration 67
 State Board of Health 67
 Water Pollution Control Commission 68

DEPARTMENT OF HIGHWAYS

Highway Commission/Division of Highways 68

DEPARTMENT OF LOCAL AFFAIRS

Division of Commerce and Development 69
 Division of Housing 69
 Division of Local Government 70
 Division of Planning 70

DEPARTMENT OF NATURAL RESOURCES

Executive Director (Commissioner of Mines) 70
 Board of Land Commissioners 72
 Colorado Geological Survey 73
 Division of Game, Fish, and Parks 73
 Division of Mines 73
 Division of Water Resources (State Engineer) 74
 Soil Conservation Board 75
 Water Conservation Board 75

DEPARTMENT OF REGULATORY AGENCIES

Public Utilities Commission 76
 Real Estate Commission 76

LOCAL GOVERNMENT AGENCIES

Board of County Commissioners 76
 County and District Health Departments 77
 County Planning Commission 78
 Regional Health Departments 78

LEGISLATIVE CHARGES OF AGENCIES AFFECTING LAND USE (COMPLETED TO DATE)

GOVERNOR'S OFFICE

Coordinator of Environmental Problems (Office of the Governor, Executive Branch)

- Organic Statute:
 - A. Statutory Citation: C.R.S. 132-1-9 and -10 (1970 Session Laws)
 - B. Legislative Declaration of Policy: None
- Geographic Area: Statewide
- Divisions Within Department/ Office: None
- **Responsibilities** (a summary):
 - A. Study environmental quality problems.
 - B. Coordinate planning and execution of state programs relating to problems of environmental quality.
 - C. Report to the Governor and General Assembly on existing programs, recommending appropriate new laws and other measures to deal with the problems of environmental quality.
 - D. Submit an annual report to the Governor and the General Assembly in accordance with the Information Coordination Act. C.R.S. 3-3-17, 1963 (as amended)
 - E. Inform the public of the results of all studies made and recommendations transmitted to the Governor and the General Assembly.
- **Powers/Controls:** The coordinator can recommend that the Governor order a total or limited moratorium for a maximum of thirty days to prevent or minimize any significant risk of a serious danger to the public health arising from any activity, condition or use of any material.

Land Use Commission (Office of the Governor, Executive Branch)

- Organic Statute:
 - A. Statutory Citation: C.R.S. 106-4 and -5 (1971 Session Laws); C.R.S. 106-2-34 (1971 Session Laws)
 - B. Declaration of Legislative Intent: Rapid growth and development require new and innovative measures to encourage planned and orderly land use development. Generally calls for use of land and other natural resources in accordance with their character and adaptability, and the promotion of efficient and economical use of public resources. The effective means of attaining these goals is a statewide system of land use.
- Geographic Area: Statewide
- Divisions Within Department/Office: None
- **Responsibilities:**
 - A. Develop a progress report February, 1972.
 - B. Develop an Interim Plan report September, 1972.
 - C. Develop a final land use planning program, December, 1973.
 - D. Evaluate 1976 Winter Olympic planning impacts.
 - E. Develop and hold hearings on state land use plans, maps, and related implementation techniques. 106-4-1(2) (1971 Session Laws)
 - F. Specify development policy and procedures for the future. 106-4-3(1) (a) (1971 Session Laws)
 - G. Develop model subdivision regulations as guidelines for counties. 106-4-4(1) (1971 Session Laws)
 - H. Develop model resolutions to serve as guidelines for county commissioners in developing improvement notice regulations. 106-4-4(2) (1971 Session Laws)

- I. Develop guidelines for land use and construction controls within designated floodways. 106-4-4(4) (a) (1971 Session Laws)
- J. Designate critical areas of the state where 100-year floodway should be identified. Shall also designate critical conservation and recreation areas. 106-4-4(4) (b) (1971 Session Laws)
- K. Make available Colorado planning aid fund monies to municipalities, counties, and regional agencies in areas having a critical planning need. 106-5-3(2) (a) (b) (1971 Session Laws)

- **Powers/Duties:**

- A. 1976 Winter Olympics: Objects for Land Use Commission evaluation:
 - 1. Community impacts.
 - 2. Potential land consumption rates.
 - 3. Public investment program and planning. 106-4-3(f)(v) (1971 Session Laws)
 - 4. Establish adequate land use regulations for local governments when existing ones do not provide adequate environmental safeguards and same are recommended by the Governor. 106-4-3(f) (viii) (1971 Session Laws)
 - 5. Issue a cease and desist order, by direction of the Governor, to abate land development activities which are in progress or proposed, and which constitute a danger of irreparable injury, loss, or serious damage to the public health, safety, or welfare. 106-4-3(1) (a) (1971 Session Laws)

DEPARTMENT OF ADMINISTRATION

Division of Public Works

- Organic Statute:
 - A. Statutory Citation: C.R.S. 106-1-1 through -10, 1963 (as amended)

- B. Legislative Declaration of Policy: None

- Geographic Area: Statewide with regard to departments, agencies, and institutions of the state.
- Division Within Department/Office: None
- **Responsibilities:** Provide the state and its agencies with technical assistance throughout all phases of capital construction projects, except public roads and highways, and projects under the Department of Game, Fish, and Parks.
- **Powers/Controls—106-1-6:**
 - A. Provide technical assistance during planning phase of capital construction projects.
 - B. Obtain and maintain a correct and current inventory of all real property, with improvements thereon, owned or held in trust for the state.

DEPARTMENT OF AGRICULTURE

State Agriculture Commission

- Organic Statute:
 - A. Statutory Citation: C.R.S. 6-1-1 through -17, 1963 (as amended)
 - B. Legislative Declaration of Policy: None
- Geographic Area: Statewide
- Division Within or Related to Department:
 - A. Agricultural Commission—6-1-5 (1969 Supp.)
 - 1. Power/Duties:
 - a. Formulate general policy regarding management of department and its rules and regulations. 6-1-6(1) (b)
 - b. Make studies related to agricultural policy. 6-1-6(1) (d)
 - B. Other Divisions: Administrative Services, Plant Industry, Animal

Industry, Markets, and Inspection and Consumer Services. 6-1-8 (1967 Supp.)

- **Responsibilities:** Comprehensive service to and control and regulation of agriculture industry to the state.
- **Powers/Duties:**
 - A. Inquire into the needs of agriculture of the state. 6-1-4(2)
 - B. Carry out policies and purposes of the Colorado Agriculture Conservation and Adjustment Act [C.R.S. 6-3-1, 1963 (as amended)] and to promote and administer state plans for the same. 6-1-4(27)

Note: The Conservation and Adjustment Act authorizes a state plan for the general purpose of protecting the welfare of the state by stopping destruction of its soil fertility by uneconomic use and waste of its soil resources.

DEPARTMENT OF HEALTH

Air Pollution Control Commission

- Organic Statute:
 - A. Statutory Citation: C.R.S. 66-31-1 through -26 (1970 Session Laws)
 - B. Legislative Declaration of Policy: Achieve maximum practical degree of air purity in every portion of the state.
- Geographic Area: Statewide, with the exception of home-rule local government entities which have enacted appropriate air pollution laws. 66-31-25 (1970 Session Laws)
- Divisions Within Office/Department: Air Pollution Variance Board
- **Responsibilities:** Control and prevention of air pollution throughout the state.
- **Powers/Duties:**
 - A. Develop and maintain a comprehensive program for the prevention, control, and abatement of air pollution throughout the entire state; and promulgate air goals for every portion of the state. 66-31-5 (1) (1970 Session Laws)

- B. Adopt and promulgate ambient air quality standards and emission control regulations. 66-31-5(1) (1970 Session Laws)
- C. May issue cease and desist order regarding any air pollution emergency endangering public health. 66-31-11(1) (1970 Session Laws)

Note: An air pollution variance board is also created by virtue of this statute, thus permitting the suspension or modification of regulations in some instances. 66-31-15 (1970 Session Laws)

Division of Administration

- Organic Statute:
 - A. Statutory Citation: C.R.S. 66-1-9, 1963 (as amended)
 - B. Legislative Declaration of Policy: None
- Geographic Area: Statewide
- Divisions Within Office/Department: None
- **Responsibilities:** Administer and enforce state public health laws.
- **Power/Duties:**
 - A. Exercise powers necessary to enforce public health laws. 66-1-9(b) (c)
 - B. Hold hearings related to vested responsibilities. 66-1-9(d)
 - C. Administer water pollution control regulations. 66-28-4 (1967 Supp.)
 - D. Develop a comprehensive program for the prevention, control, and abatement of pollution of the waters of the state. 66-28-7(b) (1967 Supp.)
 - E. Upon request, examine and approve or disapprove plans and specifications for the construction and operation by a political subdivision of new sewage systems, disposal systems, and treatment works. 66-28-7(d) (1967 Supp.)

State Board of Health

- Organic Statute:

A. Statutory Citation: C.R.S. 66-1-8, 1963 (as amended)

B. Legislative Declaration of Policy: None

- Geographic Area: Statewide

- Divisions Within Office/Agency: None

- **Responsibilities:** Rule-making body for public health laws.

- **Powers/Duties:**

A. Determine general public health policies and related orders, standards, rules, and regulations. 66-7-8(2)

B. Act as advisor to the Director of Public Health. 66-7-8(3)

Water Pollution Control Commission

- Organic Statute:

A. Statutory Citation: C.R.S. 66-28-1 through -27 (1967 Supp.) (as amended)

B. Legislative Declaration of Policy: Prevention, abatement, and control of the pollution of waters in the state for the propagation of wildlife, fish and other aquatic life, and for domestic, agricultural, industrial, recreational, and other beneficial uses.

- Geographic Area: Waters of the state.

- Divisions Within Office/Department: None

- **Responsibilities:** Exercise the police powers of the state over state waters and the quality thereof.

- **Powers/Duties:**

A. Adopt a comprehensive program for the prevention, control, and abatement of pollution of waters of the state. 66-28-5(c) (1967 Supp.)

B. Promulgate rules, orders, and standards of water quality and waste discharge. 66-28-5(b) (1967 Supp.)

C. Issue cease and desist order for violations to rules and regulations. 66-28-10 (1967 Supp.)

D. Act as final authority on water pollution in the state 66-28-11 (1967 Supp.)

E. Approve location of all domestic sewage treatment works. 66-28-13 (1967 Supp.)

F. May request reports of sewage discharged other than into a community sewer system. 66-28-12(2) (1967 Supp.)

G. The commission has the power to require and issue licenses or permits for the construction and use of septic tanks within any area identified by the commission as an area in which unregulated outflow from one or more septic tanks would or might pollute the waters of the state. 66-28-8 (1970 Supp.)

Note: The reporting of discharge of sewage from family dwellings may be waived by the commission. 66-28-12(2) (1967 Supp.)

DEPARTMENT OF HIGHWAYS

Highway Commission/Division of Highways

- Organic Statute:

A. Statutory Citation: C.R.S. 120-2-2, 1963 (as amended); other related legislation found throughout Chapter 120, "Roads and Highways."

B. Legislative Declaration of Policy: None

- Geographic Area: Statewide

- Divisions Within Department/Agency

A. Division of Highways (administration, planning, research, and personnel)

B. Colorado State Patrol

C. Highway Commission

- **Responsibilities:** Management, construction, and maintenance of public highways throughout the state.

- **Powers/Controls:**

A. Formulate general policies with respect to public highway responsibilities. 120-2-5

- B. Make recommendations to Governor and General Assembly regarding the highway policy of the state. 120-2-5
- C. May purchase land and use eminent domain when required. 120-3-8
- D. Adopt a master plan for the development and improvement of the state highway system. 120-7-2

DEPARTMENT OF LOCAL AFFAIRS

Division of Commerce and Development

- Organic Statute:
 - A. Statutory Citation: C.R.S. 3-18-1 through -16, 1963 (as amended); C.R.S. 3-28-25(2) (d) (1969 Supp.)
 - B. Legislative Declaration of Policy: Plan and promote the economic development of the state.
- Geographic Area: Statewide
- Divisions Within Department/Office:
 - State Council on the Arts and Humanities
 - Advisory Commission
 - Motion Pictures and Television Commission
- **Responsibilities:** (Noted in Organic Statute, B)
- **Powers/Duties:**
 - A. Encourage and stimulate local planning, promotion, and development activities. 3-18-3(e)
 - B. Develop, promote, and coordinate long-range plans for the economic development of the state. 3-18-3(2) (d)
 - C. Stimulate and guide area redevelopment plans in those areas of the state with declining economies. 3-18-3(2) (c)
 - D. Promote and develop new commerce, industry, labor, agriculture, professions, and other sources of economic wealth for the state. 3-18-3 (2) (e)

- E. Direct statewide program for the development of tourism as a major industry. 3-18-3(2) (f)
- F. Conduct a state economic research and information center. 3-18-3(2) (h)
- G. Coordinate, stimulate, and assist efforts of government and private agencies engaged in Colorado development and promotional activities. 3-18-3(2) (i) (1967 Supp.)

Division of Housing

- Organic Statute:
 - A. Statutory Citation: C.R.S. 69-9-1 through -14 (1970 Session Laws) (as amended)
 - B. Legislative Declaration of Policy:
 - 1. It is essential to promote coordination and cooperation among private enterprise and state and local government for the provision of adequate housing.
 - 2. Mass production of housing is encouraged.
- Geographic Area: Statewide
- Division Within Office/Department:
 - A. State Board of Housing
 - Note: The board holds two significant powers regarding land use development.
 - 1. Can establish uniform construction and maintenance standards for hotels, motels, and multiple dwellings in those areas of the state where no such standards exist. 69-9-7(1) (c) (1970 Session Laws)
 - 2. Recommend uniform housing standards and building codes. 69-9-7(d) (1970 Session Laws)
- **Responsibilities:** Encourage the expansion of state housing facilities through new construction and rehabilitation.
- **Powers/Duties:**
 - A. Assist local communities develop housing authorities. 69-9-5(1) (c) (1970 Session Law)

- B. Administer construction and maintenance standards pursuant to section 69-9-7(1) (c). 69-9-5(1) (e)
- C. Research following areas—69-9-5(1) (f) (1970 Session Laws):
 1. Housing standards and construction codes based on performance.
 2. Modular housing.
 3. Programs for discouraging concentration of low-income housing.

Division of Local Government

- Organic Statute:
 - A. Statutory Citation: C.R.S. 3-22-1 through -10 (1967 Supp.) (as amended); C.R.S. 3-28-25(2) (d) (1969 Supp.)
 - B. Legislative Declaration of Policy: Assist local government meet new responsibilities resulting from population shifts and other economic and social trends throughout the state.
- Geographic Area: Statewide
- Divisions Within Office/Department: None
- **Responsibilities:** Provide advice, counsel, and training to local government problems and solutions.
- **Powers/Duties:**
 - A. Serve as a clearing house for local governments and state and federal agencies. 3-22-4(1) (d).
 - B. Provide research and technical assistance to local government. 3-22-4(1) (f)

Division of Planning

- Organic Statute:
 - A. Statutory Citation: C.R.S. 106-3-1 through -8 (1971 Session Laws)
 - B. Legislative Declaration of Policy:
 1. Provide planning which is essential to the orderly growth and development of the state.

2. Effectuate a balanced program for the employment of natural and other resources of the state.
3. Plan to meet problems related to comprehensive growth needs.
4. Secure economical and efficient expenditure of state's revenues.

- Geographic Area: Statewide
- Divisions Within Department/Office: None
- **Responsibilities:** Advisory planning role between state level and local level of government.
- **Powers/Duties—106-3-3 (1971 Session Laws):**
 - A. Function as an advisory and coordinating agency.
 - B. Stimulate and assist planning activities on all levels.
 - C. Participate in comprehensive interstate planning.
 - D. Make state planning studies.
 - E. Inventory public and private natural resources of major public and private works and other facilities deemed of importance to state planning.
 - F. Act as the primary state agency of demographic information. 106-3-4 (1971 Session Laws)
 - G. Render advice and recommendations on any plan, master or zoning, submitted for review by the planning commission, regional, county or district, making such plan. 106-2-21 (1971 Session Laws)

DEPARTMENT OF NATURAL RESOURCES

Executive Director (Commissioner of Mines)

- Organic Statute:
 - A. Citation: C.R.S. 3-15-1, 1963 (as amended) (1969 Supp.)

B. Legislative Declaration of Policy:

1. Encourage the full development of the state's natural resources to benefit all Colorado citizens.
 - a. Create a Resource Management Plan to fully utilize natural resources consistent with realistic conservation principles.
 - b. Develop the plan as a joint effort between the Governor and the Executive Director of the Department of Natural Resources.
 - c. Negotiate with the federal government through the Governor and the Executive Director in all resource and conservation matters.

- Geographic Area: Statewide

- Divisions Within Department/Office:

A. Water Conservation Board

B. Soil Conservation Board

C. Board of Land Commissioners

D. Division of Mines

1. Bureau of Mines
2. Chief Inspector of Coal Mines
3. Mining Industrial Development Board

E. Division of Water Resources

1. Office of the State Engineer
2. Irrigation Division Engineers
3. Water Commissioners
4. Ground Water Commission
5. Water Well and Pump Installation Contractors Board
6. Irrigation District Commission

F. Oil and Gas Conservation Commission

G. Colorado Geological Survey

H. Division of Game, Fish, and Parks, and the commission thereof.

- **Responsibilities of the Executive Director:**

- A. Require an annual report from the head of each subordinate agency containing such information and submitted at such time as the executive director shall decide.
- B. Submit an annual report to the Governor and the General Assembly in accordance with the Information Coordination Act. C.R.S. 3-3-17, 1963 (as amended)
- C. Exercise control over publications of the department or any divisions thereof.

- **Powers/Controls:**

- A. May request from the State Board of Agriculture information and statistics concerning forests and forestry in the state, and other reports which may be required.
- B. Shall have the power and duty to develop, encourage, promote, and implement programs for the prevention, abatement, and control of litter; and may enter into appropriate contracts for the implementation of such a program.
- C. May contract with the Colorado School of Mines to develop and conduct research concerning:
 1. New and more efficient methods of mining, preparing, and utilizing coal.
 2. Markets for coal of the Western United States, and especially that of Colorado.
 3. Development in the scientific, technical, and economic fields related to the coal industry.

- **Other Statutory Provisions:**

- A. The Colorado Open Cut Land Reclamation Act of 1969. C.R.S. 92-13-1 (1969 Supp.) This Act basically calls for the Executive Director of the Department of Natural Resources to provide, after mining operations are completed, for the reclamation and conservation of land subject to surface disturbance by open cut mining.

1. Requires mining operators to file for a permit prior to initiation of mining activities. 92-13-5
2. Requires a reclamation plan and map which shows affected area. 92-13-6(b)
3. Reclamation for homesites, recreational, industrial, or other uses shall include basic minimum requirements as agreed upon by the operator and the Executive Director. 92-13-6(m)
4. May require a performance bond. 92-13-8

Board of Land Commissioners

- Organic Statute:
 - A. Constitutional Citation: The board is a constitutionally created body which has the direction, control, and disposition of the public lands of the state under such regulations as are prescribed by law. (Colorado Constitution, Article IX, S 9) The board has the duty to provide for the location, protection, sale, and other disposition of all the lands granted to the state by the federal government. (Colorado Constitution, Article IX, S 10)
 - B. Statutory Citation: Colorado Revised Statutes 112-2 through 112-7, "Public Lands and Rivers," 1963 (as amended)
 - C. Legislative Declaration of Policy: (Generally stated in Constitutional provisions)
- Geographic Area: State lands
- Divisions Within Department/Office: Mineral Department—112-3-39.
- **Responsibilities:** Direction, control, and disposition of public lands of the state.
- **Powers/Controls** (reference to specific Articles in Chapter 112, "Public Lands and Rivers"):
 - A. Article 2—Desert Lands:
 1. Select, manage, and dispose of lands now or hereafter granted to the state by the United States. 112-2-4
 2. Register all said land transactions. 112-2-5

3. Make rules and regulations regarding reclamation projects on said lands and keep maps and plats for lands selected for same. 112-2-6
4. Require a request for selection of land to be reclaimed and designate said land by legal subdivisions. 112-2-7
5. Analyze reclamation requests by considering water supply, feasibility of construction, and capacity of the works. Reject request if the State Engineer reports adversely on any above noted considerations. 112-2-11

B. Article 3—State Board of Land Commissioners:

1. May lease any portion of the land of the state. 112-3-13.
2. Authorized to join in a cooperative or unit plan of development or operation of oil or gas areas. 112-3-15
3. May cause any portion of state or school lands to be laid out in lots and blocks or other tracts by a recorded plat. 112-3-23
4. Regulate mining development operated under leases from the state. Authorized to establish a Mineral Department for said regulation. 112-3-39

C. Article 4—Reclamation of State Lands:

1. Authorized to furnish and secure water rights for state lands. 112-4-1
2. Authorized and directed to irrigate and improve state lands when desirable. 112-4-4
3. Holds the power of eminent domain to acquire the desired rights or easements, occupancy, or possession. 112-4-8

D. Article 7—Forestry:

1. Empowered to sell and otherwise dispose of timber on state lands.
2. Create and administer the Colorado State Forest.

Note: 112-7-13 transferred all rights, powers, and duties for protecting, promoting, and extending the conservation of forests in the state to the State Board of Agriculture. However, 3-15-4 transfers the State Board of Agriculture in respect to functions performed pursuant to state forest lands (112-7-13 to 112-7-19) to the Department of Natural Resources. The

repeal of this latter provision in 1969 apparently reverts the original powers back to the Board of Agriculture.

Colorado Geological Survey

- Organic Statute:
 - A. Citation: Colorado Revised Statute 64-1-1, 1963 (as amended)
 - B. Legislative Purpose/Declaration of Policy: Coordinate and encourage by use of appropriate means the full development of the state's natural resources, as the same are related to the geological processes that affect realistic development of human and mineral utilization and conservation practices and needs of the state.
- Geographic Area: Statewide
- Divisions Within Department/Office: None
- **Responsibilities:**
 - A. Advise state and local government agencies on geological problems.
 - B. Promote economic development of mineral resources.
 - C. Study and inventory state geological information.
 - D. Evaluate physical features of Colorado with reference to present and potential human and animal use.
 - E. Determine areas of natural geological hazards that could effect the safety of or economic loss to citizens of Colorado.
 - F. Prepare necessary reports and maps.

Division of Game, Fish, and Parks

- Organic Statute:
 - A. Statutory Citation: C.R.S. 62-1 through -23, 1963 (as amended)
 - B. Legislative Declaration of Policy: The fish and wildlife and their environment, and the natural, scenic, scientific, and outdoor recreation areas of the state are to be protected, preserved, enhanced, and managed for the use, benefit, and enjoyment of the people of the state. Includes continuous operation of planning, acquisition, and development of outdoor recreation lands,

waters, and facilities to provide a comprehensive program of outdoor recreation. 62-1-2 (1969 Supp.)

- Geographic Area: State parks and recreation areas.
- Divisions Within Department/Office: Commission of Game, Fish, and Parks
- **Responsibilities:** (Noted in Organic Statute, B)
- **Powers/Controls:**
 - A. Acquire such interests in land and water as are deemed necessary for the objectives of the commission. 62-1-11 (1969 Supp.)
 - B. Cooperate with state agencies and other entities for the development of game, fish, and parks. 62-1-11 (1969 Supp.)
 - C. Adopt rules and regulations for the administration, protection, and maintenance of all state parks and recreation areas. 62-1-10 (1969 Supp.)
 - D. Prepare, maintain, and keep up-to-date a comprehensive plan for the development of the outdoor recreation resources of the state. 62-2-8 (1969 Supp.)
 - E. Examine and investigate, and force into arbitration with the Governor if necessary all plans which may obstruct, damage, diminish, destroy, change, modify, or vary the natural existing shape and form of any stream or its banks or tributaries by any type of construction. 62-14-2, -5 (1969 Supp.)
 - F. Authorized to establish and maintain recreational trails by the development of a state trails system. 62-15-1 (1971 Session Laws)

Division of Mines

- Organic Statute:
 - A. Constitutional Citation: The position of Commissioner of Mines, found within the Division of Mines in the Department of Natural Resources, is created by the State Constitution for those duties which shall be described by law. (Colorado Constitution, Article XVI, S 1)
 - B. Statutory Citation: The Division of Mines includes the following parts with principal citations:

1. Coal Mines
 - a. Board of Examiners } C.R.S. 92-2-1 to 92-2-33
 - b. Inspector of Coal Mines } (1963)
2. Metal Mines and Mining
 - a. Bureau of Mines—C.R.S. 92-32-1 to 92-32-19 (1963)
 - b. Mining Industrial Development Board—C.R.S. 92-34-1 to 92-34-5 (1963)

- Geographic Area: Mining activities throughout the state
- Divisions Within Department/Office: (Noted in Organic Statute, B)
- **Responsibilities:** General regulation of mining activities throughout the state.
- **Powers/Controls** (reference to specific entities within the division):

A. Board of Examiners (Coal Mines):

1. Examine and qualify mine officials. 92-2-4

B. Inspector of Coal Mines:

1. Examine and report on the activities and conditions of coal mines. 92-3-1
2. May close mine when dangerous conditions exist. 92-3-2
3. Require maps of both surface and subsurface area of mining activities. 92-7-1

C. Bureau of Mines:

1. Generally examine mine works. 92-32-5
2. Examine construction of dams, highways, and excavations. 92-32-5
3. Examine surface areas disturbed by mining activities and the methods of stabilization. 92-32-5
4. May require a performance bond regarding stabilization work. 92-32-5

D. Mining Industrial Development Board:

1. Encourage the development of mining industry in the state. 92-34-5

Other Statutory Materials:

A. Surveys—C.R.S. 92-25-1:

1. Provide for the survey, platting, and recording of adjoining, abutting, or adjacent fractions of patented mining properties. 92-25-2
2. Provides that the county shall record same, and name and number such plats and subdivisions. 92-25-6

B. Mine Drainage Districts—C.R.S. 92-28-1:

1. Mining claim owners may form a mine drain district for their common benefit. 92-28-2
2. Shall plat and record said district with the local county clerk and recorder. 92-28-9

Division of Water Resources (State Engineer)

- Organic Statute: Water Rights and Irrigation, C.R.S. 148-11-1 to 148-11-25, 1963 (as amended)
- **Responsibilities of State Engineer** (a summary)—C.R.S. 48-11-3 (1969 Supp.):

A. Act as executive officer in charge of supervising all division engineers.

B. Possess executive responsibility and authority with respect to:

1. Discharge of state obligations imposed by compact or judicial order.
2. Securing and implementing legal opinions regarding the jurisdiction.
3. Coordinating the work of the division with other departments of the state government and local governmental entities.
4. Construction contracts, and professional, technical, or other contracts related to division operations.
5. Division records and investigations regarding its functions, including water well licensing.

6. Rule making for the Division of Water Resources.
 7. General supervisory control over management records and distribution of public waters of the state.
 8. Snowfall and prediction of probable runoff.
 9. Making and implementing contracts necessary or incident to the operation of the division.
 10. Any acts, including rule-making powers, which are necessary to effectuate the performance of his duties.
- C. May delegate his obligation to any person.
 - D. Assist other state officers and employees with the efficient discharge of their duties.
 - E. Assign location and duties of division employees, utilizing full, final, and complete authority over said employees for the discharge of the functions under his authority.
 - F. Provide educational opportunities and experiences for employees.
 - G. Be subject to the direction of the Executive Director of the Department of Natural Resources with respect to those matters concerning the Division of Water Resources which require coordination with other branches of the Department of Natural Resources.
 - H. Report to the Executive Director of the Department of Natural Resources as the Executive Director may require
 - I. Direct the collection and study of water supply data regarding both surface and ground water in order to make a more efficient administration of the uses thereof.

Comment: The duties as outlined above indicate the broad range of administrative powers and authority held by the State Engineer. This general administrative framework is supplemented by more specific provisions throughout the various articles under Chapter 148 concerning Water Rights and Irrigation.

Soil Conservation Board

- Organic Statute:
 - A. Statutory Citation: C.R.S. 128-1-1, 1963 (as amended)

- B. Legislative Declaration of Policy: To establish a constructive method of land use providing for the conservation and preservation of natural resources, including adequate underground water reserves, the control of wind and water erosion, and the reduction of damage resulting from floods.

- Geographic Area: Statewide
- Divisions Within Department/Office: None
- **Responsibilities:** Conservation and preservation of natural resources through a constructive method of land use.
- **Powers/Duties:**
 - A. Promote and assist in the organization of soil conservation districts, and evaluate petitions for the same, in any section of the state, where erosion damage exists or is threatened.
 - B. Act in an advisory capacity with the Board of Supervisors of each district and coordinate the programs of all soil conservation districts.
 - C. Undertake studies of watershed planning, and develop watershed flood prevention and underground storage.
 - D. Plan watershed improvement, underground water storage, flood prevention projects, and conservation and erosion control practices.
- Additional Comments: The statute also provides for the creation of local district boards and their powers as follows:
 - A. Conduct surveys, etc., relating to soils and water conservation.
 - B. Prepare a plan for the care, treatment, and operation of lands within the district. The district program and plan or work shall establish general objectives and serve as a work guide.
 - C. May establish a land use ordinance for the district and levy a tax if the same is essential for the care of district lands.

Water Conservation Board

- Organic Statute:
 - A. Statutory Citation: C.R.S. 149-1-1, 1963 (as amended)
 - B. Legislative Declaration of Policy: Aid in the protection and

development of the waters of the state for the benefit of the present and future inhabitants of the state.

- Geographic Area: Statewide
- Divisions Within Department/Office: None
- **Responsibilities:**
 - A. Conduct and establish a comprehensive water planning program as defined in Title III of federal "Water Resources Planning Act."
 - B. Make a continuous study of water resources of the state, including an analysis of the impact on the potential economic development of the natural watershed resulting from the transfer of water from one watershed to another.
- **Powers/Controls:**
 - A. Develop a plan for the conservation of water in order to secure the greatest utilization of water and the utmost prevention of floods. Said plan includes the designation of storm- or flood-water runoff channels or basins, and said designations be made available to local governmental bodies and agencies therein.
 - B. Encourage agencies formed for the conservation, development, and utilization of waters in Colorado, and financially assist same in their efforts, including the construction of conservation projects.

DEPARTMENT OF REGULATORY AGENCIES

Public Utilities Commission

- Organic Statute:
 - A. Statutory Citation: C.R.S. 115 -1 through -14, 1963 (as amended)
 - B. Legislative Declaration of Policy: None
- Geographic Area: Statewide
- Divisions Within Office/Department: None

- **Powers/Duties:**

- A. Service and Equipment—Article 4:

- 1. Determine and prescribe the manner and particular point of crossing at which track or other public utility facilities may be constructed across other similar facilities or public highways, and where highways or other utility facilities may cut across tracks. 115-4-6(2) (a) (1969 Supp.)

- B. New Construction, Extension, Suspension—Article 5.

- 1. Issue certificates to public utilities for construction of a new facility, plant, or system based on proof of present or future public convenience and necessity. Such certificate is not required if the expansion is into a contiguous area or in the ordinary course of business. 115-5-1(1)

Real Estate Commission

- Organic Statute:
 - A. Statutory Citation: C.R.S. 117-1-3, 1963 (as amended)
 - B. Legislative Declaration of Policy: None
- Geographic Area: Statewide
- Divisions Within Office: None
- **Responsibilities:** Regulation of real estate transactions and the licensing of business and individuals engaged therein.
- **Powers/Duties:**
 - A. Licensing of real estate brokers and salesmen. 117-1-5
 - B. Registration of subdivision developers. 118-16-1 through -7 (as amended)

LOCAL GOVERNMENT AGENCIES

Board of County Commissioners

- Organic Statute:

- A. Statutory Citation: C.R.S. 106-2-1, 1963 (as amended)
- B. Declaration of Legislative Intent: The board is authorized to provide for the physical development of the unincorporated territory within the county and for the zoning of all or any part of such territory.

- **General Concerns**

- A. Master Plan:

The Board of County Commissioners shall receive from the Planning Commission a certified copy of the master plan as developed and adopted by the commission. 106-2-8 (1963)

- B. Zoning Plan:

The Board of County Commissioners may adopt, by resolution, a zoning plan after certification of said plan by the County Planning Commission to the board. The zoning plan shall include a full text of the zoning resolution and applicable maps. Said plan, which shall indicate zoning for all or any part of the unincorporated territory within the county, may regulate land use districts by type of use and size of improvements. 106-2-10, -11, -12 (1967 Supp.)

Zoning regulations may be enforced by the Board of County Commissioners by withholding building permits and for such purposes may establish the position of County Building Inspector. 106-2-13 (1963)

The Board of County Commissioners may amend the zoning resolution after soliciting comments from the Planning Commission and complying with Public Notice and Hearing Requirements. 106-2-15 (1963)

- C. Subdivision Regulations:

The Board of County Commissioners shall adopt and enforce subdivision regulations for all land within the unincorporated areas of the county not later than July 1, 1972. Responsibility for the development of subdivision regulations rests with the County Planning Commission. 106-2-34 (1971 Supp.)

Items which must be included in such regulations include the following:

- 1. Property survey and ownership.

- 2. Site characteristics and analysis, including streams, lakes, topography, geology, soils, and vegetation.
- 3. A plat showing the layout or plan of development.

Other minimum provisions of the regulations include:

- 1. Subdivision regulations adopted by a county planning commission pursuant to this section shall include, as a minimum, provisions governing the following:
 - a. Requirements for suitable areas of recreation, school utilities, or other necessary public services.
 - b. Standards and technical procedures applicable to storm drainage plans and related designs, in order to ensure proper drainage ways.
 - c. Standards and technical procedures applicable to sanitary sewer plans and designs, including soil percolation testing and required percolation rates and site design standards for on-lot sewage disposal systems when applicable.
 - d. Standards and technical procedures applicable to water systems.

County and District Health Departments

- Organic Statute:
 - A. Statutory Citation: C.R.S. 66-21-1 through -16, 1963 (as amended)
 - B. Legislative Declaration of Policy: None
- **Powers/Duties** (local boards of health):
 - A. Administer and enforce laws pertaining to Public Health and rules and regulations of the State Board of Health. 66-2-6(2)
 - B. Select areas after holding public hearings when the Board of Health will elect to exercise local governmental control and supervision over the location, construction, remodeling, installation, and use of septic tanks and other nonmunicipal waste disposal systems, and to adopt rules and minimum standards pertaining thereto. 66-2-7 (1965 Supp.)
 - C. Require a septic tank construction and use permit prior to installation and operation. 66-2-16 (1965 Supp.)

County Planning Commission

- Organic Statute:
 - A. Statutory Citation: C.R.S. 106-2-1, 1963 (as amended)
 - B. Legislative Declaration of Policy: None
- **General Concerns:**
 - A. Master Plan:

It shall be the function and duty of the County Planning Commission to make and adopt a master plan for the physical development of the unincorporated territory of the county. 106-2-5 (1963)

Detailed instructions as to the content of a master plan are found in 106-2-5(3). Generally, the plan embodies the Planning Commission's recommendations as to such things as streets, playgrounds, airports, utilities, housing developments, flood control, and land classification.
 - B. Zoning Plan:

The County Planning Commission shall make a zoning plan or plans for zoning all or any part of the unincorporated territory within such county. 106-2-10 Said plan shall then be certified to the Board of County Commissioners for public hearings and formal resolution. 106-2-11
 - C. Subdivision Regulations:

Every County Planning Commission in the state shall develop subdivision regulations for all land within the unincorporated areas of the county not later than July 1, 1971. 106-2-34 (1971 Supp.) (For content of said regulations, note the subdivision regulation section under the Board of County Commissioners outline.)

Regional Health Department

- Organic Statute:
 - A. Statutory Citation: C.R.S. 66-37-1 (1971 Session Laws)
 - B. Declaration of Legislative Intent: Provide a more effective, efficient, and expanded local community health service, ensuring local participation. (Note: Formed by one or more local health departments.)

- Geographic Area: Designated regions and extending over all unincorporated areas and municipal corporations within said regions. 66-37-5 (1971 Session Laws)
- Divisions Within Department/Office: None
- **Powers/Controls:**
 - A. Enforce laws regarding air and water pollution controls. 66-37-8(1) (b) (1971 Session Laws)
 - B. Initiate and carry out health programs that may be deemed necessary and desirable for the protection of public health. 66-37-8(2) (e) (1971 Session Laws)
 - C. Require a septic tank construction and use permit prior to installation and operation. 66-37-18 (1971 Session Laws)
 - D. Adopt uniform administrative rules and minimum construction standards for septic tank installation, upon which certificates of construction shall be based. Said standards shall be no less stringent than the U.S. Department of Health, Education, and Welfare criteria. 66-37-19(b) (1971 Session Laws)

IDENTIFICATION OF CRITICAL AREAS

The 1971 General Assembly charged the Land Use Commission to identify those areas in the state where a flood plain should be determined and to develop standards and criteria for local governments to utilize in the regulation of land use in such areas. Such standards and criteria have been included in the Model Subdivision Regulations prepared by the Commission.

The maps in this section have been developed through a cooperative program of the Land Use Commission and the U.S. Soil Conservation Service and Soil Conservation Districts in Colorado. Soil Conservation Service base maps portraying each county at the scale of $\frac{1}{2}$ inch = 1 mile were distributed to local soil conservation personnel who indicated specific reaches of streams as follows:

- Reaches of streams where flooding has occurred with damage to developed areas.
- Reaches of streams along which substantial development is encroaching upon flood plains.
- Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
- Priority areas warranting flood plain studies.

These maps were then returned to the U.S. Soils Conservation Service office in Denver where they were reviewed and edited by Service personnel and by the Land Use Commission staff. Call-backs were then made where necessary and the data then transcribed from the work maps on the small-scaled maps included in this report.

DESIGNATION OF FLOOD PLAIN BOUNDARIES

The number of areas in which flood drainage has already occurred and the extent of encroachment on additional flood plain areas makes the need for effective flood plain management quite clear. However, before such management can be applied, it is necessary to define the actual boundaries of the flood plain. This may be done by utilizing detailed soil surveys to indicate areas where land use plans and development proposals must be reviewed for potential conflicts with an existing flood plain. Such reviews must include a site inspection to determine the specific relationship of the site to the flood plain.

Flood plain boundaries may also be determined by calculation of the volume of water which can be expected to flow to or within a stream as a result of specified precipitation patterns. By calculating flood plain areas and boundaries in this manner, the effect of certain factors may also be considered to ensure the accuracy of the designated flood plain.

• LEGISLATIVE CHARGE

• FLOOD PLAIN MAPPING PROGRAM

• PROCEDURES

• DETERMINANTS

- **Basin Area**
- **Historical Runoff**
- **Soil Permeability**
- **Future Development**

The most important of these considerations follow:

- The size and shape of the drainage basin.
- The duration and intensity of storms which are anticipated within the basin.
- The ratio of pervious and impervious area within the drainage basin.
- The anticipated effect of future development of land use changes on this ratio through activities such as the construction of roads, roofs, and parking lots, or the harvesting of timber.

The value of such a process is great as the drainage implications of alternate land use plans or proposed developments on both existing and future land use areas may be readily determined and evaluated.

CONTROL OF DEVELOPMENT IN FLOOD PLAINS

When a flood plain area has been properly designated and the designation adopted by the appropriate municipal or county government, land use controls regarding development in such flood plains may be applied. The following are some suggested flood plain controls:

- **SUGGESTED STANDARDS**

- **Storm Frequency**
- **Usable Floor Space**
- **Permitted Uses In Flood Plain**
- **Prohibited Uses**

- Construction of buildings should not be permitted in a designated floodway with a return frequency of less than a 100-year storm.
- Building construction can occur in that portion of designated floodway where the return frequency is greater than a 100-year storm provided all usable floor space is constructed above the designated maximum probable flood level.
- Where floodway velocities are generally determined to be under five feet per second and maximum flood depth will not exceed three feet, such uses as cultivated agriculture, nurseries, parks and recreation facilities, and accessory parking may be permitted.
- Any use of land should be prohibited where flooding would create a public health problem. This would include shallow wells, uncased deep wells, sanitary land fills, septic tanks and on-lot sewage disposal systems, and water treatment plants; also, sewage disposal systems not completely protected from inundation.
- Trailer parks, mobile homes, and similar uses should not be permitted in any designated floodway.
- Any contemplated flood plain encroachment should be thoroughly analyzed and its effect on stream flow determined before it is undertaken. Any construction, dumping, and filling operation in a designated floodway represents an encroachment.

While such careful considerations concerning the use of flood plain areas may appear somewhat negative, uses appropriate to such areas should be permitted or even encouraged. In some cases the preservation or the dedication of such areas to public use may be appropriate. As directed by the 1971 General Assembly, the Land Use Commission will include recommendations covering such areas in the identification of appropriate conservation and recreation areas.

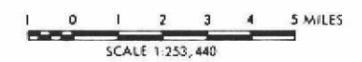
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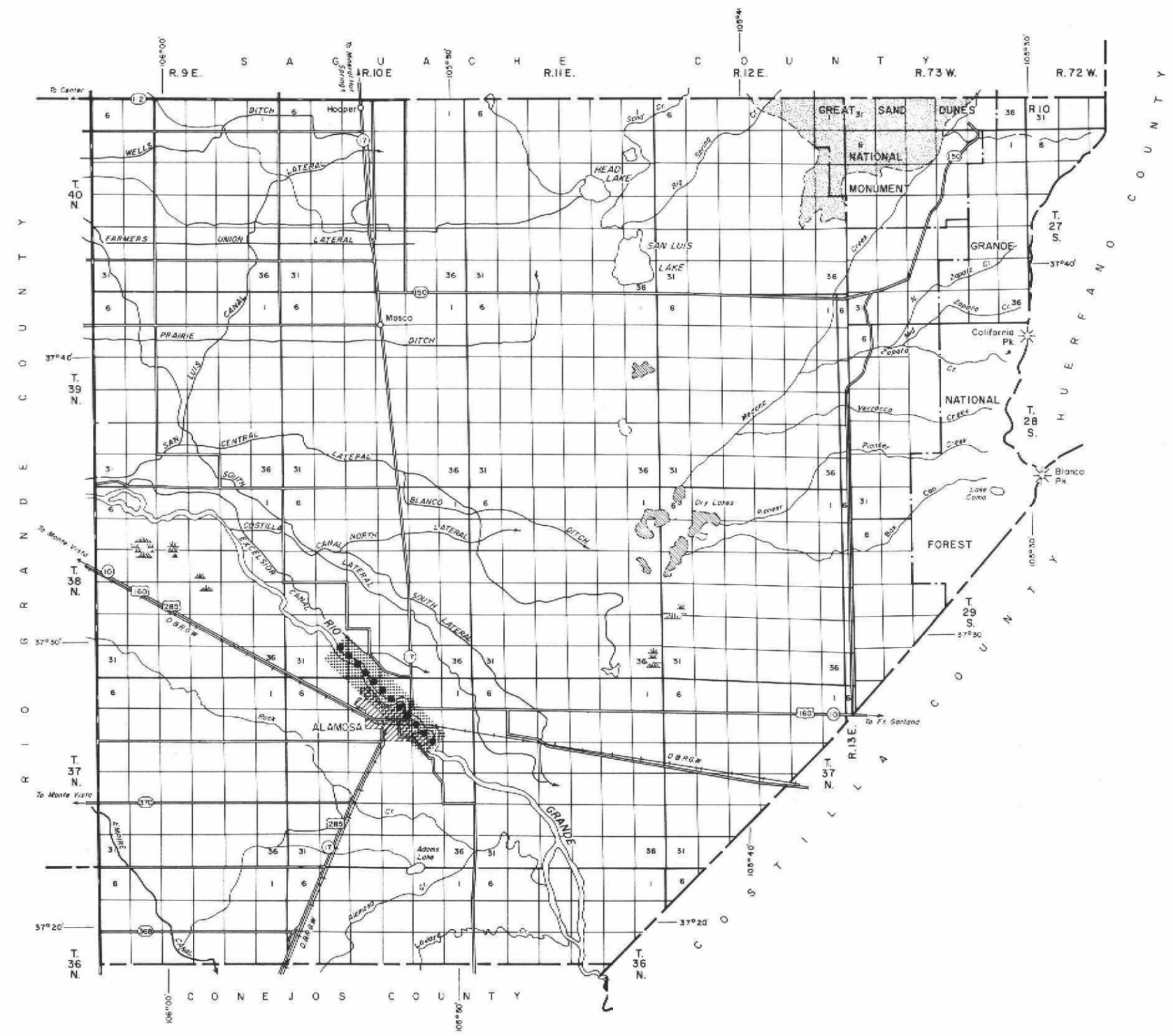
Errata

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| Map IV-6 | has north indication pointing to the left; arrow should be pointing to the right. |
| Map IV-39 | has north indication pointing to the left; arrow should be pointing to the top of the page. |
| Map IV-41 a | has north indication pointing to the top of the page; arrow should be pointing to the right. |
| Map IV-54 | has north indication pointing to the top of the page; arrow should be pointing to the left. |
| Map IV-58 | has north indication pointing to the left; arrow should be pointing to the top of the page. |
| Map IV-60 | has north indication pointing to the left; arrow should be pointing to the top of the page. |

ALAMOSA COUNTY COLORADO



FLOOD PLAINS CHARACTERISTICS AND DATA

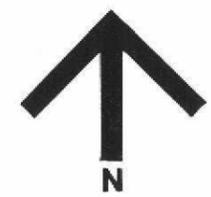


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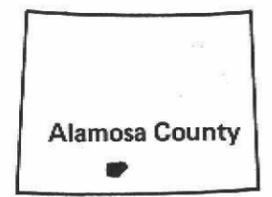
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-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



Alamosa County
COLORADO

COLORADO LAND USE COMMISSION

ARCHULETA COUNTY COLORADO

0 2 4 6 MILES
SCALE 1:316,800

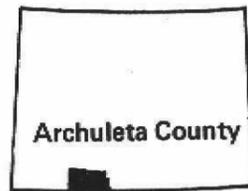
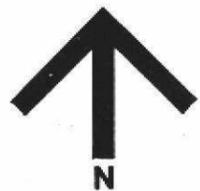
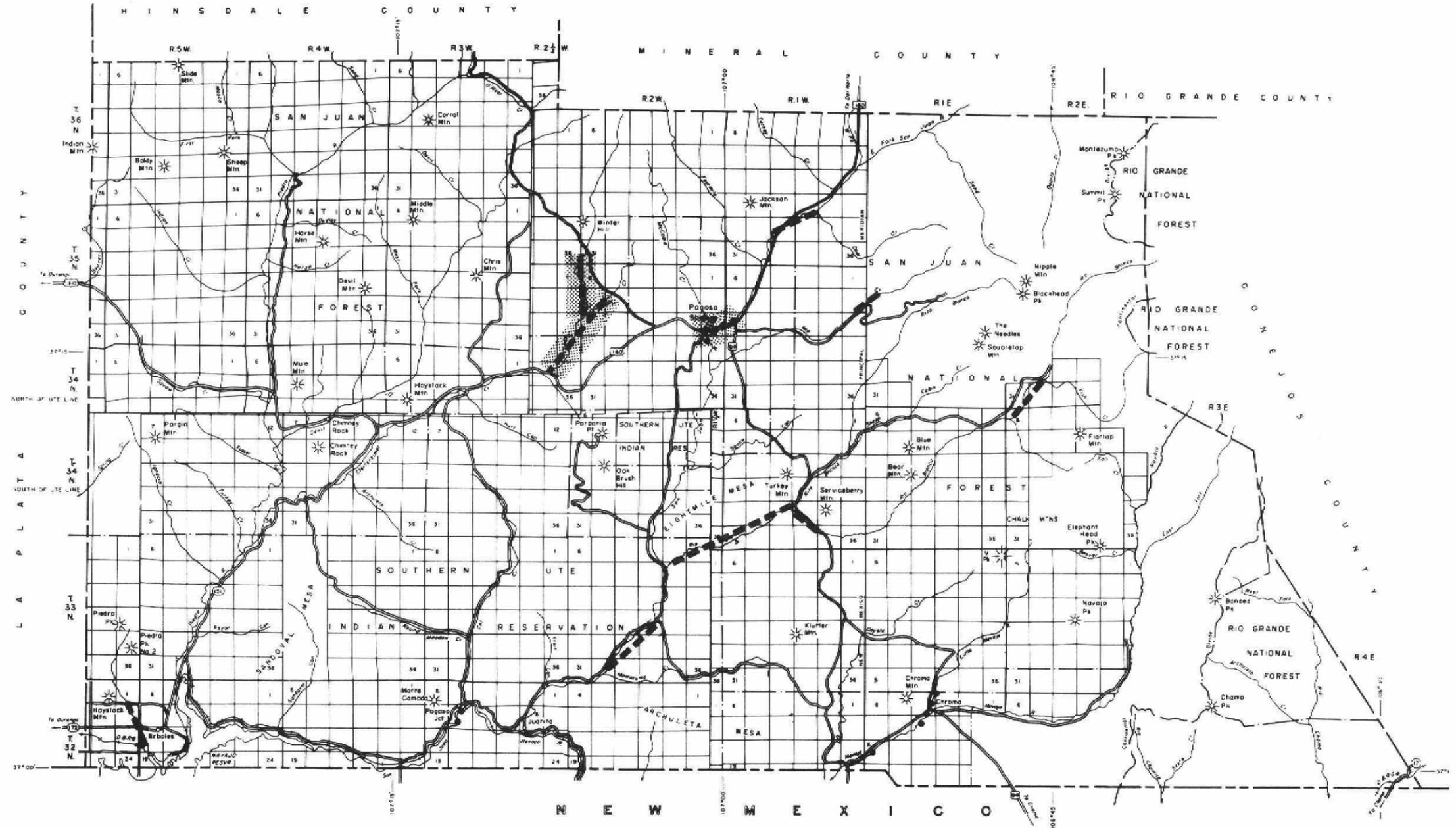
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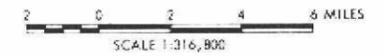
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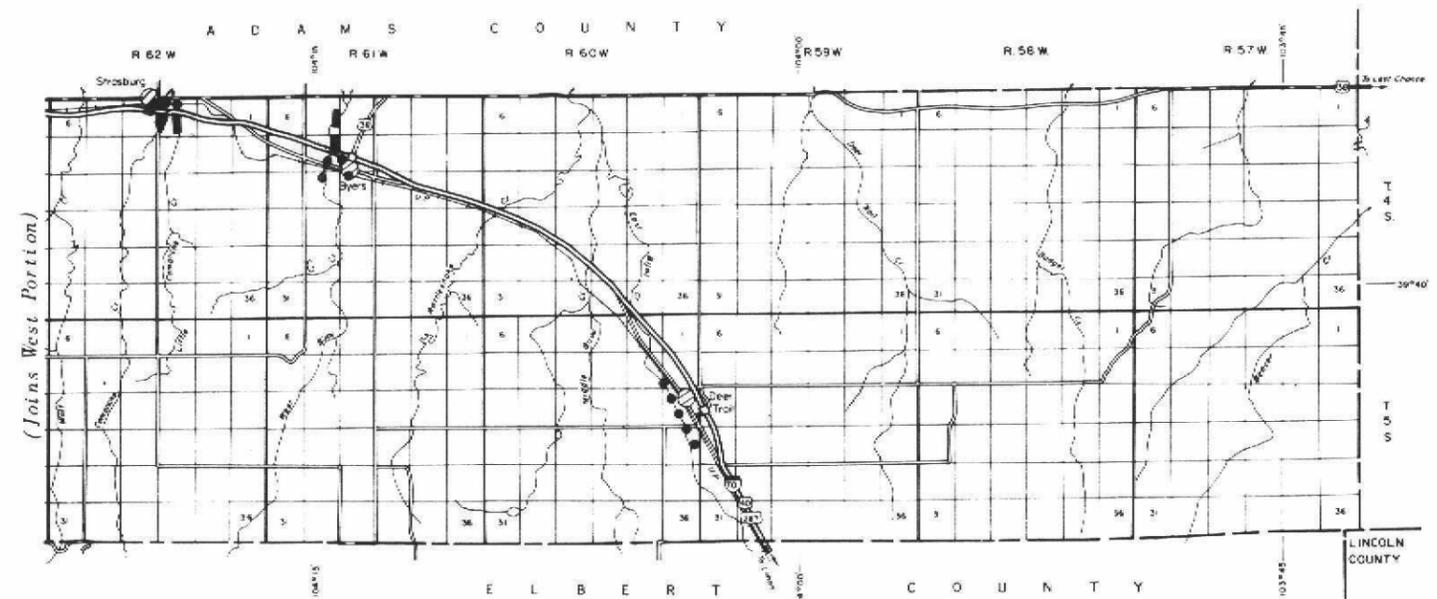
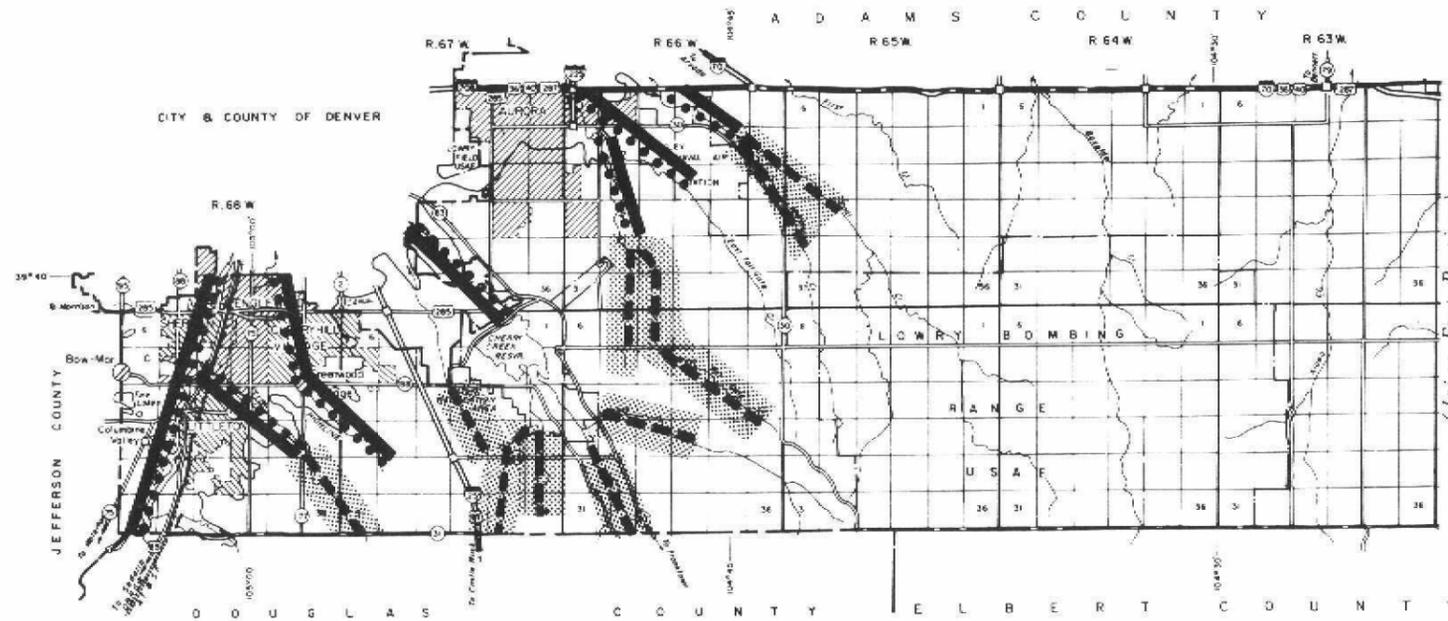
February 1972

COLORADO

ARAPAHOE COUNTY COLORADO



FLOOD PLAINS CHARACTERISTICS AND DATA

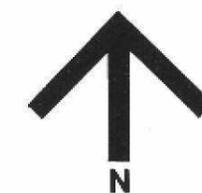


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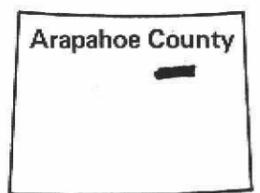
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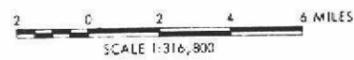
February 1972



COLORADO

COLORADO LAND USE COMMISSION

ADAMS COUNTY COLORADO



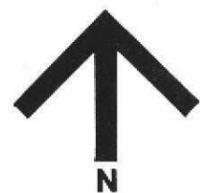
FLOOD PLAINS CHARACTERISTICS AND DATA

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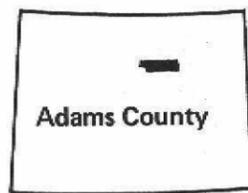
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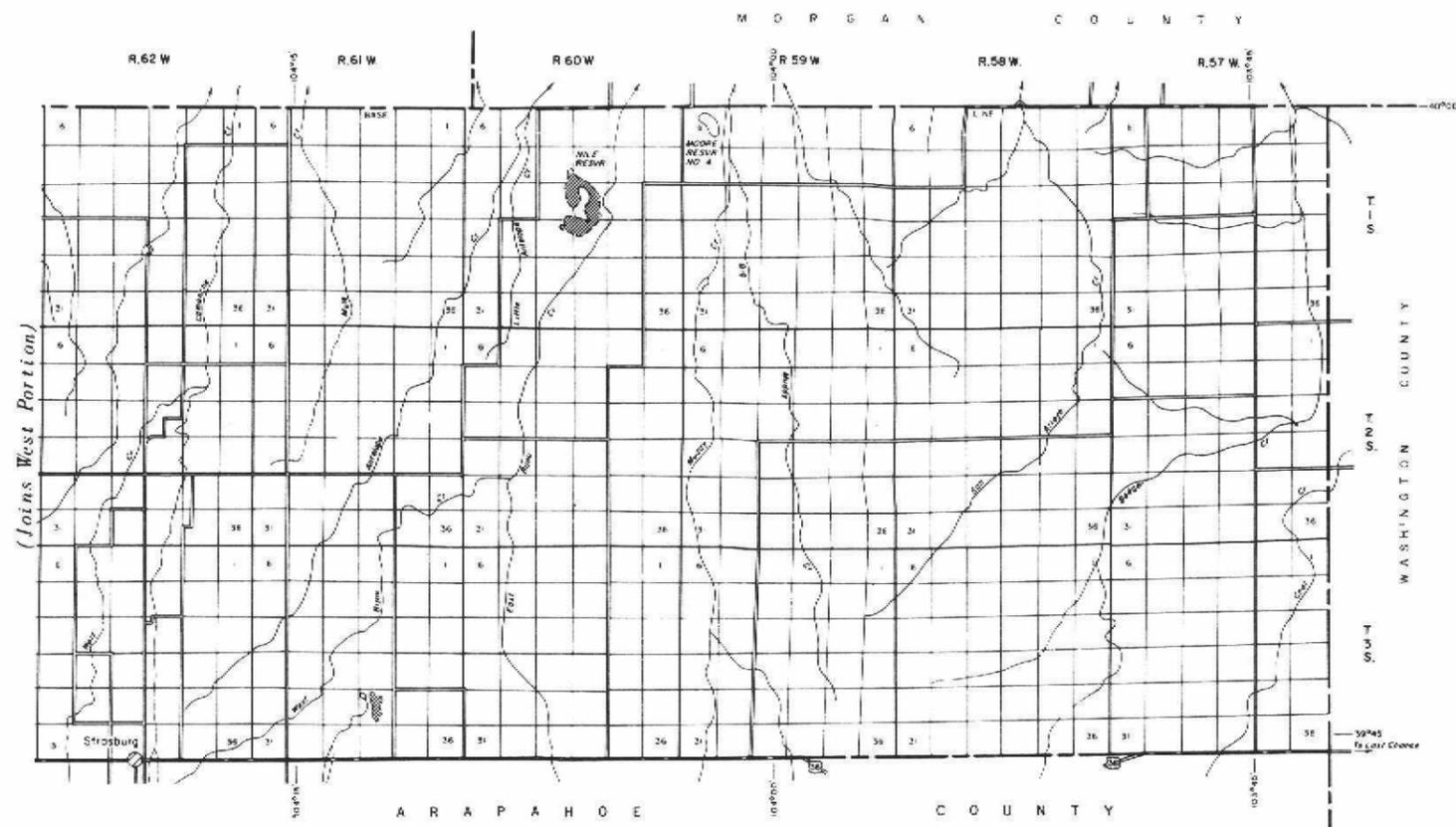
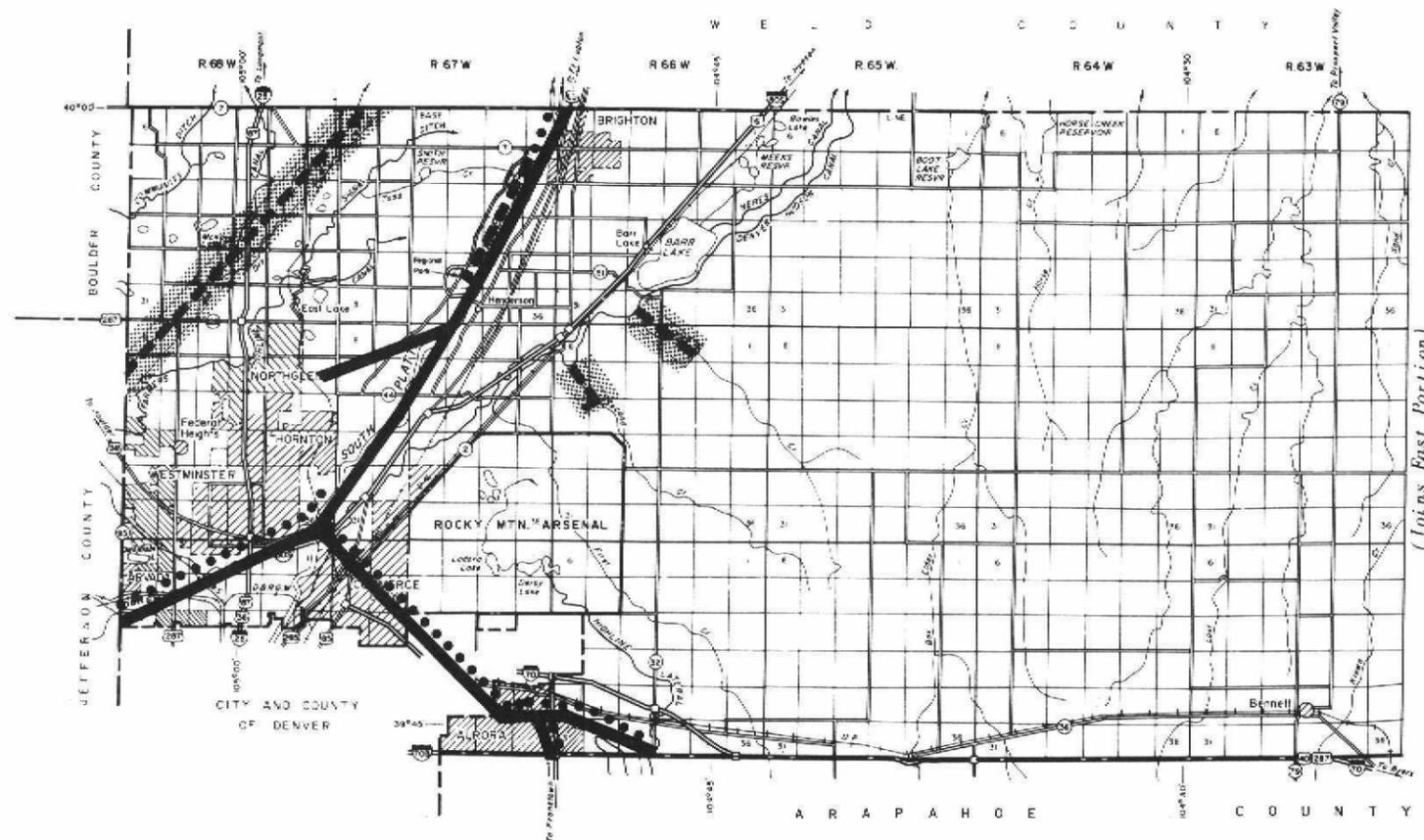
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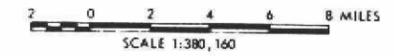
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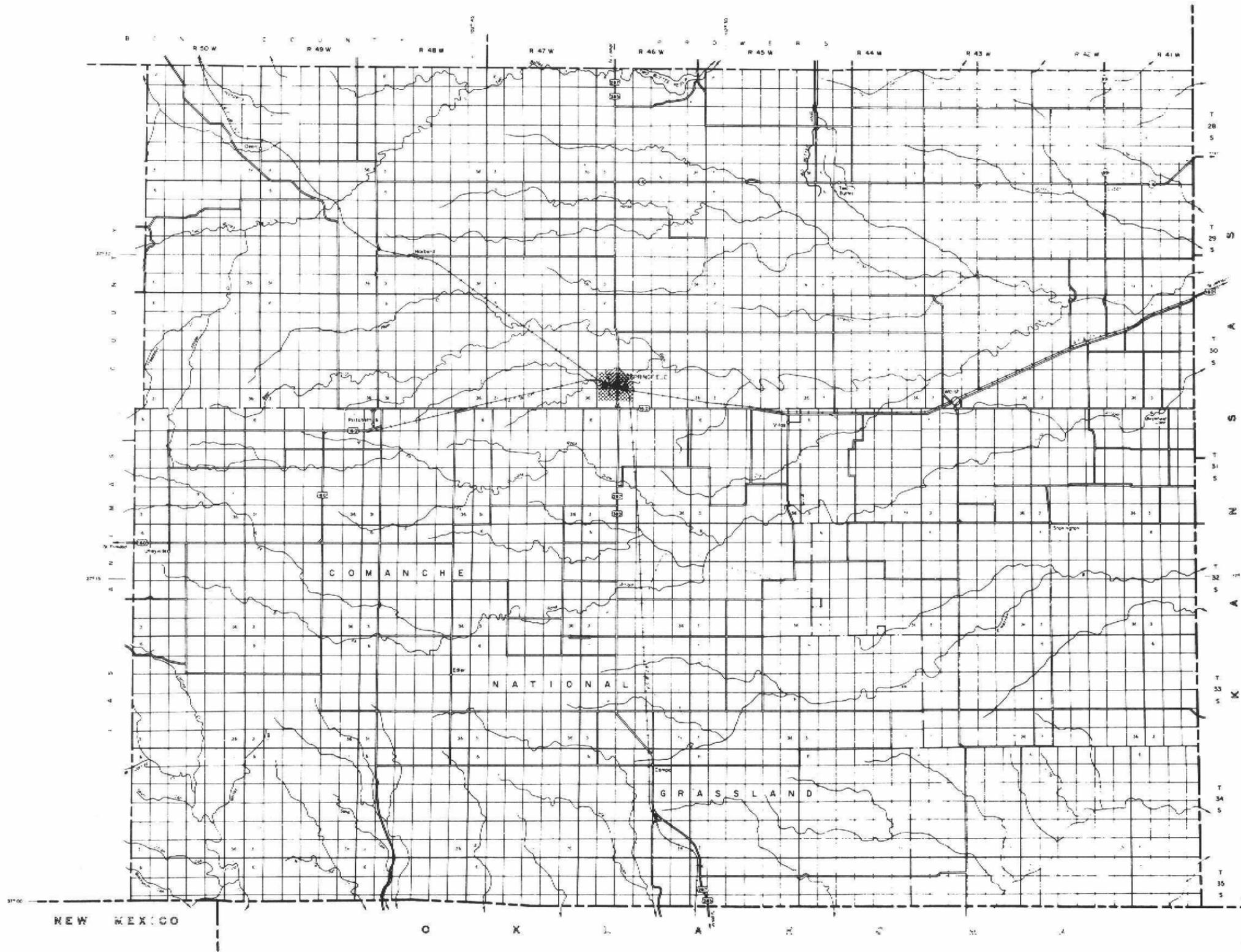
ADAMS COUNTY
COLORADO



BACA COUNTY COLORADO



FLOOD PLAINS CHARACTERISTICS AND DATA

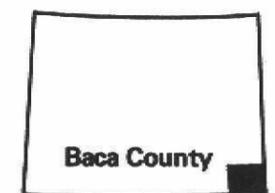
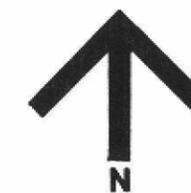


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Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972

Baca County
COLORADO

COLORADO LAND USE COMMISSION

IV-5

BENT COUNTY COLORADO



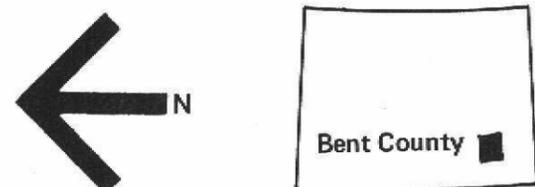
FLOOD PLAINS CHARACTERISTICS AND DATA

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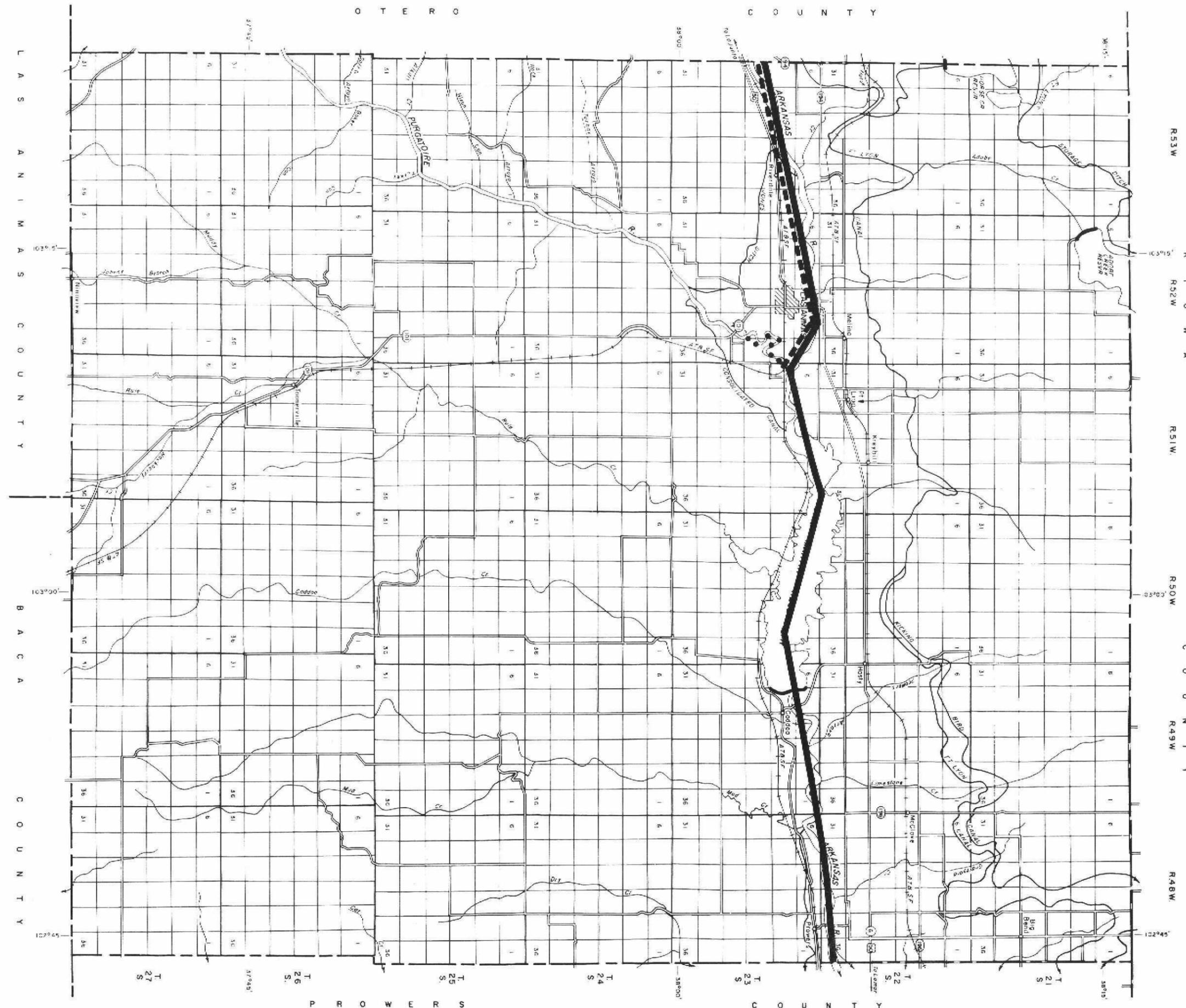
Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.

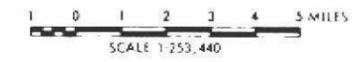


February 1972

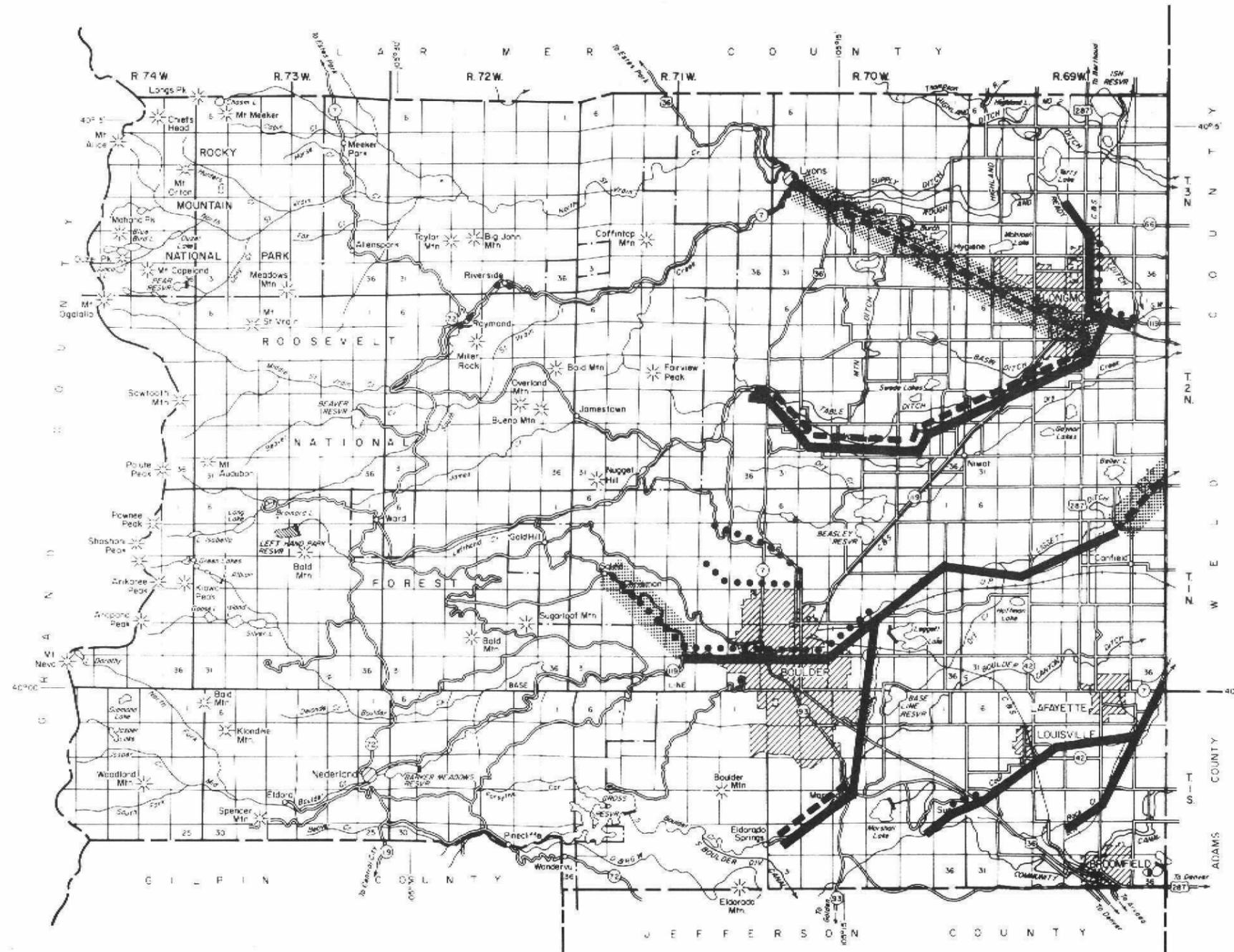
COLORADO



BOULDER COUNTY
COLORADO



FLOOD PLAINS
CHARACTERISTICS AND DATA

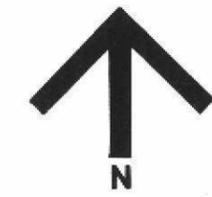


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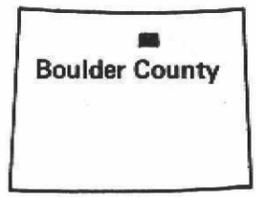
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Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



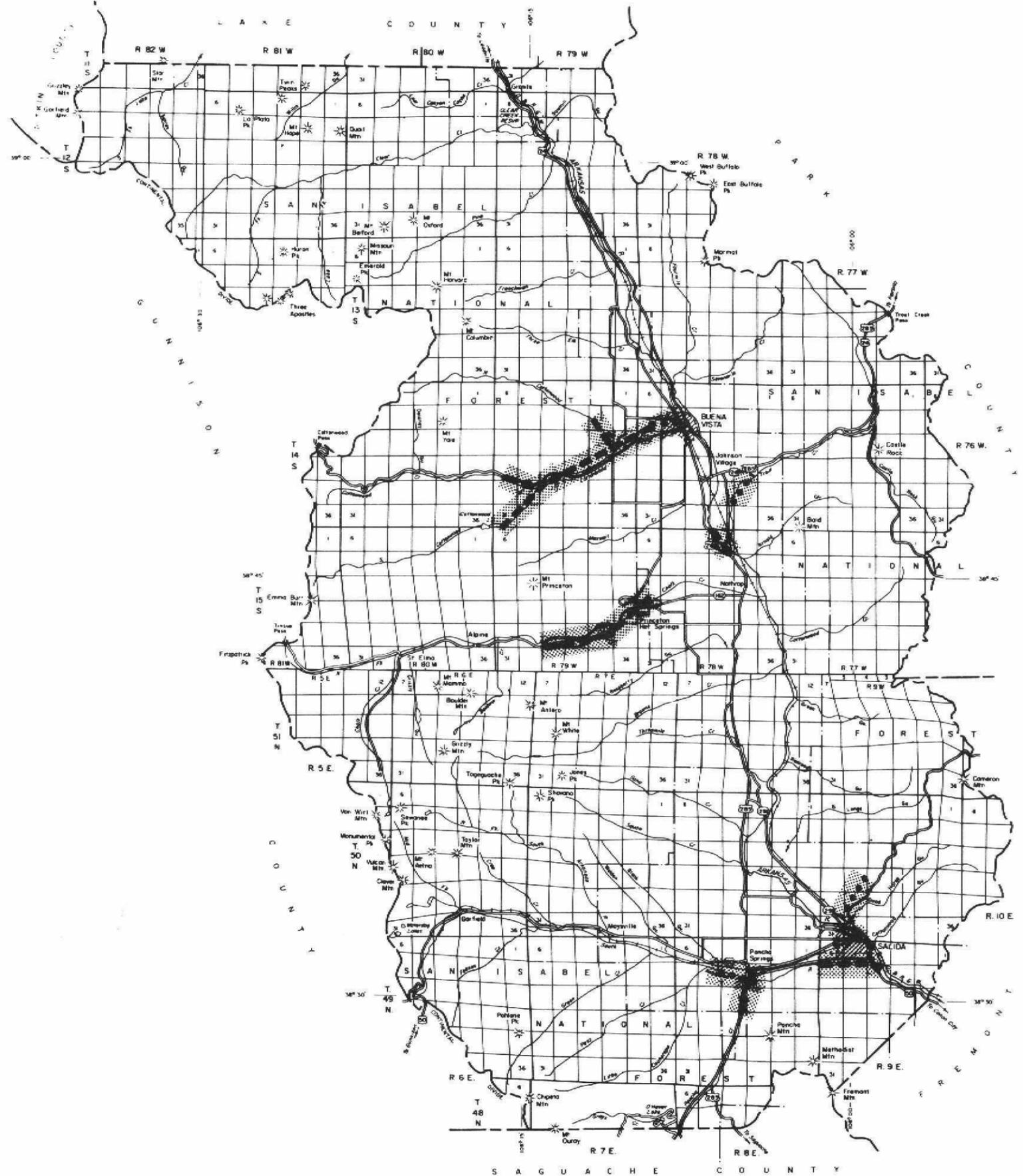
COLORADO

COLORADO LAND USE COMMISSION

CHAFFEE COUNTY
COLORADO

SCALE 1:316,800

FLOOD PLAINS
CHARACTERISTICS AND DATA

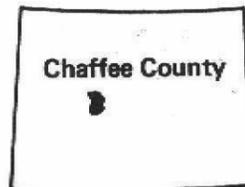
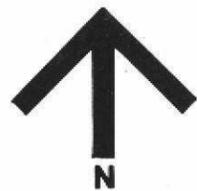


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Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



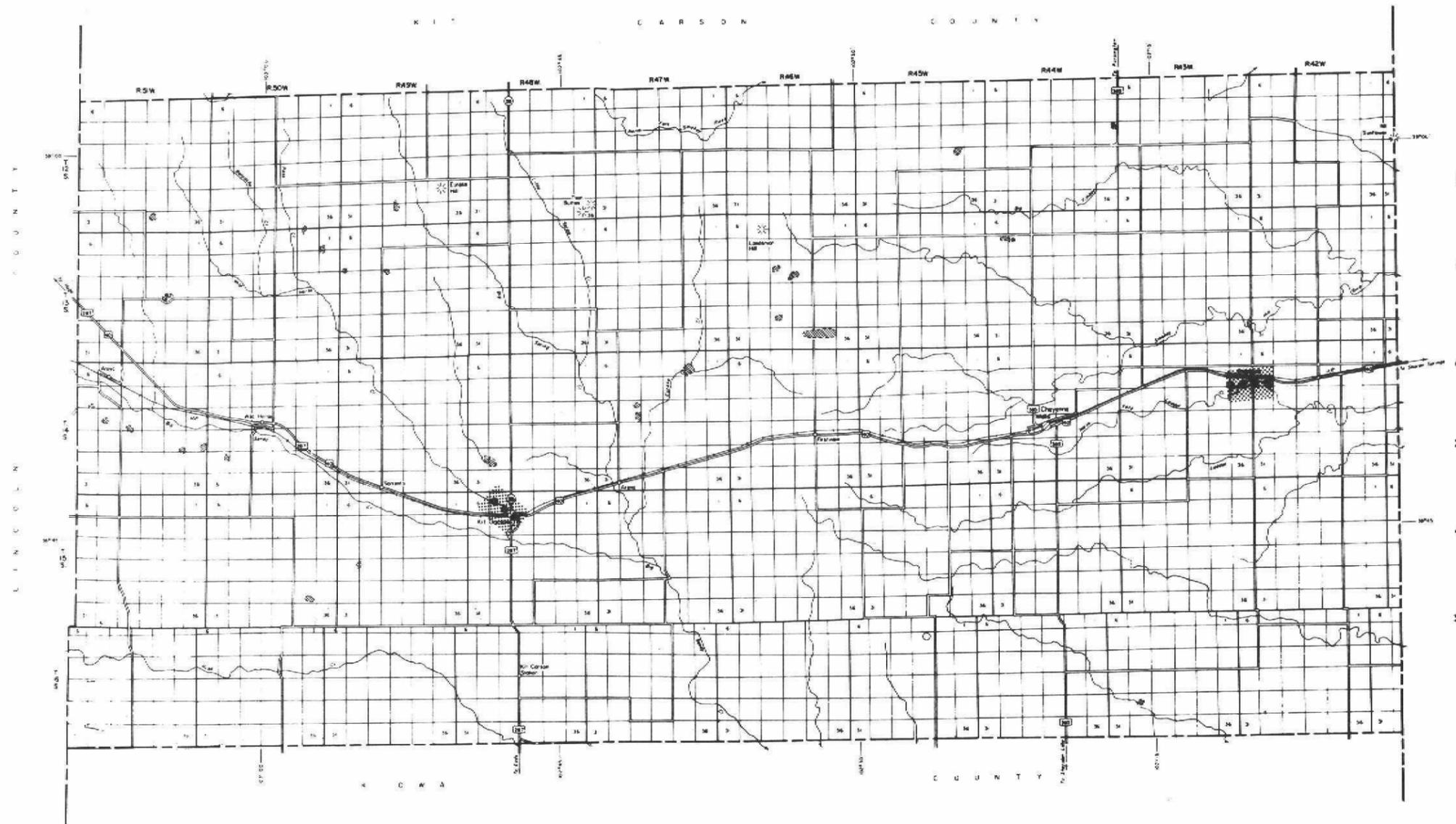
February 1972

COLORADO

CHEYENNE COUNTY COLORADO

2 0 2 4 6 8 MILES
SCALE 1:380,160

FLOOD PLAINS CHARACTERISTICS AND DATA

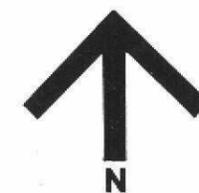


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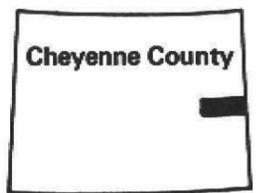
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Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



Cheyenne County

COLORADO

COLORADO LAND USE COMMISSION

IV-9

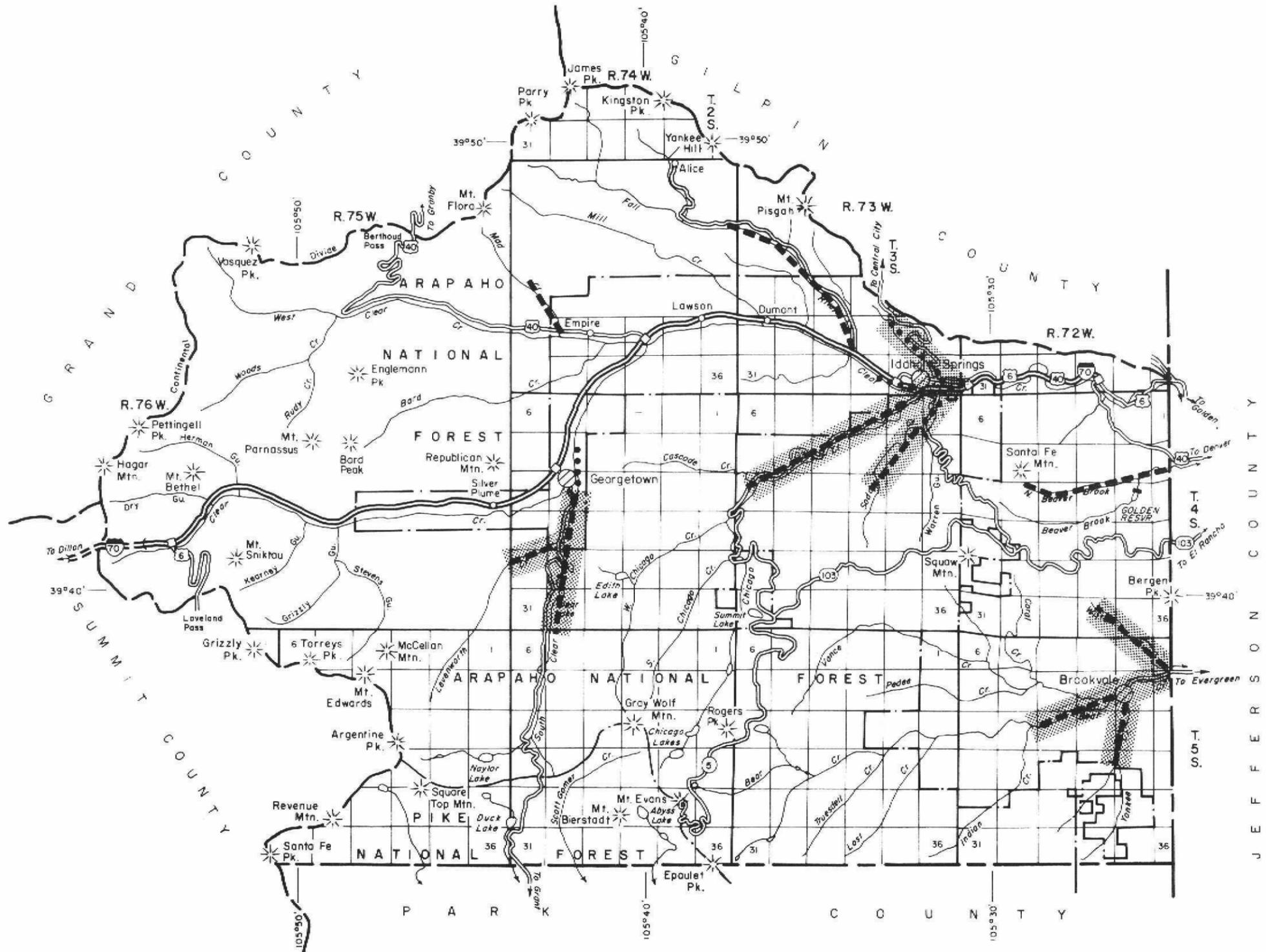
CLEAR CREEK COUNTY COLORADO



FLOOD PLAINS CHARACTERISTICS AND DATA

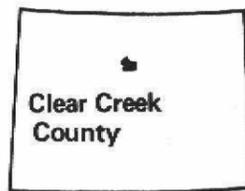
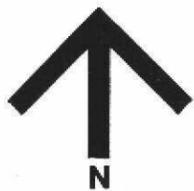
LEGEND

-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.



Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972

COLORADO

COLORADO LAND USE COMMISSION

IV-10

CONEJOS COUNTY COLORADO

2 0 2 4 6 MILES
SCALE 1:316,800

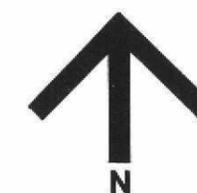
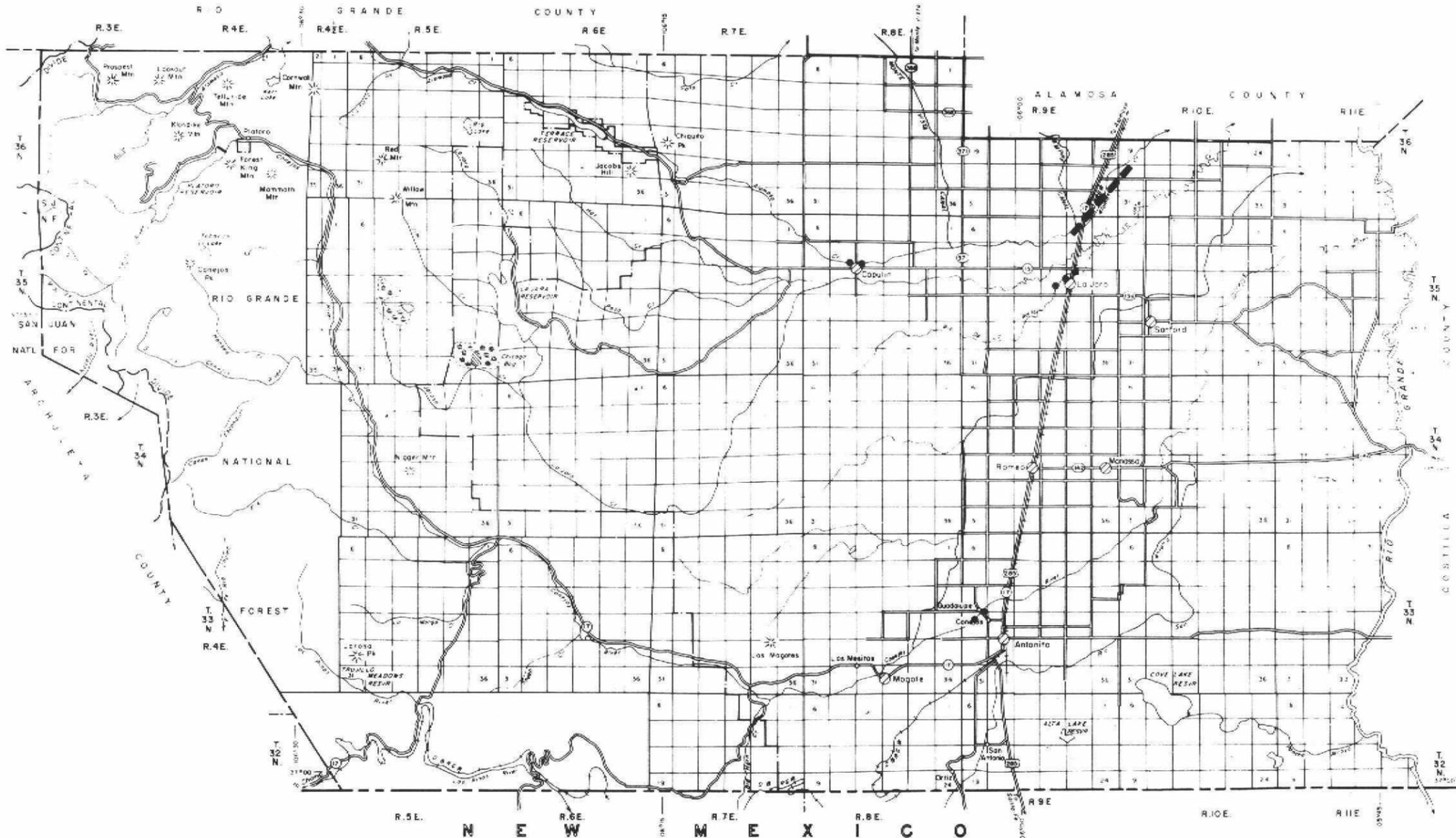
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

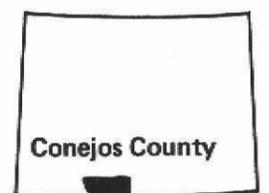
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



Conejos County

COLORADO

COLORADO LAND USE COMMISSION

COSTILLA COUNTY COLORADO

2 3 4 6 MILES
SCALE 1:316,800

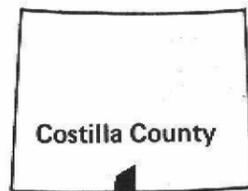
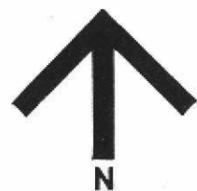
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



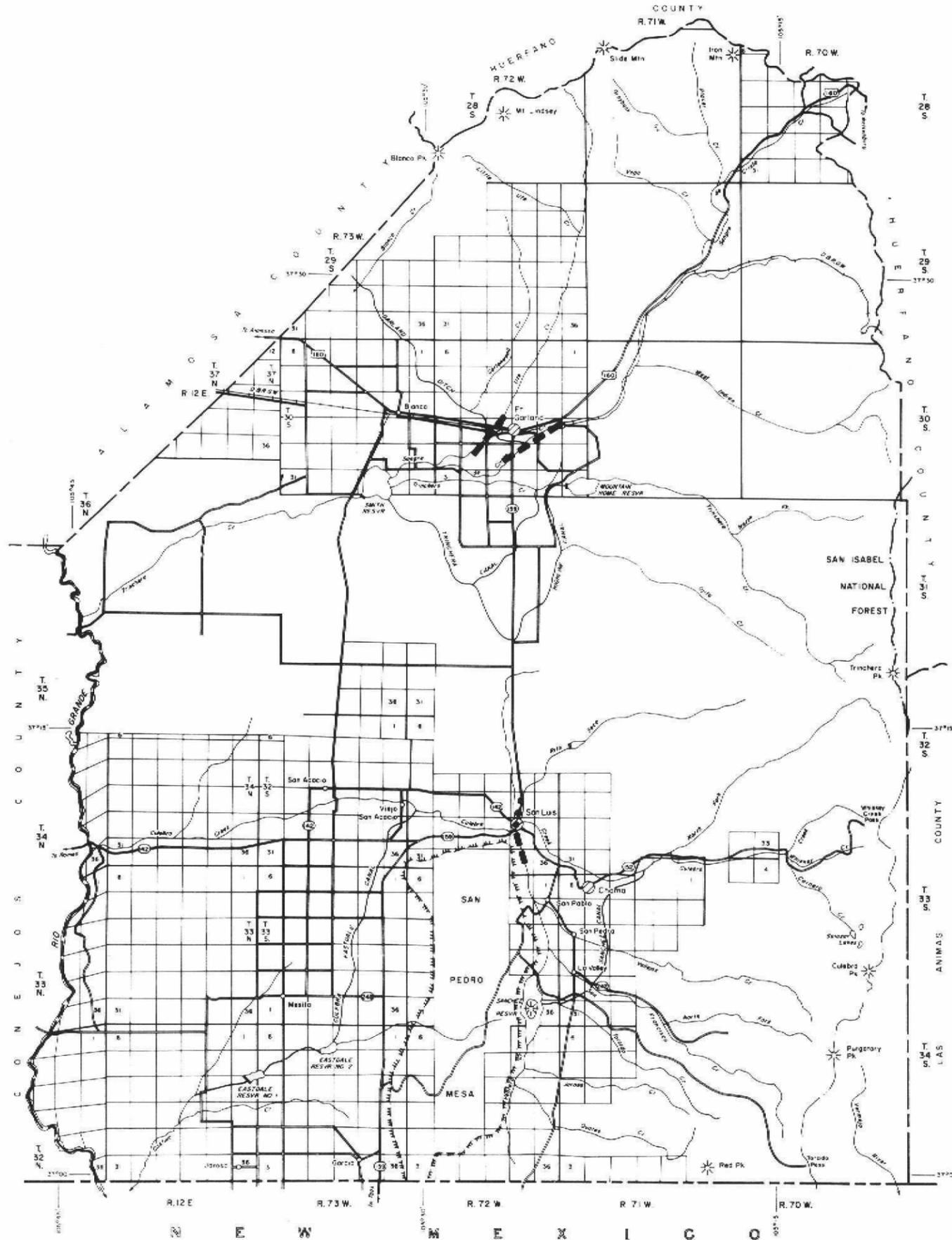
Costilla County

COLORADO

February 1972

COLORADO LAND USE COMMISSION

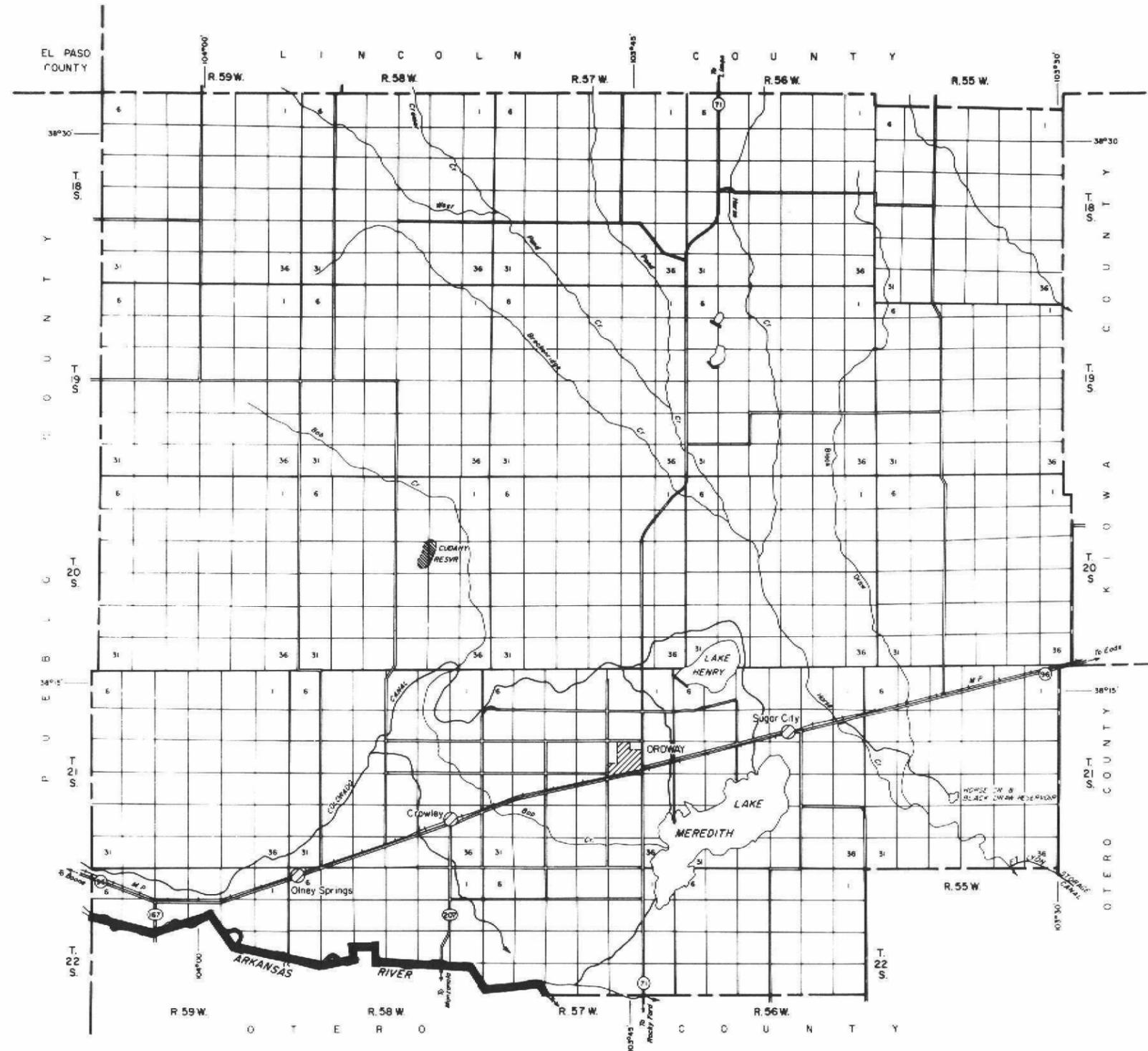
IV-12



CROWLEY COUNTY COLORADO



FLOOD PLAINS CHARACTERISTICS AND DATA

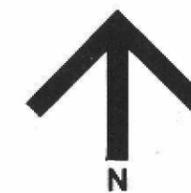


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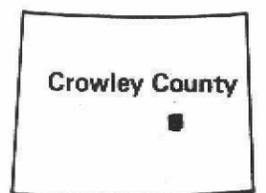
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



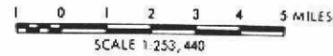
Crowley County

COLORADO

COLORADO LAND USE COMMISSION

IV-13

CUSTER COUNTY COLORADO



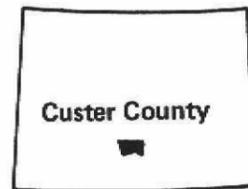
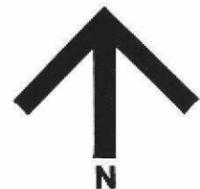
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

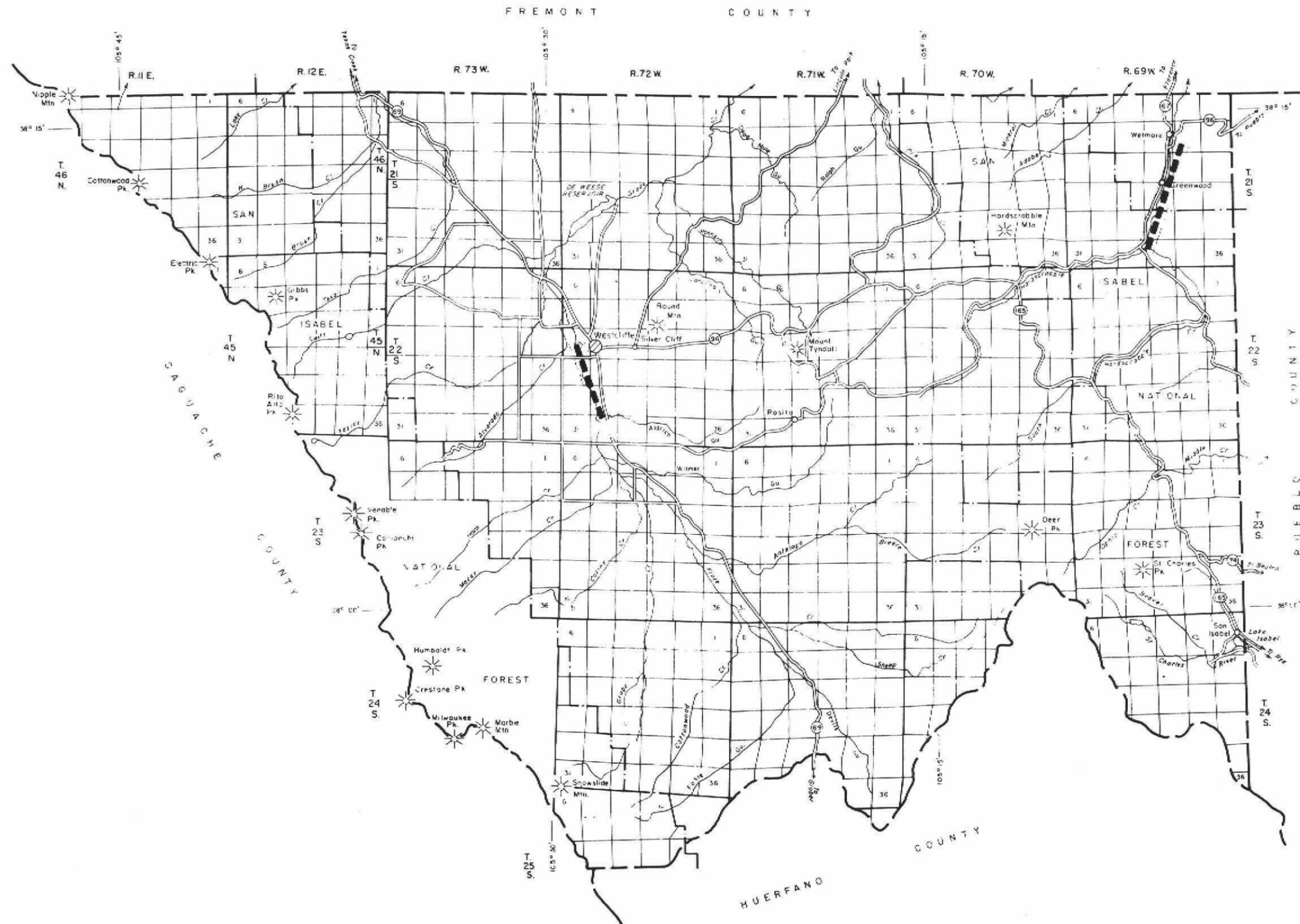
Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972

COLORADO

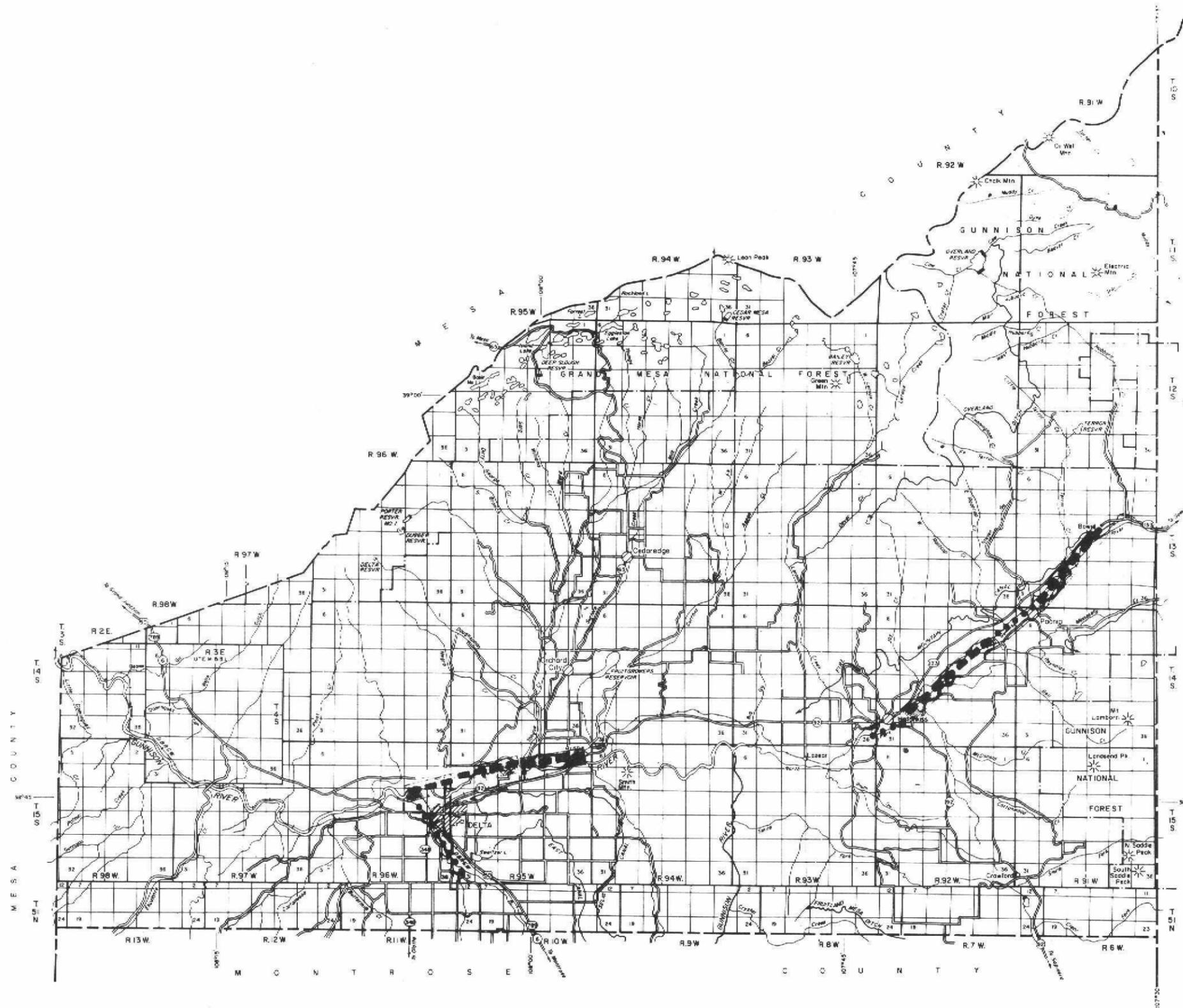
COLORADO LAND USE COMMISSION
IV-14



DELTA COUNTY COLORADO

2 0 2 4 6 MILES
SCALE 1:316,800

FLOOD PLAINS CHARACTERISTICS AND DATA

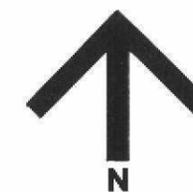


LEGEND

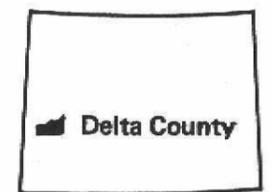
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



Delta County

COLORADO

COLORADO LAND USE COMMISSION

IV-15

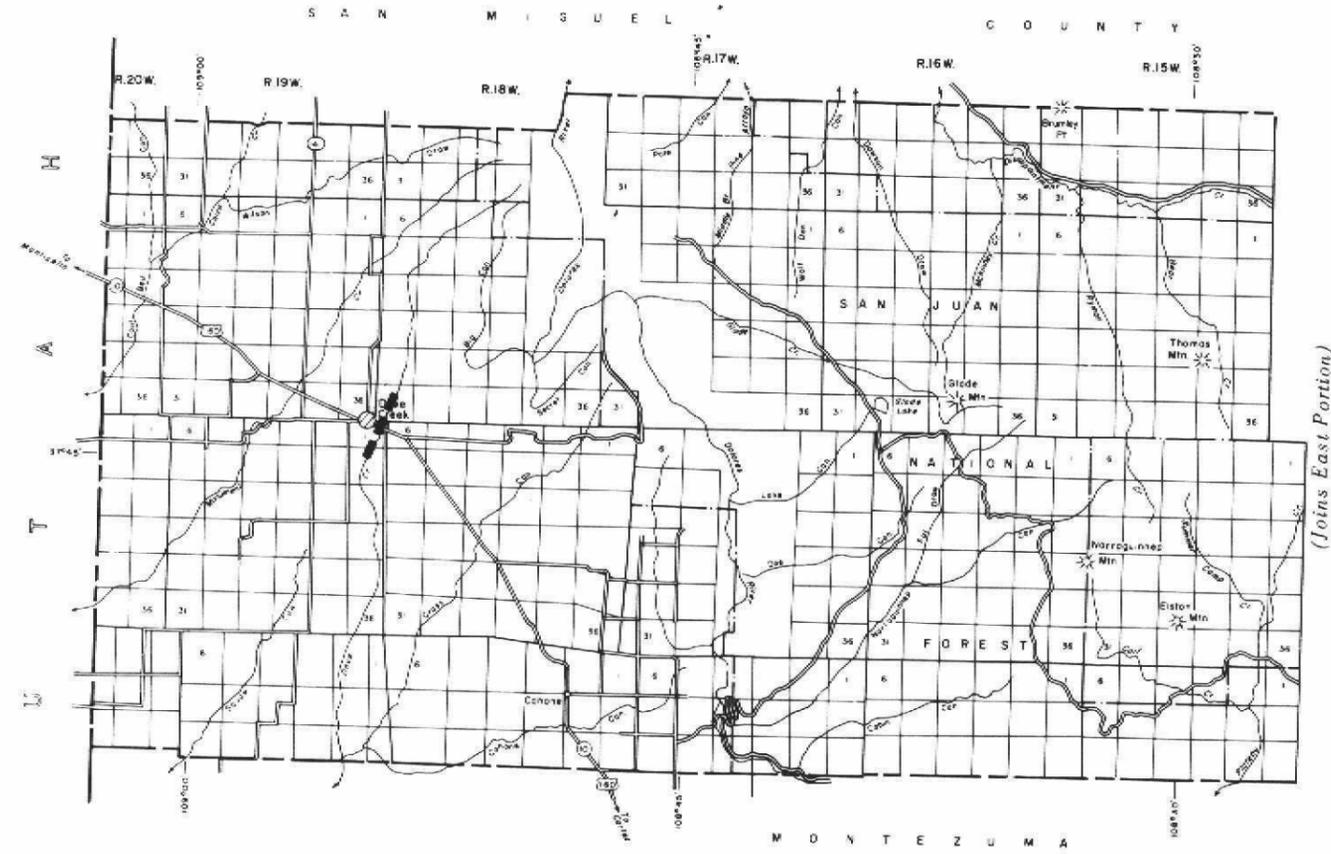
DOLORES COUNTY COLORADO



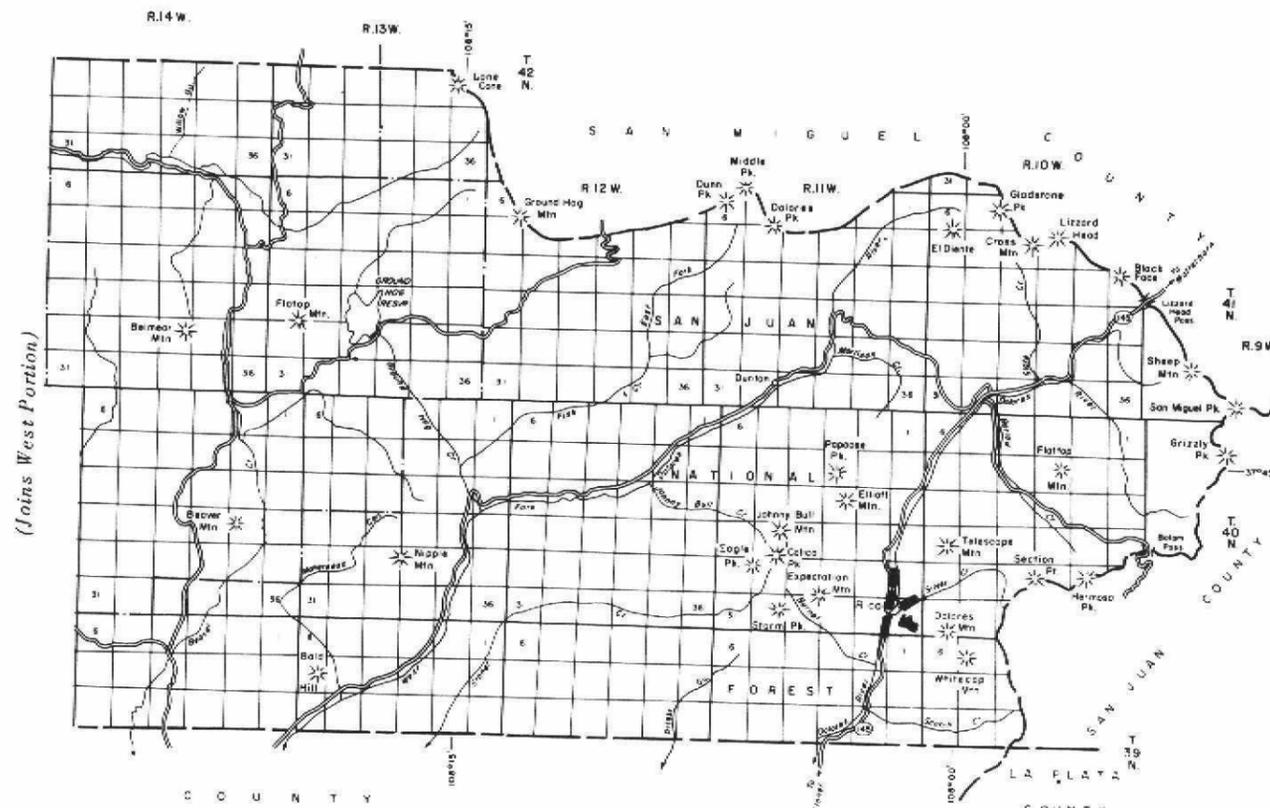
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.



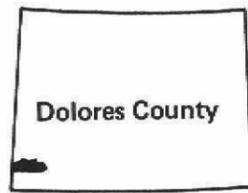
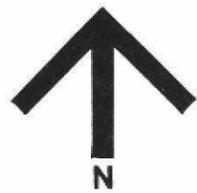
(Joins East Portion)



(Joins West Portion)

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



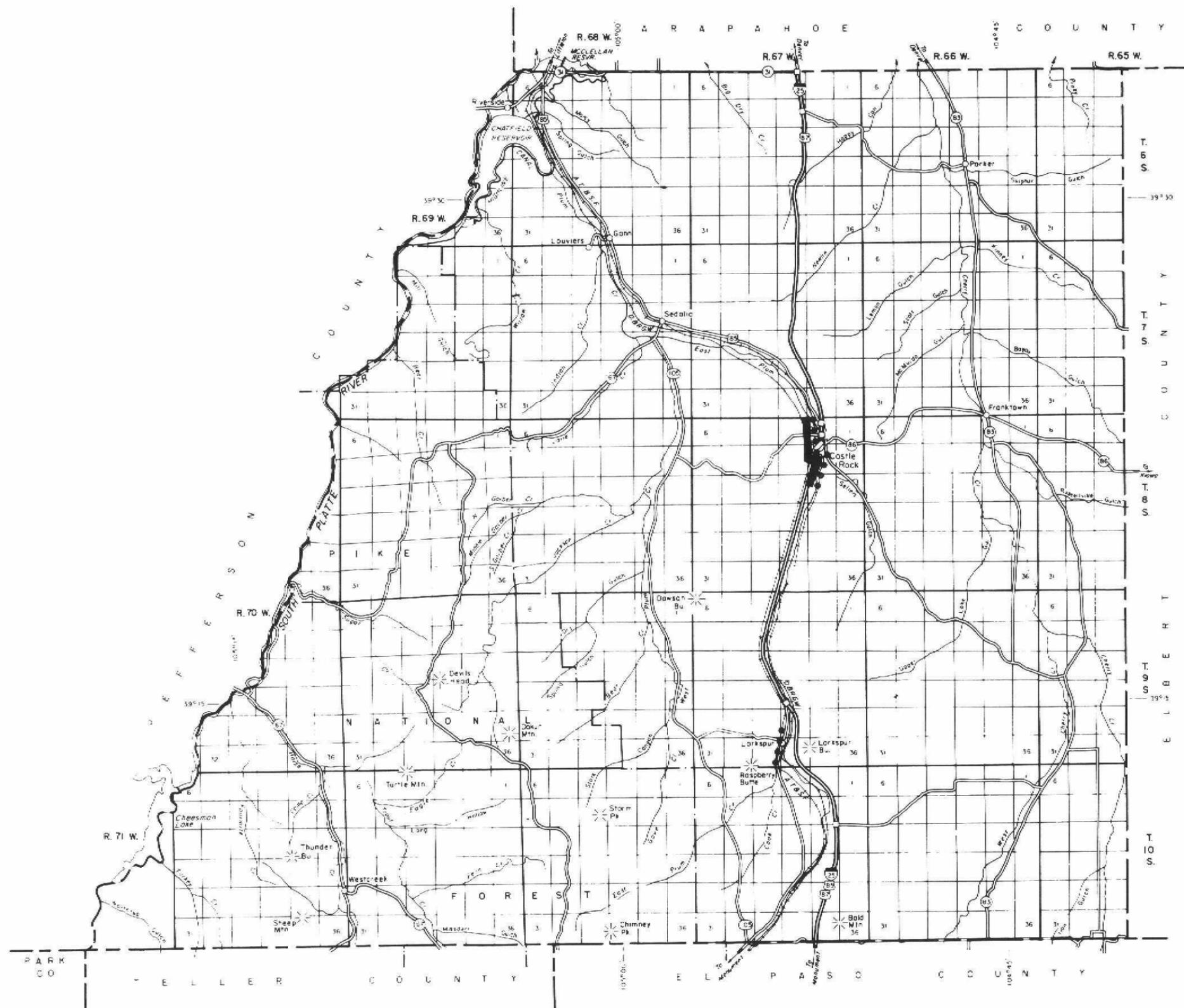
February 1972

COLORADO

DOUGLAS COUNTY COLORADO

1 0 1 2 3 4 5 MILES
SCALE 1:253,440

FLOOD PLAINS CHARACTERISTICS AND DATA

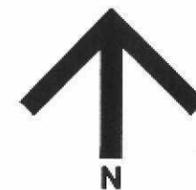


LEGEND

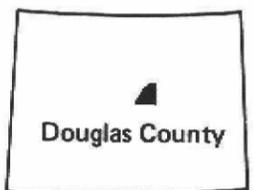
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



Douglas County

COLORADO

COLORADO LAND USE COMMISSION

IV-17

EAGLE COUNTY COLORADO

2 0 2 4 6 MILES
SCALE 1:316,800

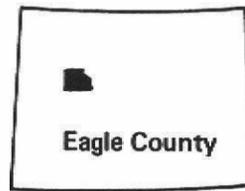
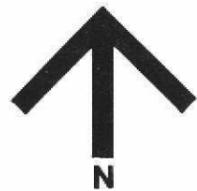
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

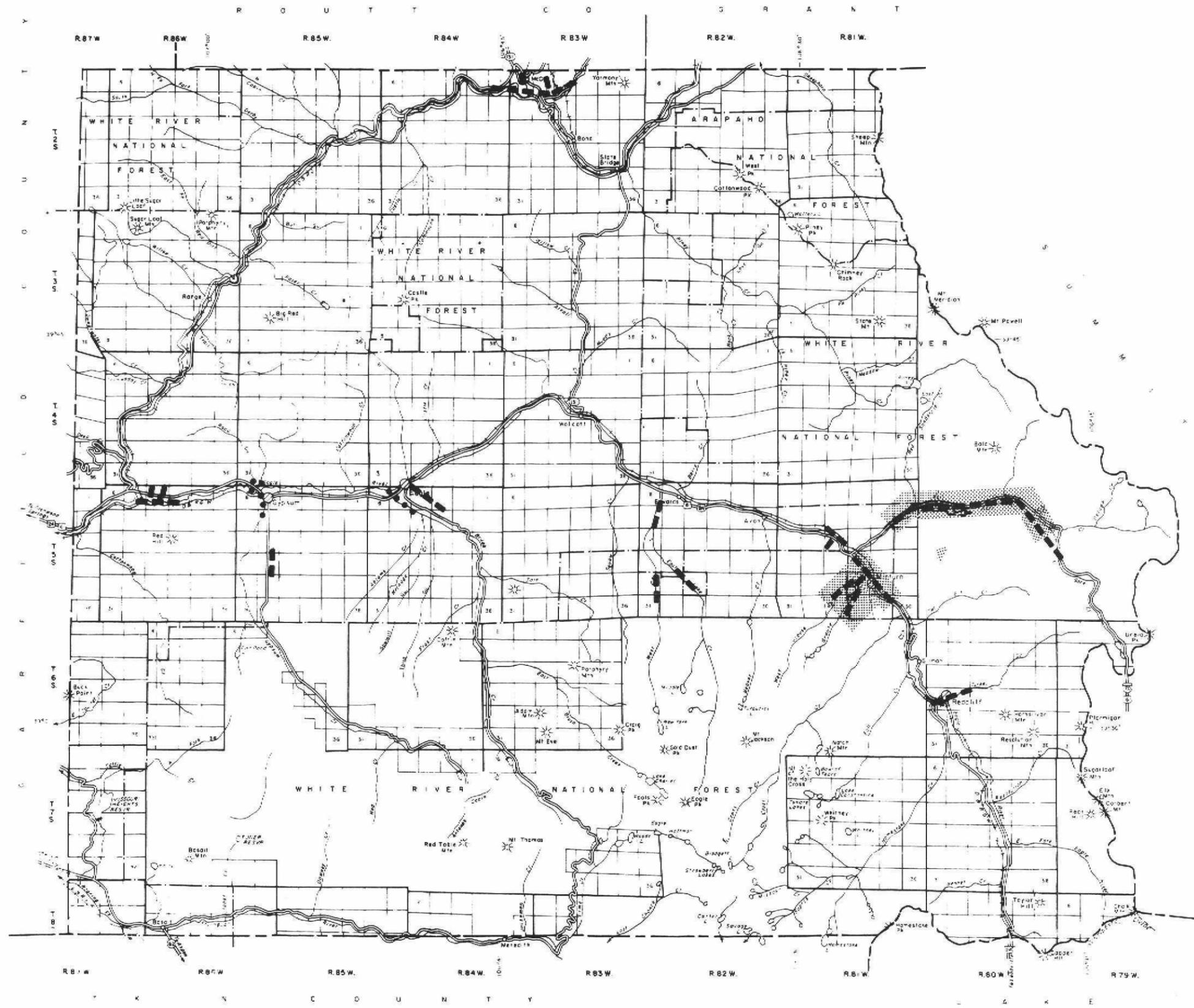
Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.

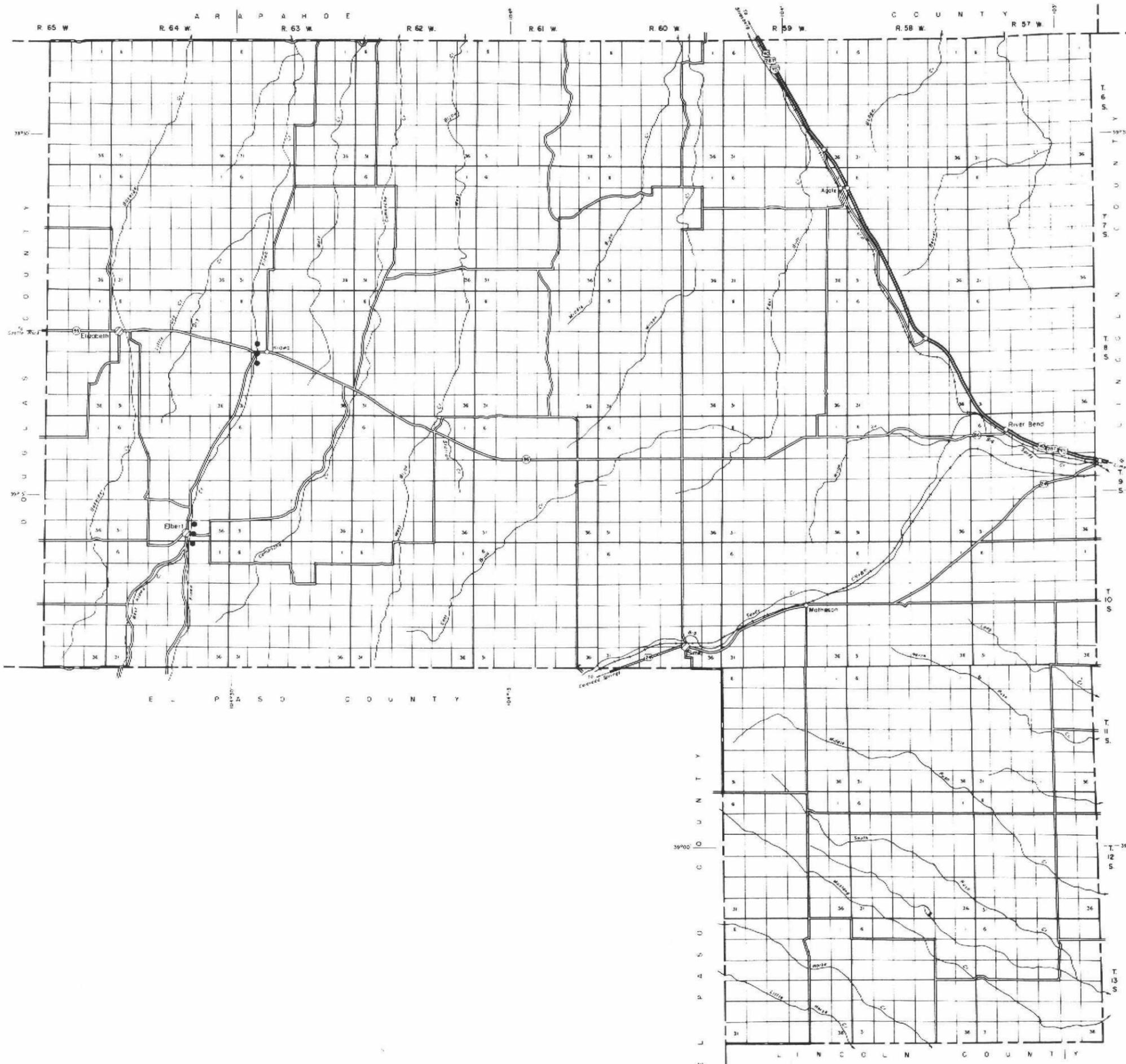


February 1972

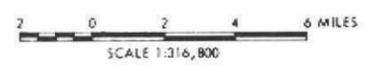
COLORADO

COLORADO LAND USE COMMISSION
IV-18





ELBERT COUNTY COLORADO



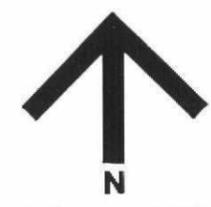
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

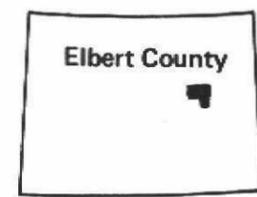
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



COLORADO

COLORADO LAND USE COMMISSION

EL PASO COUNTY COLORADO

SCALE 1:316,800

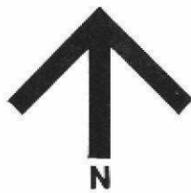
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

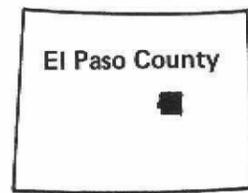
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.

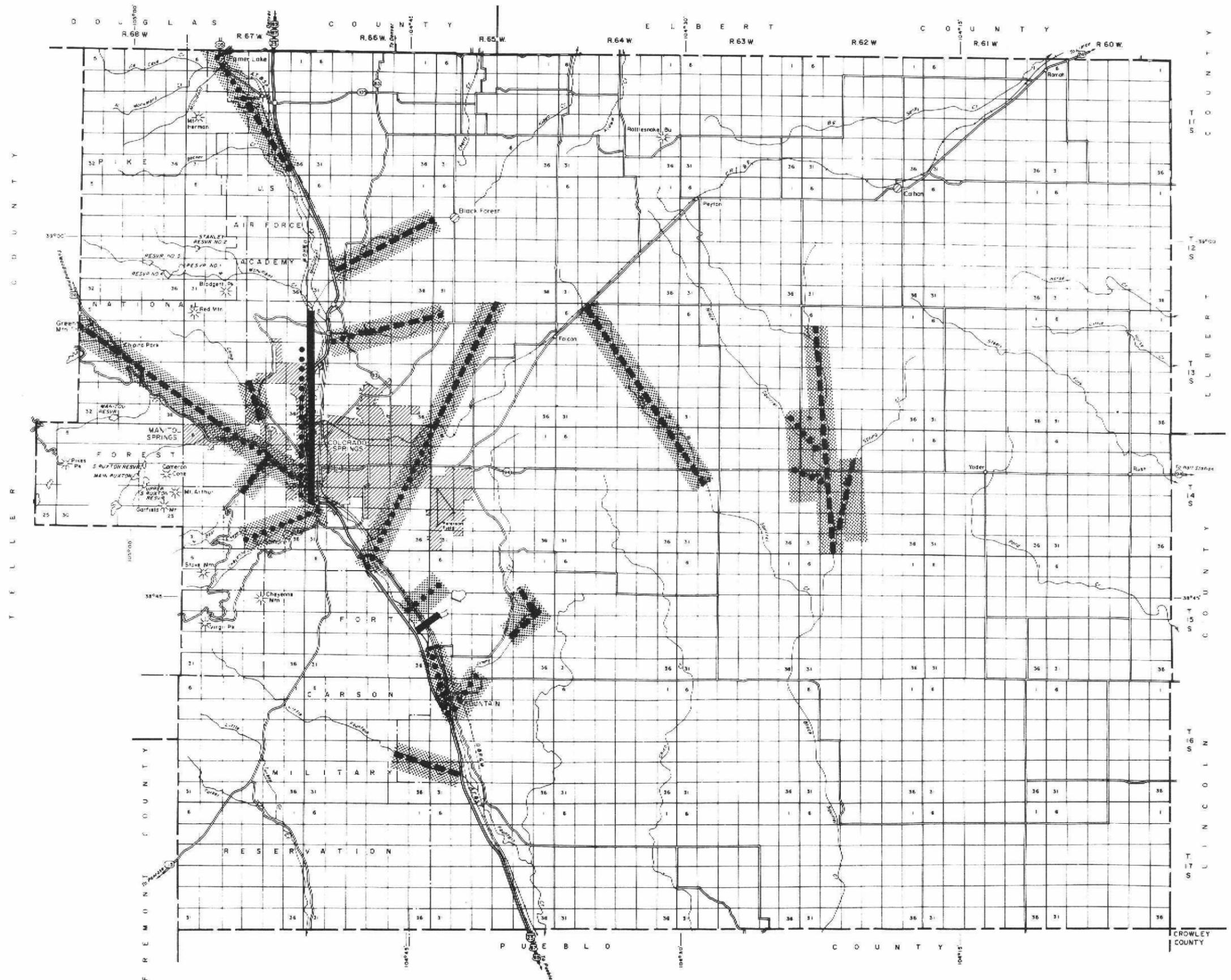


February 1972

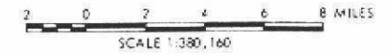


EL PASO COUNTY
COLORADO

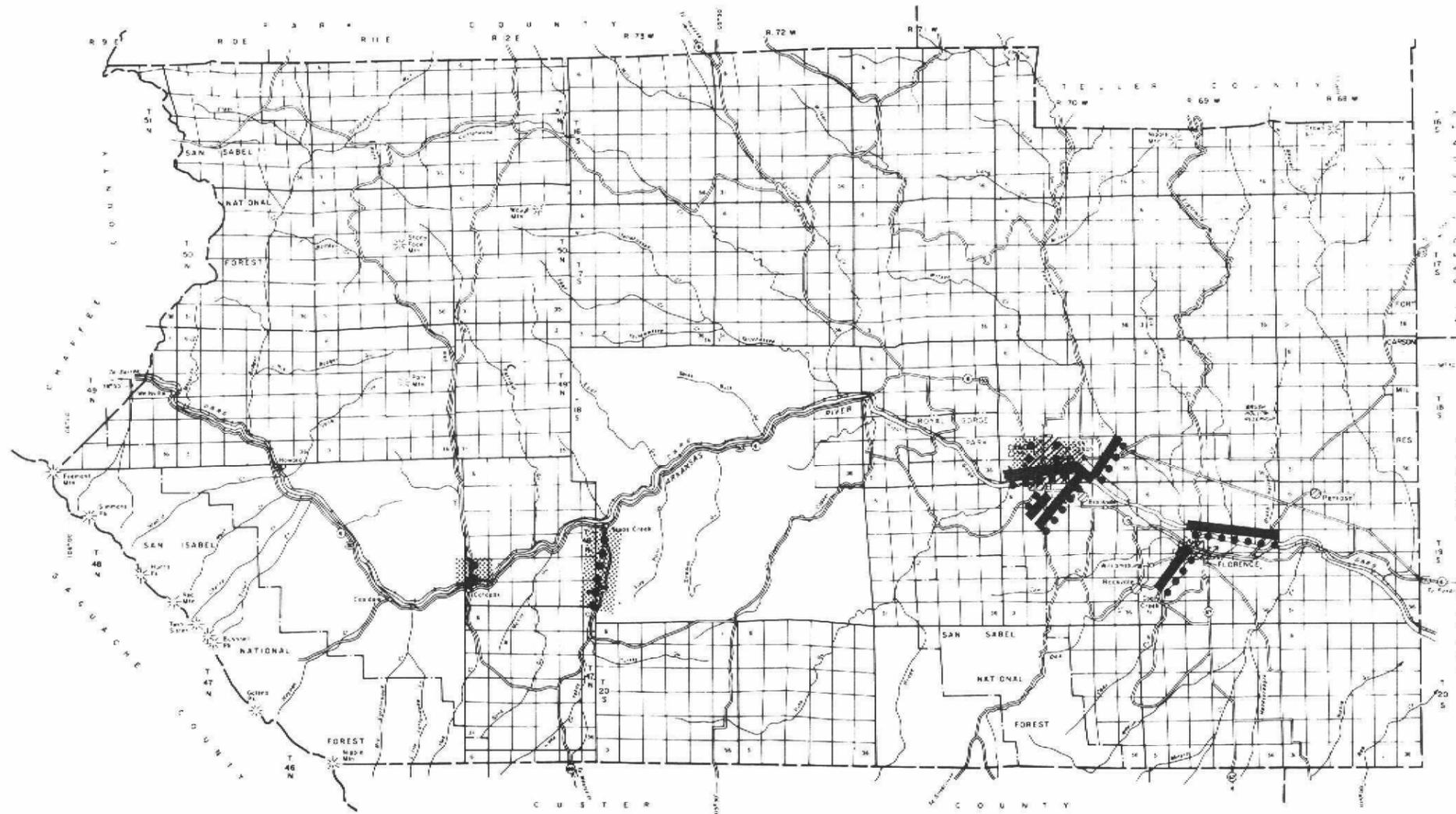
COLORADO LAND USE COMMISSION
IV-20



FREMONT COUNTY COLORADO



FLOOD PLAINS CHARACTERISTICS AND DATA

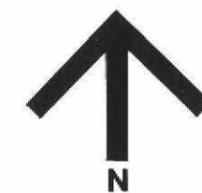


LEGEND

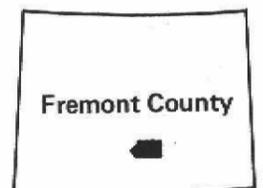
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



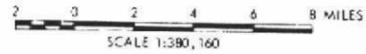
Fremont County

COLORADO

COLORADO LAND USE COMMISSION

IV-21

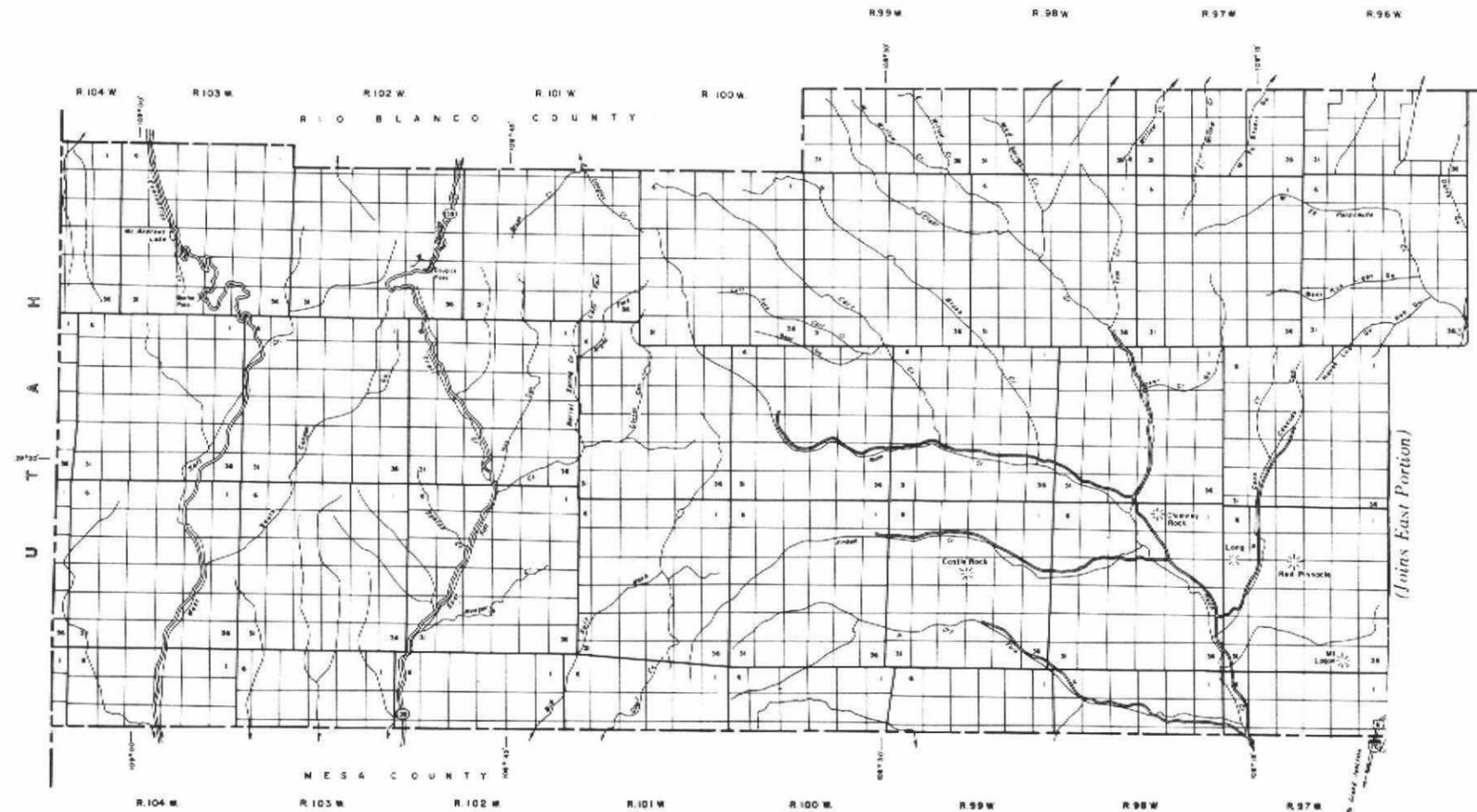
WEST PORTION
GARFIELD COUNTY
 COLORADO



FLOOD PLAINS
 CHARACTERISTICS AND DATA

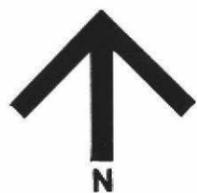
LEGEND

-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

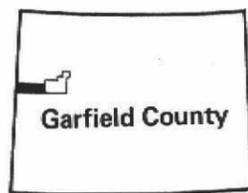


Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972

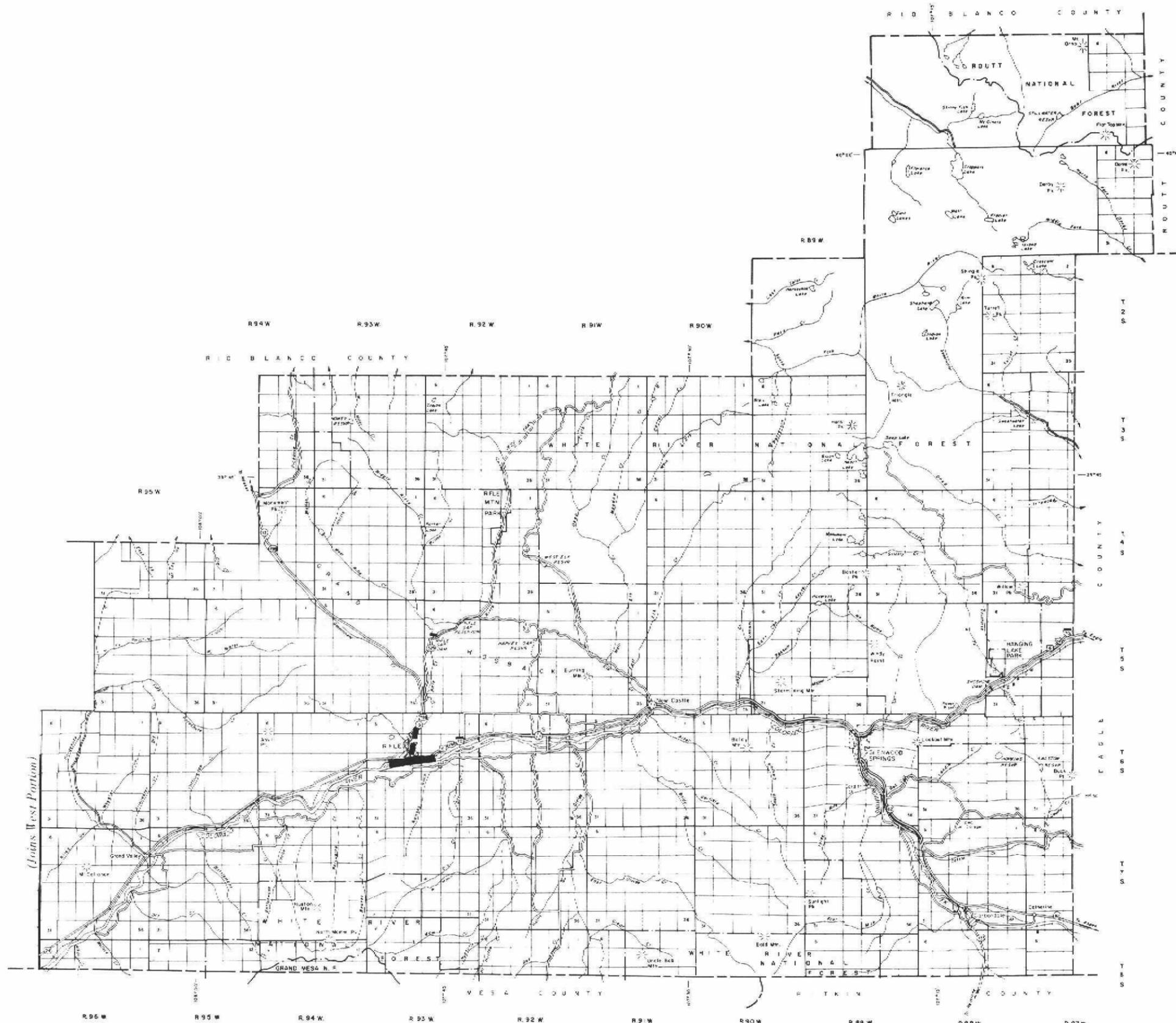


COLORADO

EAST PORTION
GARFIELD COUNTY
 COLORADO

SCALE 1:380,160
 0 2 4 6 8 MILES

FLOOD PLAINS
 CHARACTERISTICS AND DATA



LEGEND

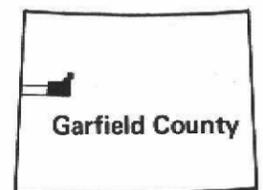
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



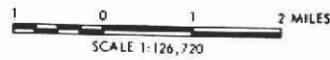
Garfield County

COLORADO

COLORADO LAND USE COMMISSION

IV-22b

GILPIN COUNTY COLORADO



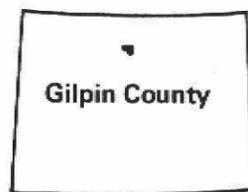
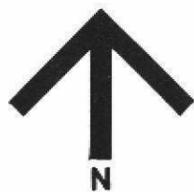
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972

COLORADO

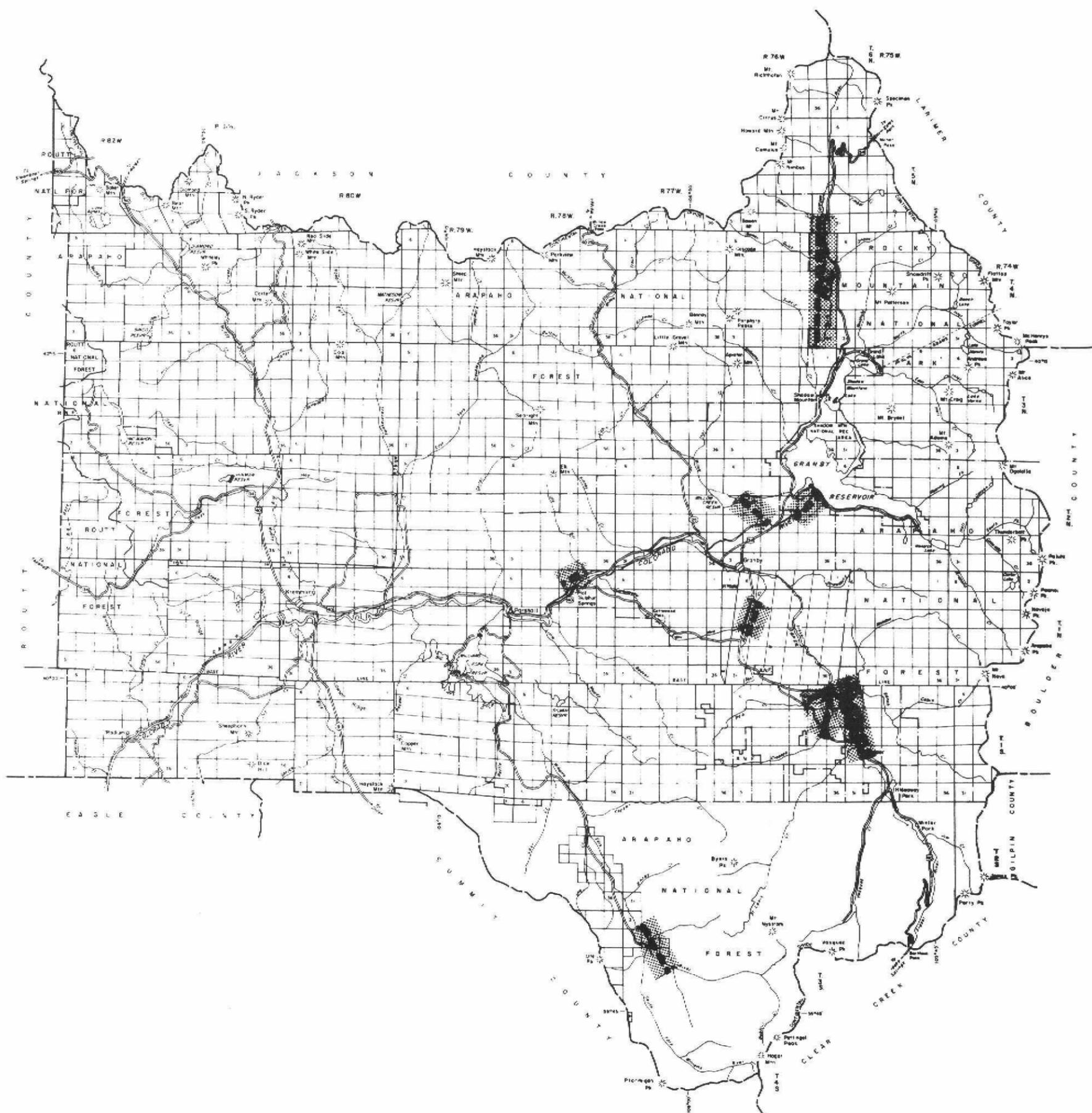
COLORADO LAND USE COMMISSION
IV-23



GRAND COUNTY COLORADO



FLOOD PLAINS CHARACTERISTICS AND DATA

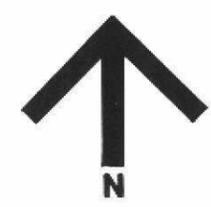


LEGEND

-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.

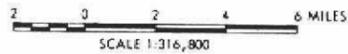


February 1972

COLORADO

COLORADO LAND USE COMMISSION

NORTHWEST PORTION
GUNNISON COUNTY
 COLORADO



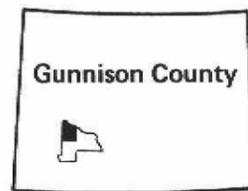
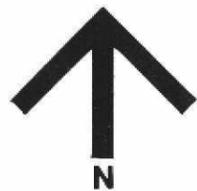
FLOOD PLAINS
 CHARACTERISTICS AND DATA

LEGEND

-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



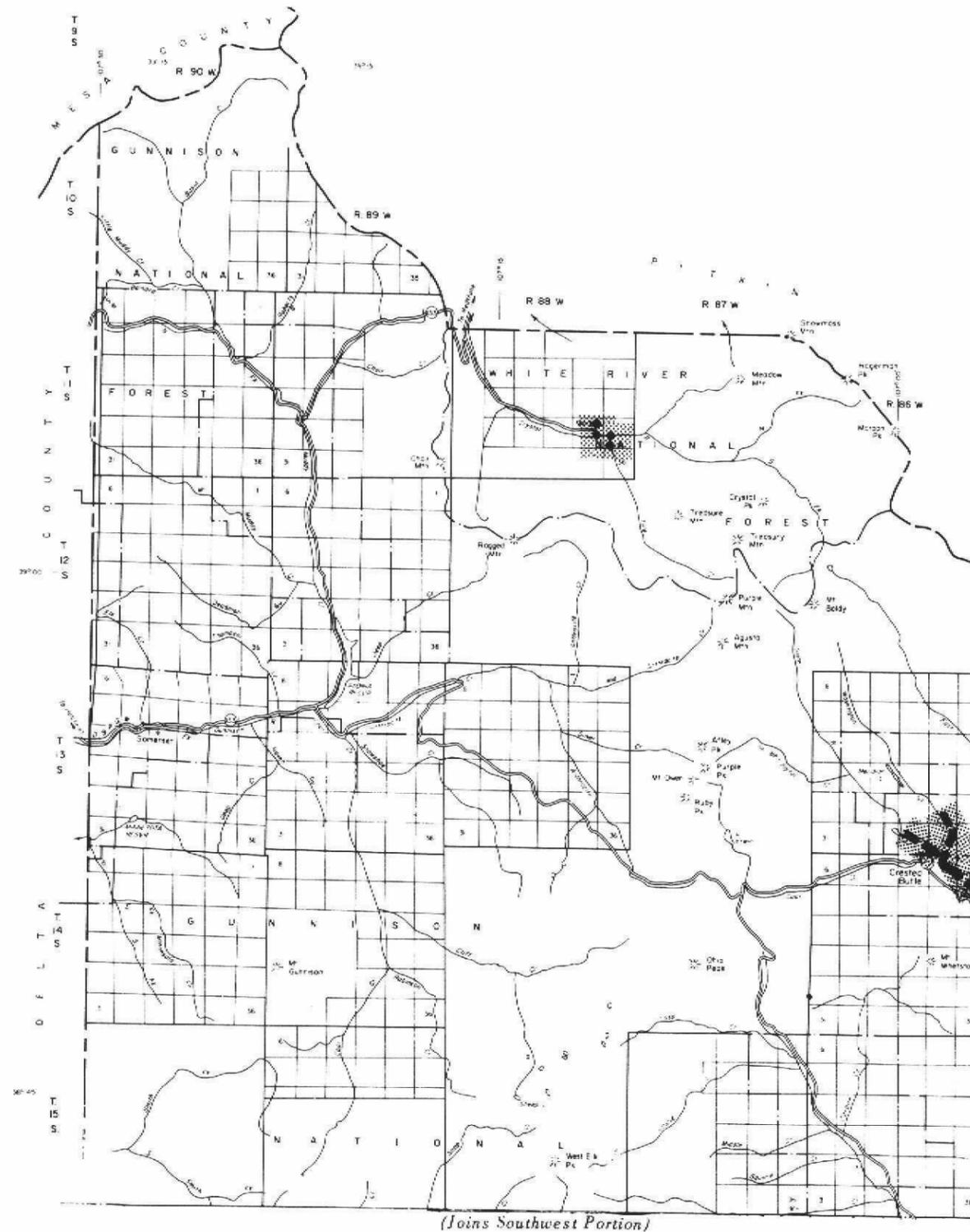
Gunnison County

COLORADO

February 1972

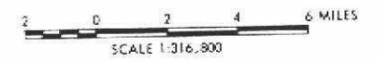
COLORADO LAND USE COMMISSION

IV-25a

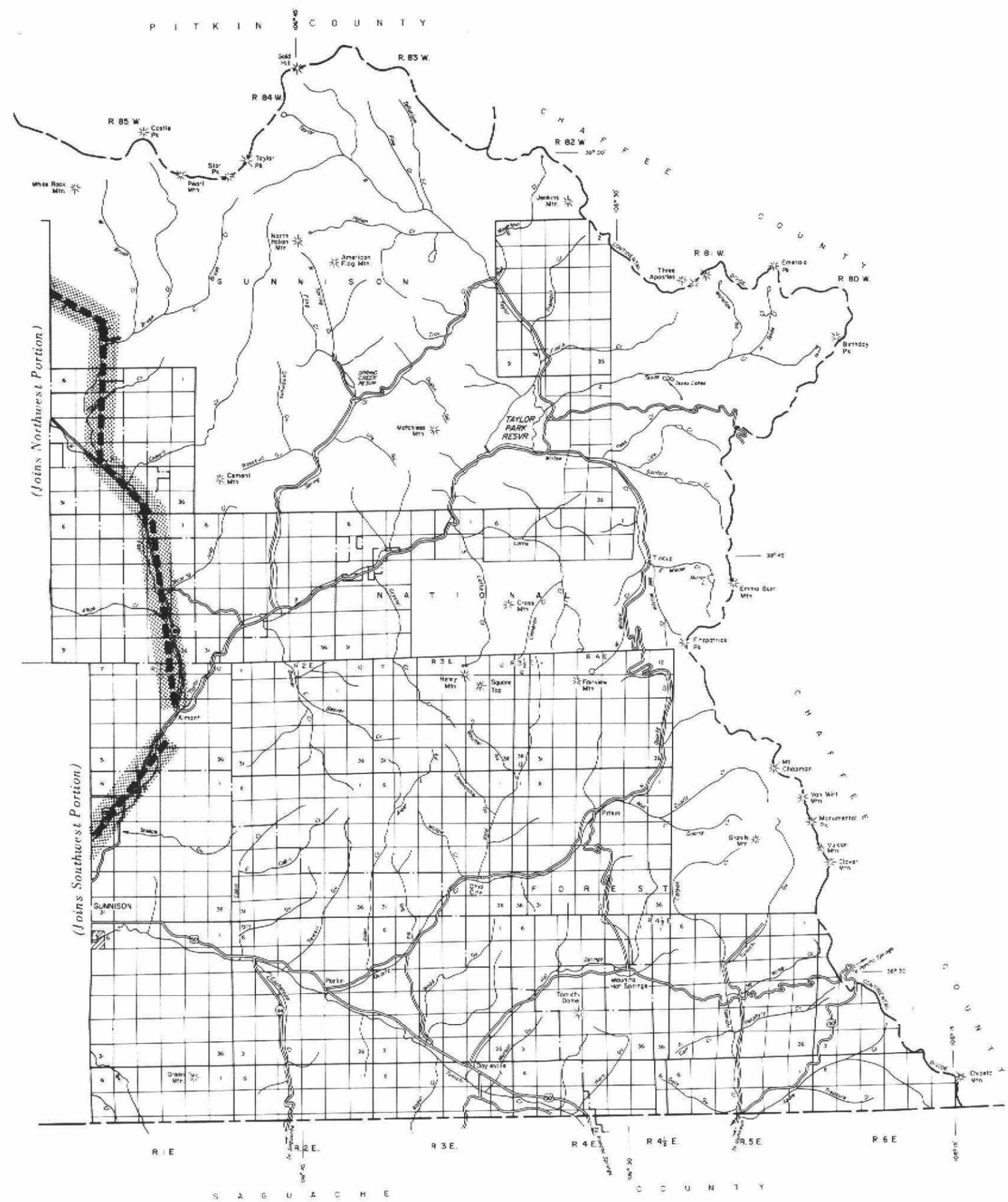


(Joins Southwest Portion)

EAST PORTION
GUNNISON COUNTY
 COLORADO



FLOOD PLAINS
 CHARACTERISTICS AND DATA



(Joins Northwest Portion)

(Joins Southwest Portion)

LEGEND

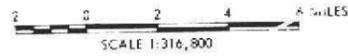
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-  Reaches of streams along which substantial development is encroaching upon flood plains.
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-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



SOUTHWEST PORTION
GUNNISON COUNTY
 COLORADO



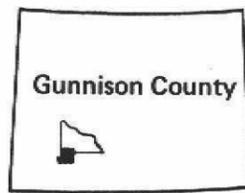
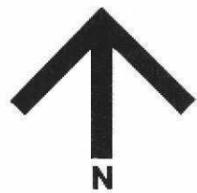
FLOOD PLAINS
 CHARACTERISTICS AND DATA

LEGEND

-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

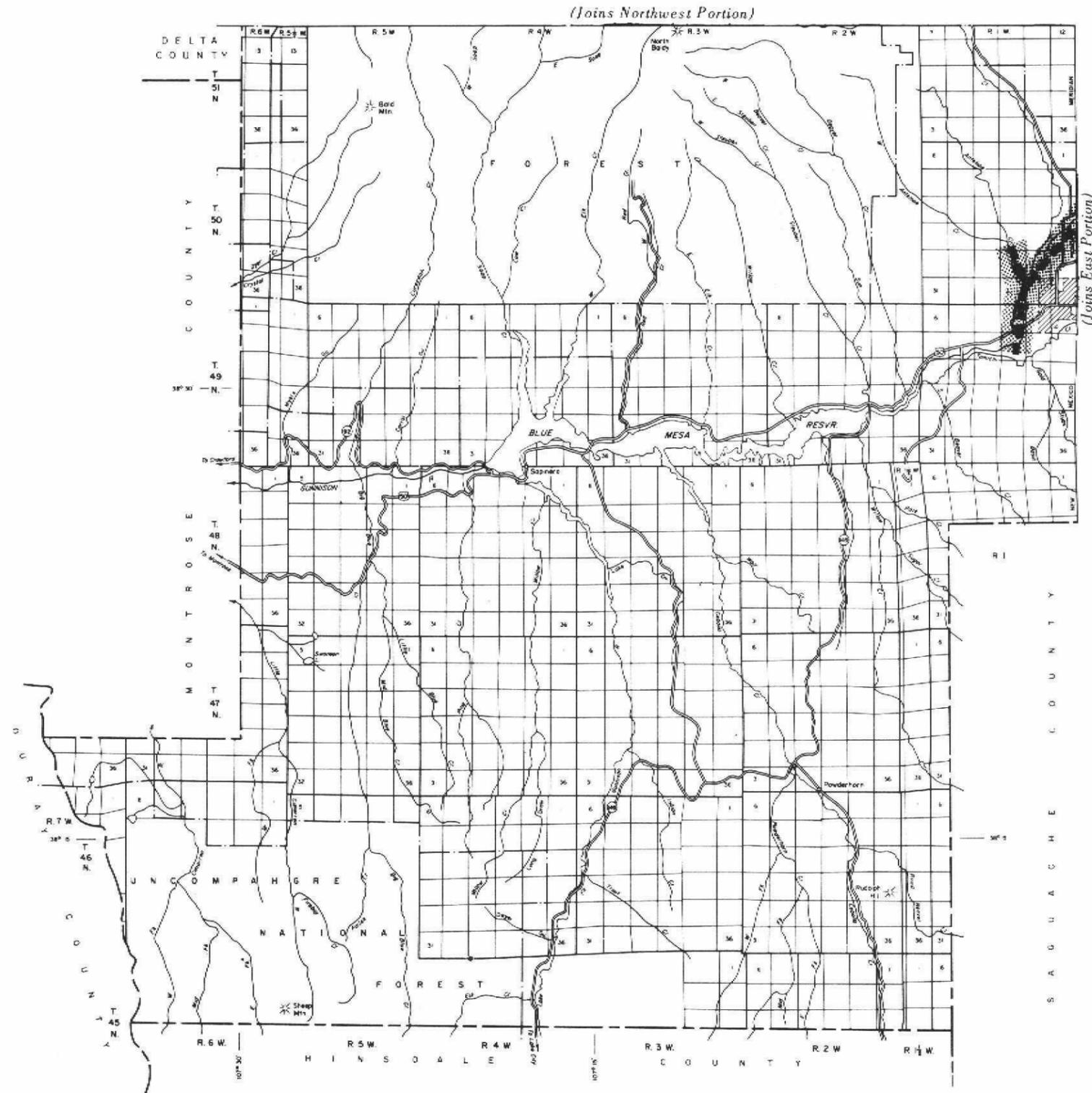
Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972

COLORADO

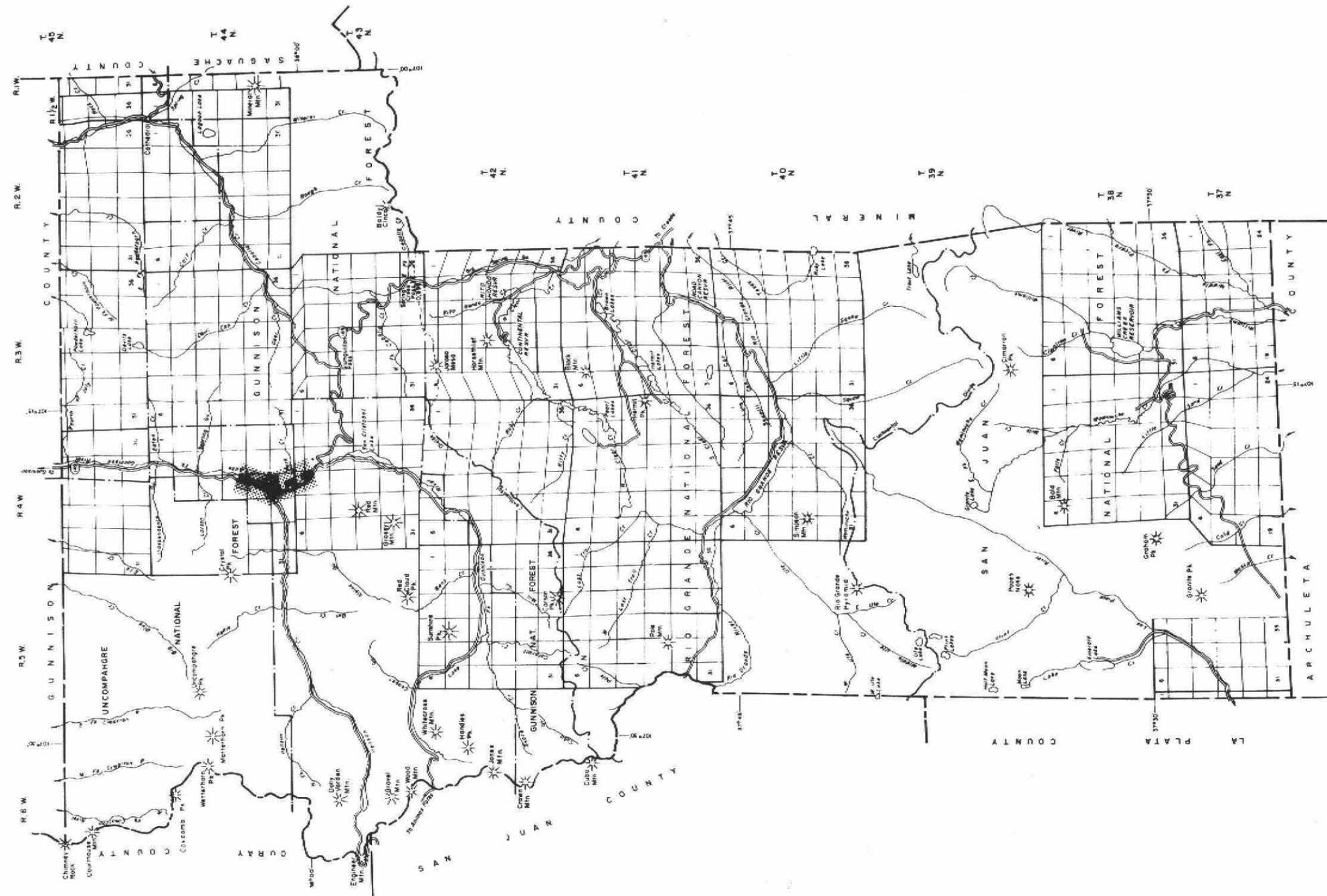
COLORADO LAND USE COMMISSION
 IV-25c



HINSDALE COUNTY COLORADO

2 0 2 4 6 MILES
SCALE 1:316,800

FLOOD PLAINS CHARACTERISTICS AND DATA

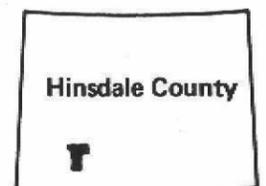
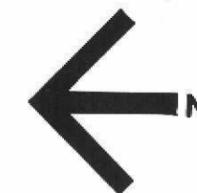


LEGEND

-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972

COLORADO

COLORADO LAND USE COMMISSION

IV-26

HUERFANO COUNTY COLORADO

2 0 2 4 6 8 MILES
SCALE 1:380,100

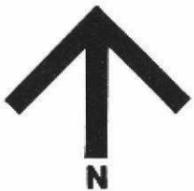
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

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-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

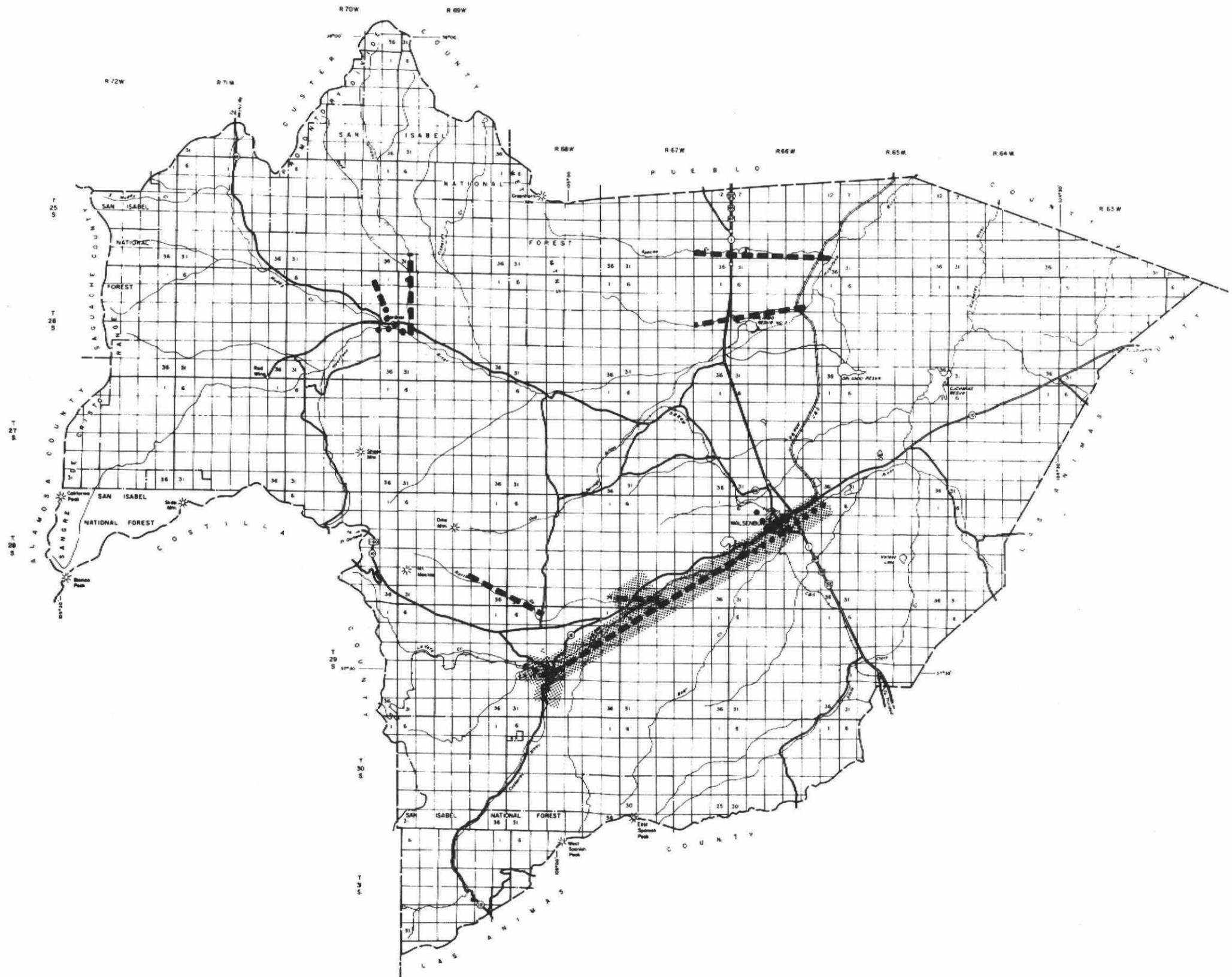
Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.

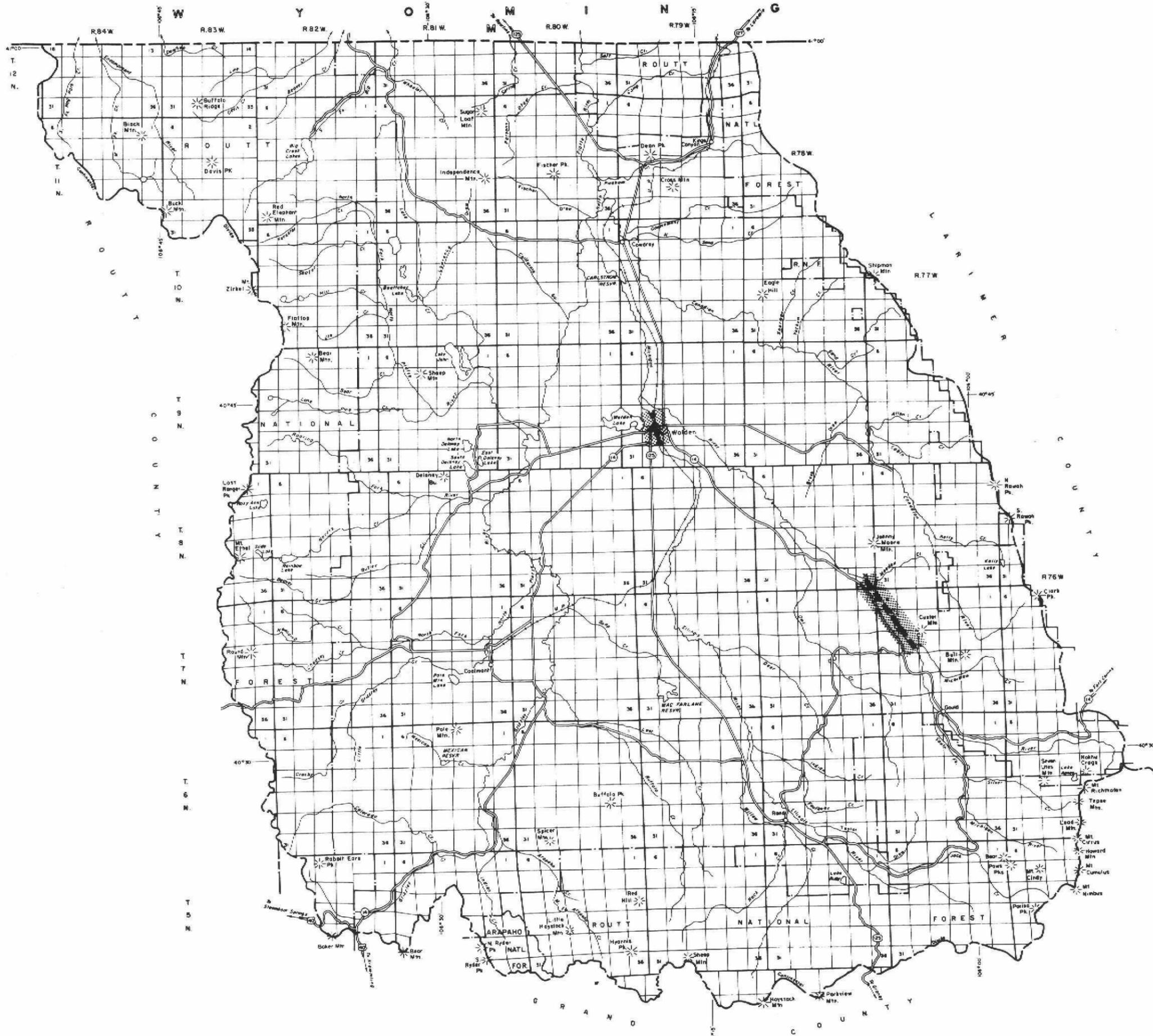


Huerfano County

COLORADO

February 1972





JACKSON COUNTY COLORADO

2 0 2 4 6 MILES
SCALE 1:316,800

FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

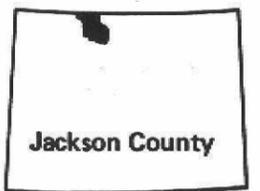
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-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



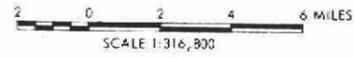
Jackson County

COLORADO

COLORADO LAND USE COMMISSION

IV-28

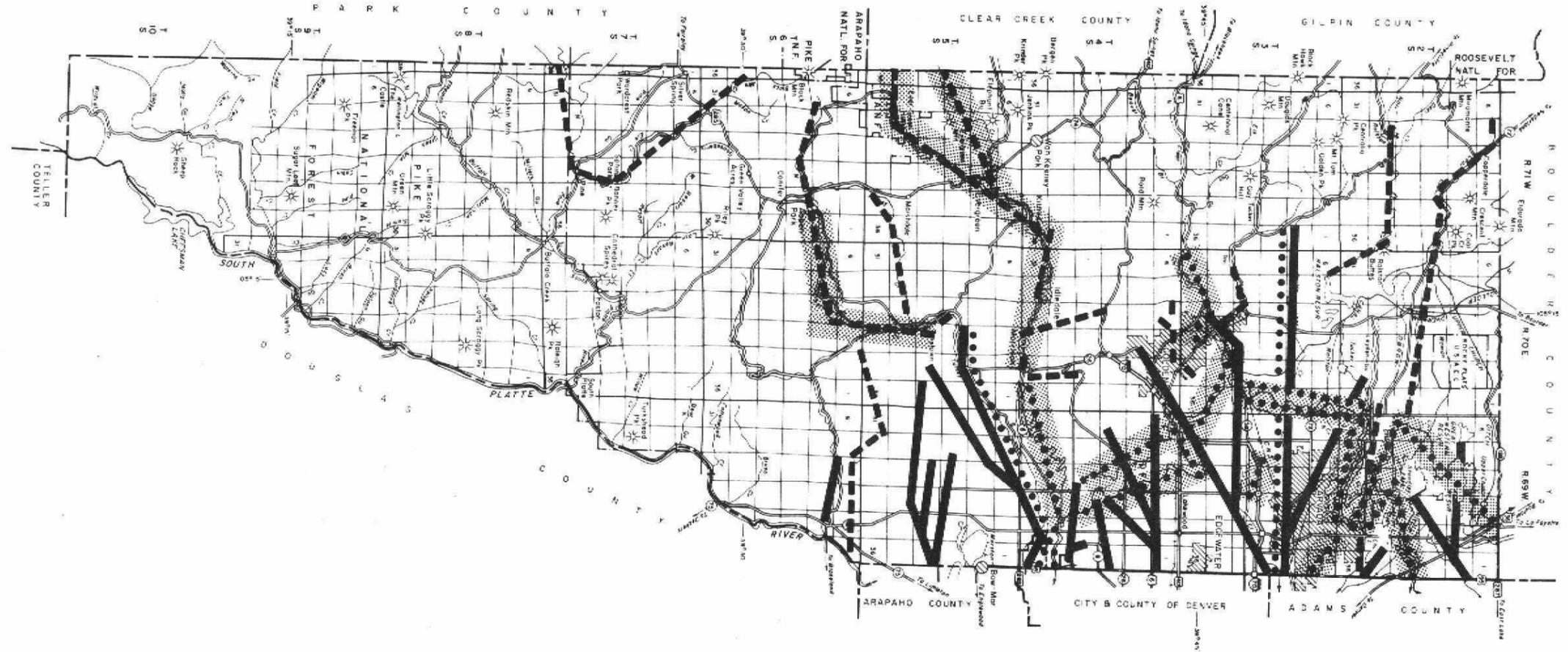
JEFFERSON COUNTY COLORADO



FLOOD PLAINS CHARACTERISTICS AND DATA

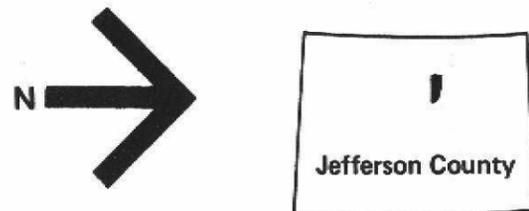
LEGEND

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-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.



Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

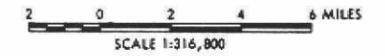
Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



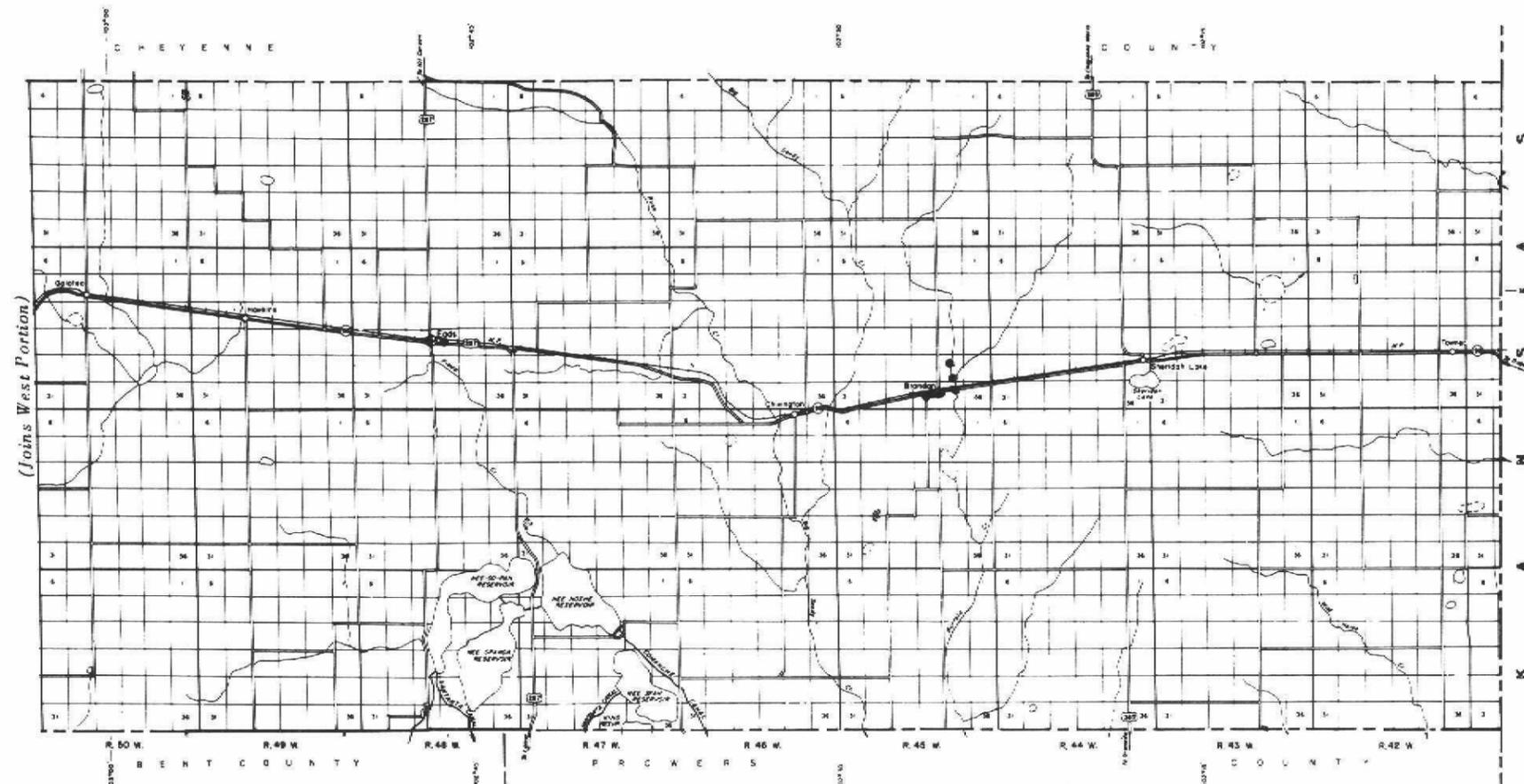
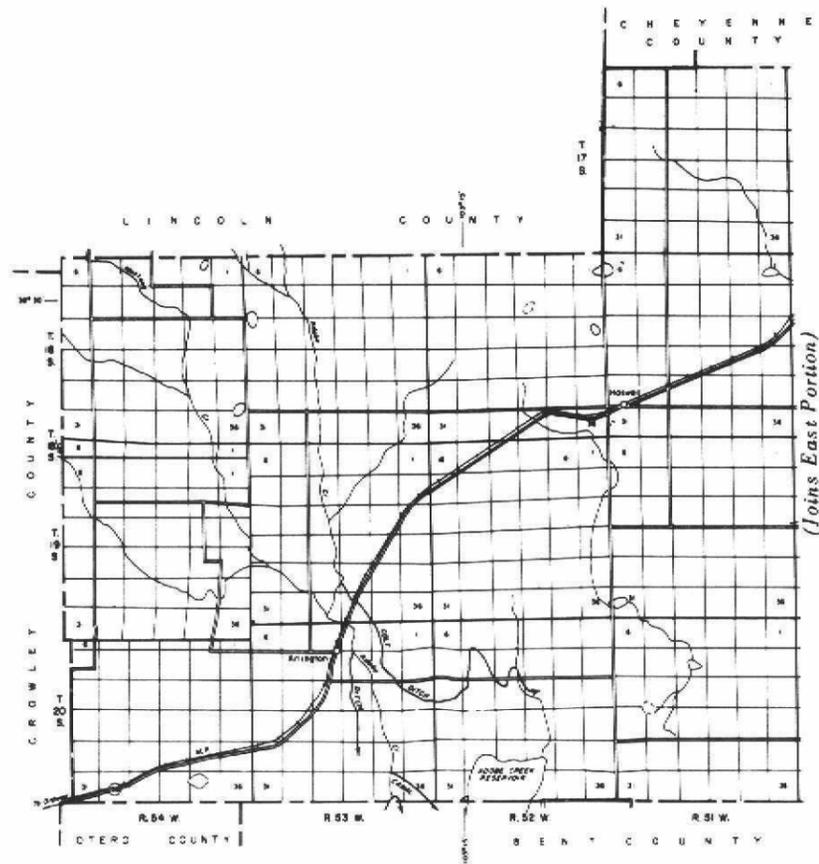
February 1972

COLORADO

KIOWA COUNTY COLORADO



FLOOD PLAINS CHARACTERISTICS AND DATA

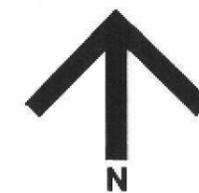


LEGEND

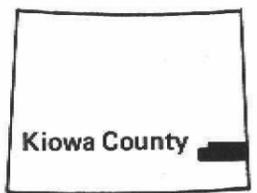
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-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



Kiowa County

COLORADO

COLORADO LAND USE COMMISSION

KIT CARSON COUNTY COLORADO

2 0 2 4 6 8 MILES
SCALE 1:380,160

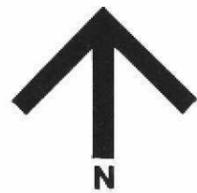
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

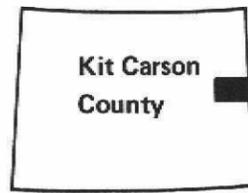
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-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.

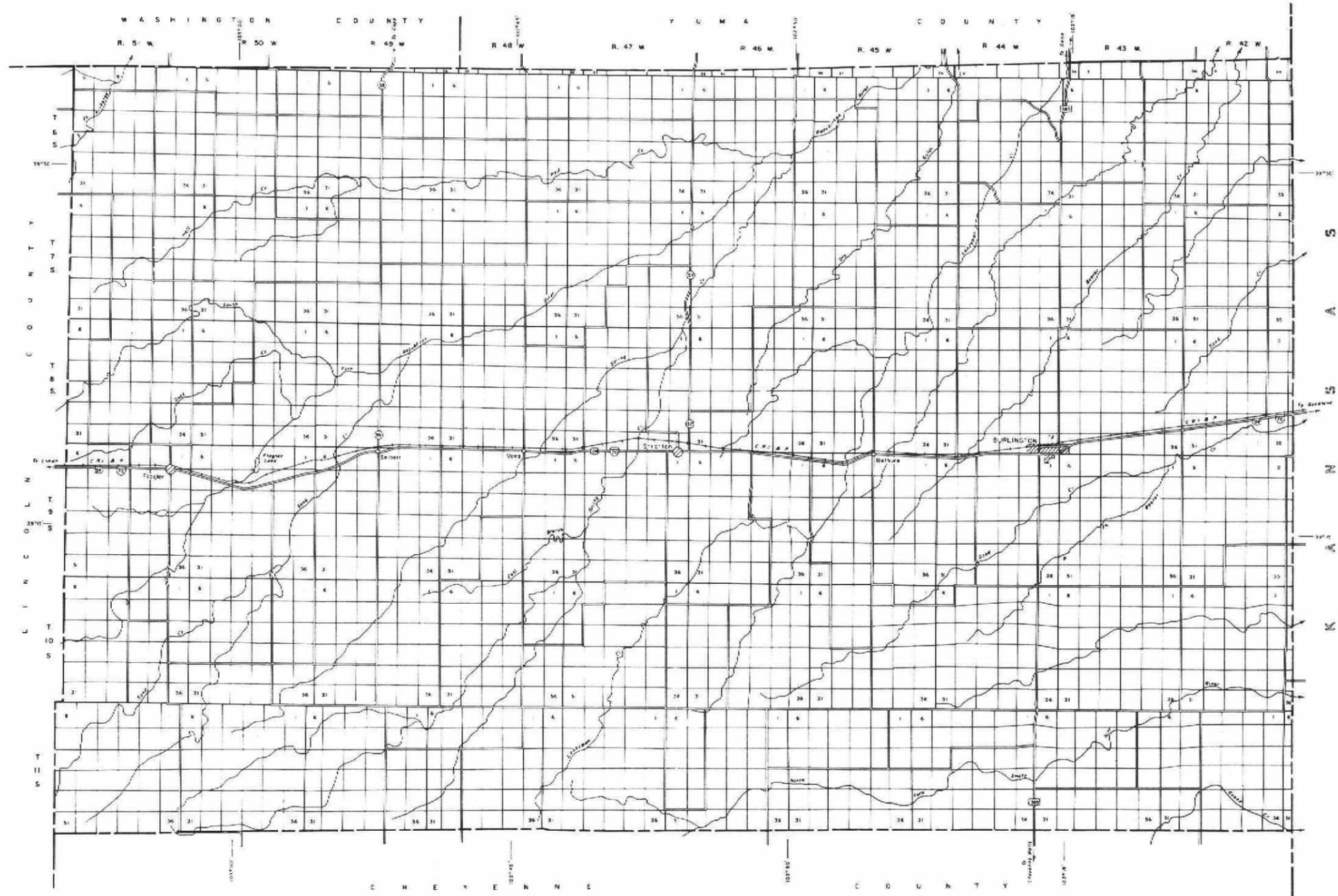


February 1972

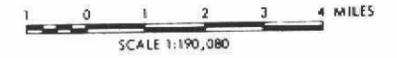


COLORADO

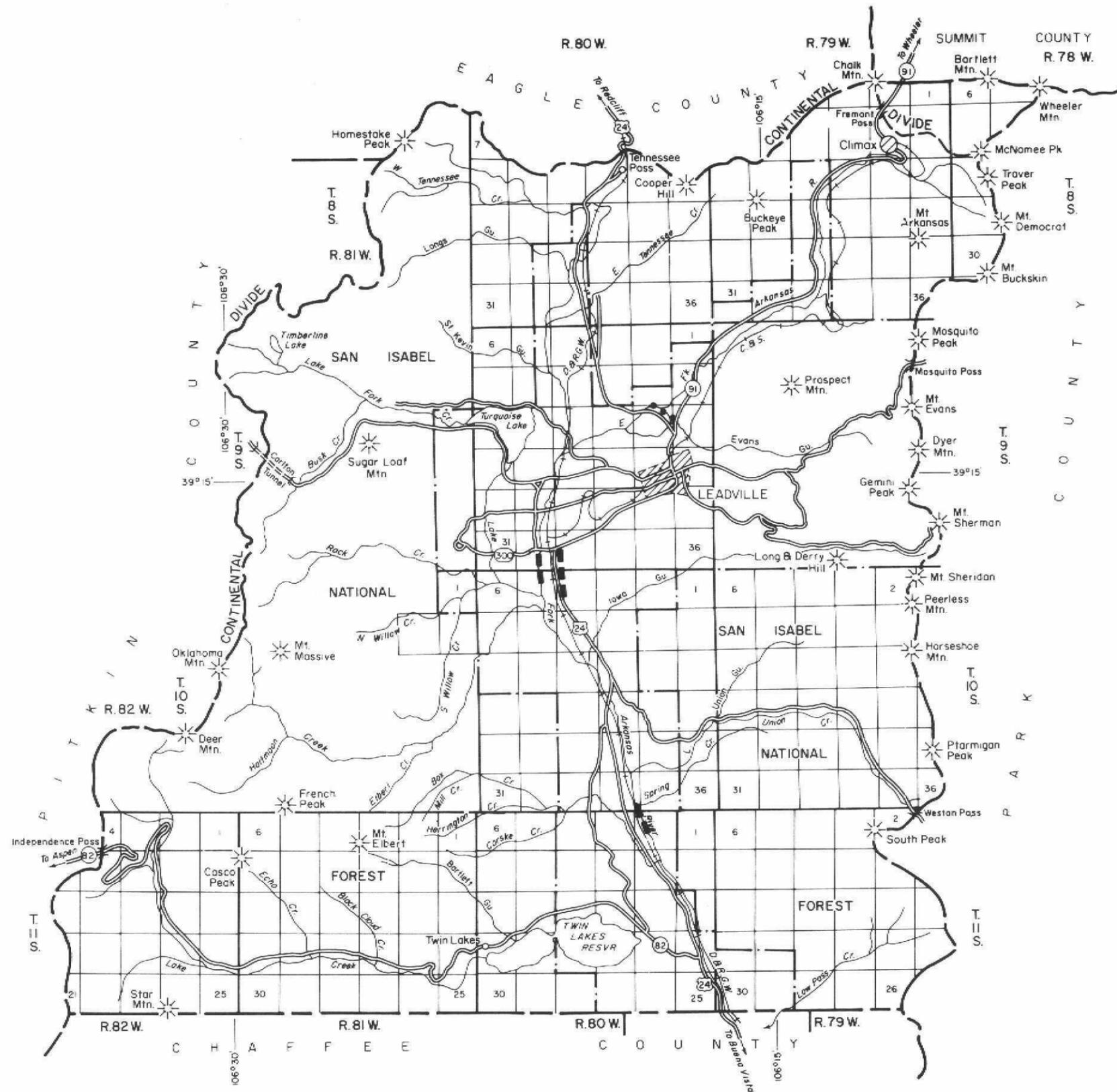
COLORADO LAND USE COMMISSION
IV-31



LAKE COUNTY COLORADO



FLOOD PLAINS CHARACTERISTICS AND DATA

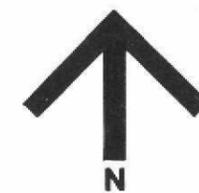


LEGEND

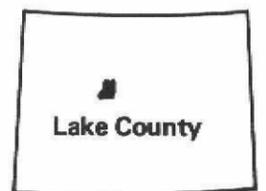
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-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



Lake County

COLORADO

COLORADO LAND USE COMMISSION

LA PLATA COUNTY
COLORADO

2 0 2 4 6 MILES
SCALE 1:316,800

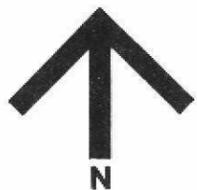
FLOOD PLAINS
CHARACTERISTICS AND DATA

LEGEND

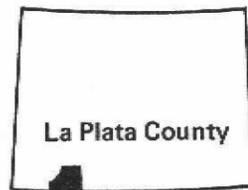
-  Reaches of streams where flooding has occurred with damage to developed areas.
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-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.

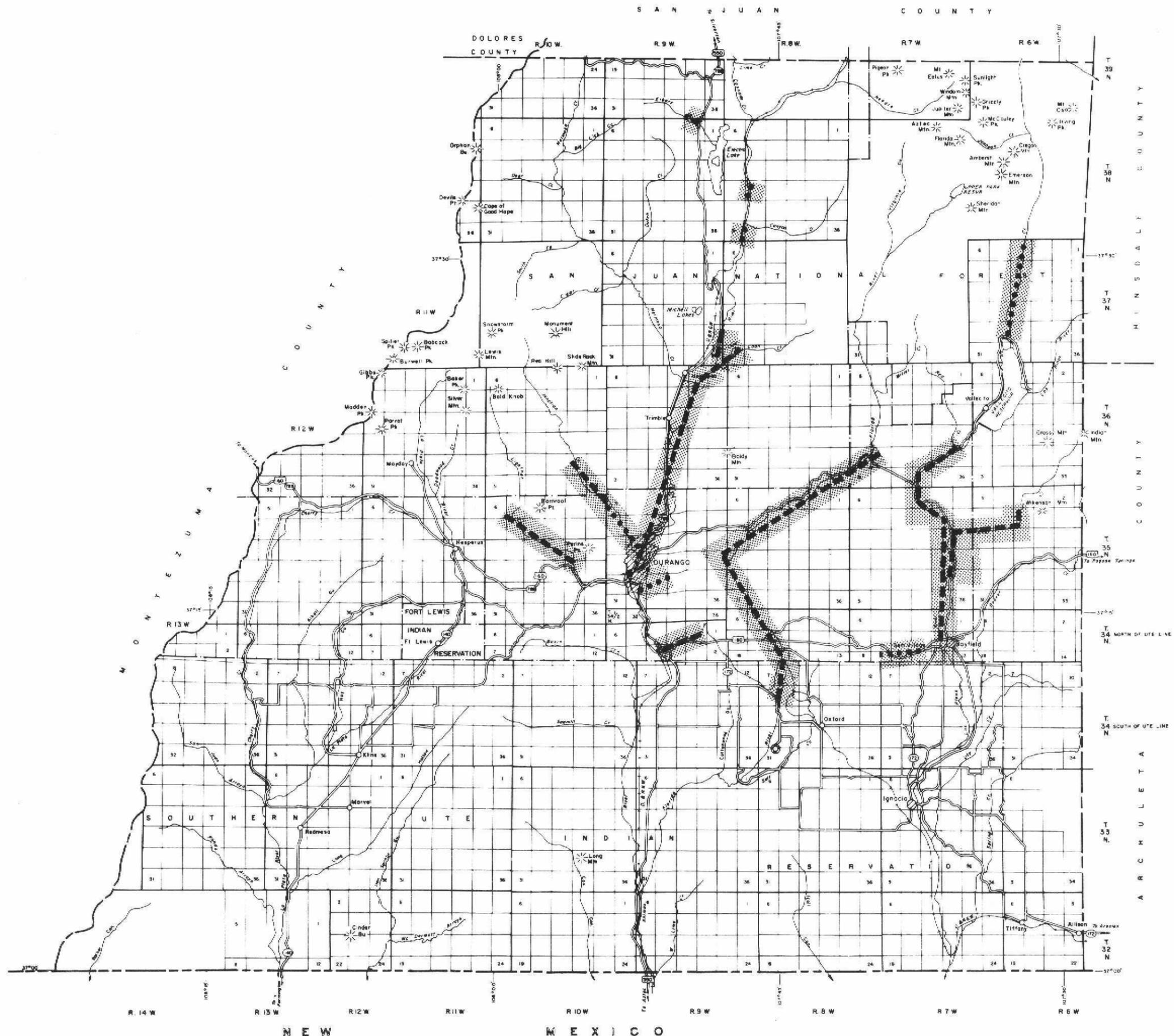


February 1972



La Plata County
COLORADO

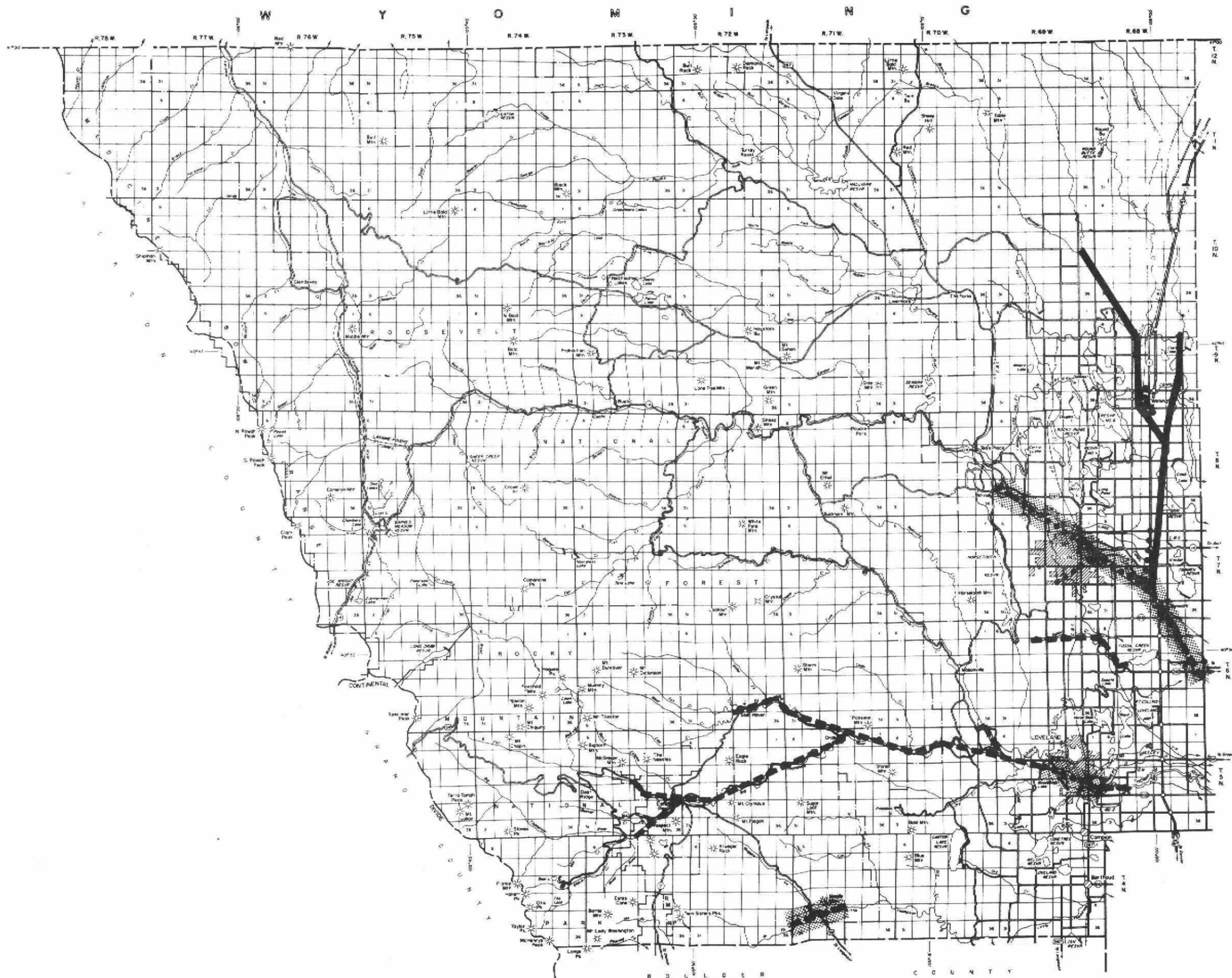
COLORADO LAND USE COMMISSION
IV-33



LARIMER COUNTY
COLORADO

2 0 2 4 6 8 MILES
SCALE 1:380,160

FLOOD PLAINS
CHARACTERISTICS AND DATA



LEGEND

-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



Larimer County
COLORADO

COLORADO LAND USE COMMISSION

WEST PORTION
LAS ANIMAS COUNTY
 COLORADO

2 0 2 4 6 8 MILES
 SCALE 1:380,160

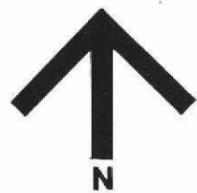
FLOOD PLAINS
 CHARACTERISTICS AND DATA

LEGEND

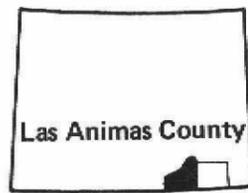
-  Reaches of streams where flooding has occurred with damage to developed areas.
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-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972

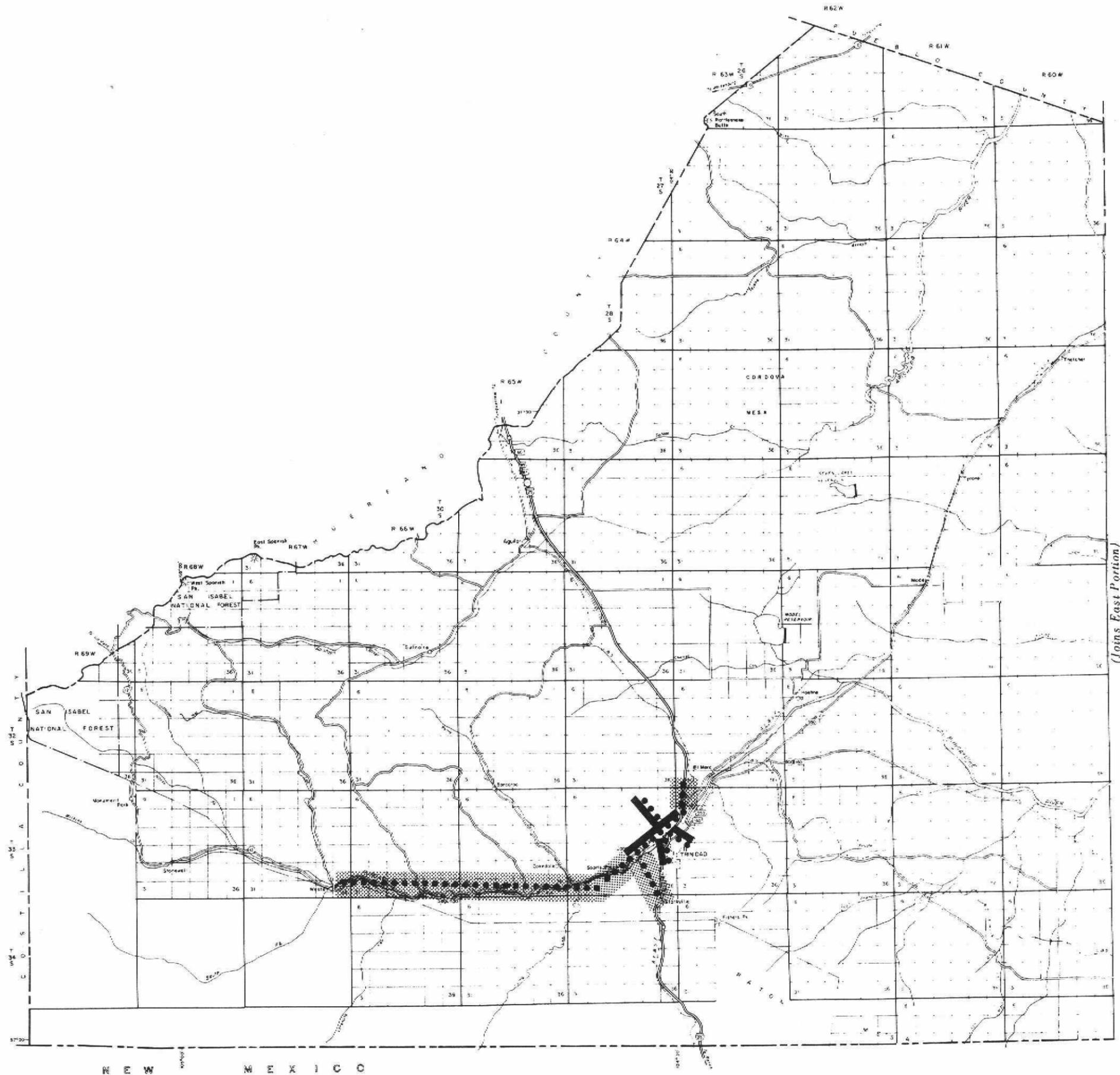


Las Animas County

COLORADO

COLORADO LAND USE COMMISSION

IV-35a



NORTH PORTION
LINCOLN COUNTY
COLORADO

2 0 2 4 6 MILES
SCALE 1:314,800

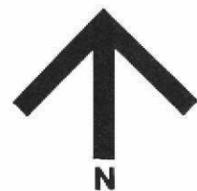
FLOOD PLAINS
CHARACTERISTICS AND DATA

LEGEND

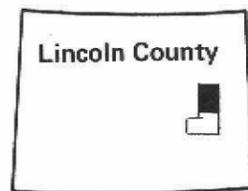
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-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.

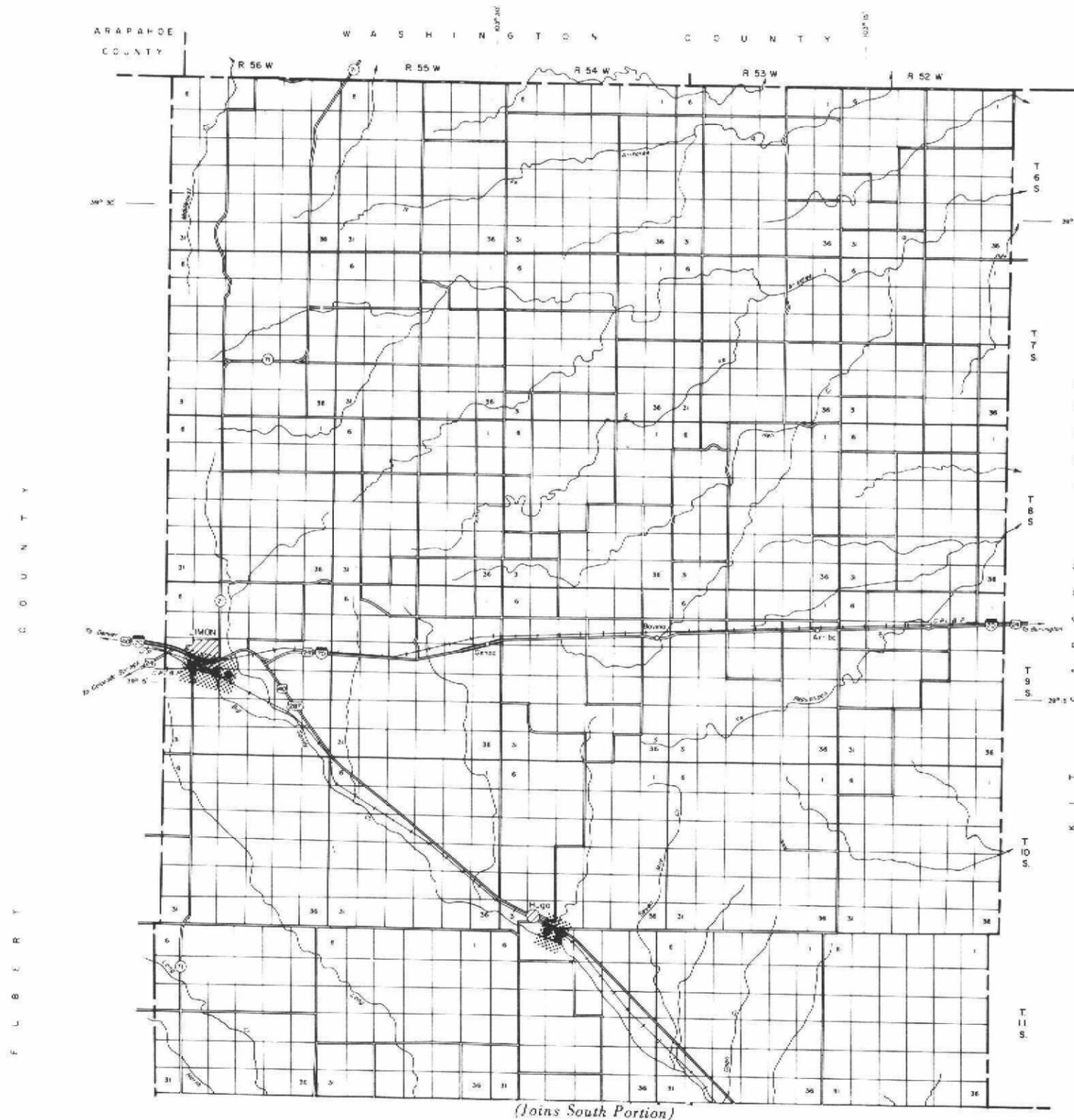


February 1972

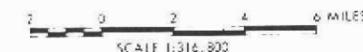


COLORADO

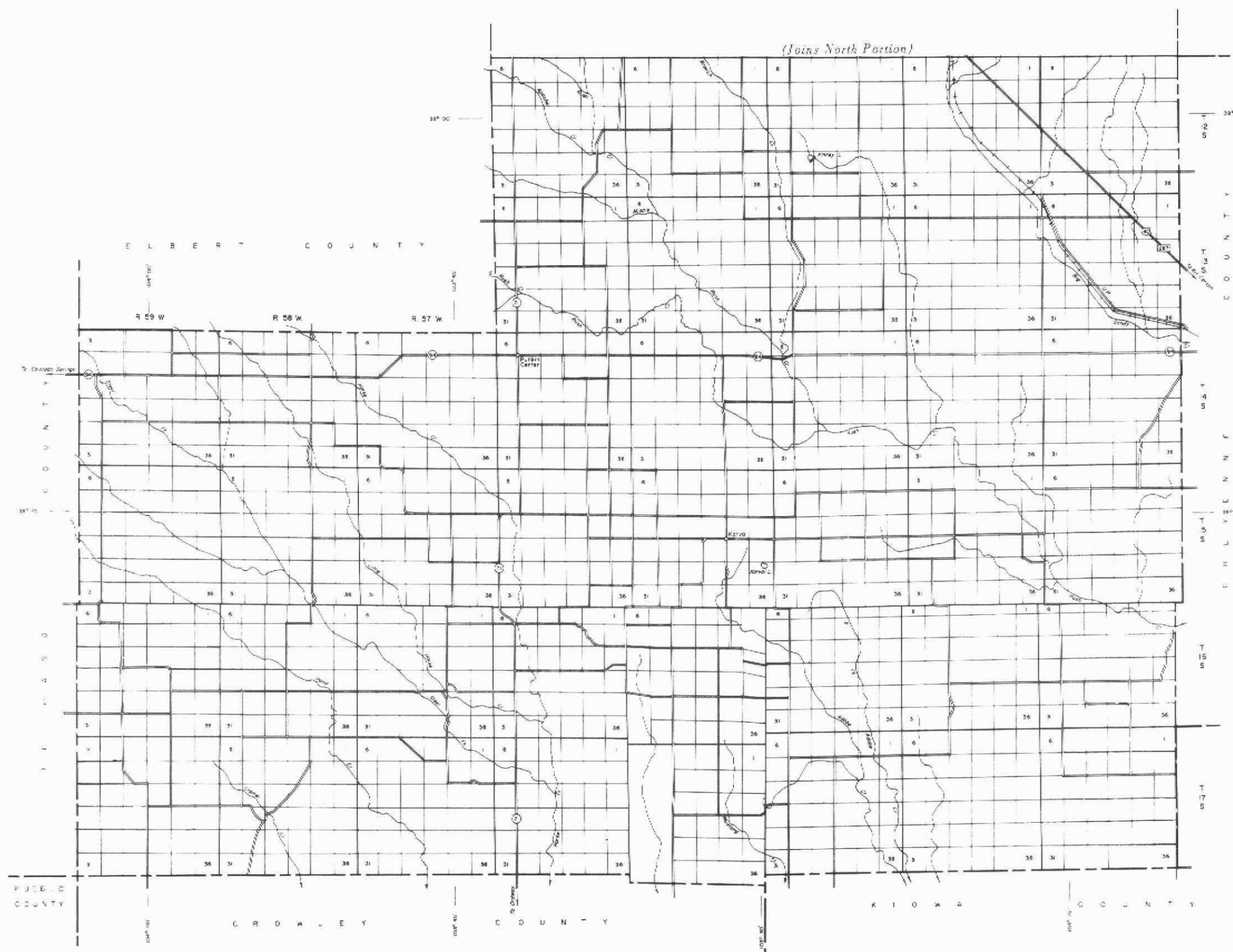
COLORADO LAND USE COMMISSION
IV-36a



SOUTH PORTION
LINCOLN COUNTY
 COLORADO



FLOOD PLAINS
 CHARACTERISTICS AND DATA



LEGEND

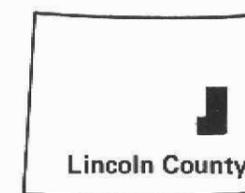
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-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



Lincoln County

COLORADO

COLORADO LAND USE COMMISSION

IV-36b

LOGAN COUNTY COLORADO

SCALE 1:316,800
0 2 4 6 MILES

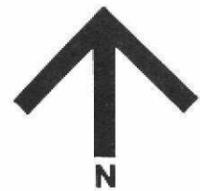
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

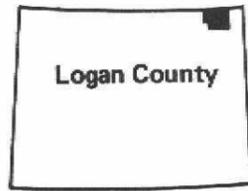
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.

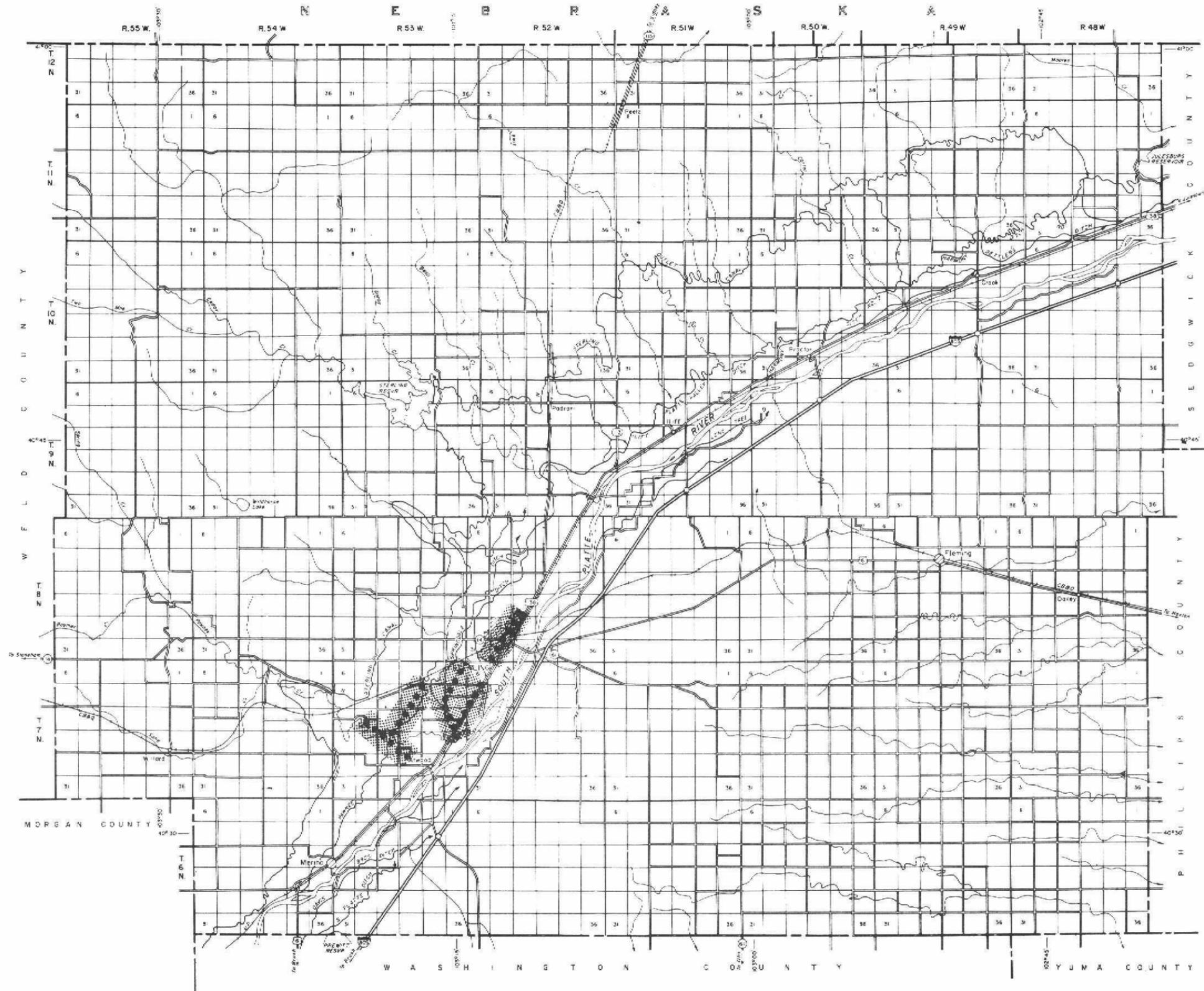


February 1972



COLORADO

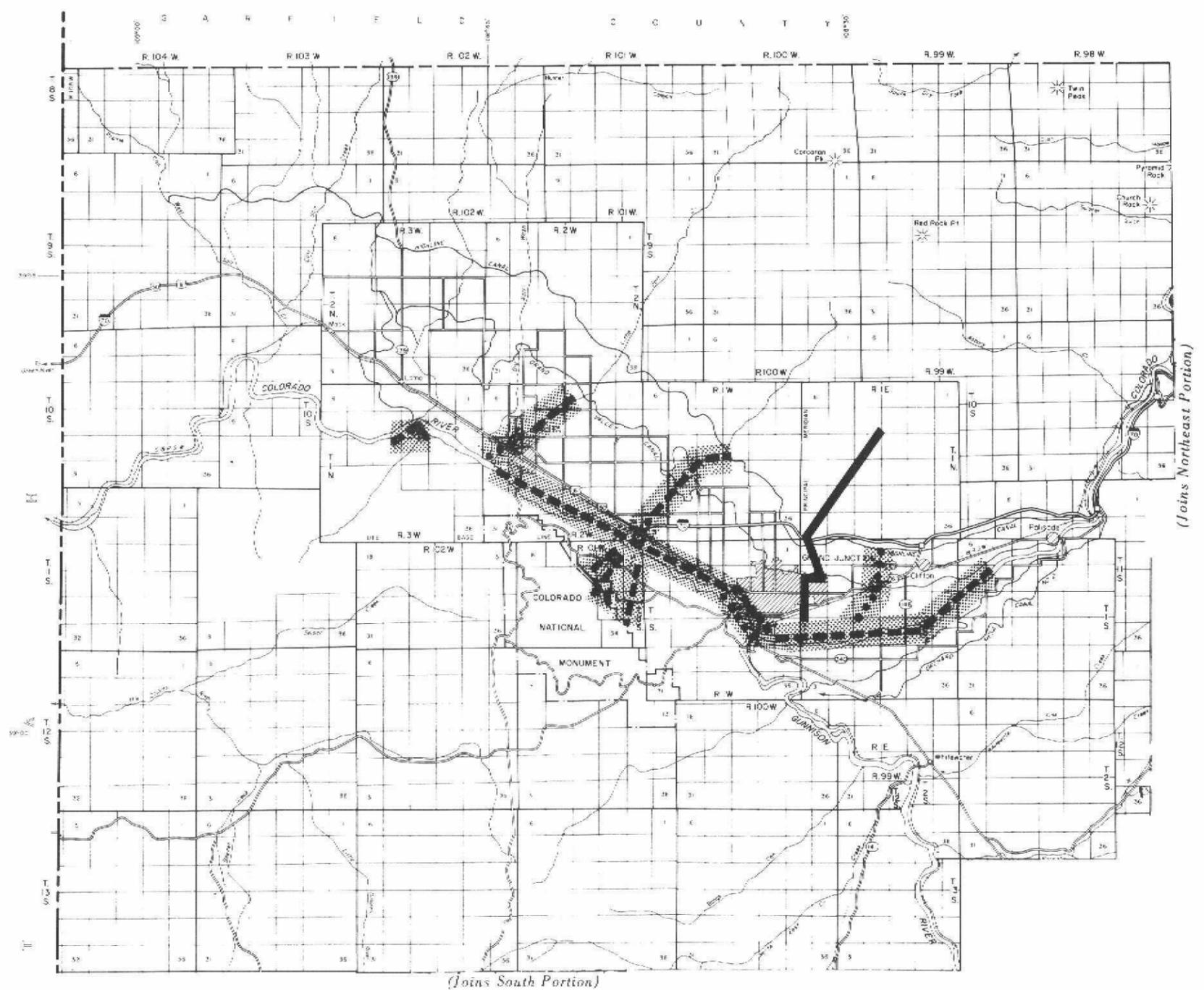
COLORADO LAND USE COMMISSION
IV-37



NORTHWEST PORTION
 MESA COUNTY
 COLORADO



FLOOD PLAINS
 CHARACTERISTICS AND DATA

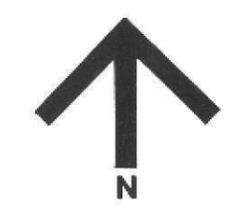


LEGEND

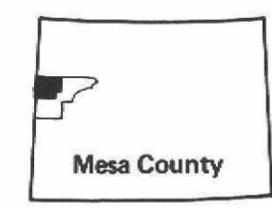
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-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



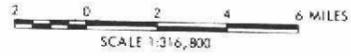
Mesa County

COLORADO

COLORADO LAND USE COMMISSION

IV-38a

SOUTH PORTION
MESA COUNTY
 COLORADO



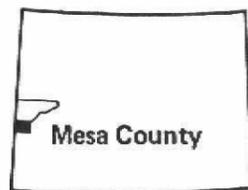
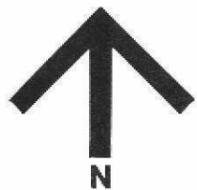
FLOOD PLAINS
 CHARACTERISTICS AND DATA

LEGEND

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-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

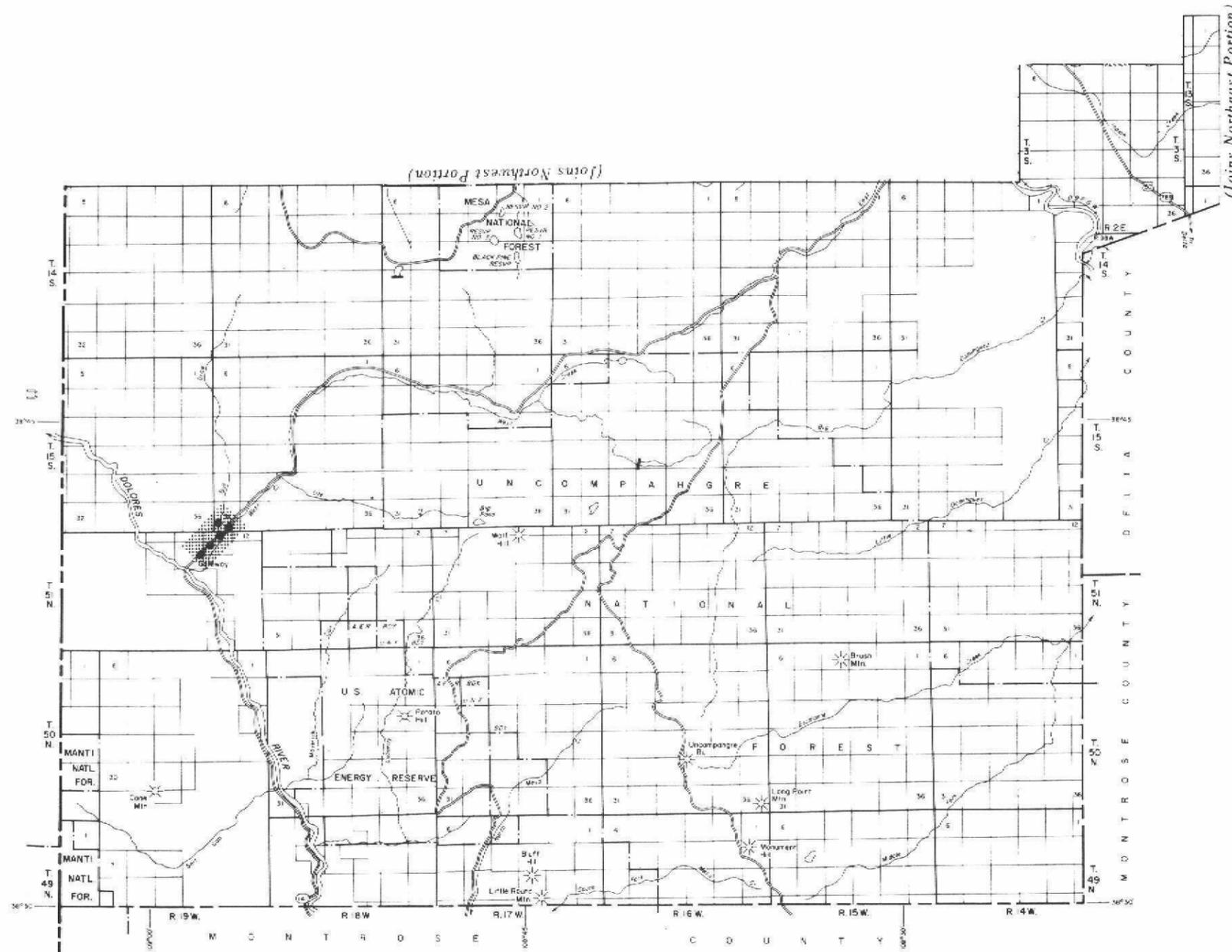
Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972

COLORADO

COLORADO LAND USE COMMISSION
 IV-38b



MINERAL COUNTY COLORADO

1 0 1 2 3 4 5 MILES
SCALE 1:253,440

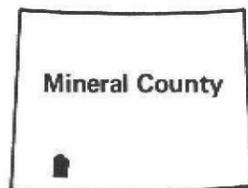
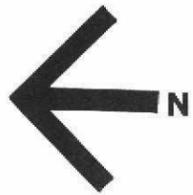
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

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-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

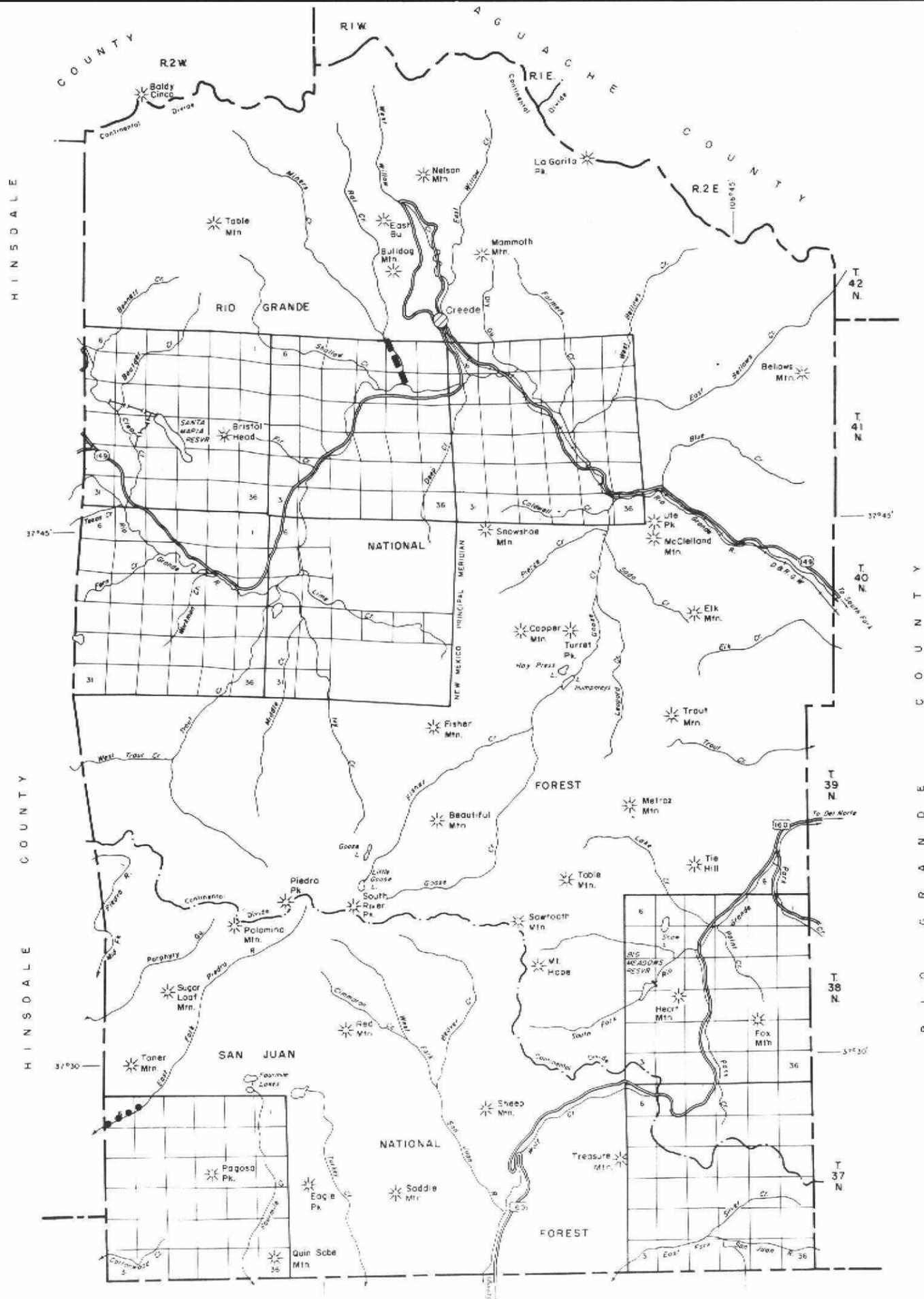
Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972

COLORADO

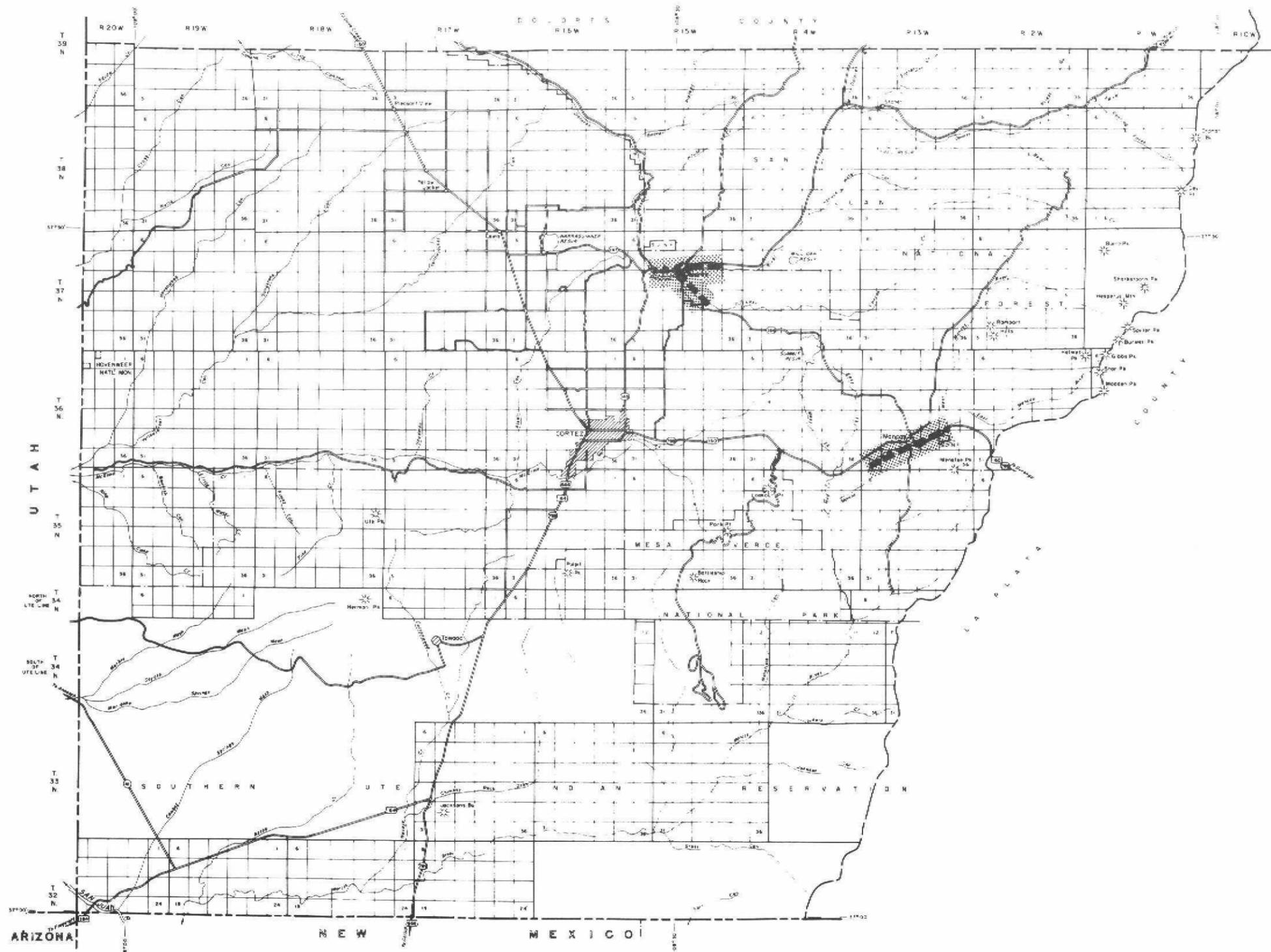
COLORADO LAND USE COMMISSION
IV-39



MONTEZUMA COUNTY COLORADO

2 0 2 4 6 8 MILES
SCALE 1:380,160

FLOOD PLAINS CHARACTERISTICS AND DATA

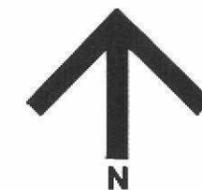


LEGEND

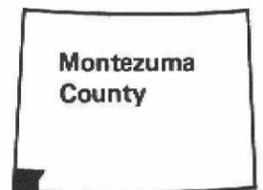
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-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



Montezuma
County

COLORADO

COLORADO LAND USE COMMISSION

IV-40

WEST PORTION
MOFFAT COUNTY
 COLORADO

2 0 2 4 6 8 MILES
 SCALE 1:380,160

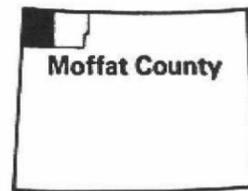
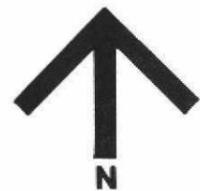
FLOOD PLAINS
 CHARACTERISTICS AND DATA

LEGEND

-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

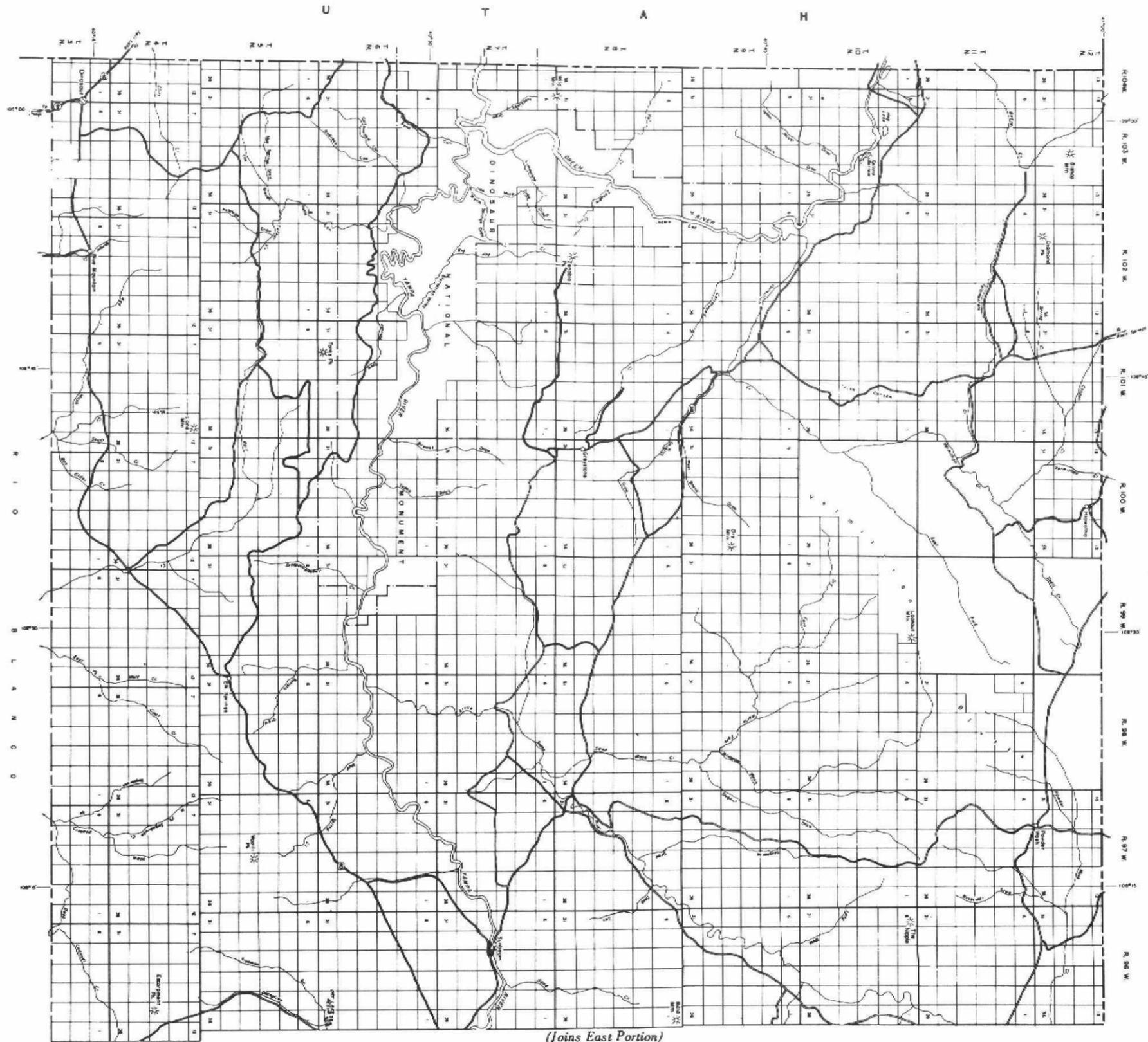
Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972

COLORADO

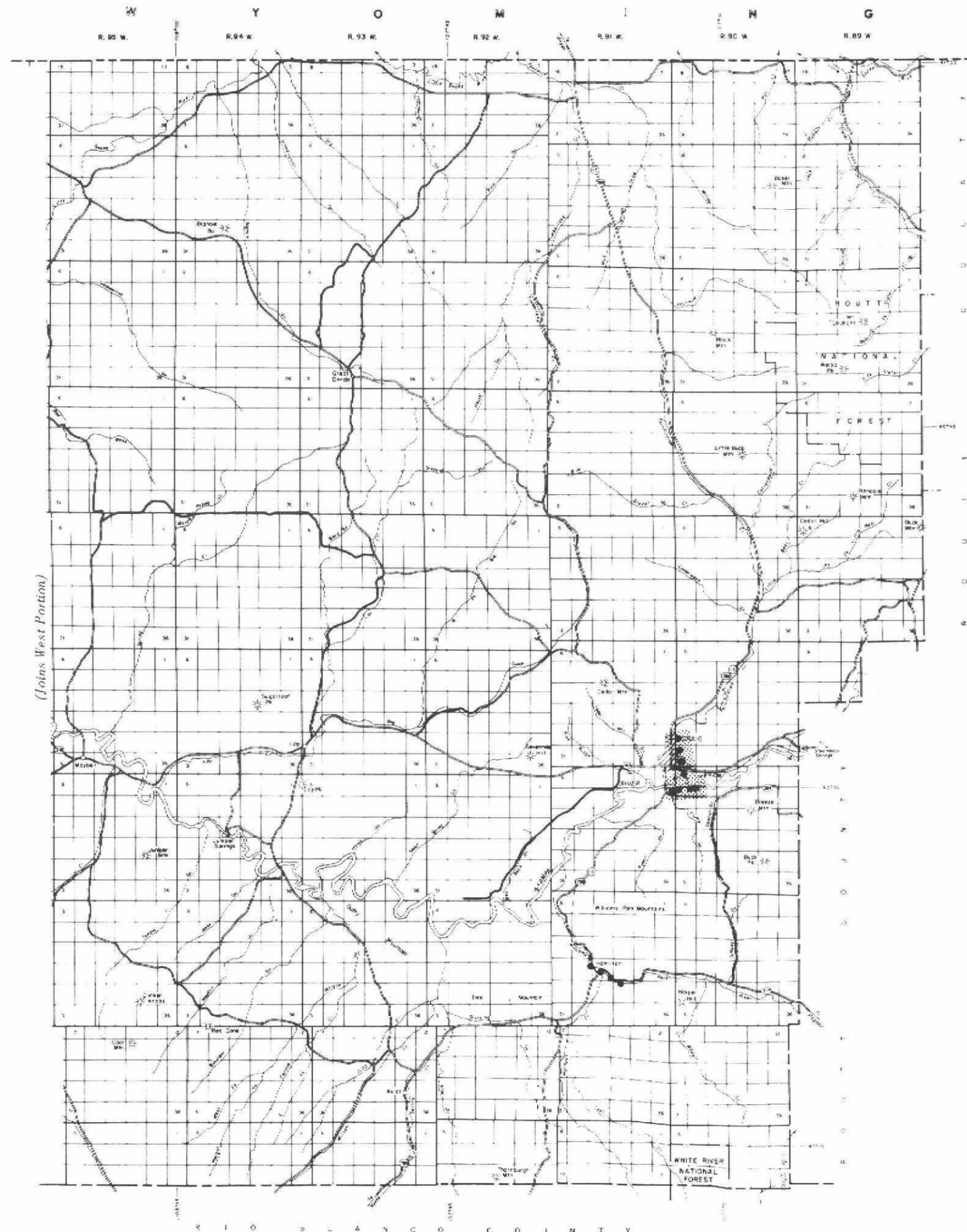
COLORADO LAND USE COMMISSION
 IV-41a



EAST PORTION
MOFFAT COUNTY
 COLORADO

SCALE 1:380,160
 0 2 4 6 8 MILES

FLOOD PLAINS
 CHARACTERISTICS AND DATA

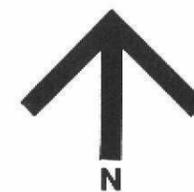


LEGEND

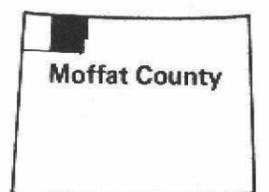
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



Moffat County

COLORADO

COLORADO LAND USE COMMISSION

IV-41b

WEST PORTION
MONTROSE COUNTY
COLORADO

2 0 2 4 6 MILES
SCALE 1:316,800

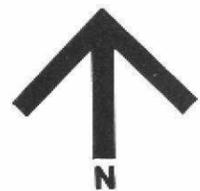
FLOOD PLAINS
CHARACTERISTICS AND DATA

LEGEND

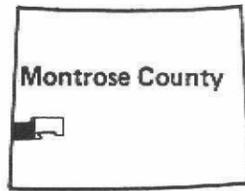
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.

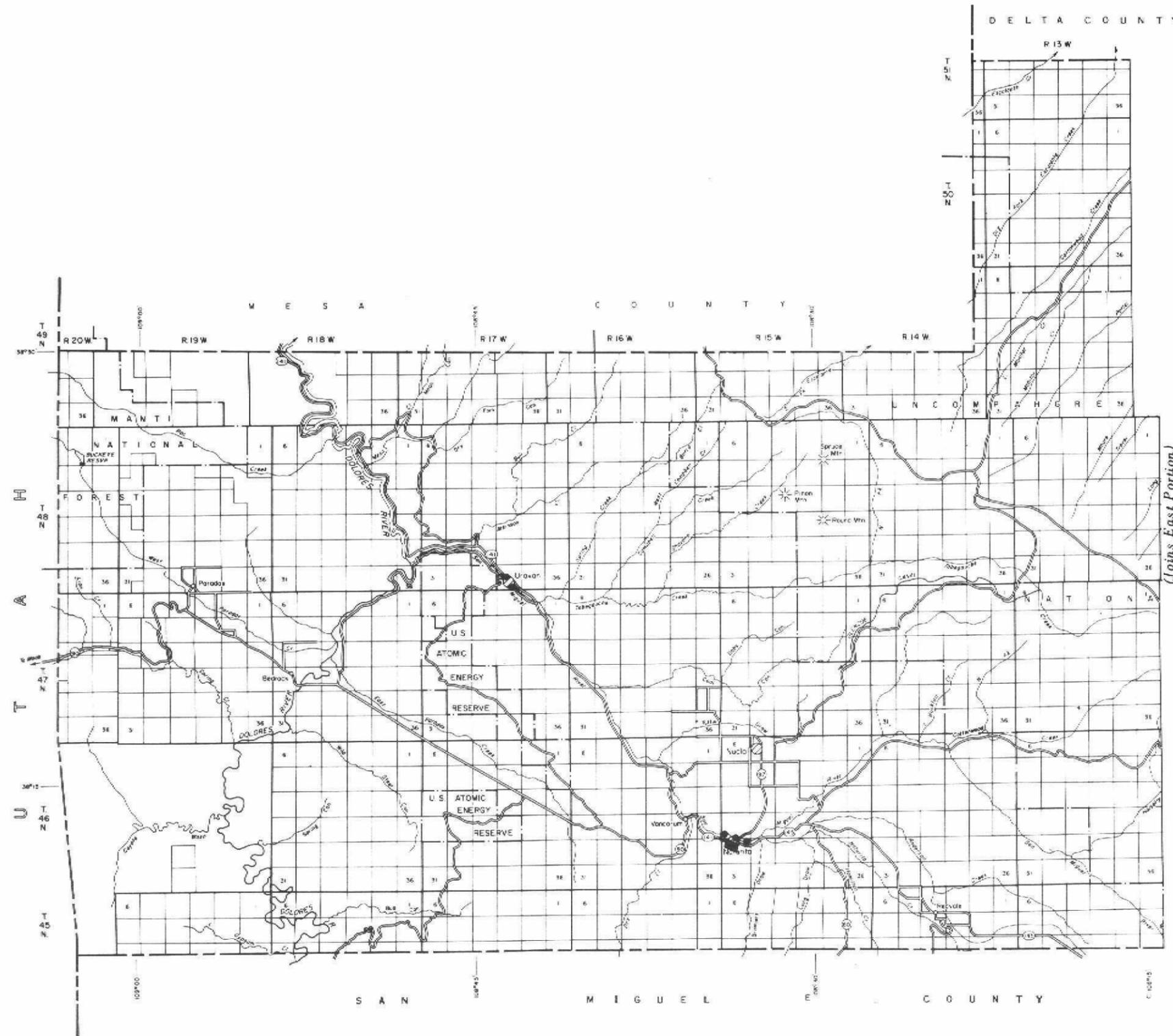


February 1972



Montrose County
COLORADO

COLORADO LAND USE COMMISSION
IV-42a

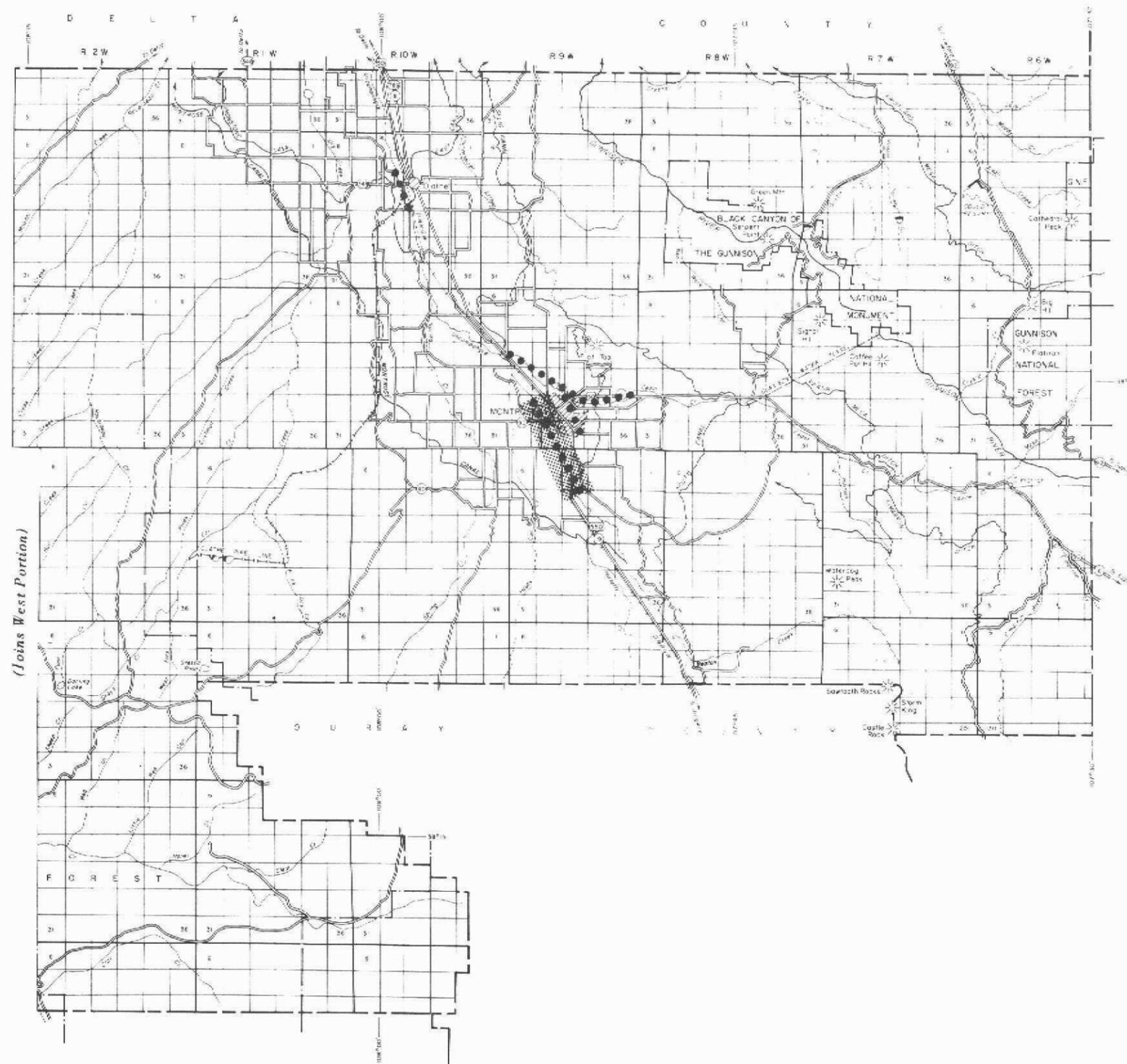


(Joins East Portion)

EAST PORTION
MONTROSE COUNTY
COLORADO

2 0 2 4 6 MILES
SCALE 1:316,800

FLOOD PLAINS
CHARACTERISTICS AND DATA

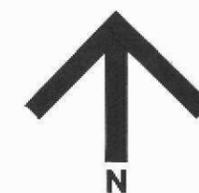


LEGEND

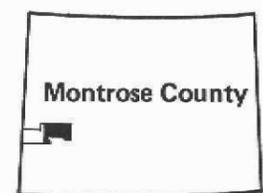
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-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



Montrose County

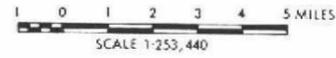
COLORADO

COLORADO LAND USE COMMISSION

IV-42b

MORGAN COUNTY
COLORADO

JUNE 1970



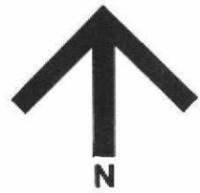
FLOOD PLAINS
CHARACTERISTICS AND DATA

LEGEND

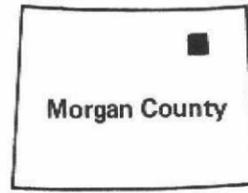
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

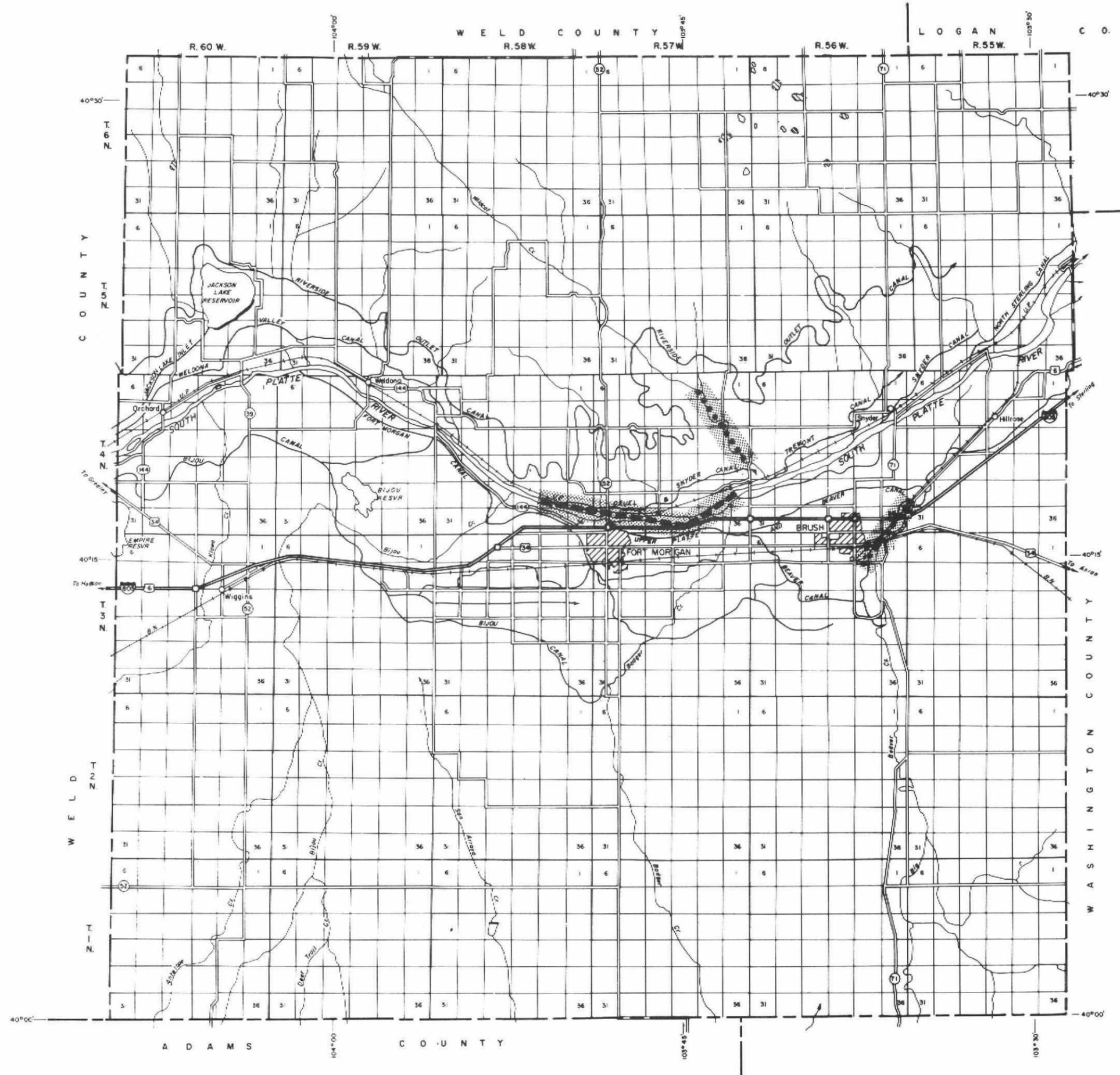
Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



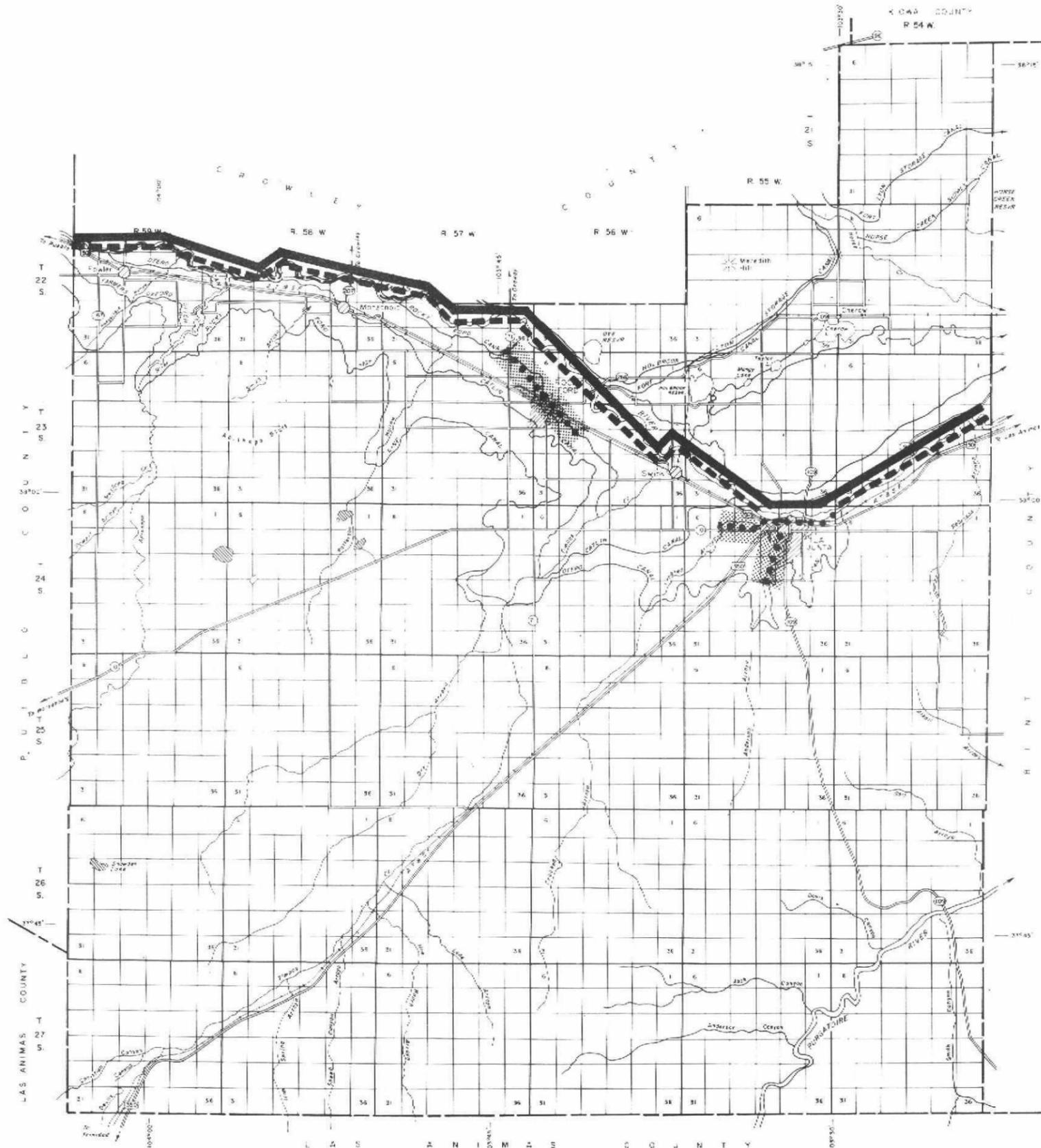
Morgan County
COLORADO



OTERO COUNTY COLORADO

SCALE 1:316,800
0 2 4 6 MILES

FLOOD PLAINS CHARACTERISTICS AND DATA

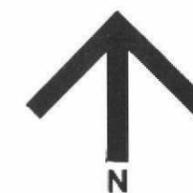


LEGEND

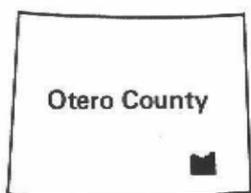
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



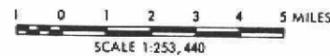
Otero County

COLORADO

COLORADO LAND USE COMMISSION

IV-44

OURAY COUNTY COLORADO



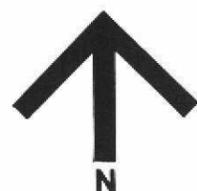
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

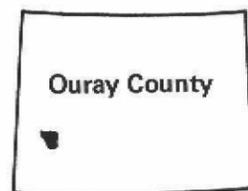
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.

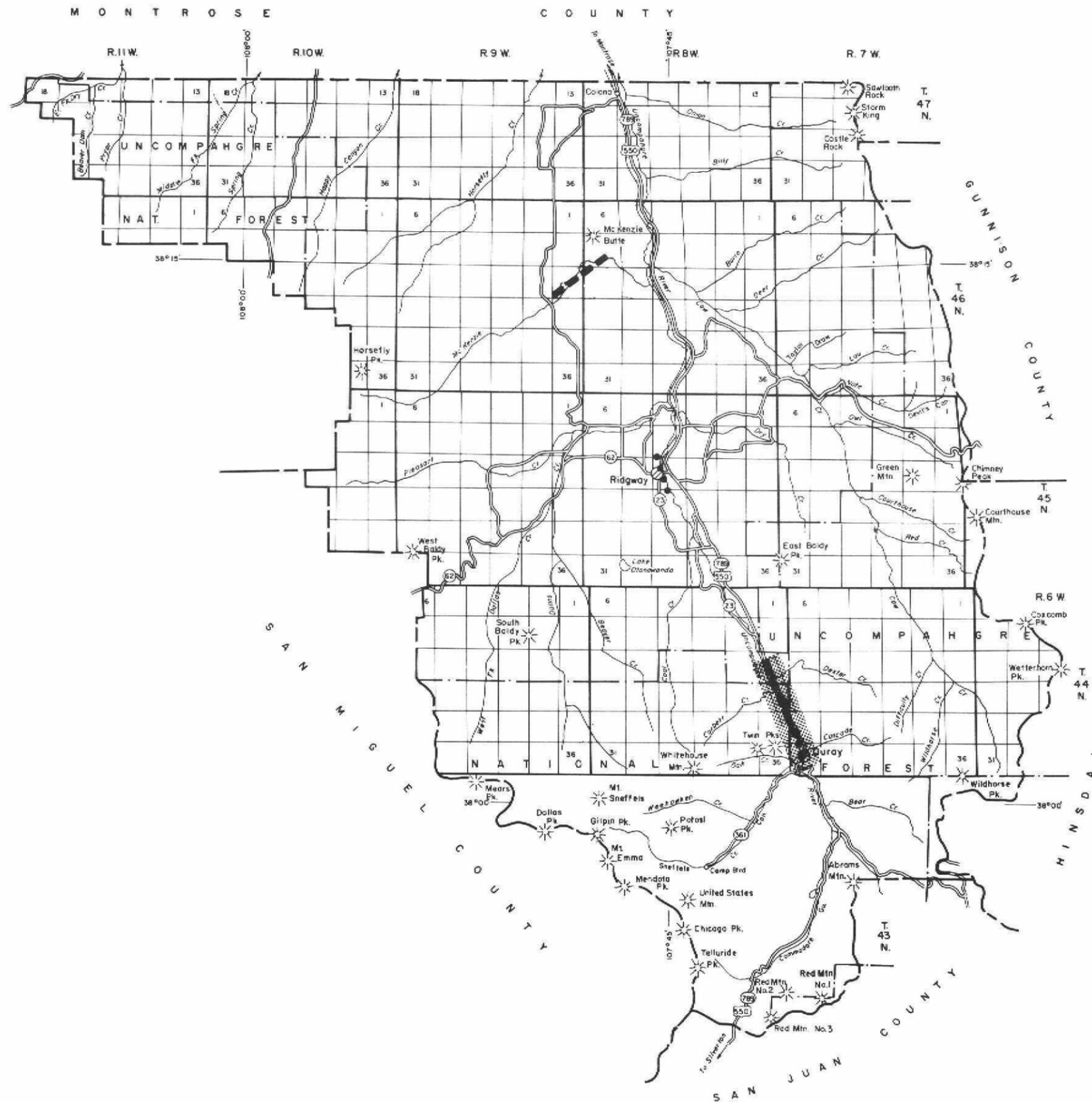


February 1972



Ouray County
COLORADO

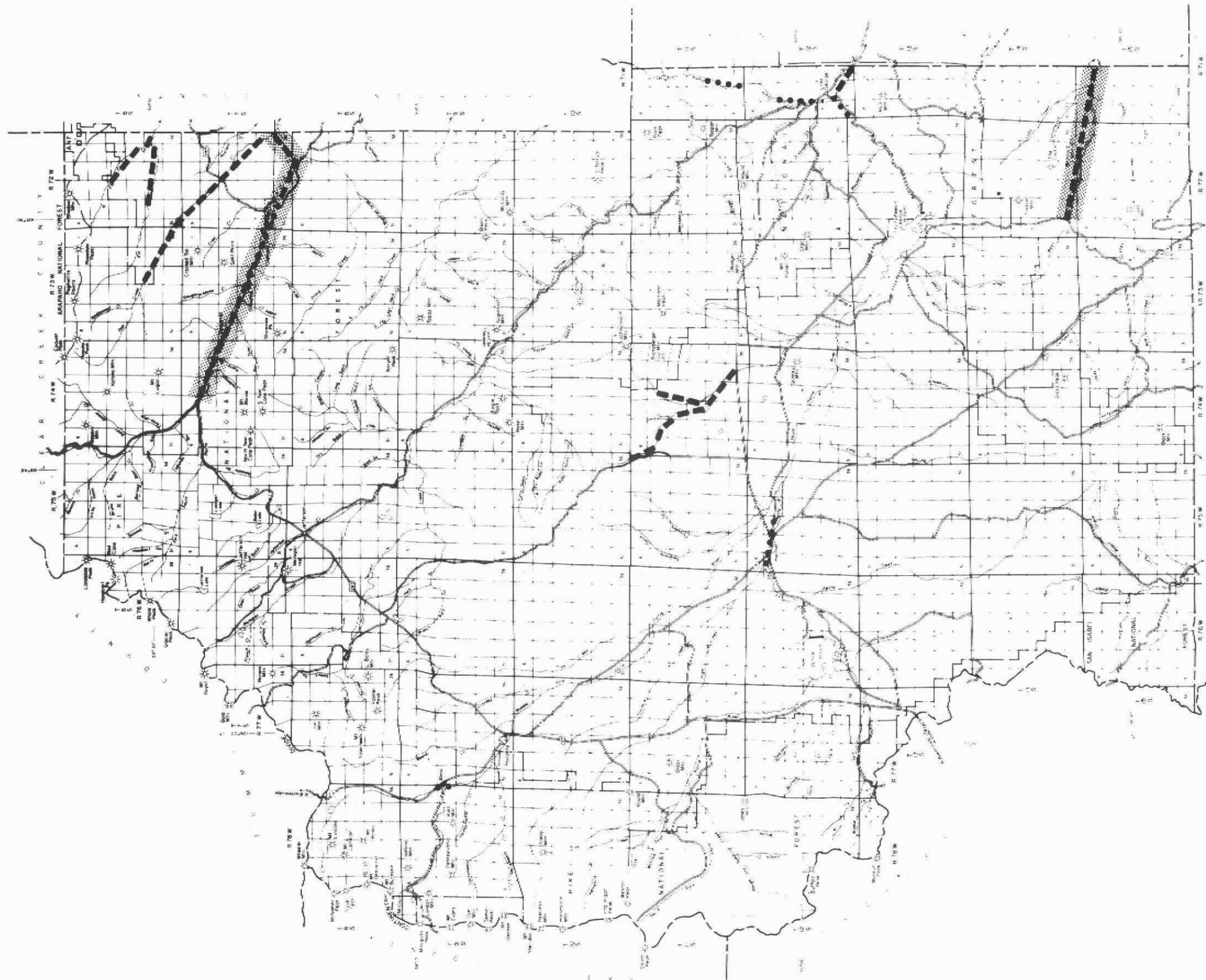
COLORADO LAND USE COMMISSION
IV-45



PARK COUNTY
COLORADO



FLOOD PLAINS
CHARACTERISTICS AND DATA

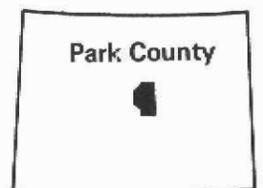
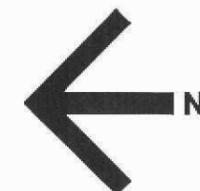


LEGEND

-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



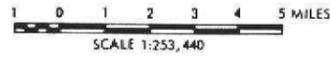
February 1972

COLORADO

COLORADO LAND USE COMMISSION

IV-46

PHILLIPS COUNTY COLORADO



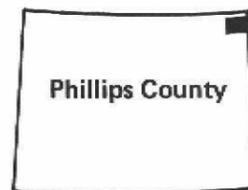
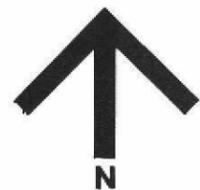
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

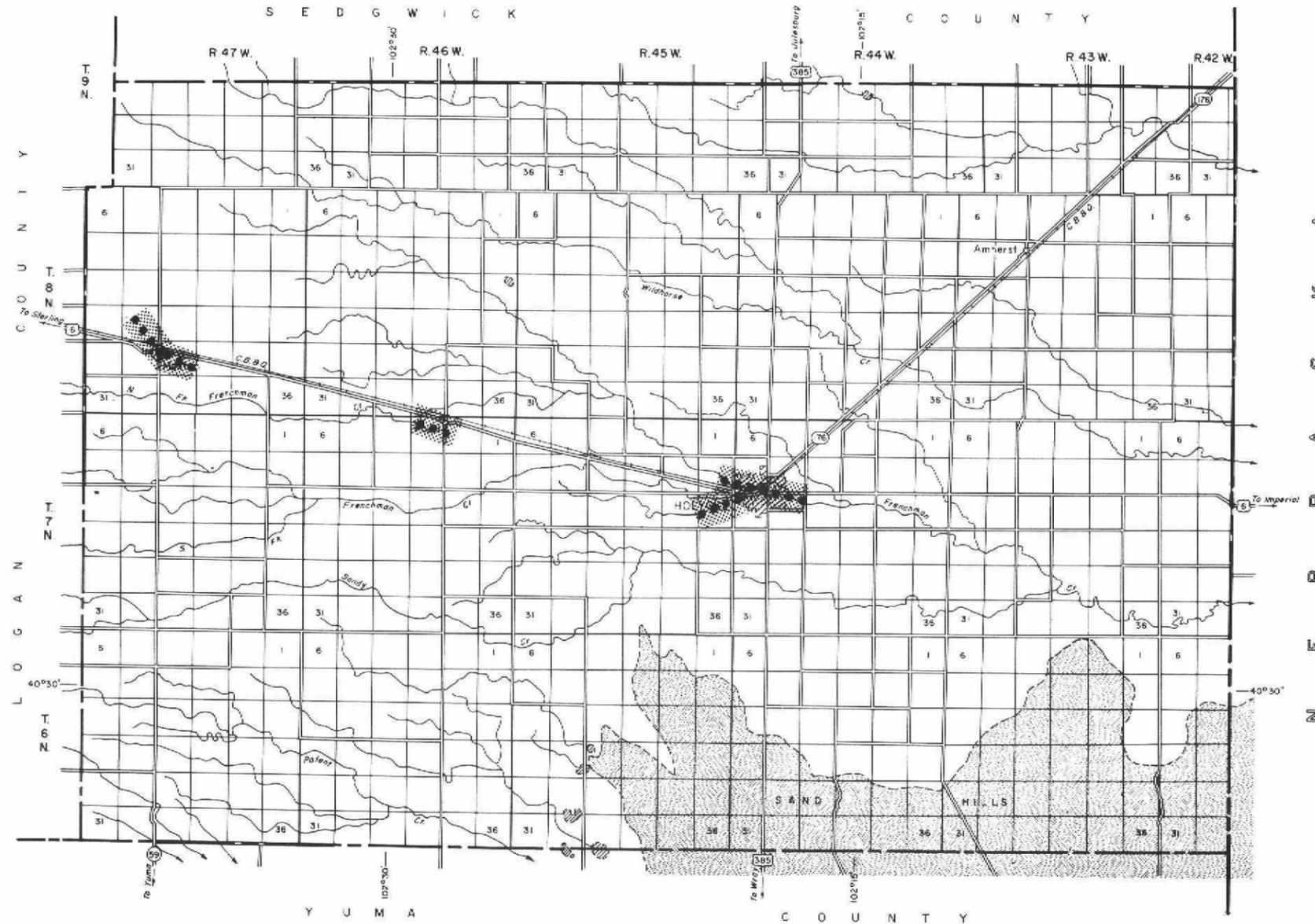
Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972

COLORADO

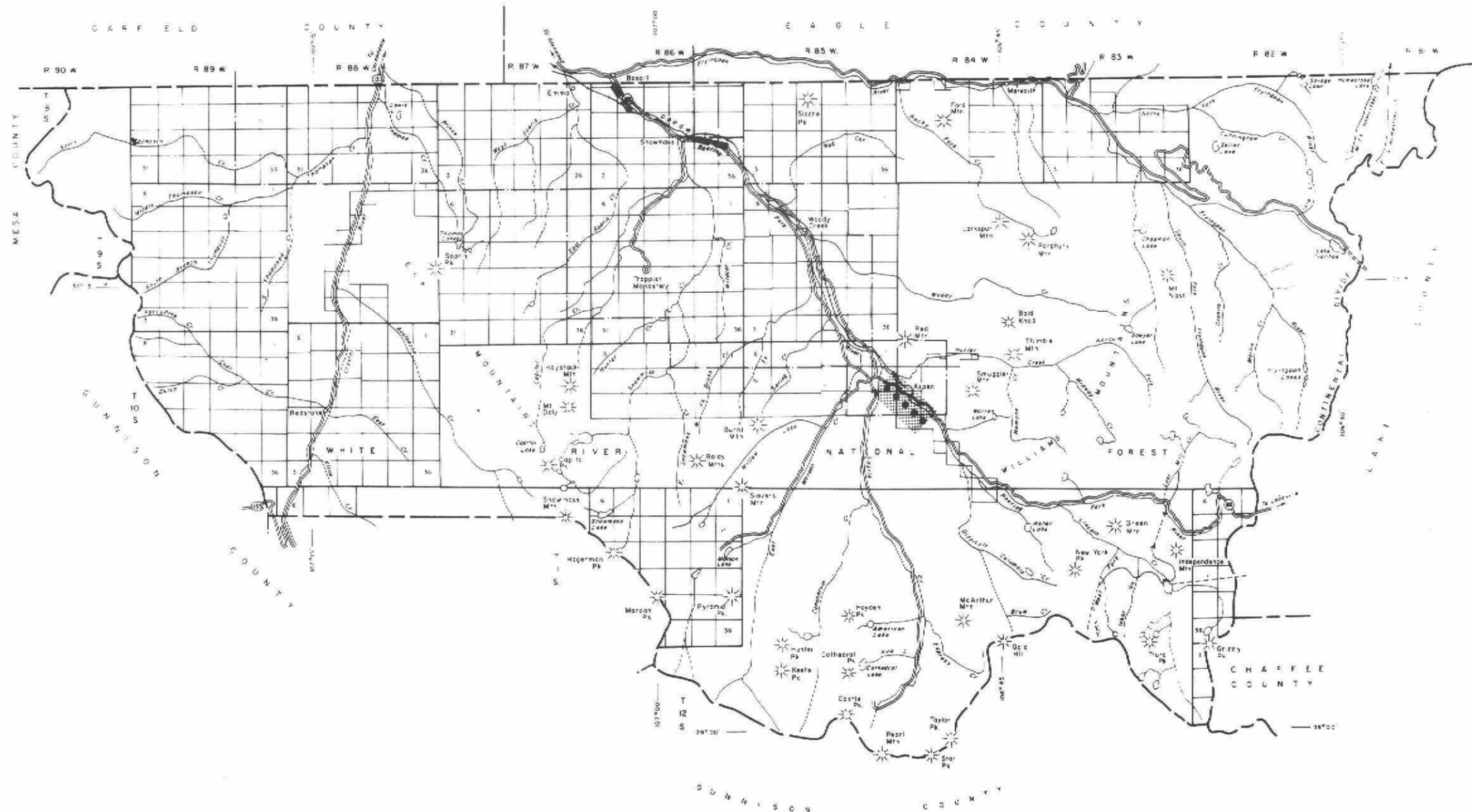
COLORADO LAND USE COMMISSION
IV-47



PITKIN COUNTY COLORADO

2 0 2 4 6 MILES
SCALE 1:316,800

FLOOD PLAINS CHARACTERISTICS AND DATA



LEGEND

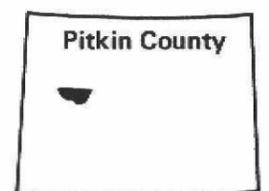
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



Pitkin County
COLORADO

COLORADO LAND USE COMMISSION

IV-48

PROWERS COUNTY
COLORADO

0 2 4 6 MILES
SCALE 1:316,800

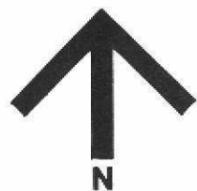
FLOOD PLAINS
CHARACTERISTICS AND DATA

LEGEND

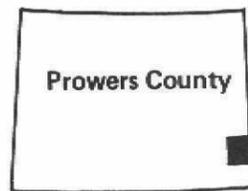
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972

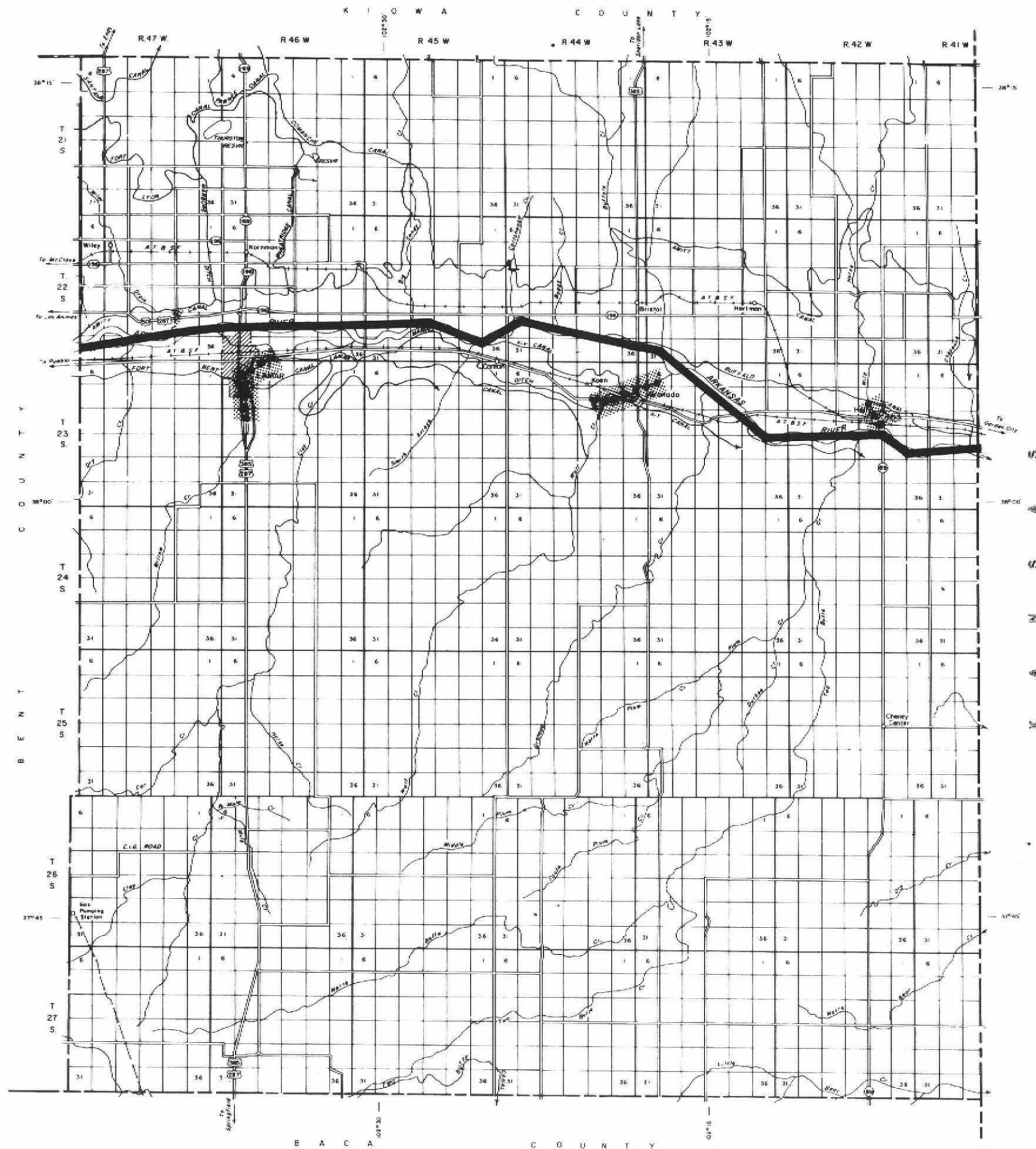


Prowers County

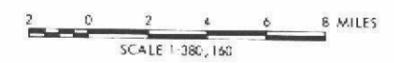
COLORADO

COLORADO LAND USE COMMISSION

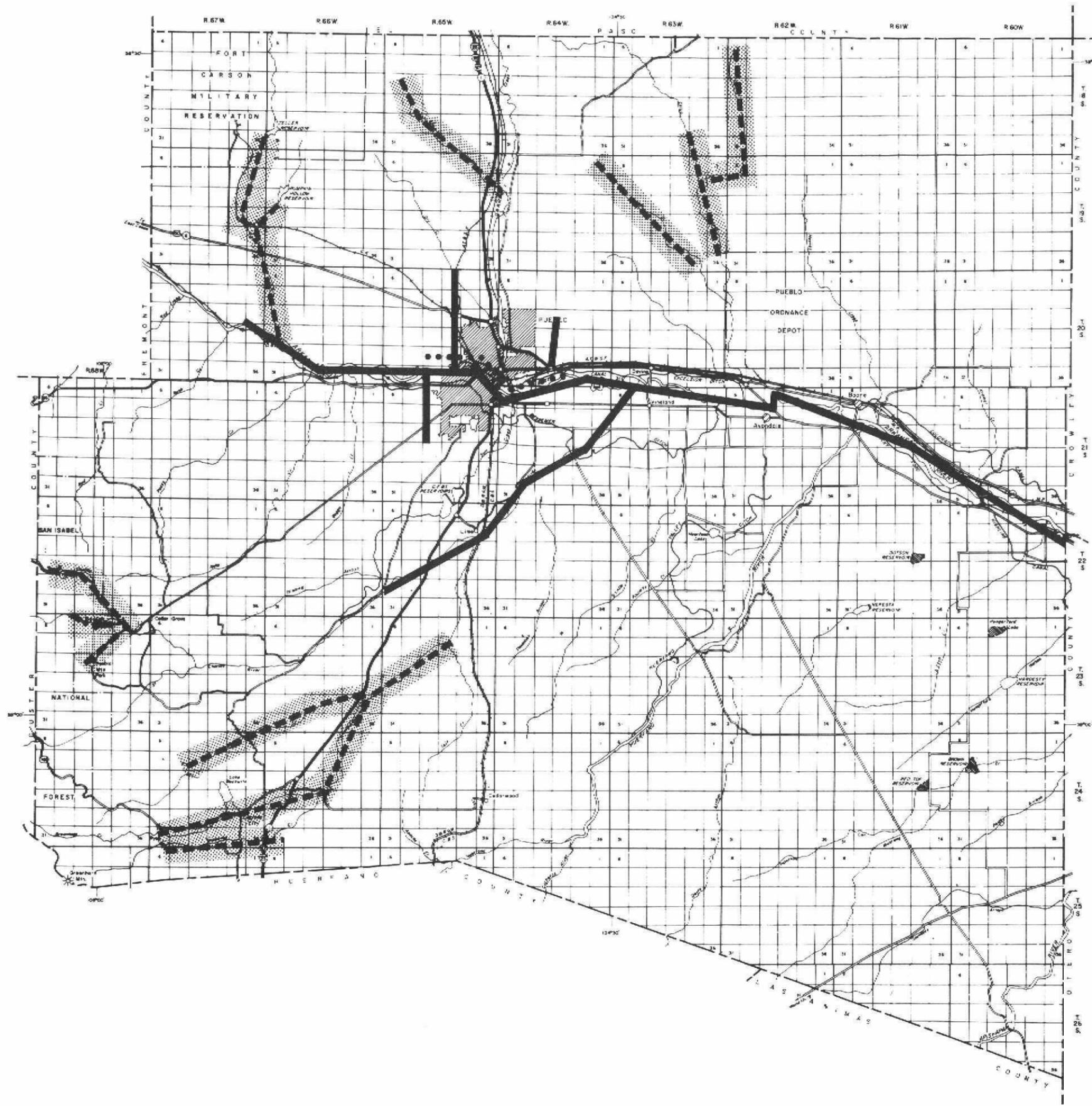
IV-49



PUEBLO COUNTY COLORADO



FLOOD PLAINS CHARACTERISTICS AND DATA

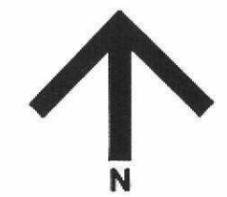


LEGEND

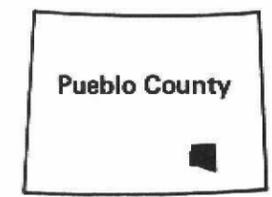
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-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



Pueblo County

COLORADO

COLORADO LAND USE COMMISSION

IV-50

WEST PORTION
RIO BLANCO COUNTY
COLORADO

M O F F A T C O U N T Y

0 2 4 6 MILES
SCALE 1:316,800

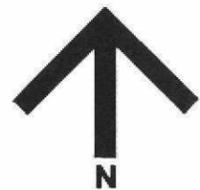
FLOOD PLAINS
CHARACTERISTICS AND DATA

LEGEND

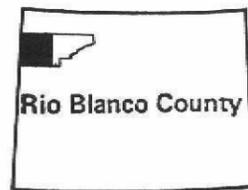
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-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.

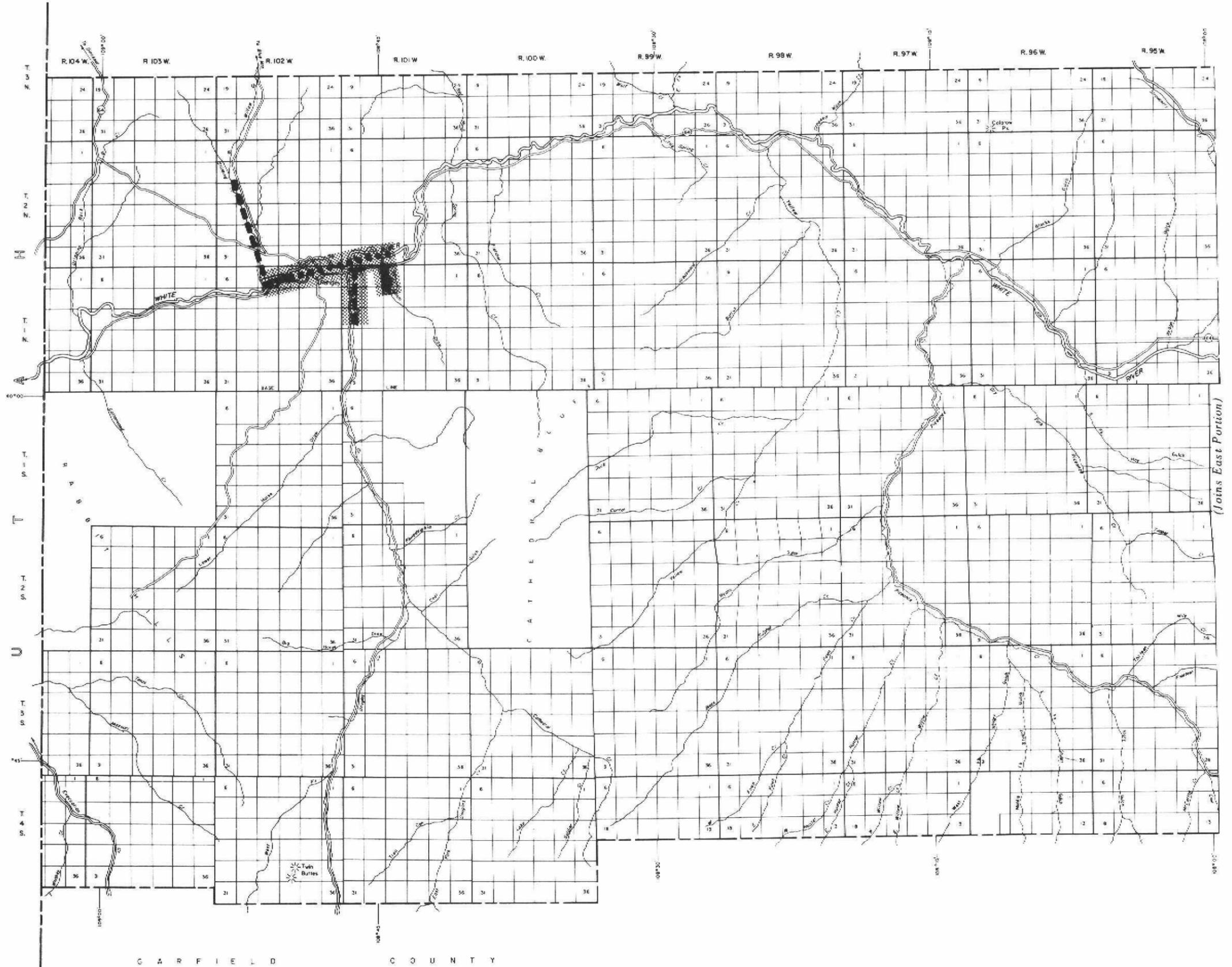


February 1972

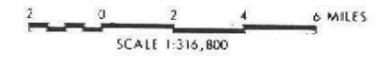
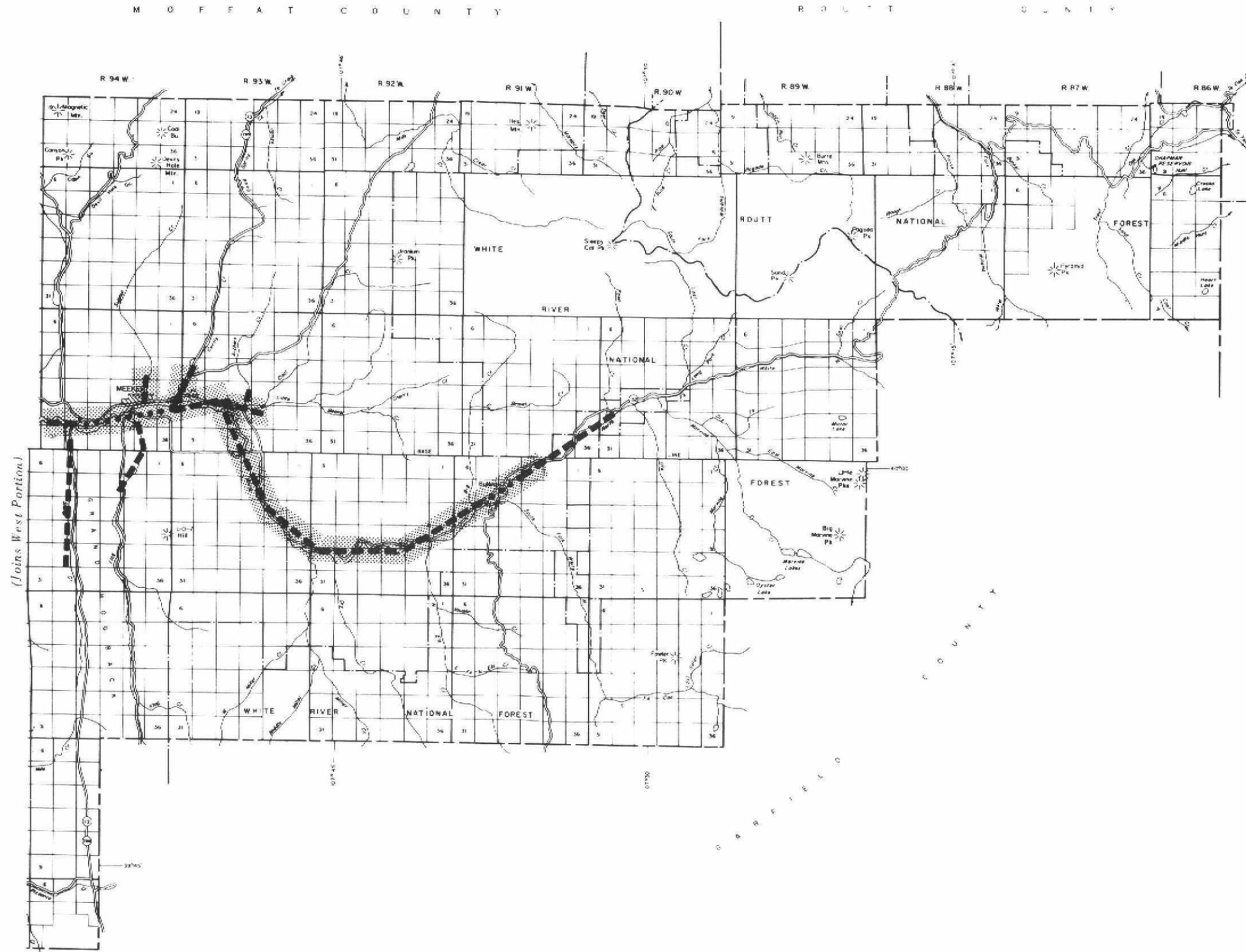


COLORADO

COLORADO LAND USE COMMISSION
IV-51a



EAST PORTION
RIO BLANCO COUNTY
COLORADO



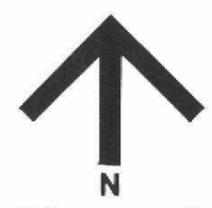
FLOOD PLAINS
CHARACTERISTICS AND DATA

LEGEND

-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



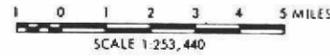
February 1972



Rio Blanco County

COLORADO

RIO GRANDE COUNTY COLORADO



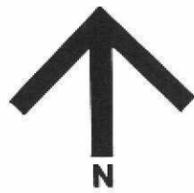
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

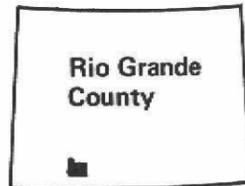
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-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.

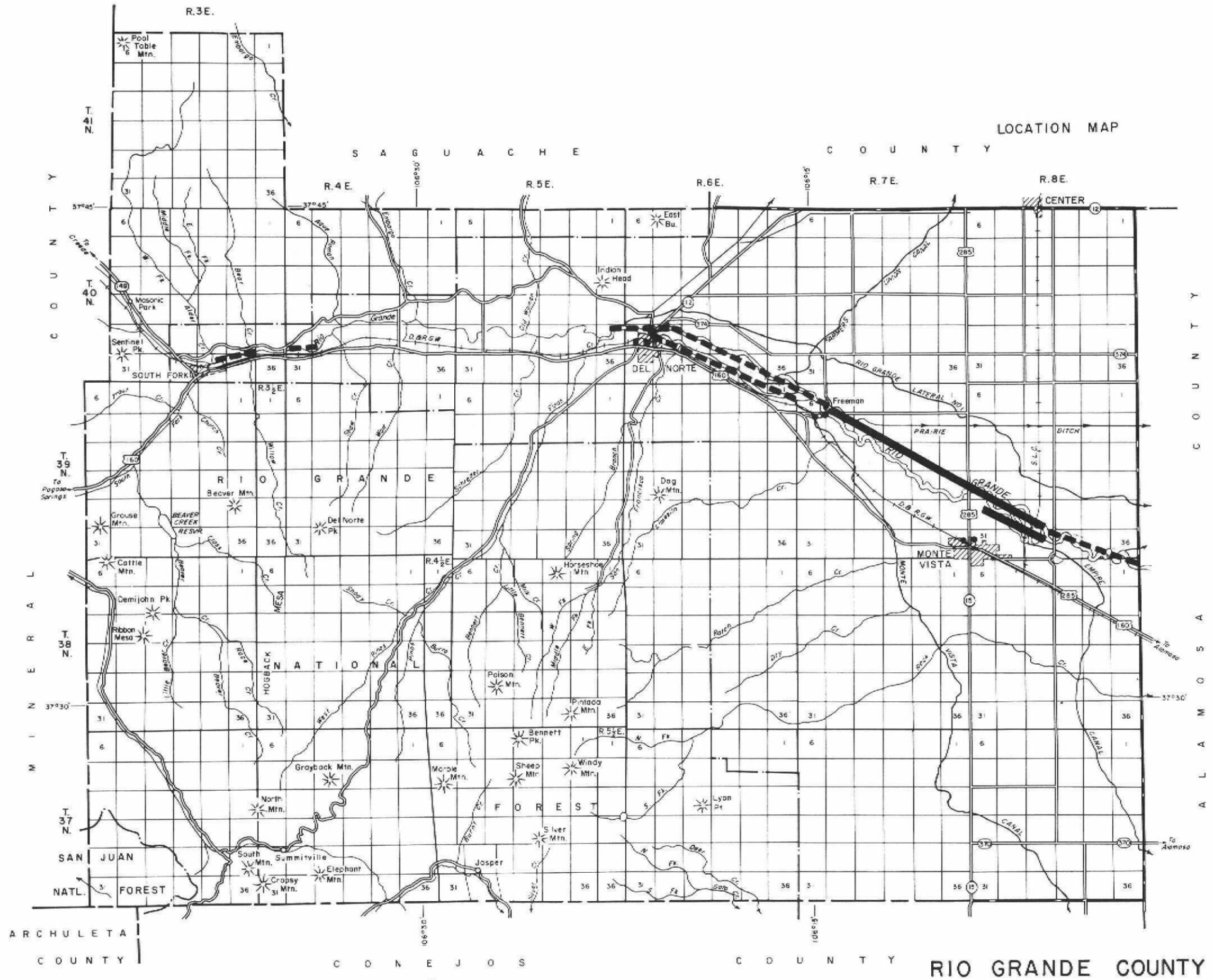


February 1972



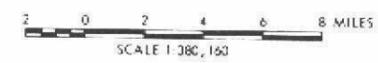
COLORADO

COLORADO LAND USE COMMISSION
IV-52



RIO GRANDE COUNTY

ROUTT COUNTY COLORADO



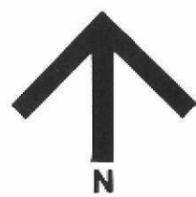
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

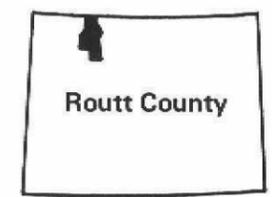
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-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



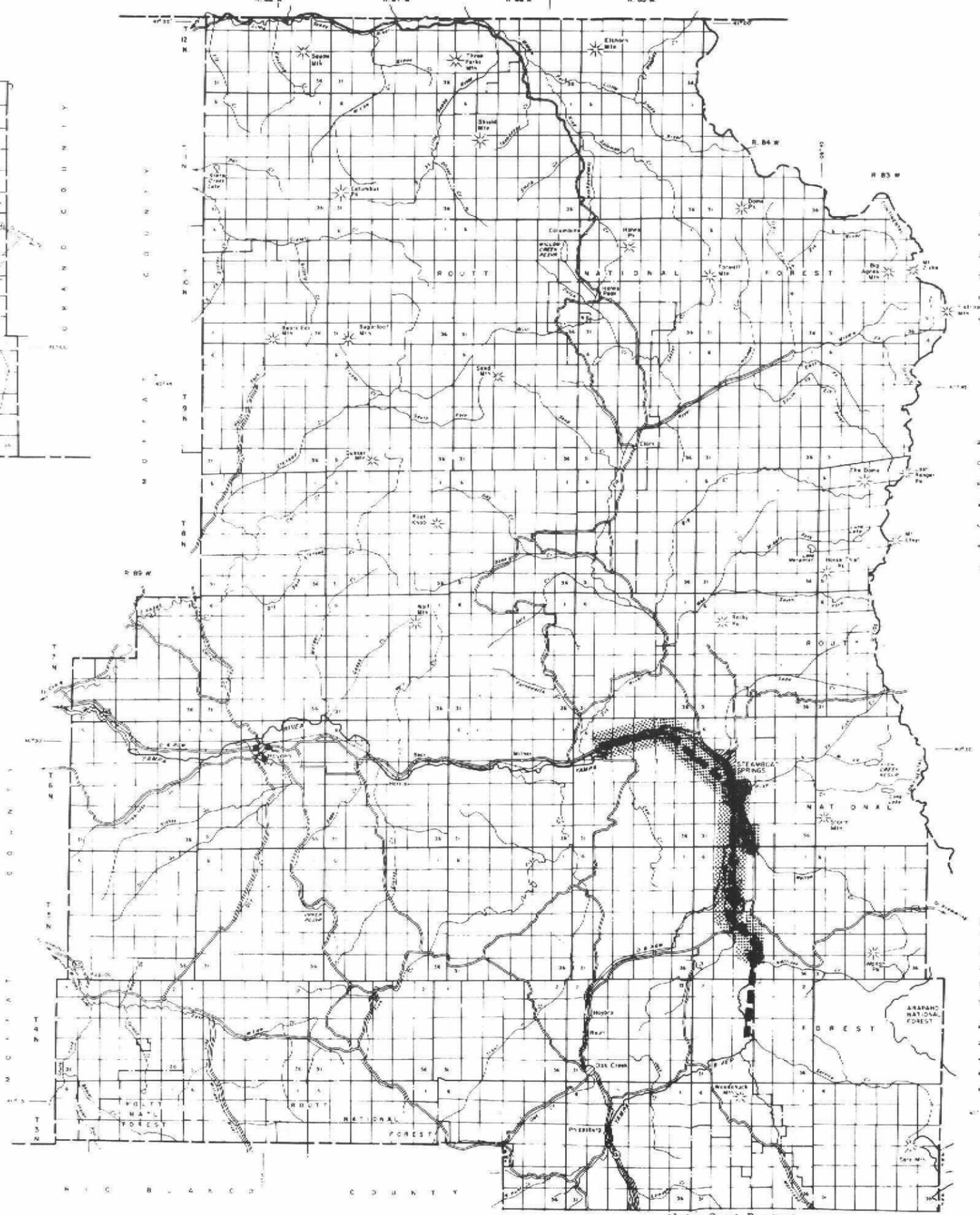
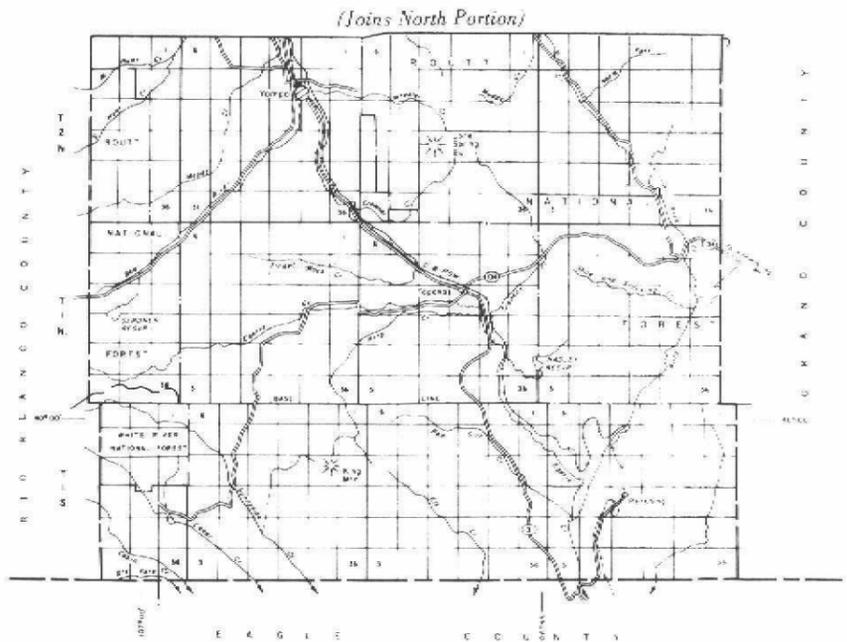
February 1972



Routt County

COLORADO

COLORADO LAND USE COMMISSION



(Joins South Portion)

WEST PORTION
SAGUACHE COUNTY
COLORADO

2 0 2 4 6 8 MILES
SCALE 1:380,160

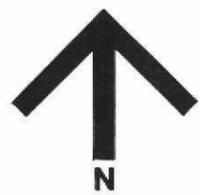
FLOOD PLAINS
CHARACTERISTICS AND DATA

LEGEND

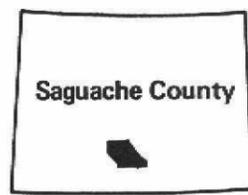
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-  Reaches of streams along which substantial development is encroaching upon flood plains.
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-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

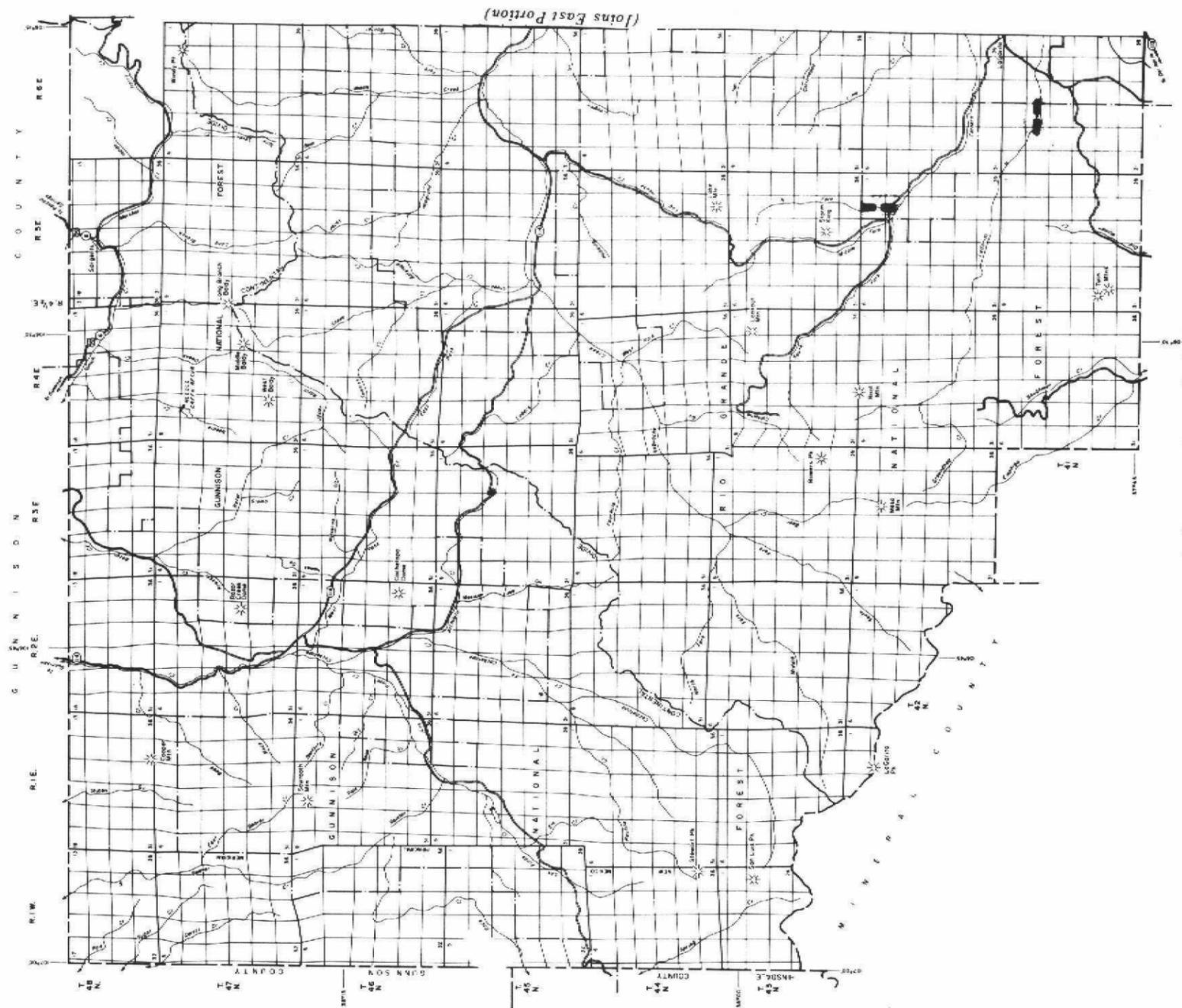
Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



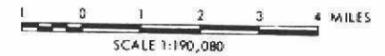
February 1972



COLORADO



SAN JUAN COUNTY COLORADO



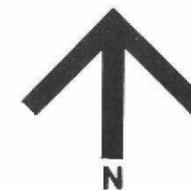
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

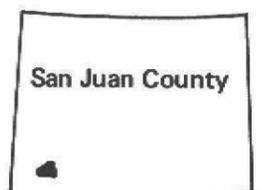
-  Reaches of streams where flooding has occurred with damage to developed areas.
-  Reaches of streams along which substantial development is encroaching upon flood plains.
-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



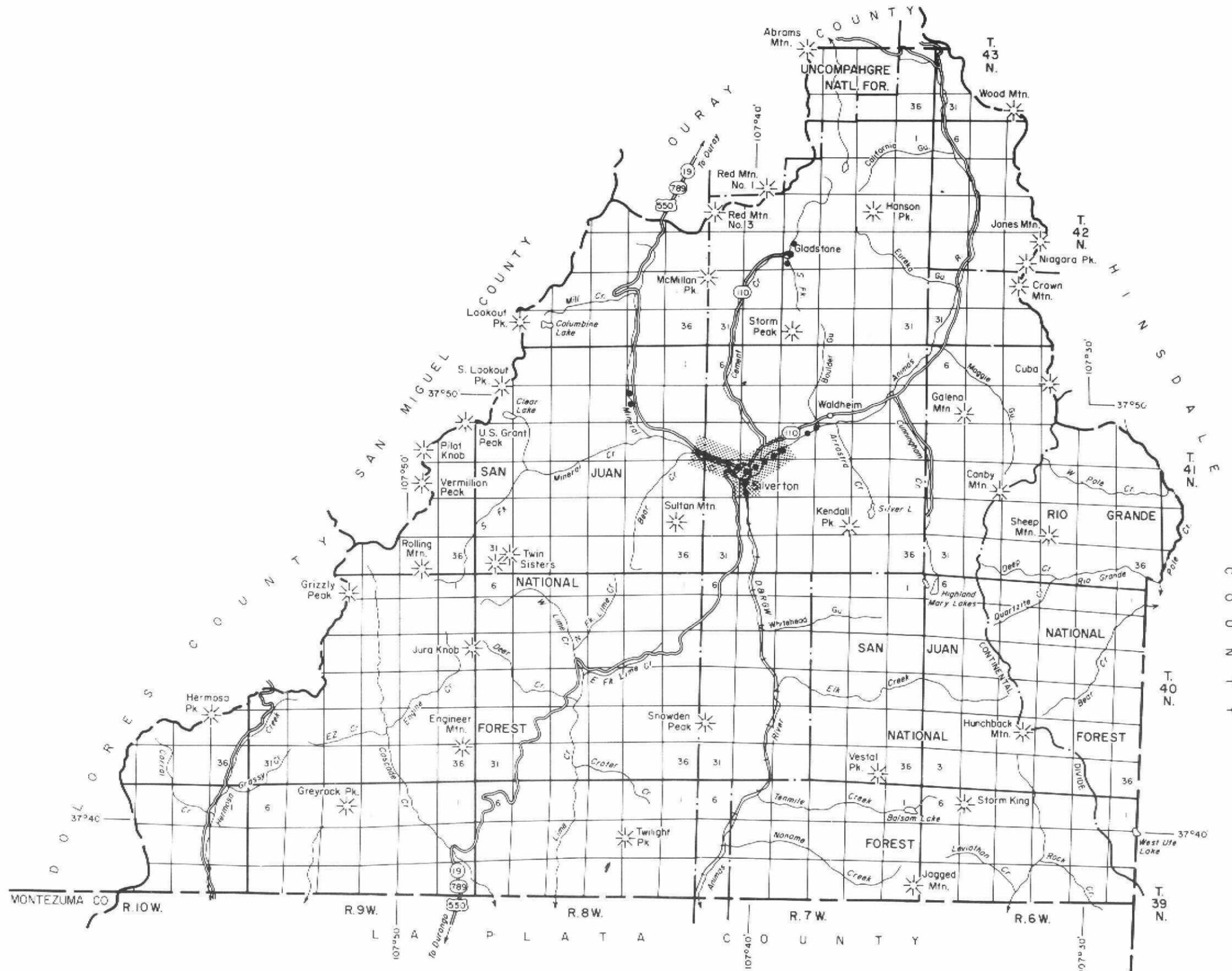
February 1972



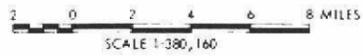
SAN JUAN COUNTY
COLORADO

COLORADO LAND USE COMMISSION

IV-55



SAN MIGUEL COUNTY COLORADO



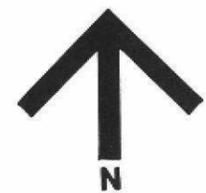
FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

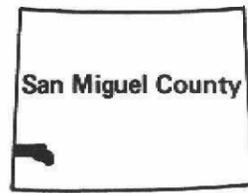
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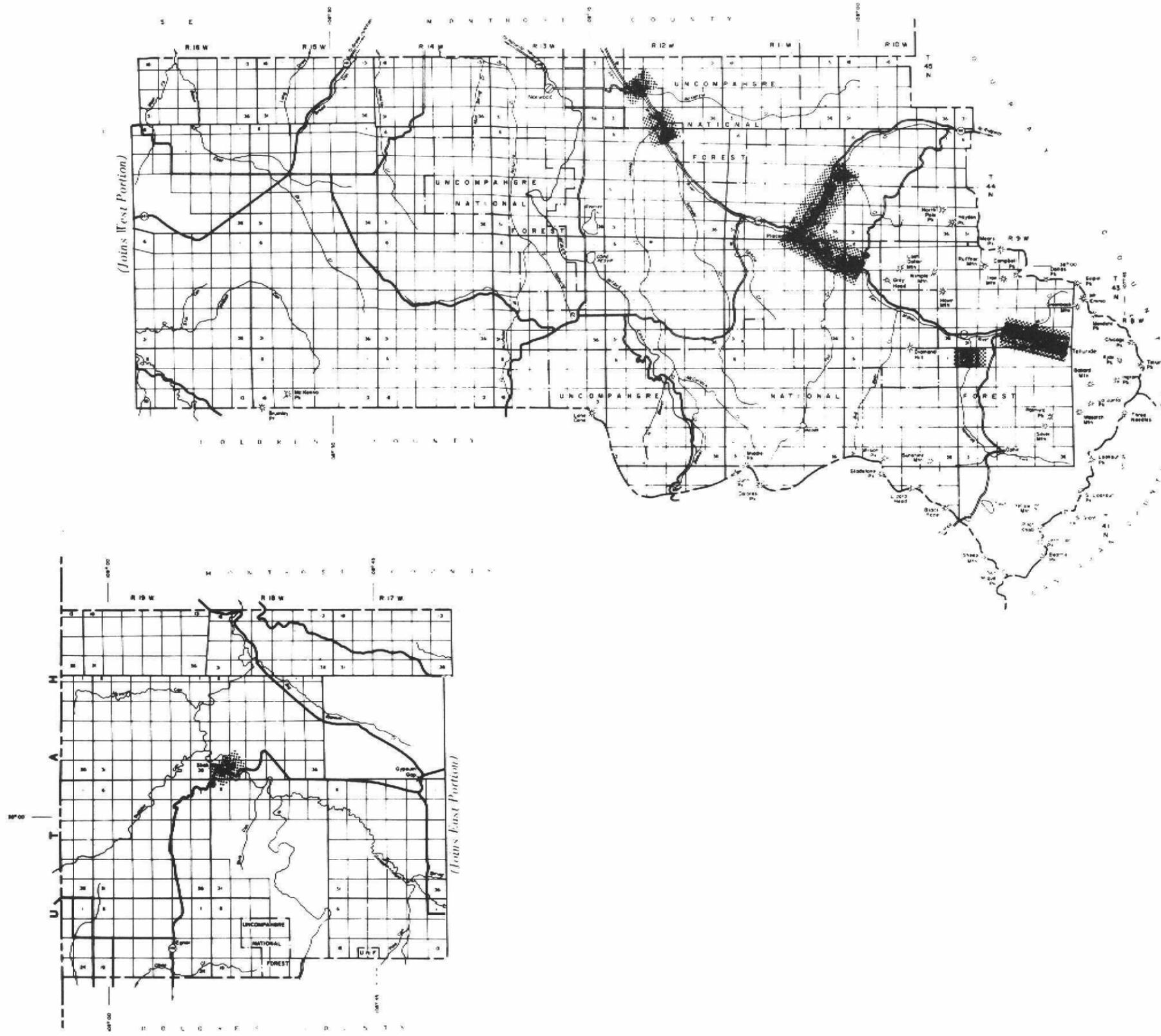


February 1972

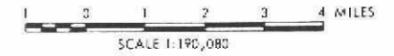


COLORADO

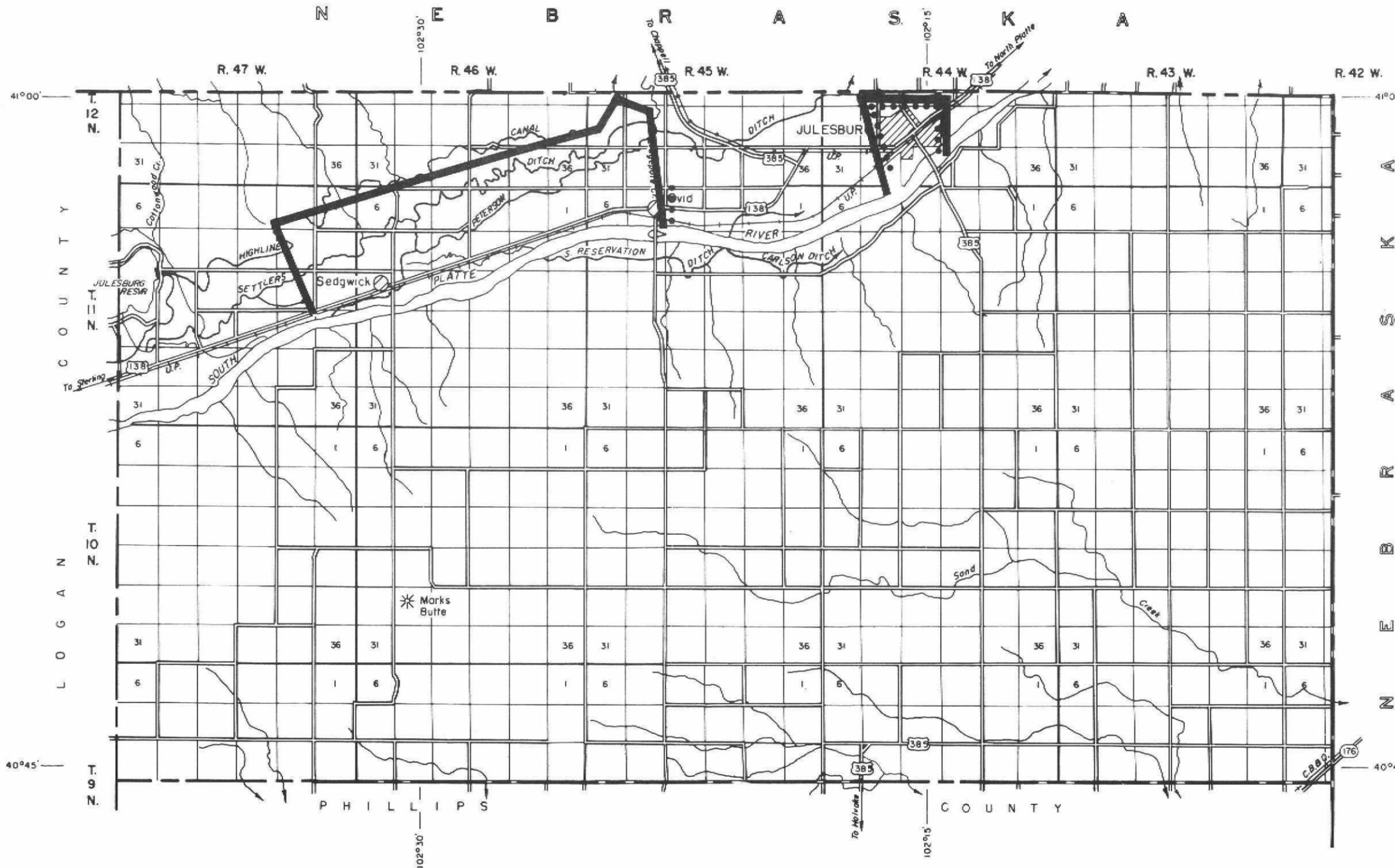
COLORADO LAND USE COMMISSION
IV-56



SEDGWICK COUNTY COLORADO



FLOOD PLAINS CHARACTERISTICS AND DATA

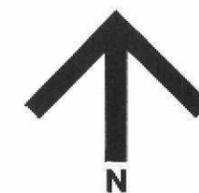


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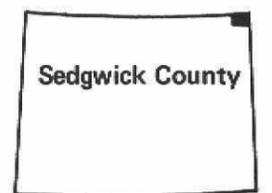
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Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972

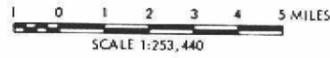


COLORADO

COLORADO LAND USE COMMISSION

IV-57

SUMMIT COUNTY COLORADO



FLOOD PLAINS CHARACTERISTICS AND DATA

LEGEND

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Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

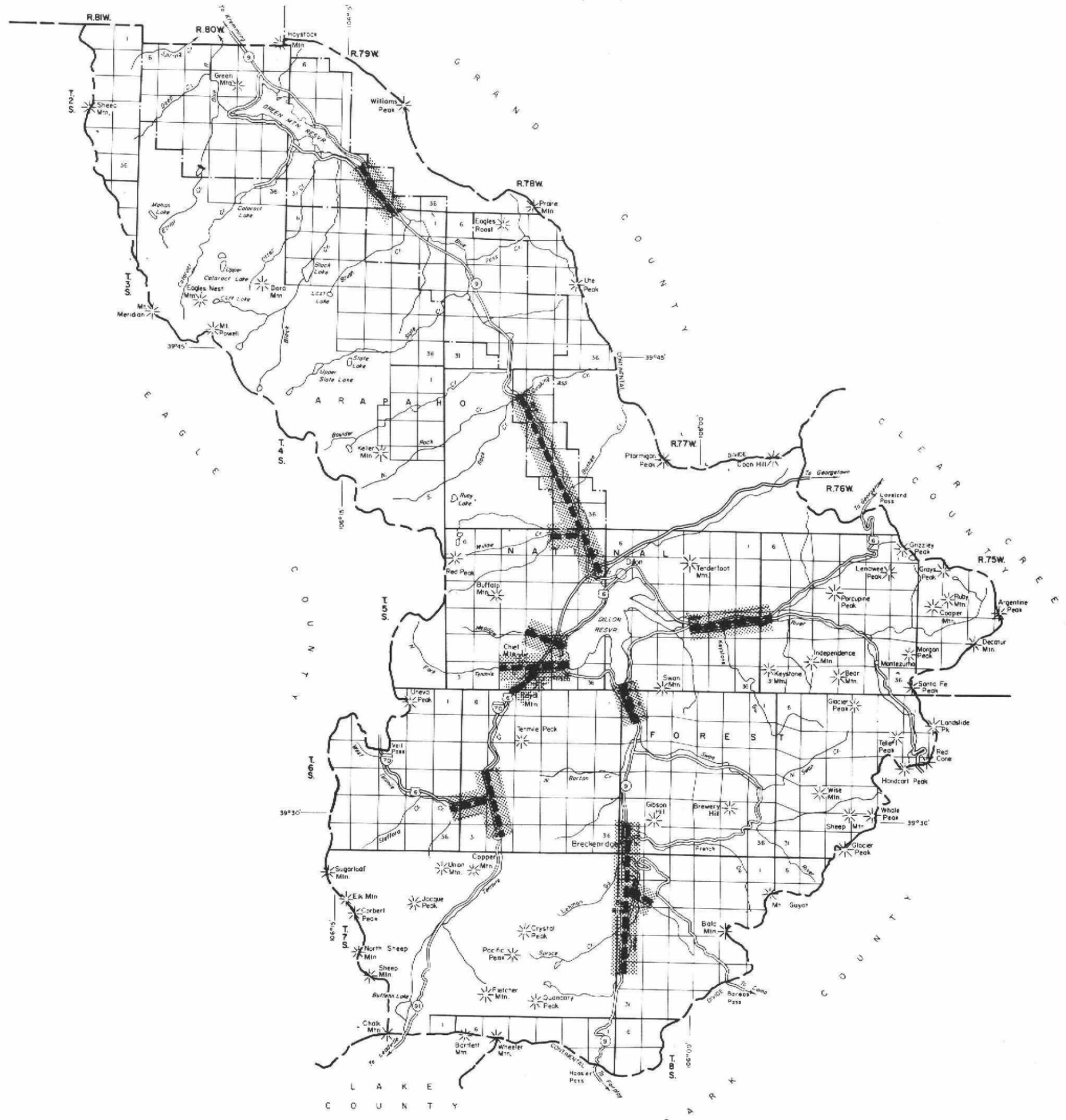
Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972

COLORADO

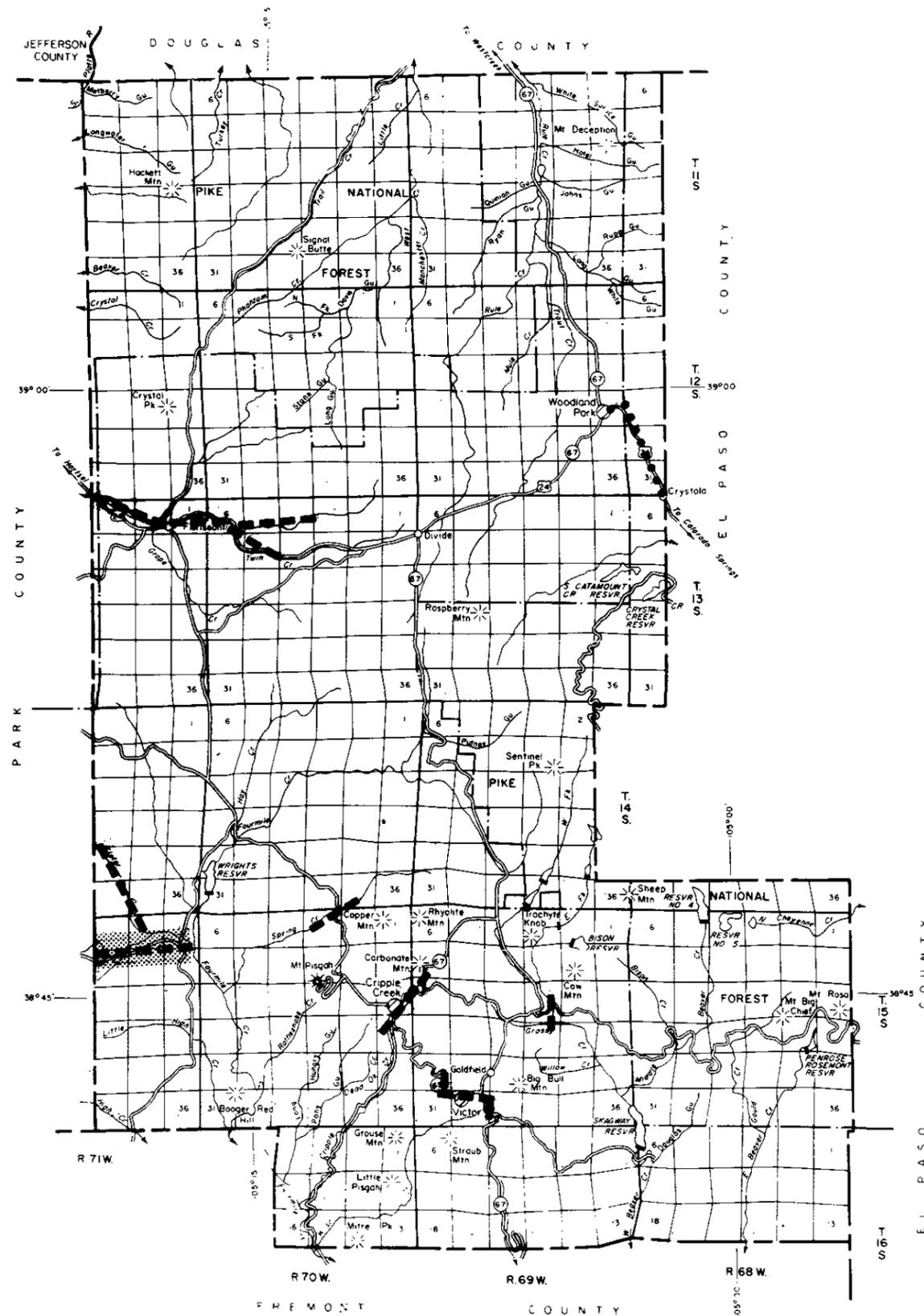
COLORADO LAND USE COMMISSION
IV-58



TELLER COUNTY COLORADO

1 0 1 2 3 4 5 MILES
SCALE 1:250,440

FLOOD PLAINS CHARACTERISTICS AND DATA



LEGEND

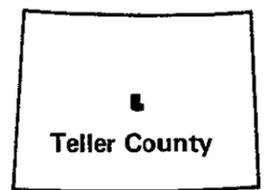
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Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972



Teller County

COLORADO

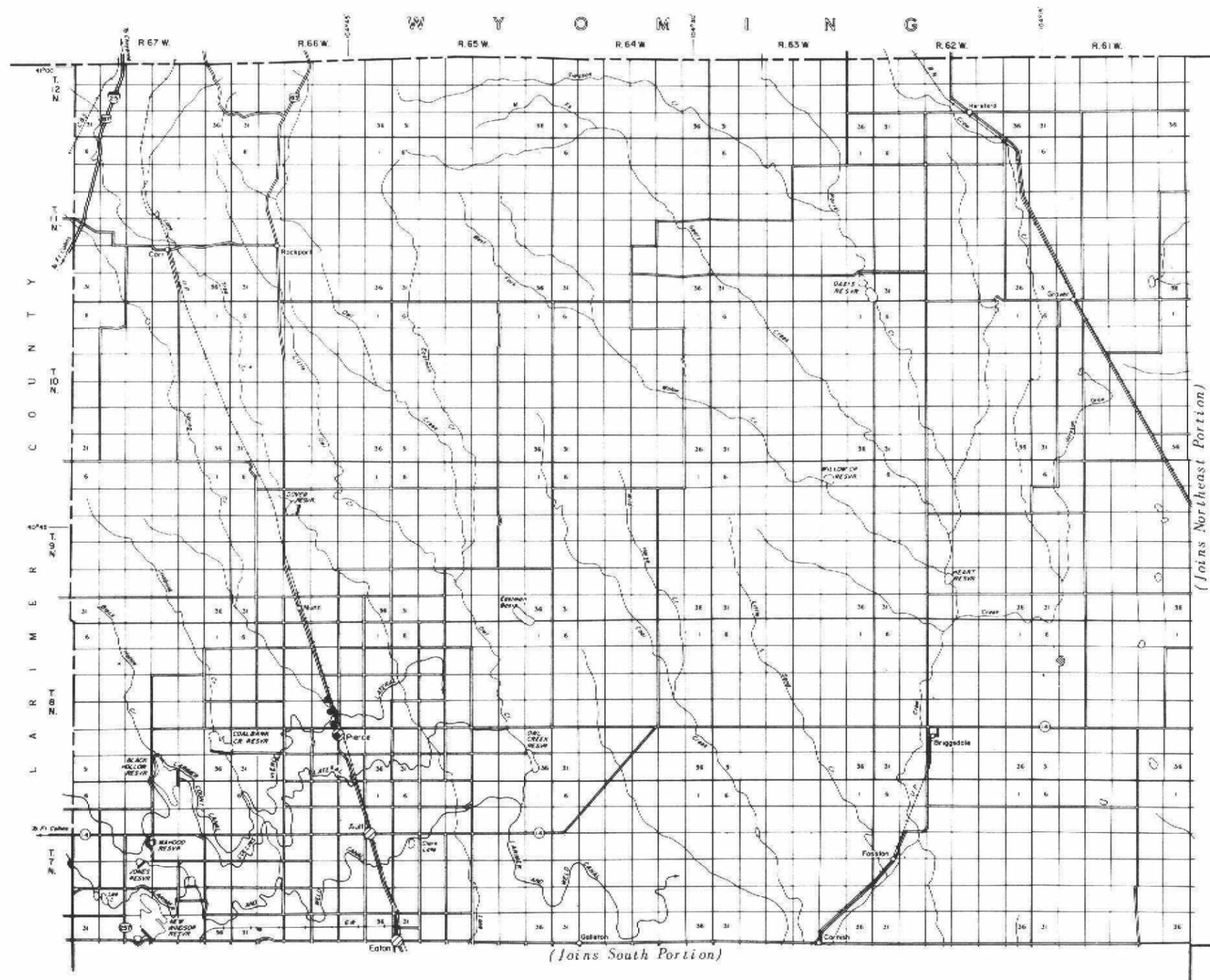
COLORADO LAND USE COMMISSION

IV-59

NORTHWEST PORTION
WELD COUNTY
COLORADO



FLOOD PLAINS
CHARACTERISTICS AND DATA

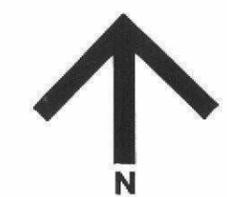


LEGEND

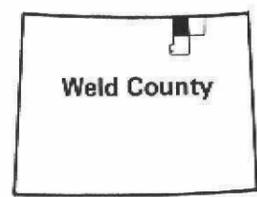
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-  Reaches of streams where flood plain information is available or a 100-year flood line has been determined.
-  Priority areas warranting flood plain studies.

Source: County map courtesy of Soil Conservation Service U.S. Department of Agriculture.

Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.

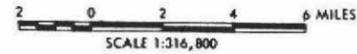


February 1972



Weld County
COLORADO

NORTHEAST PORTION
WELD COUNTY
COLORADO



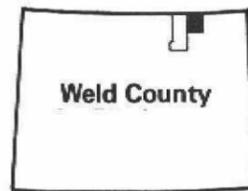
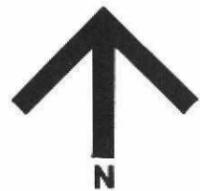
FLOOD PLAINS
CHARACTERISTICS AND DATA

LEGEND

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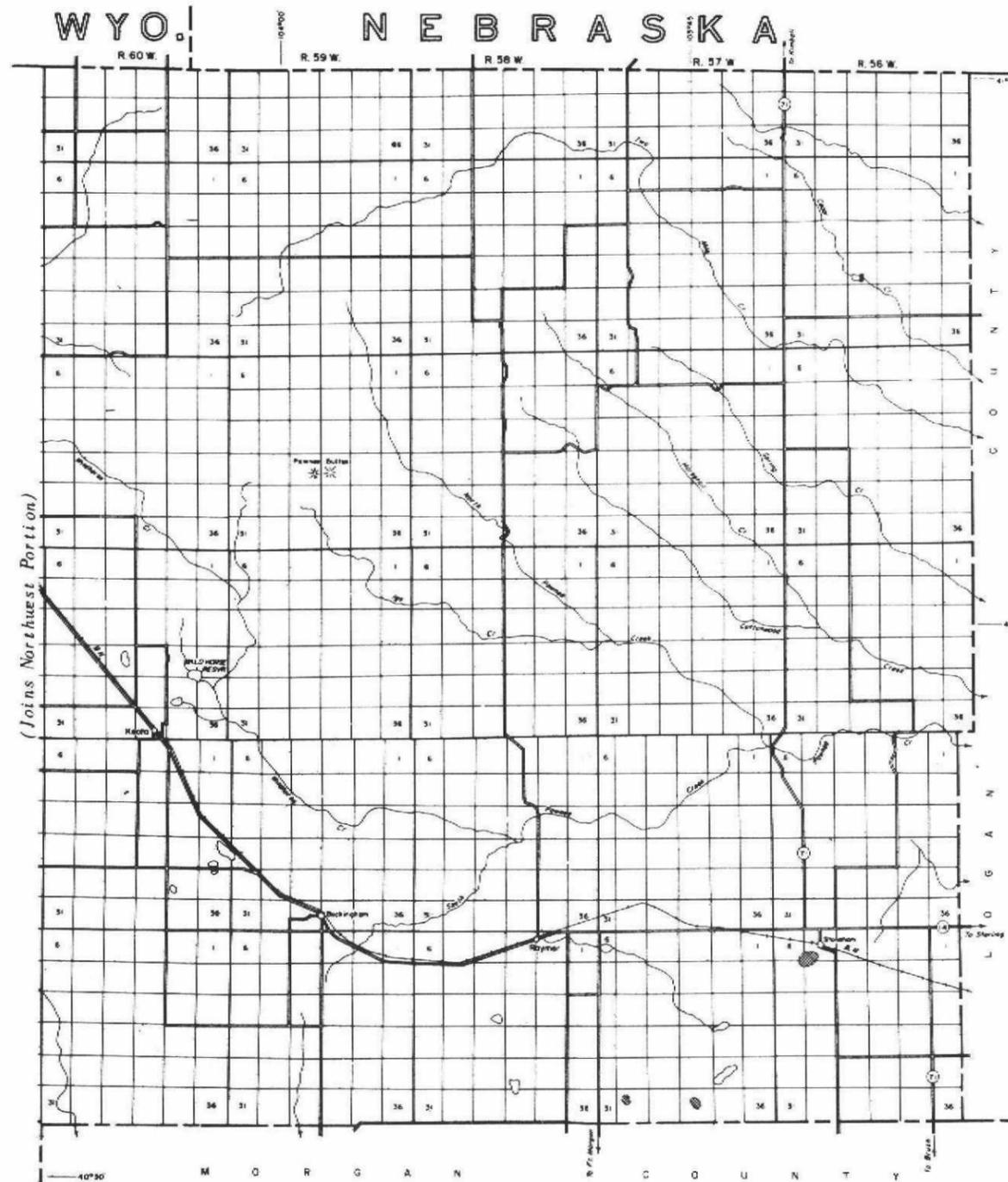
Flood Plain Data obtained from U.S.D.A. Soil Conservation Service and Colorado S.C.S. Districts.



February 1972

COLORADO

COLORADO LAND USE COMMISSION
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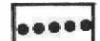


YUMA COUNTY COLORADO

2 0 2 4 6 8 MILES
SCALE 1:380,160

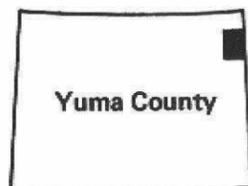
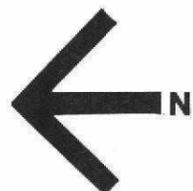
FLOOD PLAINS CHARACTERISTICS AND DATA

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Yuma County
COLORADO

February 1972

COLORADO LAND USE COMMISSION
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