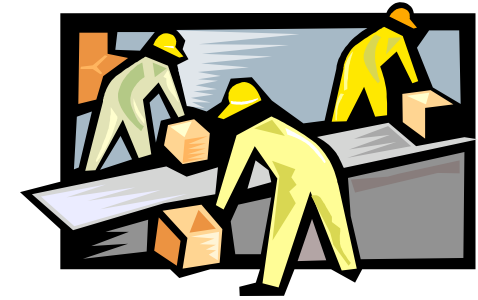


# CAC Development Updates



- CAC publishes a summary of local rezoning and platting cases monthly.
- <http://coniferareacouncil.org>

# Commercial Update



- Aspen Drilling Company, Inc. / "Broken Bow Ranch" Rezoning Application
- Aspen Park Place Rezoning to a Planned Development Application\*\*
- Bradford Junction Preliminary Plat Application
- Conifer Business Center Official Development Plan Rezoning Application
- Conifer Corners Planned Development Rezone Application
- Conifer Village Hardware PD Rezone Application
- Dismuke Official Development Rezoning to a Planned Development

# Commercial Update



- Eagle Cliff Commercial / Residential Development Rezoning to a Planned Development
- JJMadwells / Tri-State Office Park Rezone Application
- Kelly Alpaca ODP Preliminary Application to Rezone to Planned Development
- Montessori School of Evergreen Rezone Planned Development Application
- Rustic Mantel Company Rezone to a Planned Development
- The Village at Conifer-Aspen Park Final Plat
- Conifer Town Center Final Plat Application
- Conifer Marketplace (Old Safeway Center)

# Residential Update



- Bobcat Ranch Preliminary – Final Combination Plat
- Conifer Meadows Estates Preliminary – Final Plat Combination
- Conifer Ridge LLC Preliminary Application
- Coyote Song Rezone Application
- Eagle Cliff Commercial / Residential Development Rezoning to a Planned Development
- Hilbert Property Preliminary Application
- Homestead Addition filing 2 Preliminary – Final Plat Combination Application
- Kluge Family Trust Exemption from Platting

# Residential Update



- Lax Official Development Plan Rezone Application
- McCulloch Subdivision Preliminary – Final Combination Plat\*\*
- Modine / LaFrenier Rezone Application\*\*
- Pine Cone Cottage Preliminary Application
- Schavietello/Bell Subdivision Preliminary / Final Combination Plat Application
- Southview At Kings Valley Preliminary Plat
- Wapiti Run Estates Preliminary-Final Plat Combo Application

# Other Update

- Compassionate Dharma Cloud Monastery Special Use Application
- Mountain Water & Sanitation District Site Approval



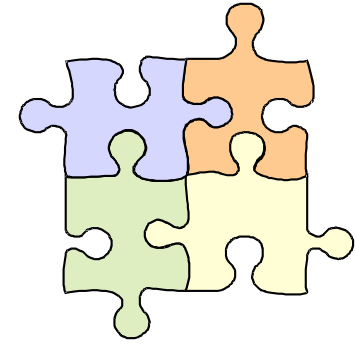
# Jefferson County

<http://jeffco.us>

- Board of County Commissioners
- Planning Commission
- Board of Adjustment
- Planning and Zoning Division

<http://co.jefferson.co.us/planning>

# Zoning Districts



- 3 agricultural zone districts
- 15 residential zone districts
- 4 commercial zone districts
- 4 industrial zone districts
- 1 mixed use zone district
- 1 planned development zone district
- 6 overlay zone districts
- Accessory Uses
- Nonconforming Structures & Uses
- Telecommunication Uses
- Home Occupations
- Special Events

- Signs
- Lighting
- Architecture
- Off-Street Parking/ Loading
- Landscaping

## **\*Planned Development**

The Planned Development district allows for the property owner to create their own set of regulations that may allow uses and standards not provided for or inadequately addressed by the 27 standard zone districts.

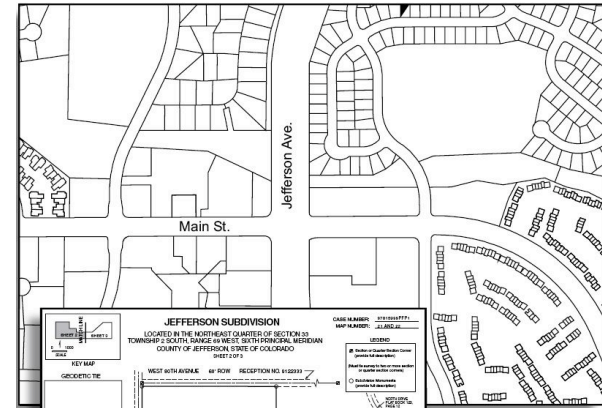


# Land Development Regulation

- Circulation
- Trails
- Grading, Erosion and Sediment Control
- Drainage
- Subsurface Groundwater Systems
- Floodplain
- Water Supply
- Wastewater
- Utilities
- Fire Protection
- Geologic and Geotechnical
- Sensory Impact
- Radiation
- Wildlife, Veg and Landscaping
- Historical, Archaeological,
- Paleontological
- School and Park Requirements



# Platting

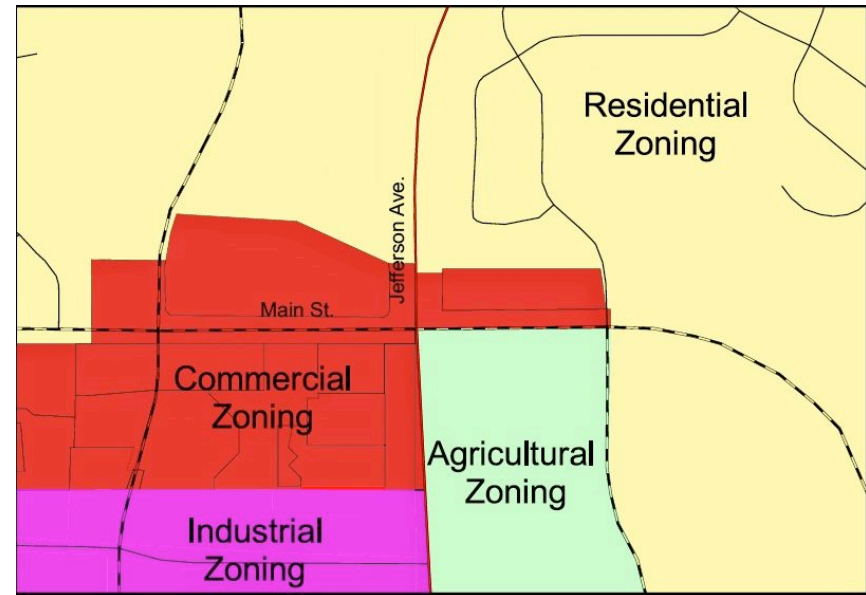


- The process of dividing property to create a building site.
- The approval that the new and/or modified piece of property comply with the applicable zoning regulations and all other applicable regulations.

## The Platting Process for change

- Process starts with an **application** to the Planning and Zoning Division.
- Engineer evaluates request for **compliance with the Land Development Regulation**, and other applicable county and state regulations and technical criteria.
- Request is presented to the **Planning Commission** and/or **Board of County Commissioners** for final approval.
- **Approval is not discretionary**- decisions must be based on whether or not the application complies with all technical regulations and criteria.

# The Rezoning Process



Process starts with an **application** to the Planning and Zoning Division.

- Planner **evaluates** request and **considers feedback** from other applicable County/State agencies and the community.
- Request is presented to both the **Planning Commission** and the **Board of County Commissioners** at a public hearing.
- **Approval may be discretionary**- decisions may be based on the Board of County Commissioner's opinion of the appropriate use for that property.



# Citizen Input



- Pay attention to posted change notices.
- Attend community meetings.
- Write letters/email expressing your opinion to Case Manager, BOCC, PC, BOA.
- Attend public hearing of BOCC, PC, or BOA to give input.
- Get your HOA or other organization involved in the process.
- Get involved!