FIGURE 3-1

DEVELOPMENT CONSTRAINTS
COUNTY CONCERNS AND MITIGATION MEASURES

TYPE OF CONSTRAINT	COUNTY CONCERNS	MITIGATION MEASURES
FLOODFRINGE	flood hazards to structures public health, safety, welfare	a. Compliance with County floodplain regulations (see Section 4100)
FLOODWAY	flood hazards to structures public health, safety, welfare	a. Compliance with County floodplain regulations (see Section 4100)
GEOLOGIC HAZARD AREAS	avalanche paths landslide areas rock falls debris flows mudflows unstable slopes or soils seismic effects ground subsidence radioactivity	a. Avoiding placing any structures on areas subject to geologic hazards
		b. Submitting geotechnical report identifying hazards and recommending methods of construction to alleviate hazards; designing structures in accordance with recommendations contained in geotechnical report (see Chapter 6)
		c. Providing grading and foundation plans prepared by a registered professional engineer (see Chapter 6)
		d. Complying with recommendations of the State Geologic Survey (see Chapter 8)
		e. Modifying land uses so that structures are minimized or eliminated
		f. Clustering development to avoid hazard areas
SLOPES EXCEEDING 30%	amount of site disturbance visual scarring slope stability soil erosion release of phosphorus wildfire potential (see also wildfire as constraint)	a. Avoiding placing such items as parking lots which require large, flat-surfaced areas on steep slopes
		b. Modifying land uses so site disturbance is minimized
		c. Proposing smaller scale rather than larger scale development in order to minimize the amount of site disturbance
		d. Designing structures so they are stepped or otherwise fit with the terrain
		e. Minimizing the extent of roads
		f. Clustering development to avoid steep slopes
		g. Providing financial commitment to, and implementation of, a revegetation program (required by Chapter 5, 7 and Section 3600)

		h. Providing grading and foundation plans prepared by a registered professional engineer (required by Chapter 6)
		i. Providing erosion control, revegetation, and urban runoff control plans (required by Chapter 7)
TUNDRA	disruption of fragile ecosystem visual scarring soil erosion	a. Proposing land uses which are not disruptive to tundra
		b. If impacts to tundra cannot be avoided, an analysis should be provided per Section 3202.02.C
WETLANDS	degradation of natural environment loss of wildlife habitat loss of cleansing action of wetlands disruption of natural corridors loss of amenity in project	a. Proposing land uses which are not disruptive to wetlands
		b. Clustering development to avoid wetlands areas
		c. Complying with 404 permit procedures
		d. Replacing wetlands on an acre-for-acre basis within same ecosystem
		e. Replacing wetlands on a 2 for 1 basis outside ecosystem but within county
		f. Contributing sufficient fund to convert existing private wetlands in the unincorporated area to public domain on a 2 for 1 basis
WILDFIRE	Fire hazard to structures public health, safety, welfare	a. Submitting forest management plan approved by Colorado State Forest Service, and implementing measures needed to mitigate or eliminate hazard (required for areas of moderate or severe hazard by Chapter 8)
		b. Providing multiple points of access
		c. Using fire retardant roof covering materials in accordance with the Building Code
		d. Installing fire sprinkler systems
WILDLIFE HABITAT	protection of habitat critical to survival of species; importance of wildlife to County economy	a. Proposing land uses or land use intensities which are not disruptive to wildlife
		b. Clustering development to avoid critical wildlife habitat
		c. Consulting with the Division of Wildlife prior to designing development, and incorporate Division of Wildlife's recommendations
		d. Complying with the review procedures of the Wildlife Habitat Overlay District (Section 4200)