



TOWN OF COLUMBINE VALLEY PLANNING & ZONING COMMISSION MEETING

February 9, 2021
6:30PM

A G E N D A

VIRTUAL MEETING PARTICIPATION:

Due to COVID-19 and the closure of Town Hall until further notice, the Town of Columbine Valley is providing alternate means for public participation at meetings of the Planning and Zoning Commission.

To view the meeting click on the “Join P & Z Meeting” link at the top of the Town’s web site www.ColumbineValley.org

To provide written remarks during the public comment or public hearing, send an email by 4:00 p.m. on the date of the meeting to jdmccrumb@columbinevalley.org with your name, address, agenda item and comment. You may also join at the web link above.

1. ROLL CALL 6:30
2. PUBLIC COMMENT
Each speaker will be limited to three minutes. The Planning and Zoning Commission is not authorized by the Colorado Open Meetings Law to discuss, comment, or act at the meeting on any issue raised by public comment. The Chair may refer the matter to the Town staff for immediate comment or to obtain additional information and report back to the Commission as appropriate.
3. OLD BUSINESS
 - a. There is no old business
4. NEW BUSINESS
 - a. Election of Chair and Vice Chair Chairwoman Graham
 - b. Elevation of one Alternate Commissioner Chairwoman Graham
 - c. Review of 2021 Schedule Mr. Kaslon
 - d. Development Update Mr. Kaslon
 - e. Presentation of 3-Mile Plans Mr. Kaslon
 - f. Presentation of Platte Canyon Sidewalk Mr. Kaslon
5. ADJOURNMENT



Planning Commission Schedule -2021

(2nd Tuesday of the Month)

January 12, 2021

- No Meeting

February 9, 2021

- Development Updates
- Explanation of 3-Mile Plan
- Platte Canyon Road Sidewalk Update

March 9, 2021

- No Meeting Planned at this time (Subject to Change)

April 13, 2021

- Development Updates
- Planning Commission Orientation
- Present 3-Mile Plan

May 11, 2021

- No Meeting Planned at this time (Subject to Change)

June 8, 2021

- No Meeting Planned at this time (Subject to Change)

July 13, 2021

- No Meeting Planned at this time (Subject to Change)

August 10, 2021

- Development Updates*
- Presentation of Master Plan Addendum – Trails Projects

September 14, 2021

- No Meeting Planned at this time (Subject to Change)

October 12, 2021

- No Meeting Planned at this time (Subject to Change)

November 9, 2021

- No Meeting Planned at this time (Subject to Change)

December 14, 2021

- No Meeting Planned at this time (Subject to Change)



Planning Commission Presentation

Date:	February 9, 2021
Title:	3-Mile Plan Introduction
Presented By:	Brent Kaslon, Town Planner
Background:	<p>In 2019, the Town completed a rigorous Master Planning effort that concluded with a comprehensive vision moving forward into a new decade. With the approval of the 2020 Master Plan, it was directed that the Town complete a three-mile plan. A three-mile plan shows the area of influence of a town and is required by state statute for annexation. Please read the attached narratives and three-mile plans for various municipalities throughout the metro area and state to gain familiarity with the nature of this planning document.</p>
Attachments:	<p>DOLA 3-Mile Plan Narrative Littleton 3-Mile Plan Wheat Ridge 3-Mile Plan Town of Rico 3 Mile Plan</p>
Staff Recommendations:	None at this time.
Recommended Motion:	None at this time



STATE OF COLORADO DEPARTMENT OF LOCAL AFFAIRS

THREE-MILE PLAN

BACKGROUND

In 1987, the Colorado legislature made substantial changes to the state's annexation law. One of the more significant changes limited municipal annexations to no more than three-miles beyond a current boundary line in any given year, except under special circumstances. The legislature also required that a municipality adopt an annexation master plan for the three-mile area (or three-mile plan, as they are commonly known) prior to the completion of any annexation.

BEFORE YOU ANNEX

Prior to the final adoption of an annexation ordinance within the three-mile area, the municipality must have in place a three-mile plan. This plan must be updated at least once a year.

WHAT IS A THREE-MILE PLAN?

The three-mile plan is a long range planning opportunity for municipalities to consider where they want to annex, how they will provide service in the newly annexed areas, and how they will sustain adequate levels of service throughout the rest of the municipality. It ensures that the municipality will annex land only when it is consistent with pre-existing plans for the surrounding area.

The failure to plan specifically for the physical growth of a municipality can result in haphazard annexations that prove expensive to the municipality annexing the land, the county in which the land is located and the neighboring communities.

The statute requires a three-mile plan to generally describe the proposed location, character and extent of future public utilities and infrastructure (e.g., streets, bridges, parks, playgrounds, aviation fields, waterways, open spaces and other public grounds) as well as proposed land uses for the area. The master or comprehensive plan takes into account all land that is functionally related to the growth of the municipality, not just land within three miles of the municipal boundary. If the master or comprehensive plan covers these elements required for a three-mile plan, it will suffice as the three-mile plan, and many municipalities have adopted it as such. As noted above, the three-mile plan must be reviewed and updated annually.

In contrast to an annexation impact report, which is site specific to individual annexations, the three-mile plan takes a broader approach to the annexation and development of land. No plat of a subdivision of land within such an area may be filed or recorded until approved by the municipal planning commission. A proposed annexation should be consistent with the municipality's master plan and three-mile plan, in addition to other policies.

On a separate, more political point, when citizens hear the term "three-mile plan," some may jump to the conclusion that the municipality is intending to force everyone within three miles to annex. It is important to educate the citizens of the municipality but also the citizens in the county on this point. Generally speaking, municipalities cannot force landowners to annex, nor can landowners force municipalities to annex them.

WHAT IF WE DON'T HAVE AN UPDATED THREE-MILE PLAN?

The failure to have a plan prior to the completion of an annexation could open a municipality up to litigation. Colorado law limits those who have a right to challenge annexations to property owners within the annexed area, the county(ies) in which the land is located and neighboring municipalities within one mile. In areas with growth pressures, it is increasingly likely that these three groups will use the lack of a plan as grounds for invalidating the annexation.

State law does not specifically state that an annexation must be in compliance or conformity with a municipality's three-mile plan, though it is likely that a court would require a legislative finding that such compliance or conformity exists. If the annexation is accompanied by a proposed planned unit development, the PUD must be in general conformity with the municipality's master plan, irrespective of the three-mile plan (CRS §24-67-104(1)(f)). Neighbors of the project have the right to challenge the PUD, even though they might, in turn, challenge the annexation.

STATUTES FOR REFERENCE

Three-Mile Plan: 31-12-105(e)
Municipal Annexation Act of 1965: 31-12-101, et seq.
Annexation Impact Report: 31-12-108.5

City of Littleton Three Mile Plan

(December 2015)

Areas Eligible for Annexation

I. Three Mile Plan.

The purpose of this document is to satisfy the requirements of Section 31-12-105(1) (e), C.R.S. This statute limits municipal annexations to no more than “three miles in any direction from any point of such municipal boundary in any one year.” Contiguity as required by Section 31-12-104(1)(a), C.R.S. may be achieved by annexing a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, or a lake, reservoir, stream, or other natural or artificial waterway. The three-mile limit may be exceeded if it would divide a property held in identical ownership, if at least 50% of the property is within the three-mile limit. The limit can also be exceeded to annex an enterprise zone.

Section 32-12-105(1)(e), C.R.S., further requires that prior to annexing any property within the three-mile limit, a municipality shall have in place a plan that generally describes the proposed:

Location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality; and proposed land uses for the area.

Such plan shall be updated at least once annually.

The Three Mile Plan map is intended to illustrate the existing and potential streets and other transportation ways, public area, public utilities, and transportation facilities. The map is a tool to use in evaluating annexation proposals and their potential impacts, and the ability to provide municipal services to lands proposed for annexation to Littleton. The Littleton city map contains the city limits of Littleton and its environs. Major roadways and surrounding developments are also shown on this map. The unincorporated portions of Arapahoe County, Douglas County and Jefferson County within three miles of the City of Littleton boundary are considered to be legally available for annexation pursuant to Section 31-12-105(1)(e), C.R.S., if otherwise eligible for annexation pursuant to the Municipal Annexation Act of 1965.

Generally, existing City of Littleton and Arapahoe County, Douglas County and Jefferson County zoning establish and reflect land uses within the City of Littleton and the three-mile limit for annexation by the City.

II. Utilities.

Xcel Energy provides natural gas and electric utilities within Littleton and the three-mile limit for annexations. It is anticipated that adequate supplies and distribution systems for natural gas and electricity are available to serve anticipated development within the three-mile area. CenturyLink and AT&T provide telephone service. Cable television service is provided by Comcast, pursuant to a franchise agreement with the City of Littleton.

III. Public Improvements and Services

Much of the public services, public improvements and public infrastructure within Littleton and the three-mile limit are provided by Littleton, Denver Water, South Suburban Parks and Recreation, numerous special districts, including metropolitan districts, and water and sanitation districts. It is anticipated that in most cases, to the extent that public improvements do not already exist to serve areas annexed to the City, these many special districts, including metropolitan districts, will be the vehicles to construct or acquire the necessary infrastructure and provide the public services.

Significant water and sanitation service providers within the three-mile limit include Denver Water, Southwest Metro Water and Sanitation District, Platte Canyon Water and Sanitation District, Ken Caryl Water and Sanitation District, South Arapahoe Sanitation District, Columbine Sanitation District, Centennial Water and Sanitation District, Roxborough Water and Sanitation District, Dominion Water and Sanitation District, Grant Water and Sanitation District, Southgate Water and Sanitation District, City of Englewood and Cherry Hills Village.

Fire protection, emergency medical and ambulance service is provided to the City of Littleton and the area within the three-mile limit by Littleton Fire Rescue, Littleton Fire Protection District, West Metro Fire District, South Metro Fire Rescue Authority, West Douglas County Fire Protection District and Lockheed Martin Aerospace Fire Department.

Park and recreation facilities are provided to the City of Littleton and the area within the three-mile limit by the City of Littleton, South Suburban Parks and Recreation, Foothills Parks and Recreation, Jefferson County, Douglas County and Highlands Ranch Metropolitan District.

Library services are provided to the City of Littleton and the area within the three-mile limit by the City of Littleton, Jefferson County Public Library, Douglas County Library and Arapahoe Library District.

IV. Transportation.

Littleton and the area within the three-mile limit are currently and in the future will be served by several significant transportation systems, including major state highways, C-470 and the Regional Transportation District's southwest corridor light-rail line.

Other significant roadway corridors serving the City of Littleton and the area within the three-mile limit include Littleton Blvd., South Santa Fe Drive (U.S. Highway 85), West Mineral Avenue/Ken Caryl Avenue, West Belleview Avenue, South Broadway, County Line Road and South Wadsworth Blvd.

V. Summary.

Throughout the City of Littleton and the area within the three-mile limit for annexation by the City there is a well-developed system of existing streets and other transportation ways, public areas, utilities, public services, infrastructure and improvements, and transportation facilities. Special districts are relied upon to provide many of the public services, infrastructure and improvements, and will be looked to serve newly annexed areas. Generally, it is anticipated that there will be sufficient capability to provide utility and public services, improvements and facilities within the three-mile area. In some cases where the City of Littleton cannot provide all of the direct services, properties in the three-mile area may need to rely on services provided by contracts with special districts and/or jurisdictions.

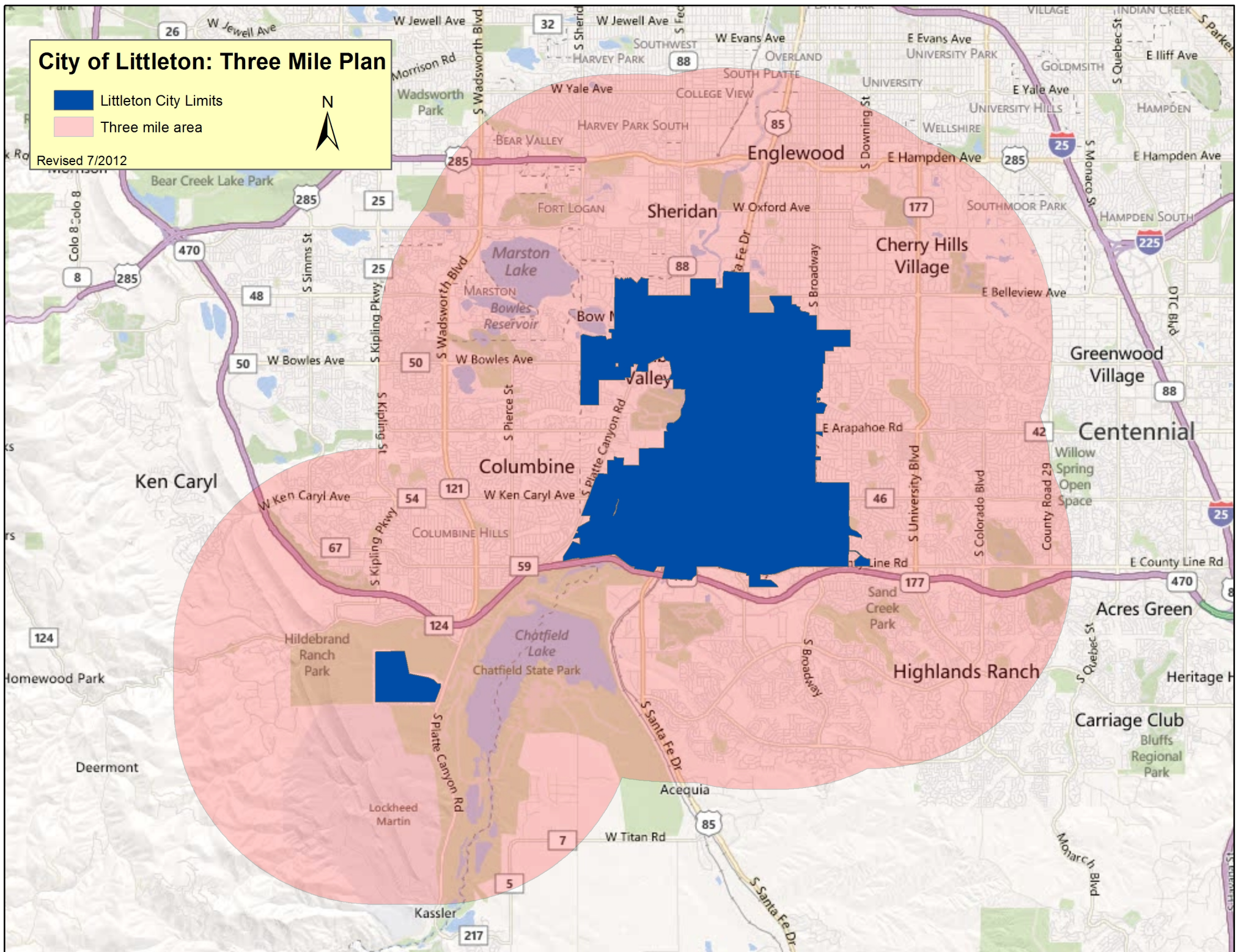
Attached and incorporated into this plan, to provide additional description of various public improvement and infrastructure systems, are the following:

1. Littleton City Map
2. City of Littleton COMPLAN adopted 1981, revised and updated February 2000, January 2012 and January 2014

City of Littleton: Three Mile Plan

- Littleton City Limits
- Three mile area

Revised 7/2012



**CITY OF WHEAT RIDGE PLANNING COMMISSION
RESOLUTION NO. 03
Series of 2014**

**TITLE: A RESOLUTION ADOPTING THE THREE-MILE PLAN AS AN AMENDMENT TO
THE CITY OF WHEAT RIDGE COMPREHENSIVE PLAN.**

WHEREAS, the City of Wheat Ridge adopted a Comprehensive Plan on October 12, 2009; and

WHEREAS, C.R.S. 31-23-206 (2) provides that the Comprehensive Plan may be amended by the City from time to time; and

WHEREAS, the Comprehensive Plan did not include any areas outside the corporate limits of the City as is permitted under state enabling legislation, and

WHEREAS, prior to annexation, a city must have in place a three-mile plan for the area considered for annexation pursuant to C.R.S. 31-12-105, and

WHEREAS, the Planning Commission held a public hearing on November 6, 2014 as provided by Section 2-60(b) of the Wheat Ridge Code of Laws with legal notice thereof being duly published in the Wheat Ridge Transcript.

NOW, THEREFORE BE IT RESOLVED, by the Wheat Ridge Planning Commission as follows:

Section 1. The Planning Commission of the City of Wheat Ridge hereby adopts the attached Three-Mile Plan as an amendment of the Wheat Ridge Comprehensive Plan.

Section 2. An attested copy of this Resolution shall be attached to the Plan amendment and a copy of the Plan as attested shall be certified to Jefferson County, Colorado.

Done and resolved this 6 day of November, 2014.

ATTEST:


Secretary to the Planning Commission


Chair, Planning Commission

City of Wheat Ridge Three-Mile Plan 2014 Update

This document constitutes the Three-Mile Plan for the City of Wheat Ridge, as required by and in conformance with Section 31-12-105(1)(e) of the Colorado Revised Statutes (C.R.S.). This document is adopted as an addendum to the City's Comprehensive Plan.

I. Introduction

Statutory Requirements

In 1987, the Colorado legislature amended state statutes relating to municipal annexations. The change restricts annexations from extending a municipal boundary any more than three miles in any given year. State statutes also require that municipalities have in place a Three-Mile Plan that generally describes potential future growth within three miles of the municipal boundary.

C.R.S 31-12-105(1)(e) defines the Three-Mile Plan as a document that *generally* describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area.

The Three-Mile Plan is required to be updated on an annual basis.

Intent

The City's Three-Mile Plan (the "Plan") addresses the unincorporated Jefferson County land within three miles of the current municipal boundary. The Plan briefly describes existing conditions as well as general considerations in the event of future annexation. The Plan does not seek to duplicate existing planning efforts that more thoroughly characterize extraterritorial areas. Instead, this document references existing plans or policies that have been adopted by the City, Jefferson County or other entities.

The Three-Mile Plan does not assume, propose, or guarantee that any property within three miles will be annexed by the City. The process for annexation is extensive and is regulated by the requirements of C.R.S. Title 31, Article 12. This plan does not propose specific improvements or land uses for extraterritorial areas; if annexation is considered in the future, a more detailed analysis including an Annexation Impact Report would be required.

Summary of Changes

The Three-Mile Plan was last adopted by resolution of the Planning Commission on December 5, 2013. There are very few substantive changes in this year's document. The plan has been slightly reorganized for clarity, and it includes plans and capital improvements that have been completed in the last year.

II. Three-Mile Boundary

The three-mile boundary area is shown on Map 1. The land areas described by this document include property in unincorporated Jefferson County within the three-mile boundary. The Plan does not include Adams County or incorporated land within Denver, Mountain View, Lakeside, Edgewater, Lakewood, Golden, Arvada or Westminster.

C.R.S. 31-12-104 includes contiguity requirements for annexation. Certain areas of unincorporated Jefferson County are within three miles of the City, but they are not eligible for annexation because they do not meet contiguity requirements. For this reason, the primary focus of this plan is the unincorporated area to the west of the City boundary. In the following sections of this plan, the “three-mile area” will refer to this area west of the City boundary.

Existing Conditions

The existing development in the three-mile area includes a variety of land uses. Map 2 shows an aerial view of the three-mile area closest to the Wheat Ridge municipal boundary. To the west of Ward Road there is a school, cemetery, and several residential neighborhoods. Immediately to the north of State Highway (SH) 58 are several industrial areas. To the south of SH58 is the privately owned Applewood Golf Course as well as several ponds owned by Coors Brewing Company. A well-established residential neighborhood is located to the southwest.

III. Land Use

City of Wheat Ridge – Comprehensive Plan

The City of Wheat Ridge most recently updated the comprehensive plan, *Envision Wheat Ridge*, in 2009. This long-range planning document includes goals and policies that help direct development within the City. The comprehensive plan does not identify future land uses for any area outside of the municipal boundary. If any land within the three-mile area is proposed to be annexed in the future, annexation proposals would be evaluated against the City’s comprehensive plan for compatibility with adjacent land use patterns.

Jefferson County Land Use Plans

Jefferson County adopted a Comprehensive Master Plan in October 2013 which applies to all unincorporated areas. In addition, the County has divided unincorporated land into six subareas. Two different subarea plans apply to the three-mile area: the *North Plains Area Plan* (adopted November 2011) and the *Central Plains Area Plan* (adopted September 2011). Map 3 shows the applicable Jefferson County subarea plans within the three-mile area. State Highway 58 and Clear Creek form the boundary between the North Plains and Central Plains planning areas.

The County’s subarea plans are intended to be used in conjunction with the County’s master plan. The subarea plans include more specific policies and land use recommendations. If any land within the three-mile area is proposed to be annexed in the future, specific proposals should be reviewed with some consideration for these County-adopted plans.

IV. Transportation and Services

Adopted Plans

Jefferson County has several documents that guide transportation and infrastructure decisions in unincorporated areas. In addition to the North and Central Plains area plans, these include the *Jefferson County Comprehensive Master Plan* (2013), the *Major Thoroughfare Plan* (2011), and the *Countywide Transportation Plan* (2014). The *Countywide Transportation Plan* includes bicycle and pedestrian elements, which complement the *Jefferson County Bicycle Plan* and the *Jefferson County Pedestrian Plan* each adopted in 2012. These plans provide direction on improvements related to bicycle and pedestrian connections in the unincorporated areas.

These county documents are developed in coordination with the municipalities of Jefferson County and provide a future vision for county roadways. These would be among the guiding documents in identifying transportation needs for any areas considered for annexation.

The City of Wheat Ridge comprehensive plan includes a transportation element that also provides guidance in terms of roadways within and surrounding the City boundary. The City has also adopted a *Bicycle and Pedestrian Master Plan*.

Street Network

The three-mile area is already largely developed with a street grid. Major roadways in the three-mile area include W. 32nd Avenue, W. 44th Avenue, McIntyre Street, Indiana Street, Eldridge Street, Interstate-70, and State Highway 58. The interchange at W. 32nd Avenue and I-70 was recently improved which will greatly improve regional mobility in the City of Wheat Ridge and in the three-mile area.

Future roadway infrastructure would need to be compatible with existing roadway networks and in consideration of the adopted plans.

Bicycle and Pedestrian Infrastructure

The primary off-street bike trail in the three-mile area is the Clear Creek Trail which extends from I-70 to Golden. The primary on-street bike route is along W. 32nd Avenue from I-70 to Maple Grove Park. Bike facilities were recently enhanced at W. 32nd Avenue and Youngfield.

V. Public Service and Utilities

Existing Service Providers

Utility services in unincorporated Jefferson County are currently provided by the County as well as several special districts. Jefferson County currently provides general governmental services and law enforcement. Portions of the area are included in the Urban Drainage and Flood Control District (UDFCD). Xcel Energy provides electric and gas service.

Fire protection, water, and sanitation districts serving the three-mile area include the following:

- Fairmount Fire Protection District
- West Metro Fire Protection District

- North Table Mountain Water and Sanitation District
- Consolidated Mutual Water District

Future Service Provision

The City would provide general governmental services and police protection for any areas annexed by Wheat Ridge. Because Wheat Ridge is not a full-service City, water, sanitation, and fire services would continue to be provided by existing special districts or through the formation of a new water, sanitation or metropolitan district. Developers are typically responsible for infrastructure costs.

The Long's Peak Metropolitan District was formed to provide financing, construction, and maintenance of infrastructure west of Interstate-70. The Service Plan for the District sets out the services to be provided, which include streets, water, sanitary sewer, storm sewer, parks and recreation, parking, and fiber optic. The District is required to include within its boundaries any areas within its service area that are annexed by the City.

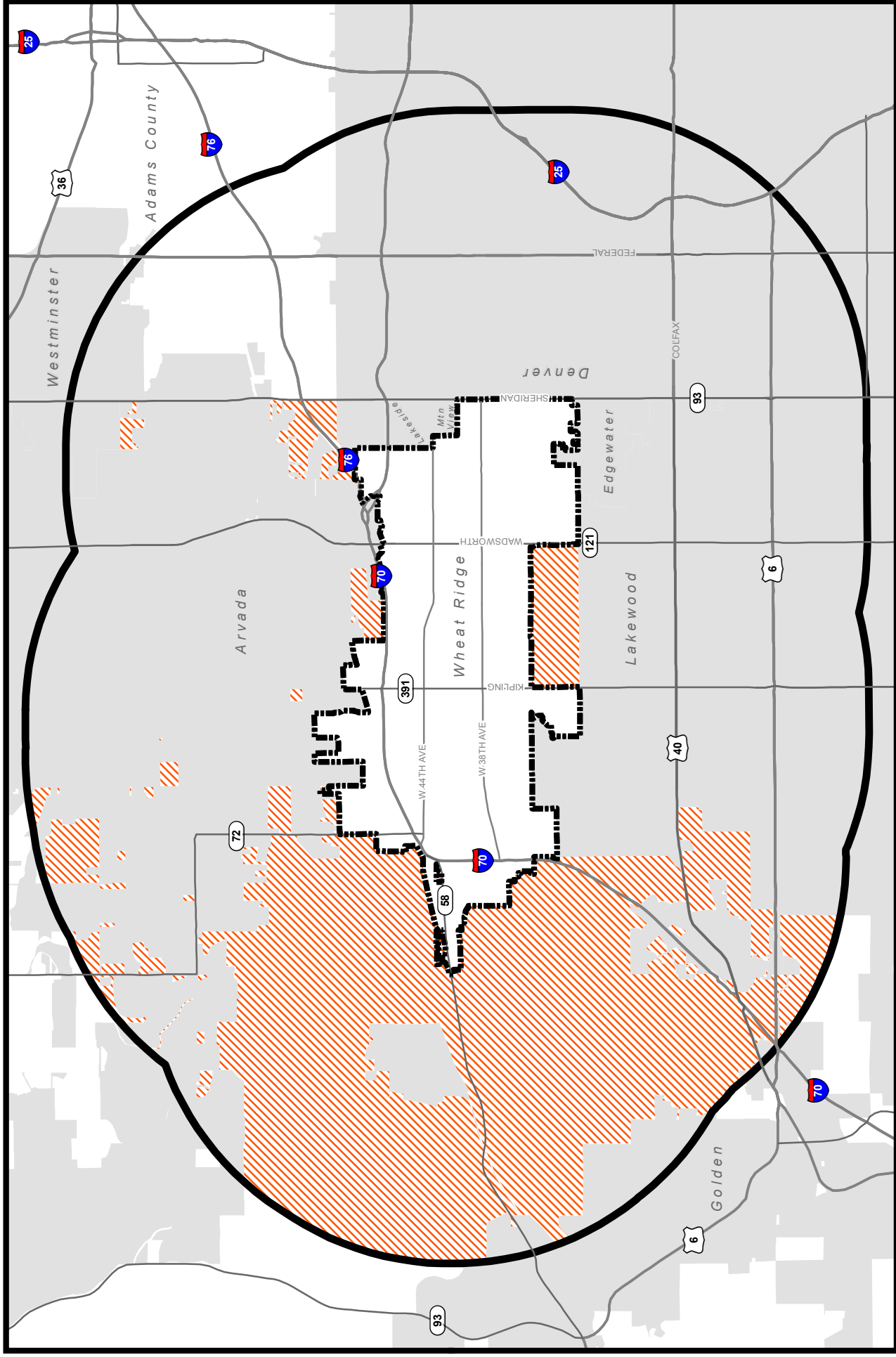
Stormwater facilities would need to be provided by developers as required by City and the Urban Drainage and Flood Control District (UDFCD) standards. Facilities would need to conform to any drainage basin master plans prepared and adopted by UDFCD.

VI. Parks and Open Space

Public parks and open space in the three-mile area are owned and managed by Jefferson County and the Prospect Recreation and Park District.

An Intergovernmental Agreement (IGA) between the City of Wheat Ridge, Prospect Recreation and Park District, and the Long's Peak Metropolitan District addresses the boundaries and responsibilities of each district. In regards to parks, the IGA stipulates that the boundaries of the Prospect Recreation and Park District will not be affected by the formation of the Long's Peak Metropolitan District, by any future inclusions into the metro district, or by any future annexations of the City.

The City's *Parks and Recreation Master Plan* (2006) does not make recommendations for the three-mile area. If annexation is considered in the future, parkland dedication would be required by the City's zoning and development code for all new residential subdivisions and development.



- City of Wheat Ridge Boundary
- Three-Mile Boundary
- Incorporated Land
- Unincorporated Jefferson County within Three-Mile Boundary

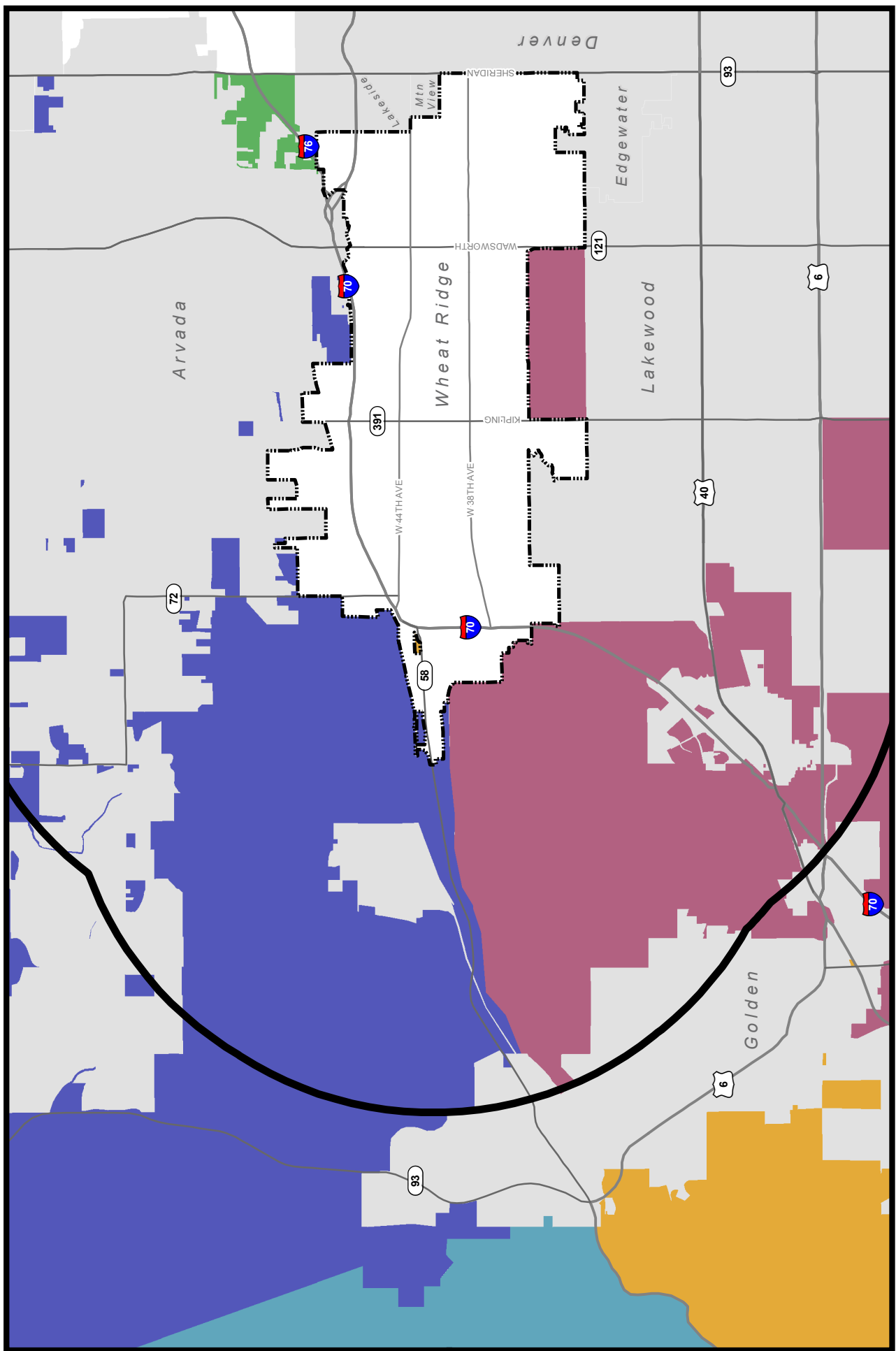
Updated October 2014

Miles 0 0.5 1 2 3



Three-Mile Plan - Jefferson County Planning Areas

MAP 3



**City of Wheat Ridge Boundary**

**Three-Mile Boundary**

**Incorporated Land**

Jefferson County Plan Areas

**Central Plains**

**North Plains**

**North Mountains**

**Central Mountains**

**Clear Creek / I-76**

**North Mountains**

**Central Mountains**

**Miles 0 0.5 1 2 3**

**N**

Updated October 2014

**Town of Rico
Three Mile Plan for Annexation**



10.20.2010

Adopted by Resolution 2010-2

Produced with funding support from the Colorado Department of Local Affairs

Content Guide

Introduction.....	3
Annexation Eligibility/ Procedure.....	4
Study Area.....	6
Maps.....	16-19

Figure 1: Official Rico Regional Master Plan- Map1

Figure 2: Map Silver Creek Watershed Protection area

Figure 3: Rico Fire Protection District Map

Figure 4: Town of Rico Future Regional Sewer Service Area

Addendum; Rico Township and Range PDF

RICO THREE-MILE PLAN FOR ANNEXATION

I. Introduction

Purpose

The purpose of the Town of Rico 3 Mile Plan for Annexation (3- Mile Plan) is to:

- a.) Provide direction for future land use issues and potential infrastructure needs for lands within three miles of the current boundaries of the Town of Rico (Town);
- b.) Identify issues that should be addressed prior to annexation of any parcel into the Town;
- c.) Comply with the statutory requirements for annexation as outlined in Colorado Revised Statutes 31-12-105(1)(e) as amended.

The Rico Regional Master Plan expresses the Town's desire to preserve the small mountain town character as the Town grows in population and size.

The 3-Mile Plan will aid in ensuring that annexation opportunities are evaluated through careful consideration of both the current and future interests and needs of the community, in accordance with the Rico Regional Master Plan, as amended.

In this Plan, no land in unincorporated areas is specifically designated for annexation. The Plan will only identify areas that may be considered desirable for future uses, can be served by current services and facilities, are needed to preserve open space or provide utilities for the community, or will be logical for the expansion of the Rico 3-Mile Planning Area¹. The decision to petition for annexation into the Town of Rico is an individual property owner decision. Approval of annexation is at the discretion of the Town of Rico.

Much of the land within three miles of the current municipal boundary is unsuitable for annexation into Town due to topography, checkered land ownership patterns, and extreme difficulty in providing cost-effective infrastructure (i.e. road access, power, water and sewer).

Methodology

This Plan was developed by analyzing areas within a three-mile radius of the existing Town boundaries to determine which areas are suitable and desirable for annexation and future development.

In determining which lands should be included within the Town's 3-Mile Plan, a variety of land uses were considered in order to balance future population needs. Areas

¹ Rico Regional Mater Plan, Section VII, pg. 47

appropriate for planned unit developments, residential mixed-use development, single-family residential, including 3-A and 10-A residential, multi-family residential, affordable housing, light industrial, open space recreation, and public facilities have been identified².

Criteria used to evaluate and determine which areas within the three-mile radius are suitable and desirable for annexation and future development include:

- Areas that will broaden the range of housing inventory and home ownership opportunities within the Town.
- Areas that maintain or enhance the small mountain hamlet character of Town.
- Areas suitable for consideration of open space preservation
- Areas that expand the permanent, year-round population.
- Areas suitable for seasonal cabin development and light industrial development.
- Areas that have enough buildable land so that desired land uses can be accommodated in a sustainable manner.
- Areas that are, or can easily be, served by existing or planned utilities with no negative physical or financial impact to the Town.
- Areas that help strengthen the economic values desired by Town.
- Areas that include Town utilities, such as water and sewer infrastructure, and renewable energy sources.

Statutory Requirement

The Municipal Annexation Act of 1965 as amended requires that each municipality adopt a Three-mile annexation plan prior to any land annexation that describes and evaluates the suitability for annexation of areas within a three-mile radius. Three Mile Plans, once approved, must be either updated or re-adopted annually.

Colorado Revised Statutes 31-12-105(1)(e)(I) requires 3 mile plans to generally describe the proposed location, character, extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities and terminals for water, light, sanitation, transportation and power for any annexation within three miles of the municipality.

Some of these items will not be considered or addressed by this Plan because they are not relevant to the Town (i.e. subways and aviation fields). Those relevant items will be discussed within each annexation category.

Annexation Eligibility and Procedure

Annexation petitions must meet all of the requirements of the Municipal Annexation Act of 1965, Colorado Revised Statutes Title 31, Article 12, as amended, as well as all of the requirements applicable in the Rico Land Use Code.

² Rico Regional Master Plan, Section VIII: *Future Land Use*

Annexations shall be subject to any existing Intergovernmental Agreements with Dolores County concerning annexations, subdivisions and development applications within the 3-Mile Planning Area, and other agreements that may concern, or be affected by, potential annexations.

Policies for Annexation

All proposed annexations shall be required to conform to the Colorado Municipal Annexation Act as amended, Rico Regional Master Plan, the Rico Land Use Code, building code, electric code, environmental covenants, and any additional planning documents approved by the Town of Rico.

STUDY AREA

This Plan addresses lands within a three-mile radius of the Town of Rico that are located within the 3-Mile Planning Area in the Official Rico Regional Master Plan Map *Figure 1*, adopted on August 18, 2004.

The following areas are included within the Town of Rico 3-Mile Plan for Annexation³:

- Bedrock and Up Valley Area
- Newman Hill and Apex Estate Area
- Twilight Estates and Ute Trail Area
- Telescope Mountain Estates
- Campground PUD
- San Juan National Forest Lands
- Silver Creek Drainage Area

The location of each of the areas within the Town of Rico 3-Mile Planning Area is identified on the Official Rico Regional Master Plan map. The general character of each of these areas is described and classified according to the following categories:

- Description
- Land Use
- Community Services
- Transportation
- Utility Provisions
- Open Space, Parks & Recreation

The six (6) areas included within the Town of Rico 3-Mile Planning Area are generally eligible for annexation into the Town of Rico under the provisions of the Municipal Annexation Act of 1965, as amended. Inclusion in this plan does not assume properties will be annexed into the Town, or guarantee a successful annexation, should property owners request it.

BEDROCK AND UP VALLEY AREA

Description: T40N R11W S25

This area, approximately 8.7 acres, extends from the northern boundary of Town, to forest service lands that stand adjacent to the town and the border of Telescope Mountain Estates, and along the floodplain of the Dolores River. Land parcels encompass patented and, unpatented mining claims and national forest lands. Existing characteristics of land in this area include geothermal hot springs, and geysers, portions of the Dolores River, an abandoned water treatment facility, and an abandoned mine adit for the Saint Louis Tunnel. As part of the topography, a series of settling ponds exist intended to treat metals loading from water exiting the Saint Louis Tunnel, an adit to the Nora Lilly mining claim, beaver ponds and riparian habitat are present as well as, a primary lead soil repository, a gravel pit study area and steep mountain slopes. These areas contribute to the watershed run off into either side the Dolores River within the flood plain.

³ Rico Regional Master plan, Section IX. Rico Renaissance Development Master Plan map- Future Regional Sewer Service Area, pg. 56

Land Uses

Dolores County currently has no zoning. The proposed land use designation upon annexation should generally be Light Industrial, Public Facilities and/ or Open Space. Because these identified areas are located near or within avalanche paths, only open space, commercial and public facility uses should be allowed. Lands with wetland characteristics and sensitive wildlife habitat should be preserved as Open Space.

Areas within the 100-year flood plain, and areas characterized by wetlands should be preserved as Open Space. According to the Rico Regional Master Plan, the Town desires to pursue potential federal funding for Brownfields projects in the area to promote the environmental improvement and redevelopment of areas around the Saint Louis Tunnel adit as potential for light industrial. The Town also desires to place a maintenance barn for municipal heavy equipment in the same area. Additionally, the Town is interested in researching and promoting both the improvement of general water quality and the use of geothermal resources located within the area for public benefit.

San Juan National Forest Lands adjacent to Town Boundary in this area consists of an approximately 40 acres. This area sits adjacent to a mix of private and national forest lands and is bordered by town limits and the Bedrock and Telescope areas. Land parcels include a mix of private ownership, patented and potential unpatented mining claims, and National Forest lands. Existing characteristics of this land include suitable to maintain public access to open space areas as well as potential for light industrial use to aid in continuity with the Bedrock and Telescope areas. The area is also suitable for access to potential geothermal areas, the Dolores River, and may assist with protection of critical watershed areas well as maximizing the potential community benefit of wetlands improvement, open space and wildlife habitat.

Community Services

This area currently lies within the Dolores County School District and the W ½ Section 25 of the Rico Fire Protection District. These agencies would continue to serve this property upon annexation. Public safety and enforcement would change from the Dolores County Sheriff's Department to the Town of Rico Municipal Public Safety.

Transportation

The north areas are accessed on the east side of Dolores River from a County dirt road that branches off of Highway 145 just north of the Town boundary. The road is currently sufficient for heavy equipment, but may need to be improved depending on the types and quantity of development and access proposed.

Utility Provisions

Currently, properties can be serviced by private water wells and individual septic systems. Extension of water lines would be required if light industrial development were to occur. Extension of sewer lines would be required for light industrial and commercial development if and when a sewer system is financially feasible to be constructed to serve the Town of Rico.

Open Space, Parks and Recreation

Open Space should be preserved along the Dolores River flood plain, in wetlands, and up the slopes of Telescope Mountain in identified avalanche high hazard areas. Recreational opportunities could include hot springs baths, hiking, Nordic skiing and other passive recreation trails along the river and across Telescope Mountain.

Summary

This area is easily accessible from Highway 145 and the previously identified County road. There are no perceived difficulties in servicing the area with utilities or other community services. It is the Town's policy to make development pay for the extension and/or expansion of infrastructure in order to prevent adverse financial consequences to the town and its citizens.

NEWMAN HILL AND APEX ESTATES AREA

Description: T40N R11W S36

The Newman Hill and Apex Estates Area, approximately 288 acres, is located directly east and southeast of Town, and rises up Newman Hill to the east. The area is bordered to the south by Deadwood Gulch and to the north by The Spear Slide. Land parcels include patented mining claims, unpatented mining claims and National Forest lands. Existing characteristics of this land include heavily forested steep slopes and flat benches, avalanche hazards, wetland areas, wildlife habitat, wildfire hazards, geologic hazards, mine shafts, mine dumps, and mine tailings.

Land Uses

Dolores County currently has no zoning. The Rico Regional Master Plan states that the proposed land use designation upon annexation is Open Space, with the ability to support "future single-family development on Newman Hill" (p. 55). Lands with wetland characteristics, sensitive wildlife habitat, and lands within high and moderate avalanche hazard areas should be preserved as Open Space if single-family residential land use is allowed in the area.

Community Services

The majority of this area currently lies within the Dolores County School District and in the West ½ Section 36 of the current Rico Fire Protection District. These agencies would continue to serve this property upon annexation. Public safety and enforcement would change from the Dolores County Sheriff's Department to the Town of Rico Municipal Public Safety. If this area were to be zoned single-family residential in the future, significant road improvements should be required in order to allow adequate access for emergency service vehicles.

Transportation

Highway 145 borders this area to the west. There are no major thoroughfares within the Newman Hill and Apex Estates Area. The area is currently serviced by a forest service four-wheel drive road, which provides limited access. Roads would need to be engineered and constructed according to Town Road Standards prior to development.

Utility Provisions

Currently, properties can be serviced by private water wells and individual septic systems. Extension of water lines would be required were single-family residential development to occur. Extension of sewer lines would be required for single-family residential development, if and when a sewer system is financially feasible to be constructed to serve the Town of Rico.

Open Space, Parks and Recreation

Open Space should be preserved in the avalanche high hazard areas, in areas with wetlands, and areas with sensitive wildlife habitat. Recreational opportunities could include historic interpretation sites, pocket parks, hiking, Nordic skiing, and other passive recreation trails linking the Newman Hill and Apex Estates Area to national forest trails, and to Rico's Historic Commercial Core.

Summary

This area would be suitable and desirable for annexation for Open Space, Park and Recreational uses. Because this area is surrounded by National Forest and includes a significant number of mining claims with no utilities and limited access, the provisions of roads, utilities and community services could be difficult. It is the Town's policy to make development pay for the extension and/or expansion of infrastructure through excise taxes and financing tools, such as special improvement districts, in order to prevent adverse financial consequences to the Town and its citizens.

TWILIGHT ESTATES AND UTE TRAIL AREA

Description: T39N R11W S35

The Twilight Estates and Ute Trail Area, approximately 140 acres, are located directly west and southwest of Town. This Area encompasses Sulphur Creek on the southern end and the Smuggler Claim on the north end. Land parcels include patented mining claims, unpatented mining claims and national forest lands. Existing characteristics of this land include heavily forested steep slopes and flat benches, wetland areas, wildlife habitat, wildfire hazards, geologic hazards, mine shafts, mine dumps, and mine tailings.

Land Uses

Dolores County currently has no zoning. The proposed land use designation upon annexation is single-family residential. Lands with wetland characteristics and sensitive wildlife habitat should be preserved as Open Space.

Community Services

This Area currently lies within the Dolores County School District and portions of the East ½ Section 26 of the Rico Fire Protection District. These agencies would continue to serve this property upon annexation. Public safety and enforcement would change from the Dolores County Sheriff's Department to the Town of Rico Municipal Public Safety.

Transportation

There are no major thoroughfares within the Twilight Estates and Ute Trail Area. The area is serviced by an undetermined road, which provides limited access. Roads would need to be engineered and constructed according to Town Road Standards prior to development.

Utility Provisions

Currently, properties can be serviced by private water wells and individual septic systems. Extension of water lines would be required were single-family residential development to occur. Extension of sewer lines would be required for single-family residential development, if and when a sewer system is financially feasible to be constructed to serve the Town of Rico.

Open Space, Parks and Recreation

Open Space should be preserved in the avalanche high hazard areas, in areas with wetlands, and areas with sensitive wildlife habitat. Recreational opportunities could include historic interpretation sites, pocket parks, hiking and Nordic ski trails linking the Twilight Estates and Ute Trail Area to national forest trails, Rico river trails, and to the residential areas of West Rico and Piedmont.

Summary

This area should be suitable for annexation for single-family residential and Open Space, Park and Recreational uses. Because this area is surrounded by National Forest and includes a significant number of mining claims with no utilities and limited access, the provisions of roads, utilities and community services could be difficult. It is the Town's policy to make development pay for the extension and/or expansion of infrastructure through excise taxes and financing tools, such as special improvement districts, in order to prevent adverse financial consequences to the Town and its citizens.

TELESCOPE MOUNTAIN ESTATES

Description: T40N R11W S25

The Telescope Mountain Estates Area, approximately 150 acres, is located north of Town. This area sits on Telescope Mountain and is bordered by the Up Valley area to the south, the Dolores River to the west, and the S Curves to the north. Land parcels include patented mining claims, unpatented mining claims and National Forest lands. Existing characteristics of this land include steep slopes and flat benches, wetland areas, wildlife habitat, wildfire hazards, geologic hazards, mine shafts, mine dumps, and mine tailings.

Land Uses

Dolores County currently has no zoning. The proposed land use designation upon annexation should be single-family residential. Lands with wetland characteristics and sensitive wildlife habitat should be preserved as Open Space.

Community Services

This area currently lies within the Dolores County School District and outside of the Rico Fire Protection District. These agencies would seek to serve this property upon annexation. Public safety and enforcement would change from the Dolores County Sheriff's Department to the Town of Rico Municipal Public Safety. If this area were to be zoned single-family residential in the future, major road construction and improvements should be required in order to allow adequate access for emergency service vehicles.

Transportation

Highway 145 borders this area to the west. There are no major thoroughfares within the Telescope Mountain Estates area. Roads would need to be engineered and constructed according to Town Road Standards prior to development.

Utility Provisions

Currently, properties can be serviced by private water wells and individual septic systems. Extension of water lines would be required were single-family residential development to occur. According to the Rico Regional Master Plan; "This area will include large-lot single family residential sites that will be served by septic systems" (p.55).

Open Space, Parks and Recreation

Open Space should be preserved in areas with wetlands and areas with sensitive wildlife habitat. Recreational opportunities could include historic interpretation sites, pocket parks, hiking, Nordic ski, and other passive recreation trails linking the Telescope Mountain Estates Area to National Forest trails.

Summary

This area would be suitable and desirable for annexation for Open Space, Park and Recreational, with portions available for Single-Family Residential uses. Because this area is surrounded by National Forest and includes a significant number of mining claims with no utilities and limited access, the provisions of roads, utilities and community services could be difficult. It is the Town's policy to make development pay for the extension and/or expansion of infrastructure through excise taxes and financing tools, such as special improvement districts, in order to prevent adverse financial consequences to the Town and its citizens.

CAMPGROUND PUD

Description: T39N R11W S2

Campground PUD is approximately 100 acres, and is located south of Town. This area sits on a mix of private and National Forest lands. Land parcels include private ownership, potential unpatented mining claims and national forest lands. Existing characteristics of this land include suitable areas for Open Space, opportunity to maintain public access to the Dolores River, as well as preservation opportunities that aid in maximizing the potential community benefit of passive recreation, wetlands improvement, open space and wildlife habitat.

Land Use

Dolores County currently has no zoning. The proposed land use designation upon annexation is single-family residential with opportunities for Open Space, Park and Recreational. Lands with wetland characteristics, close proximity to flood plain areas, and sensitive wildlife habitat should be preserved as Open Space.

Community Services

This area currently lies within the Dolores County School District and within the East ½ Section 26 of the Rico Fire Protection District. These agencies would seek to serve this property upon annexation. Public safety and enforcement would change from the Dolores County Sheriff's Department to the Town of Rico Municipal Public Safety. If this area were to be zoned single-family residential in the future, major road construction and improvements should be required in order to allow adequate access for emergency service vehicles. This area also hosts adjacent access for proposed future sewer development as well as currently occupied gravesites.

Transportation

Highway 145 borders this area to the east. There are no major thoroughfares within the Campground PUD area. Roads would need to be engineered and constructed according to Town Road Standards prior to development if determined necessary.

Utility Provisions

Currently, properties can be serviced by private water wells and individual septic systems. Extension of water lines would be required were single-family residential development to occur. According to the Rico Regional Master Plan, the area could aid in enhancing public asset of the Dolores River, natural beauty and recreational potential. This area could include projects focused around preservation of historic mining resources, environmental protection and enhancement of sensitive areas within the corridor.

Open Space, Parks and Recreation

Open Space should be preserved in areas with wetlands, and areas with sensitive wildlife habitat. Recreational opportunities could include historic interpretation sites, pocket parks, hiking, Nordic ski and other passive recreation trails linking the Little Ada area to other residential areas and National Forest public lands and trails.

Summary

This area would be suitable and desirable for annexation for Open Space, Park and Recreational uses. Because this area is surrounded by National Forest and includes a significant number of gravesites and open space with no utilities and limited access, the provisions of roads, utilities and community services could be difficult. It is the Town's policy to make development pay for the extension and/or expansion of infrastructure through excise taxes and financing tools, such as special improvement districts, in order to prevent adverse financial consequences to the Town and its citizens.

SAN JUAN NATIONAL FOREST LAND ADJACENT TO TOWN BOUNDARYDescription: T38N R11W S1 & S2Cemetery Area

The second San Juan National Forest Lands Adjacent to the Town Boundary consists of one parcel that is approximately 17 acres and sits adjacent to a mix of private and national forest lands and is bordered by town limits and the Apex Estates and Campground PUD areas. Existing characteristics of this land include current gravesite occupation and historic preservation. The proposed land use designation upon annexation is Open Space. Lands with wetland characteristics and sensitive wildlife habitat should be preserved as Open Space. A second parcel exists east of Hwy 145 and is approximately 24 acres. Existing characteristics of this land include current gravesite occupation and historic preservation. The proposed land use designation upon annexation should be Open Space. Lands with wetland characteristics and sensitive wildlife habitat should be preserved as Open Space.

Land Use

Rico Land Use Code requirements for subdivision applications will be adhered to prior to any development approvals. Current working agreements in the form of an active Memorandum of Understanding between the Town of Rico and San Juan Public Lands/ San Juan National Forest, will also be adhered to prior to any proposed development approvals.

Community Services

Both areas currently lie within the Dolores County School District and within the W ½ Section 25 of the Rico Fire Protection District. These agencies would seek to serve this property upon annexation. Public safety and enforcement would change from the Dolores County Sheriff's Department to the Town of Rico Municipal Public Safety. If these area were to be zoned single-family residential in the future, major road construction and improvements should be required in order to allow adequate access for emergency service vehicles.

Transportation

Highway 145 runs through these areas. Any additional development of roads would need to be engineered and constructed according to Town Road Standards prior to development if determined necessary and appropriate for any subsequent uses.

Utility Provisions

Currently, properties can be serviced by private water wells and individual septic systems. Extension of water lines would be required where single-family residential development or light industrial were to occur. According to the Rico Regional Master Plan, the area could aid in enhancing a public asset, and support increasing the natural beauty and recreational potential. These areas could include projects focused around preservation of historic mining resources, environmental protection and enhancement of sensitive areas within the river corridor.

Open Space, Parks and Recreation

Open Space should be preserved in areas with wetlands, and areas with sensitive wildlife habitat. Recreational opportunities could include historic interpretation sites and other passive recreation trails linking the north and south Town boundaries to other annexation areas.

Summary

These areas would be suitable and desirable for annexation for Light Industrial and Open Space uses. Because these areas are adjacent to other annexation areas, include acreage with a significant number of gravesites and Open Space with no utilities, and currently have limited access, the provisions of roads, utilities and community services could be difficult. It is the Town's policy to make development pay for the extension and/or expansion of infrastructure through excise taxes and financing tools, such as special improvement districts, in order to prevent adverse financial consequences to the Town and its citizens.

SILVER CREEK DRAINAGE AREA

Description; T40N R10W Sections; S30, S32, S19, S20, S29, S24, S28, S33

The Silver Creek drainage is located directly east of the Town of Rico and consists of a mixture of privately owned mining claims and National Forest Service properties. The area is accessed via an unimproved Forest Service road. This road eventually connects to the Colorado Trail and other public lands and wilderness.

The area immediately adjacent to the Town of Rico was formerly mined extensively and has been the site of a Voluntary Clean-up action through the State of Colorado.

The Silver Creek drainage area is the site of the Town's water treatment facility. The Town's point of diversion for municipal drinking water is located along Silver Creek, approximately one mile from the Town boundary. Silver Creek is a tributary to the Dolores River.

Community Services

Community Services for this area would focus on preservation of the Town of Rico's water treatment facility W1/2 Section 36. No other specific improvements are foreseen for this area.

Transportation

This area is accessed via an unimproved National Forest dirt road, and it is unlikely that this road would be substantially improved even with annexation of the property. This road is currently used to access the Town's water collection facility and for recreational purposes, including access to adjacent National Forest Service lands and wilderness areas.

Utility Provisions

Even with an annexation, installation of utilities would likely be those directly related to operation of the Town's water treatment facility and corresponding infrastructure. At

some point in the future, the Town may exercise its discretion and annex the water treatment facility and corresponding infrastructure in compliance with Colorado statutory requirements.

Open Space, Parks and Recreation

Open Space should be preserved in areas with wetlands, and areas with sensitive wildlife habitat such as this area. Recreational opportunities could include historic interpretation sites, hiking, Nordic ski, and other passive recreation trails which link the area to adjacent National Forest lands.

Summary

This area may be suitable for annexation to ensure the protection of the Town's municipal water source of diversion as well as its water treatment facility. The facility is accessed via a National Forest Service dirt road, which is currently unimproved.

Figure 1: Official Rico Regional Master Plan- Map1

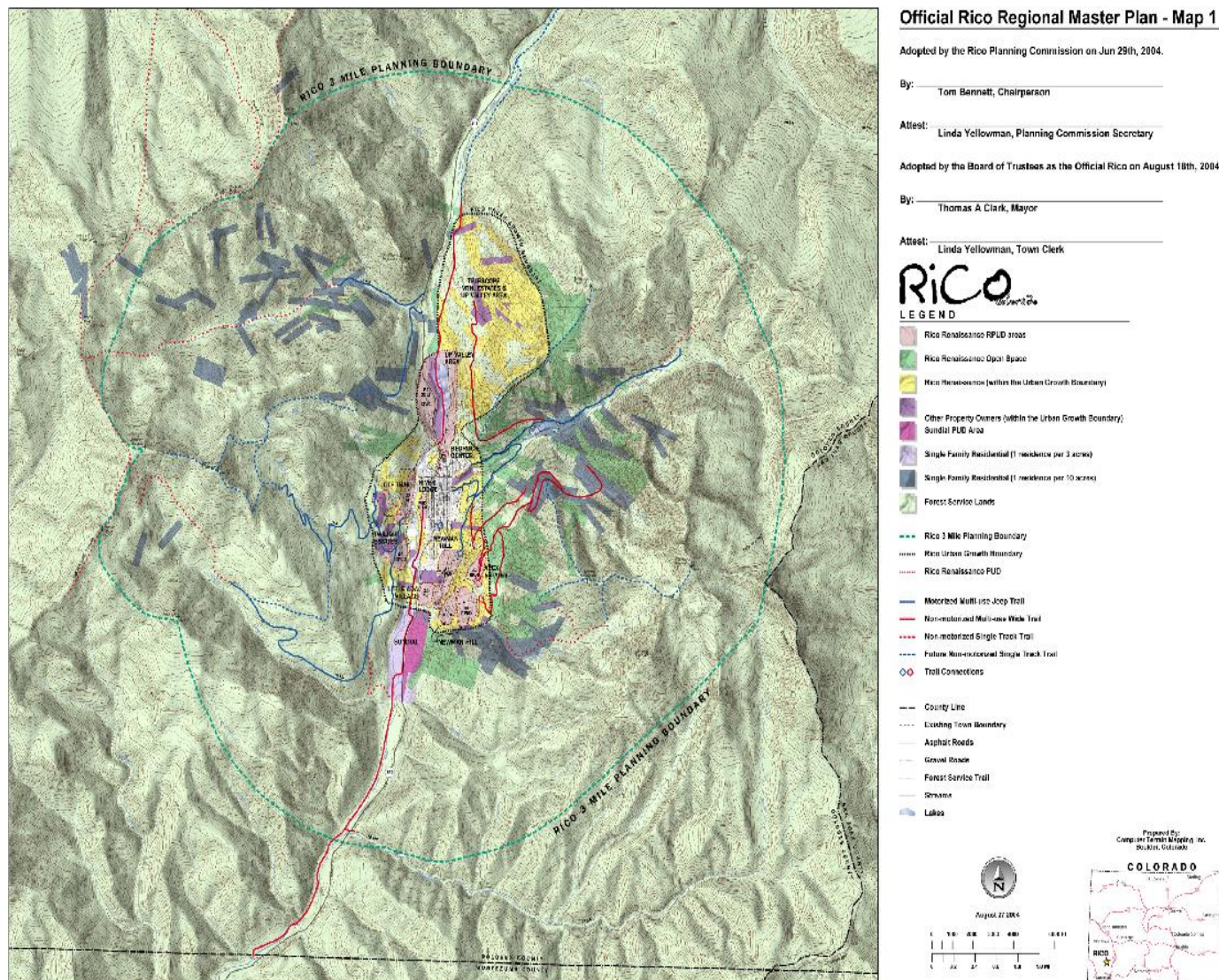


Figure 2: Silver Creek Watershed Protection Area

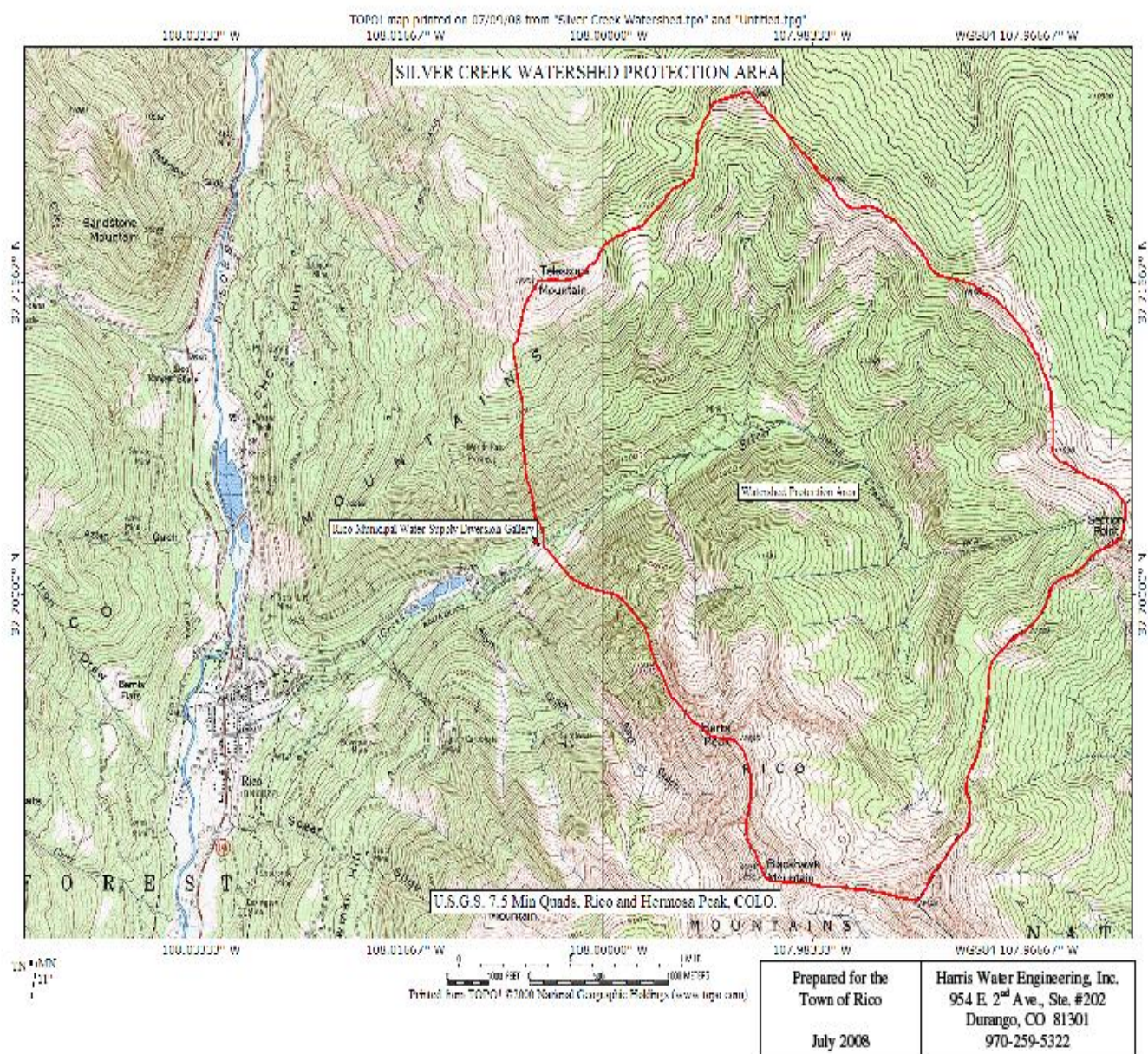


Figure 3: Rico Fire Protection District Map

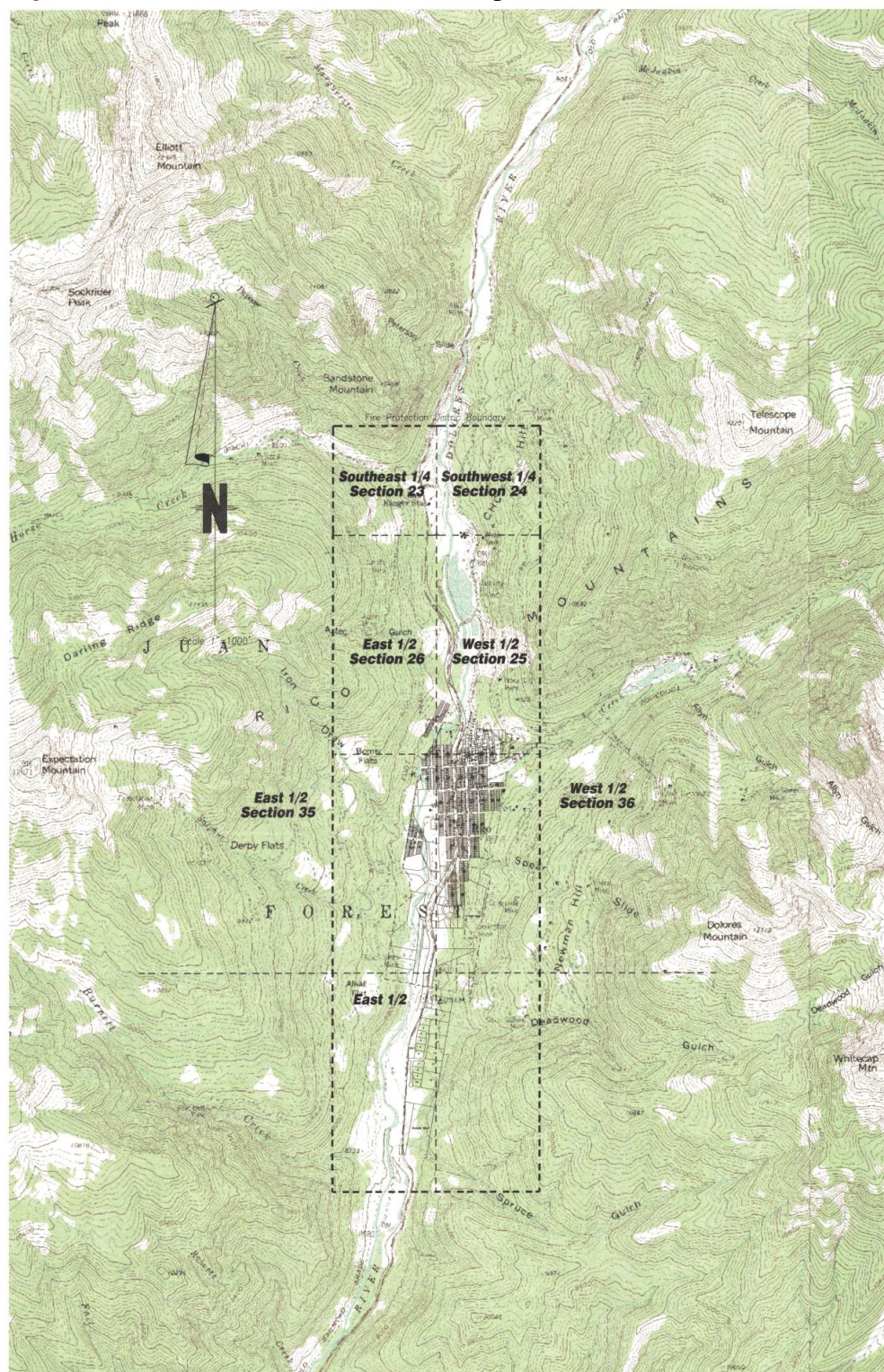
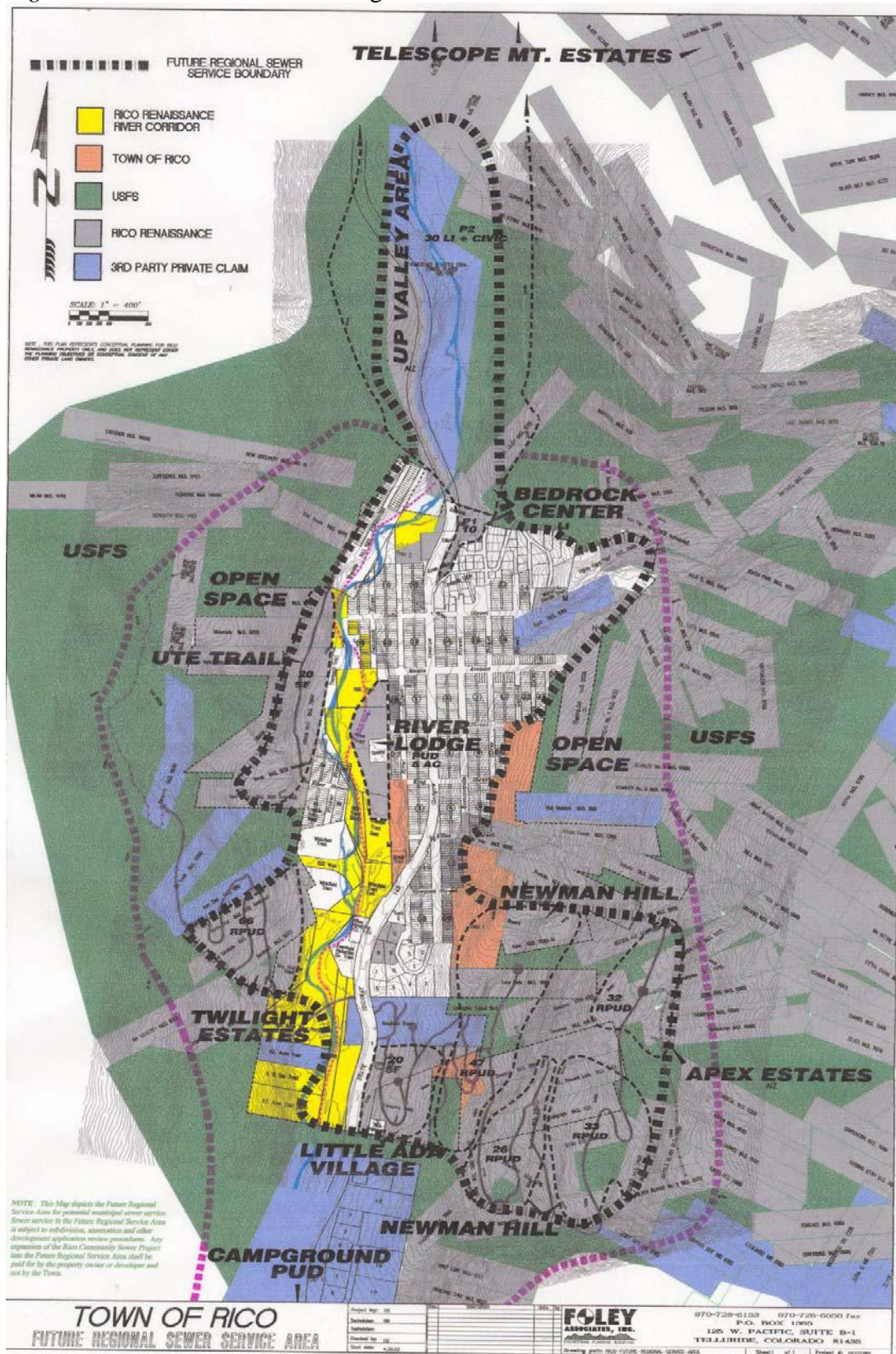


Figure 4: Town of Rico Future Regional Sewer Service Area





Planning Commission Presentation

Date: February 9, 2021

Title: Platte Canyon Sidewalk – Concept Plans

Presented By: Brent Kaslon, Town Planner

Background: In 2020, the Board of Trustees directed staff to explore the concept of a new sidewalk along Platte Canyon Road. This sidewalk would connect the Villages Neighborhood to the existing sidewalk that terminates at West Ponds Circle where a signal allows for safe passage to Wilder Elementary. Currently no sidewalk exists and is creating an unsafe crossing where children currently cross Platte Canyon Road to get to the Columbine Trail.

Attachments: Conceptual Sidewalk Plans

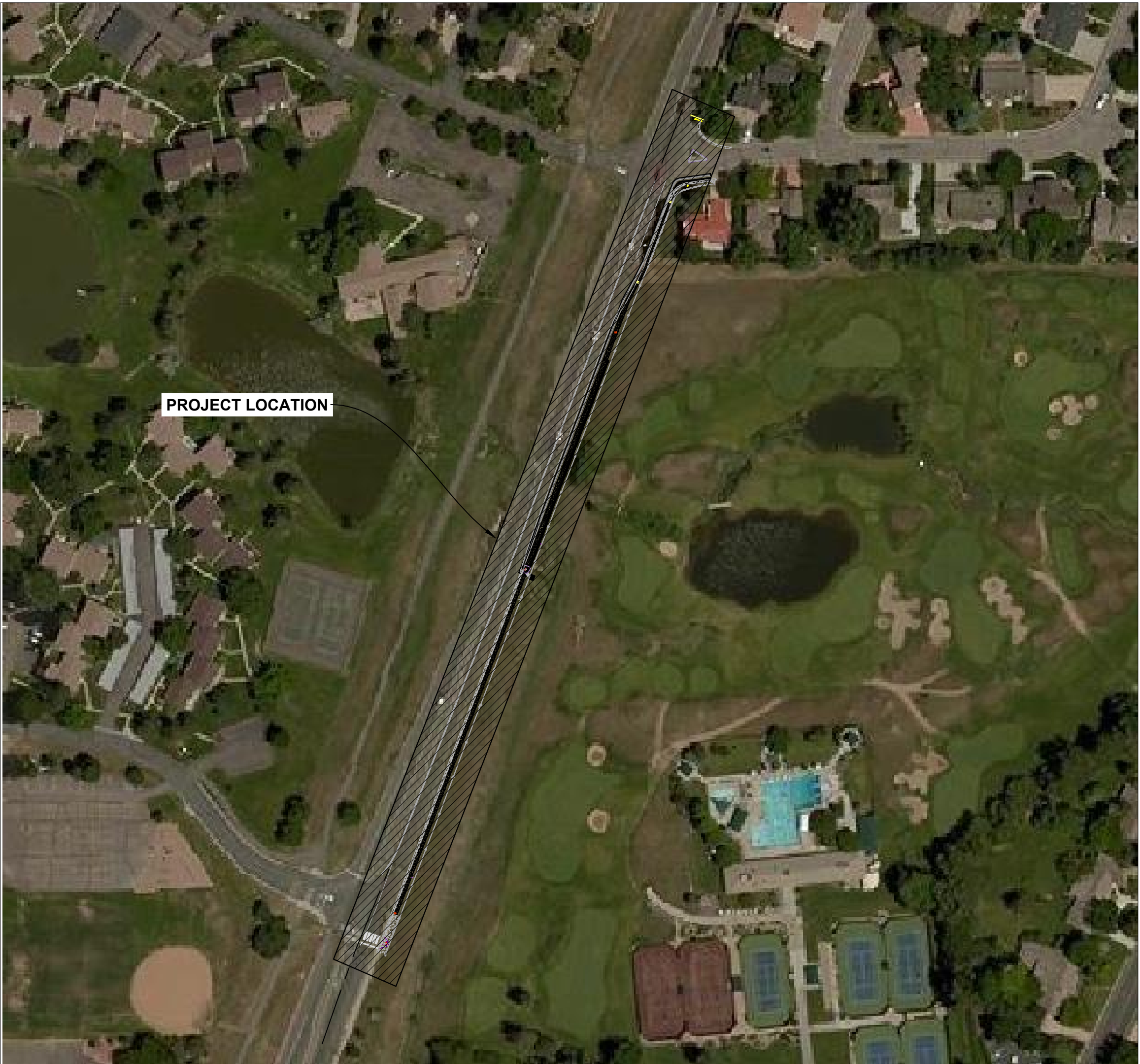
Staff Recommendations: None at this time.

Recommended Motion: None at this time

TOWN OF COLUMBINE VALLEY

S. PLATTE CANYON ROAD SIDEWALK

CONCEPT PLANS
PROJECT NO.: 20-002



LOCATION MAP



NOT TO SCALE

TABLE OF CONTENTS

01	COVER SHEET
02	SITE PLAN
03 - 04	PLAN VIEW
05	TYPICAL SECTION

FOR AND ON BEHALF OF
ICON ENGINEERING, INC.

PROJECT MANAGER: [PROJECT MANAGER'S NAME]

DATE

PROJECT ENGINEER: [PROJECT ENGINEER'S NAME]

DATE

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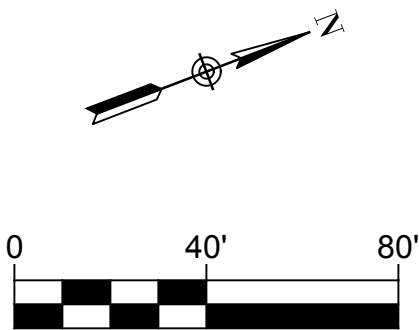
PREPARED FOR:
Town of
ColumbineValley
Colorado

PREPARED BY:
ICON
ENGINEERING, INC.

PLATTE CANYON SIDEWALK
CONCEPTUAL PLAN
COVER SHEET

DATE
JAN 2021

SHEET
01 OF 5



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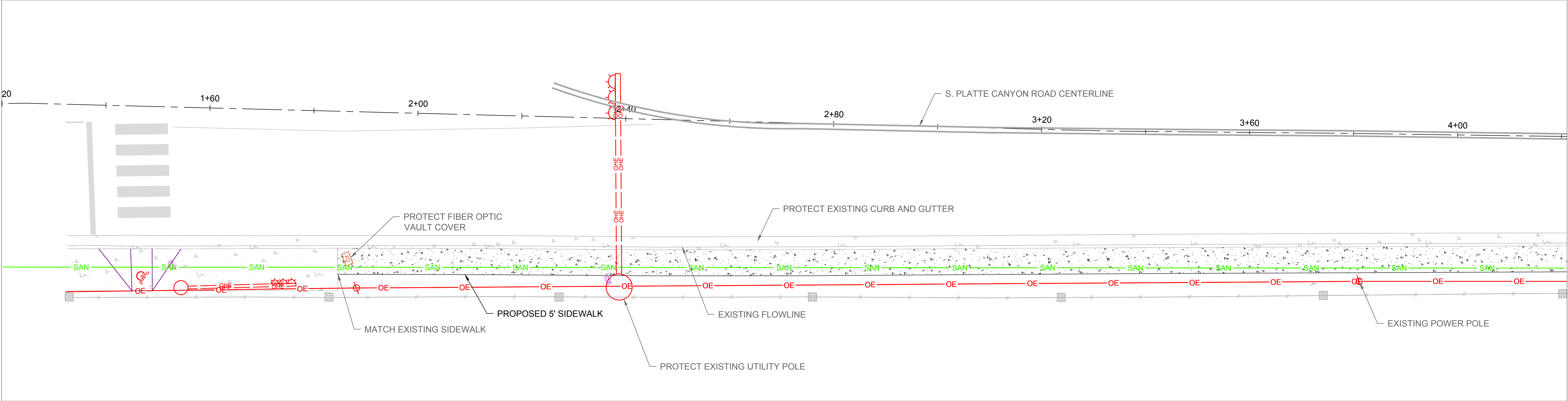
PLATTE CANYON SIDEWALK
CONCEPTUAL PLAN
SITE PLAN

ICON PROJECT No. 20-029

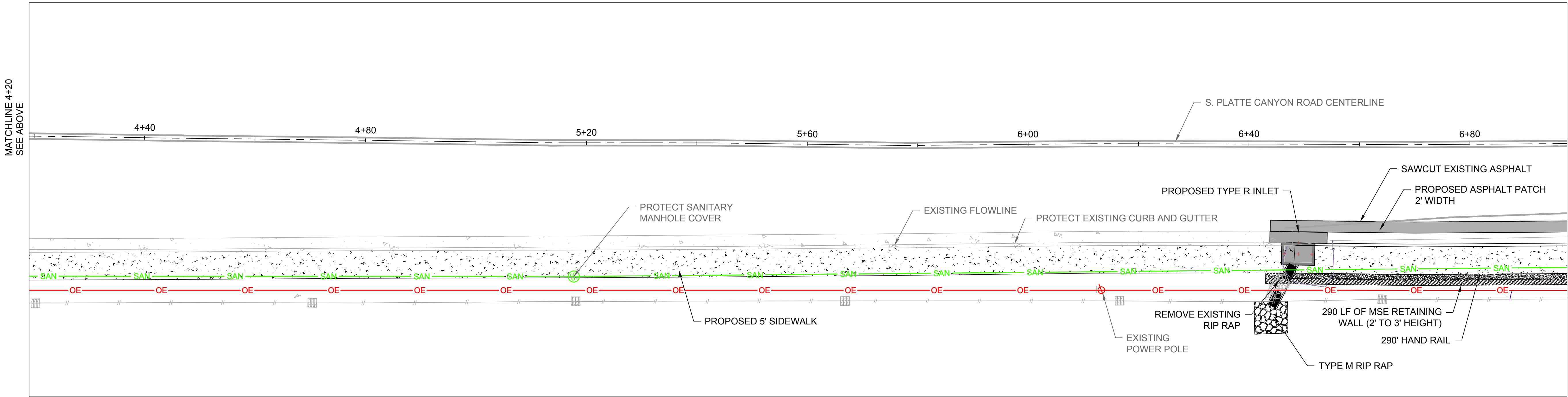
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02 OF 5

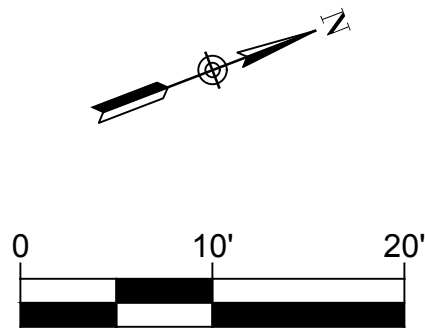
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MATCHLINE 4+20
SEE BELOW



MATCHLINE 7+00
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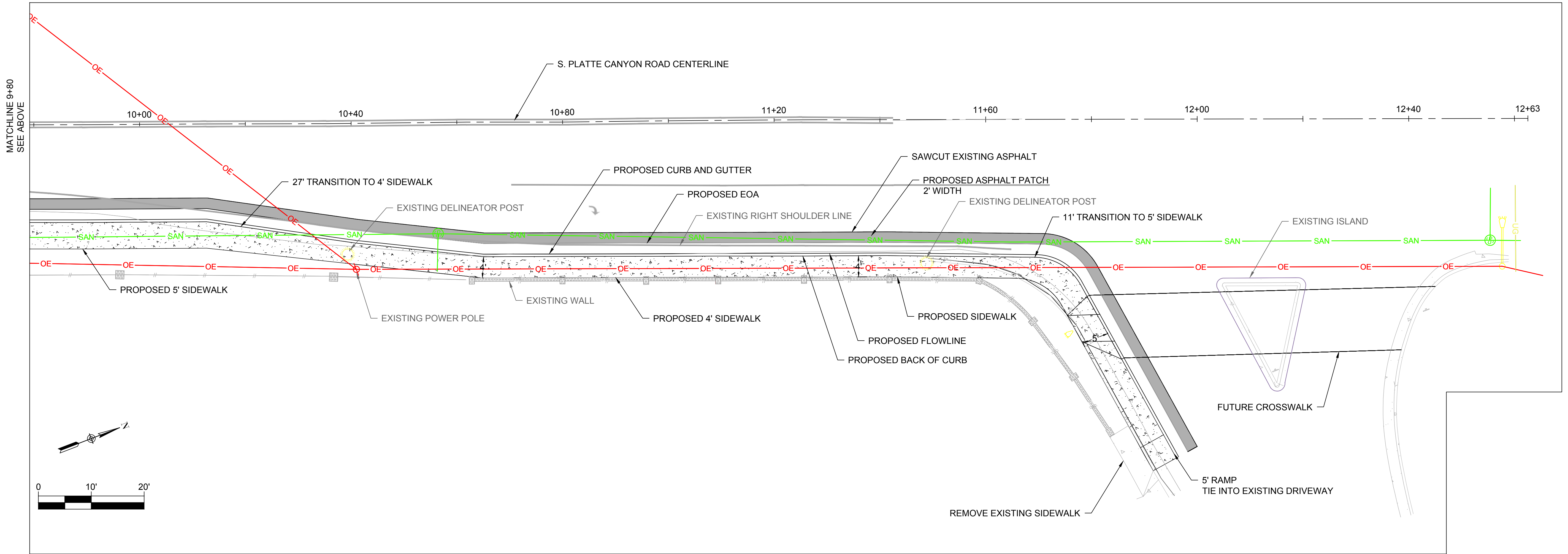
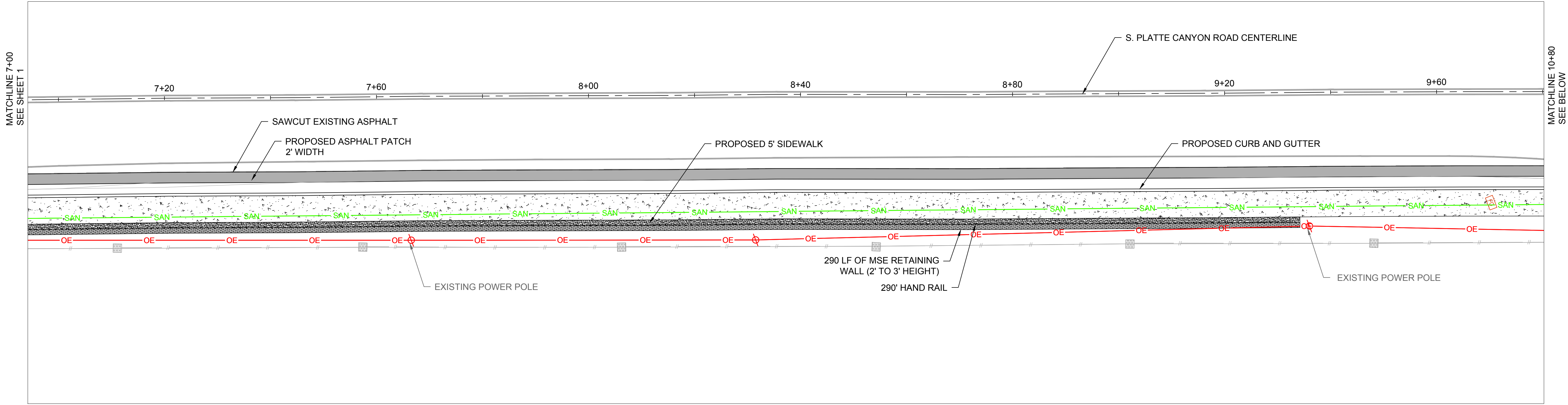
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PLATTE CANYON SIDEWALK
CONCEPTUAL PLAN
PLAN VIEW - 01

ICON PROJECT No. 20-029

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SHEET 03 OF 5



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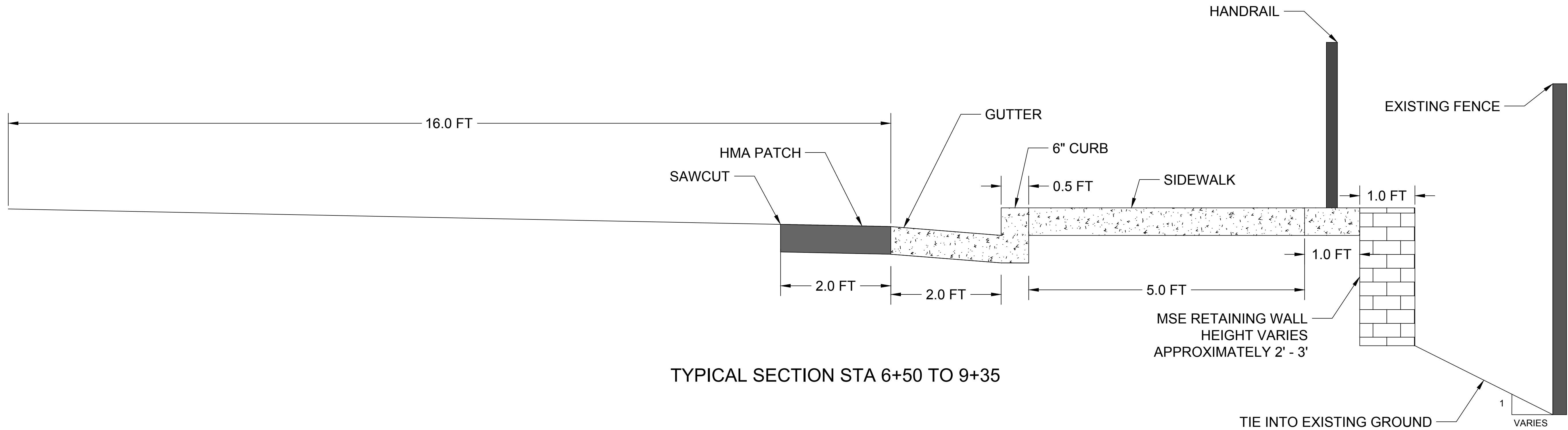
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PLATTE CANYON SIDEWALK
CONCEPTUAL PLAN
PLAN VIEW 02

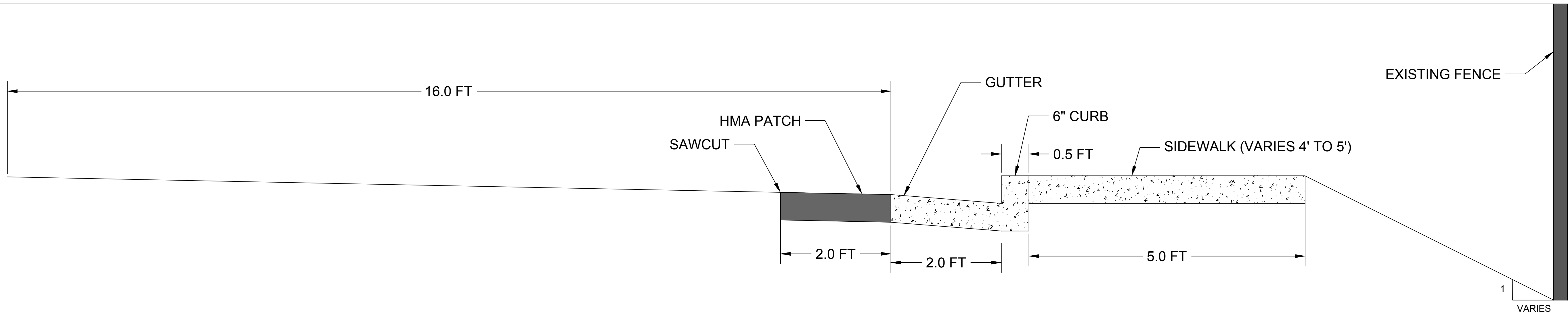
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04 OF 5



TYPICAL SECTION STA 6+50 TO 9+35



TYPICAL SECTION (ALL OTHER LOCATIONS)

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PLATTE CANYON SIDEWALK
CONCEPTUAL PLAN
TYPICAL SECTIONS

ICON PROJECT No. 20-029

DATE
JAN 2021

SHEET
05 OF 5