

LUR Map Change

At a minimum the Land Use Regulations Appendix B - Maps needs to be altered to show the addition of the change including the added Parcel.

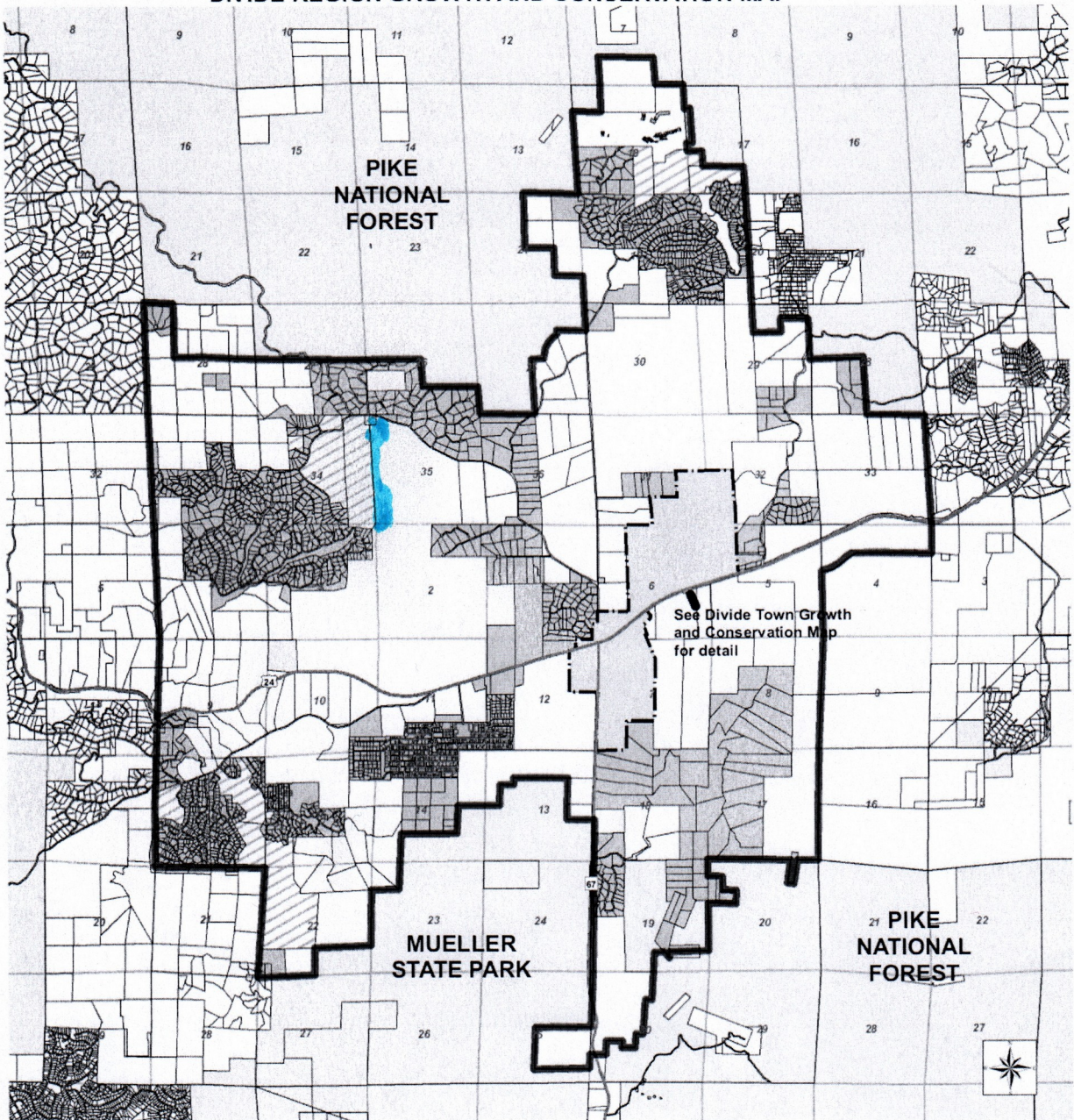
Shown in Figure 1 is page 3 of 4 in the Maps Appendix - B of the regulation named Land Use Regulations. On this copy of the page is the Blue roughed in area for the newly added parcel. There are to the left two additional Parcels of land which are also owned by the Golden Bell Resort. We understand they want all three Parcels of land to be Zoned PUD (Planned Unit Development). At least the new Parcel needs to be added to this page in Map Section to show all three Parcels with the intended Zone.

The Map Key indicates that this hatched area indicates: **TOWN (Potential Development) OR RURAL RESORT (Rural Lifestyle Protection Area)**. So, our estimation is that the newly acquired parcel shown in Blue in Figure 1 needs to be added to the Map and then the new Parcel plus the middle Parcel can be changed to PUD.

Of these three large adjacent Parcels, the Left-most already holds the PUD Zone; and is what Golden Bell refers to as the "Camp". The Middle Parcel is zoned A-1, while the newest Right-most Parcel is currently not Zoned. I presume the Zoning issue of the new Parcel is just a temporary issue which will be resolved. Included in n the Application documents are larger maps of the area.

There is more work needed to change the Zone on a Parcel; refer to the steps needed in the PUD Regulation (Section 10.2) and that recommended in the Appendix of the Divide Regional Plan.

APPENDIX B: DIVIDE REGION GROWTH AND CONSERVATION MAP



OFFICIAL MAP - TELLER COUNTY PLANNING DEPARTMENT

DIVIDE PLANNING REGION BOUNDARY TOWN (Potential Development) OR RURAL/RESORT (Rural Lifestyle Protection Area) PARK, SCHOOL, OR CEMETARY PUBLIC LANDS LIMITED GROWTH AREAS RURAL LANDS (Fringe Protection Areas/Resource & Environmentally Sensitive Areas) RURAL RESIDENTIAL (Rural Lifestyle Protection Area)	GROWTH AREAS DIVIDE TOWN CENTER (Urban Service Area) BOUNDARY NOTE: Terms in parentheses refer to the Functional Planning Areas defined in the Teller County Growth Management Plan.
--	--

Original date of map: 10/05/98 Incorporation into TCLUR: 10/22/98 Amended by Res. 9-9-99 (57) Amended by Res. 6-12-03 (23) Amended by Res. 6-23-03 (31) Amended by Res. 9-25-03 (41) Amended by Res. 9-7-06 (40) Amended by Res. 3-21-07 (17) Amended by Res. 3-16-10 (13) Amended by Res. 7-8-13 (21)	Table of Map Amendments
--	---------------------------------------

This map provides general information concerning land use. For information regarding a specific property or properties, refer to the Teller County Planning Department. This map does NOT meet National Mapping Accuracy Standards.

Figure 1: LUR Map 3 of 4

