DEVELOPMENT APPLICATION REVIEW CRITERIA

7.4.503: EXEMPTIONS AND WAIVERS:

A. Exempt Lands: Those lands lying east of Interstate Highway 25 are presumed to be exempted from the requirements of this part unless the owner, applicant or City staff is aware of the existence of any of the following characteristics on the property:

    1. Land lying within the hillside area (HS) overlay zone or the streamside (SS) overlay zone or with a 100-year floodplain or any Potential Landslide Susceptibility and Mine Subsidence map published by the Colorado Geological Survey.

    2. Slopes (existing or proposed) exceeding thirty three percent (33%) or which are otherwise unstable or potentially unstable.

    3. Underground mining or subsidence activity.

    4. A history of a landfill or uncontrolled or undocumented fill activity.

    5. Other geologic hazards which pose a risk to the proposed project, other than seismicity, radiation (radon), compressible soils, shallow water table or springs, expansive soils or expansive bedrock which can be mitigated with standard foundation design/construction practices.

B. Waivers: The Manager, in consultation with written approval of the City Engineer, may waive the requirement for the submittal of a geological hazard study on a property that is not otherwise excluded or exempted from the provisions of this part for the following:

    1. Master plans, development plans or subdivision plats for which geologic hazard reports have been previously prepared and reviewed and which are still considered to be relevant.

    2. Development proposals located west of Interstate Highway 25 which exhibit none of the characteristics listed within subsections A2 through A4 of this section.

C. Waiver Request: To obtain a waiver, the applicant shall submit a waiver request, which states the project meets the above noted criteria, and is prepared by a professional geologist or geotechnical engineer, who is qualified in accord with section 7.4.504 of this part. (Ord. 96-74; Ord. 01-42; Ord. 11-72; Ord. 17-26)

DEVELOPMENT APPLICATION REVIEW CRITERIA