

PLANNING ENGINEERING MEMORANDUM

TO: Dylan Monke, Case Manager
FROM: Nathan Seymour, Planning Engineering
DATE: May 30, 2024

RE: 23-102980RZ; Special Use Application for Shadow Mountain Bike Park at 61-163-00-001 adjacent to Shadow Mountain Drive, Conifer CO 80433

SPECIAL USE COMMENTS

1. Transportation: No additional comments.
2. Phase I Drainage Report and Plan: No additional comments.

OTHER CONSIDERATIONS

1. Site Development Plan: The applicant needs to be aware that prior to the issuance of a building permit, a Site Development Plan Approval is required; please see the Zoning Resolution, Section 9 for more details on the requirements for the Site Development Plan.
2. Floodplain Development Permit: A Jefferson County Flood-prone area is located on the northern portion of the property along North Turkey Creek. Construction, including grading and/or access in this area will require a Floodplain Development Permit through Jefferson County Planning & Zoning. This should be submitted at the same time as the Site Development Plan.

CONCLUSION

These comments are based on the requirements of the Jefferson County Land Development Regulation (LDR), the Jefferson County Zoning Resolution (ZR), the Jefferson County Storm Drainage Design and Technical Criteria (SDD&TC) and the Jefferson County Transportation Design & Construction Manual (TD&CM). The comments are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Planning and Zoning to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Planning and Zoning reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

If there are any questions, please contact Nathan Seymour at 303-271-8751.

NRS
Attachment/Enclosure
c: File