Land Use Statutes

The following Colorado statutes may be of interest for the 1999 Interim Committee on Growth and Development.

- 30-28-101 County Planning - Enacted in 1939 establishes the guidelines for counites in the development of land. In 1972, SB 035 passed which establishes the 35 acre subdivision guidelines. Note 30-28-106 (3) (f), 30-28-110 (5) (a).

- 24-65-101 Colorado Land Use Act - Enacted in 1970, it establishes the Colorado Land Use Commission to assist in structuring a land use planning planning program for the state.
- 24-66-102 Planning Aid to Local Governments - Enacted in 1971, establishes the State-Local Government Planning Aid Fund to assist local governments in planning. Funds will be available to local governments which contain areas the Colorado Land Use Commission has designated as areas of critical planning need and have agreed to a specific work program approved by the Colorado Land Use Commission.
- 24-67-101 Planned Unit Development Act of 1972 - Enacted in 1972, allows counties and municipalities to enact resolutions or ordinances which set forth the uses permitted in the planned unit development, the density of development, any inclusions of open space and plans for the maintenance of any common open space in the planned unit development.
- 24-65.1-101 Areas and Activities of State Interest Act - Enacted in 1974 (HB 1041) to ensure that the impacts of new developments that affect state interests are considered and mitigated. Activities of state interest include construction of domestic water and sewage treatment systems, waste disposal sites, and highways. Local governments determine whether a development impacts an area or activity of state interest and to regulate the development of such projects according to legislatively defined criteria.
- 29-20-101 Local Government Land Use Control Enabling Act - Enacted in 1974, specifies local government's rights to plan for and regulate the use of land within their jurisdiction. Encourages intergovernmnetal cooperation between local governments in planning or regulating the development of land.
- 31-12-101 Municipal Annexation Act of 1965 - Entire act repealed and re-enacted in 1975, to promote orderly growth of urban communities. The act specifies guidlines for municipalities in annexing unincorporated areas.
- 31-23-201 Municipal Planning Commission - Entire article repealed and re-enacted in 1975, gives municipalities the power to form planning commissions whose responsibility it is to adopt a master plan for the physical development of the municipality.
- 36-1-101.5 State Board of Land Commissioners - Section added in 1977 describes the duties of the State Board of land Commissioners as managing the development and utilization of natural resources on state lands in a manner which will conserve the long-term value of such resources, as well as existing and future uses, and in accordance with state and local laws and regulations.