

**CLUSTER DEVELOPMENT CHECKLIST:** Cluster Development Maps shall be prepared by a registered or licensed professional land surveyor, in a clear and legible manner on reproducible film stock and in a manner acceptable to the Land Use Administrator. Cluster Development Maps shall exhibit outer dimensions of twenty-four (24) inches by thirty-six (36) inches and shall contain a certification as to accuracy by a registered land surveyor licensed by the State of Colorado. In the case of large subdivisions requiring more than one sheet, a reproducible composite measuring not more than twenty-four (24) inches by thirty-six (36) inches and showing the total area at an appropriate scale shall also be submitted.

The following information is required for all applications for Cluster Development unless waived by the Land Use Administrator. The applicant shall submit \_\_\_\_ copies of the Cluster Development Map.

**REVIEW CRITERIA.** The following criteria must be met for a Cluster Development to be approved. (*Reference Article 11 Sections 11.24 and 11.25.*)

- Lots and building sites shall be designed to minimize impacts on public roads and services. Proposed division and development of the land minimizes the impacts of residential development on agricultural lands and agricultural operations, and maintains the rural character of lands.
- Proposed division and development of the land maintains the opportunity for agricultural production on the most productive and viable parcels of land.
- Buildable lots shall be clustered.
- Proposed division and development of the land minimizes negative visual impact as viewed from public rights-of-way including roads, and public open spaces.
- Topsoil shall be replaced and the landscape re-vegetated with native plant materials of adequate quantity and quality within one growing season after disturbance of the area.
- The proposed division and development of the land provides adequate buffers between water bodies and development to protect water quality, enhance wildlife habitat and improve visual quality of rivers, lakes, wetlands and irrigation ditches and avoids sedimentation and runoff impacts during and after development including those impacts that affect irrigation ditches.
- Lots and building sites shall be designed to minimize impacts on public roads and services.
- Roads, water and wastewater services shall be adequate to serve the proposed Cluster Development. Where well water is used, the annual withdrawal rate shall not exceed the rate of one acre-foot for each thirty five acres within the cluster development unless a water augmentation plan is approved. One well shall be allowed per residential lot in accordance with section 30-28-404 C.R.S.
- Proposed division and development of the land shall avoid negative impacts to wildlife and wildlife habitat.
- Proposed division and development of the land locates all development outside known and/or active hazard areas. These include: ground subsidence, potential rock fall, fault or fault zone, unstable slopes, slope failure complex, landslide, mudflow, floodplain and earth flow areas.
- Proposed division and development of the land minimizes the risk of wildfires.
- Two-thirds of the parcel shall be preserved as contiguous open space to be used as wildlife habitat, grazing land, critical natural areas or similar uses.
- The proposed division of land is for single-family dwelling use only, and the residential density does not exceed two (2) residential units for every thirty five (35) acres or one residential unit for each seventeen and one half (17 ½) acre increment.

- Vicinity Map.** A map that identifies the general location and boundaries of the parcel to be subdivided, together with identification of the uses of all lands adjacent to the parcel.

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- Name, address and telephone number of Owner, Applicant (if not owner), and person who prepared the application. If the owner is not the applicant, the application must be signed by the owner, or a letter authorizing the applicant to submit the application on behalf of the owner must be provided.

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- Site Plan.** Standard Site Plan Information – See Site Plan Checklist. The Following information shall also be shown on the Site Plan for a Cluster Development: 
  - Boundary lines, corner pins, dimensions and other land survey information; dimensions of the parcel to be exempted.

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  - Existing and proposed topography at contours at vertical intervals suitable to demonstrate the drainage and grading features.

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  - Location of wells and septic systems.

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  - General location of roadways, easements; rights-of-way, both existing and proposed.

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  - Description of natural features such as ridges, wildlife corridors, waterways and wetlands, soils, vegetative cover and other features that would, in the opinion of the County, influence development.

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- Cluster Development Map.** A map that includes the following information: 
  - All boundary survey control points with monument descriptions to locate blocks, lots, rights-of way and easements.

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  - Purpose, width and location of all easements.

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  - Location of all lots and blocks with accurate dimensions.

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  - Location, identification and dimensions of roads, driveways and trails.

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  - Location and dimensions of open space parcels and preserved areas.

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  - Location of utilities, existing and proposed.

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  - Other information deemed necessary by the County for a complete depiction of the Cluster Development subdivision.

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- Development Report.** A report that describes: 
  - Project Description addressing how the application meets the **Review Criteria.**

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  - The existing environmental conditions on the parcel to be developed and the effects of the development on those conditions.

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  - The design and engineering of any septic or sewer system, including provisions for on-going operation and maintenance.

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  - An evaluation of the projected demands of the development on the ability of the County to provide County services.

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  - Traffic impact report.

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  - A description of the conservation values to be preserved and the means to preserve those values for the two-thirds of the area of the parcel that will remain undeveloped as open space, pasture or grazing lands, parkland, wildlife habitat or other conservation uses acceptable to the County. Examples of means to preserve the property include, without limitation, creation of a conservation easement, conveyance of land to a land trust, conveyance to homeowners association.

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