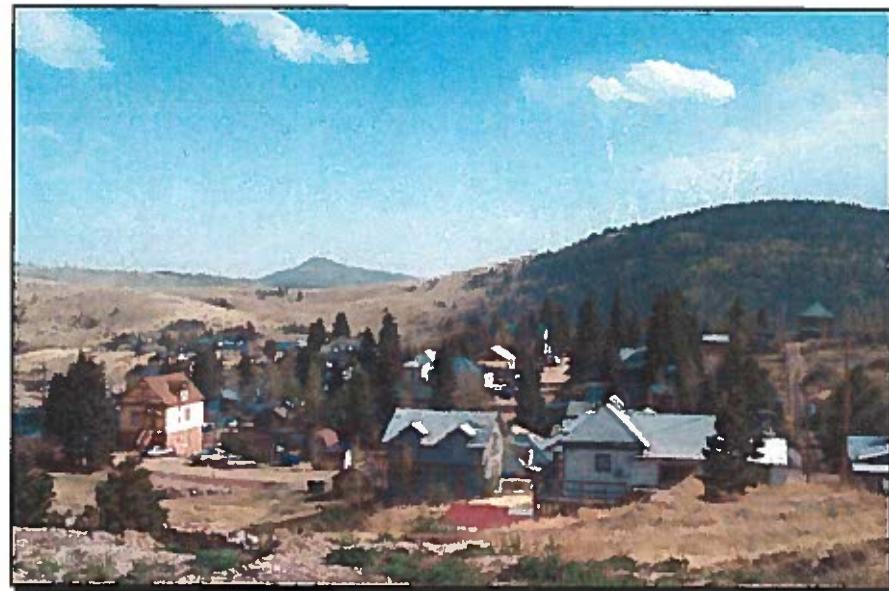


SOUTHEAST TELLER COUNTY REGIONAL PLAN



Victor, Colorado 2002

PREPARED BY THE
TELLER COUNTY PLANNING DEPARTMENT

AS APPROVED, ADOPTED, AND CERTIFIED BY THE
TELLER COUNTY PLANNING COMMISSION
TUESDAY, NOVEMBER 9, 2004

573520 11/12/2004 12:00PM Page 2 of 69
Patricia Crowson, Clerk & Recorder, Teller County, CO

The Planning Commission of Teller County did, on November 9, 2004, approve, adopt, and certify to the Board of County Commissioners of Teller County and the Planning Commission of the City of Cripple Creek this Southeast Teller County Regional Plan, its maps and its text, as an advisory sub-area master plan under the Growth Management Plan – Teller County, Colorado.

Paul E. Clarkson

Paul E. Clarkson, AICP, Director of Community Development Services
Secretary to the Teller County Planning Commission

573520 11/12/2004 12:00PM Page 4 of 69
Patricia Crowson, Clerk & Recorder, Teller County, CO

BEFORE THE
BOARD OF COUNTY COMMISSIONERS
TELLER COUNTY, COLORADO

RESOLUTION NO. 12-09-04 (11)

A RESOLUTION ENDORSING THE TELLER COUNTY PLANNING COMMISSION
ADOPTION OF THE SOUTHEAST TELLER COUNTY REGIONAL PLAN AS AN
ADVISORY SUB-AREA PLAN UNDER THE GROWTH MANAGEMENT PLAN –
TELLER COUNTY, COLORADO

WHEREAS, the Growth Management Plan – Teller County, Colorado, approved and adopted by the Teller County Planning Commission on April 3, 1990 (Resolution No. 1-90) and by the Board of County Commissioners of Teller County on June 7, 1990 (Resolution No. 6-7-90 [44]) encourages the development of Regional [sub-area] Action and Comprehensive Development Plans designating the unincorporated lands of Southeast Teller County as appropriate for such a plan or plans; and

WHEREAS, between 1992 and 2004 several public surveys were conducted, studies performed, committees convened, public meetings held, and draft plans set before the public for review and comment, as is set forth in Appendix 1 of the Southeast Teller County Regional Plan; and

WHEREAS, the Teller County Planning Commission most recently conducted a public work session on the Southeast Teller County Regional Plan on September 28, 2004, and on October 14, 2004 held a public open house on said Plan, and on November 9, 2004 heard public comment during a public hearing on said Plan; and

WHEREAS, the Teller County Planning Commission approved and adopted and certified to the Teller County Board of County Commissioners and the Planning Commission of the City of Cripple Creek, the Southeast Teller County Regional Plan as an advisory sub-area master plan under the Growth Management Plan – Teller County, Colorado on November 9, 2004, in accordance with the provisions of CRS § 30-28-108 and CRS § 30-28-109; and

WHEREAS, the Southeast Teller County Regional Plan has been prepared with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of Southeast Teller County, which, in accordance with present and future needs and resources, will best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the residents of Southeast Teller County in accordance with CRS § 30-28-107; and

WHEREAS, the Board of County Commissioners of Teller County desires to exercise the specifically expressed declaration of the State of Colorado, which states, in order to provide for planned and orderly development within Colorado and a balancing of human needs of a changing population with legitimate environmental concerns, it is the policy of the State of Colorado to clarify and provide broad authority to local

governments, including Teller County, to plan for and regulate the use of land within their jurisdictions in accordance with CRS Chapter and Article 29-20, the Local Government Land Use Control Enabling Act; and

WHEREAS, the Board of County Commissioners of Teller County has received a copy of the Southeast Teller County Regional Plan dated November 9, 2004 as certified by the Teller County Planning Commission; and

WHEREAS, the Board of County Commissioners of Teller County properly heard and considered all pertinent facts, issues, matters, and comments of the Teller County Planning Commission, the Teller County Planning Department, public officials and agencies, and interested citizens at the public hearing; and

WHEREAS, the Board of County Commissioners of Teller County hereby finds, determines and declares that adoption of this Resolution is necessary for the preservation and protection of the public health, safety and welfare of the inhabitants of Teller County, Colorado;

NOW, THEREFORE, BE IT RESOLVED, that the Southeast Teller County Regional Plan, dated November 9, 2004, as approved, adopted, and certified by the Teller County Planning Commission as an advisory sub-area master plan is hereby endorsed by the Board of County Commissioners of Teller County as an advisory sub-area master plan under the Growth Management Plan – Teller County.

THE FOREGOING RESOLUTION IS ADOPTED AT A REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY, COLORADO, HELD THE 9TH DAY OF DECEMBER 2004, AT CRIPPLE CREEK, COLORADO.

THE BOARD OF COUNTY COMMISSIONERS,
OF TELLER COUNTY, COLORADO

BY


Mark W. Lyall

CHAIRMAN

TEST:


Patricia Crowley
Deputy Clerk & Recorder

COUNTY CLERK

BEFORE THE
TELLER COUNTY PLANNING COMMISSION
TELLER COUNTY, COLORADO

PLANNING COMMISSION RESOLUTION NO. 04-2

A RESOLUTION CERTIFYING THE SOUTHEAST TELLER COUNTY
REGIONAL PLAN TO THE CITY COUNCIL OF THE
CITY OF VICTOR, COLORADO

WHEREAS, the Teller County Planning Commission has previously fulfilled its duty to make and adopt a County master plan for the physical development of the unincorporated territory of the County in accordance with Colorado Revised Statute (CRS) § 30-28-106 by development of the Growth Management Plan – Teller County, Colorado, approved and adopted by the Teller County Planning Commission on April 3, 1990 (Resolution No. 1-90) and by the Board of County Commissioners of Teller County on June 7, 1990 (Resolution No. 6-7-90 [44]); and

WHEREAS, the Growth Management Plan – Teller County, Colorado, encourages the development of Regional [sub-area] Action and Comprehensive Development Plans, designating the unincorporated lands of Southeast Teller County as appropriate for such a plan or plans; and

WHEREAS, the Southeast Teller County Regional Plan has been prepared with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of Southeast Teller County, which, in accordance with present and future needs and resources, will best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the residents of Southeast Teller County in accordance with CRS § 30-28-107; and

WHEREAS, the Teller County Planning Commission on November 9, 2004, by Resolution No. 04-1, approved, adopted, and certified to the Board of County Commissioners of Teller County and the Planning Commission of the City of Cripple Creek, Colorado, the Southeast Teller County Regional Plan, dated November 9, 2004, including without limitation its maps and descriptive matter, as an advisory sub-area master plan under the Growth Management Plan – Teller County, Colorado, in accordance with the provisions of CRS § 30-28-108 and CRS § 30-28-109; and

WHEREAS, the Teller County Planning Commission did cause the Southeast Teller County Regional Plan to be recorded on November 12, 2004 at Reception No. 573520 in the public records of Teller County, Colorado; and

WHEREAS, the Teller County Planning Commission hereby further certifies to the City Council of the City of Victor, Colorado, which is also the City's Planning Commission, this same Southeast Teller County Regional Plan, including without limitation its maps and descriptive matter, as an advisory sub-area master plan under

the Growth Management Plan – Teller County, Colorado, in further accordance with the provisions of CRS § 30-28-108 and CRS § 30-28-109; and

WHEREAS, the Planning Commission hereby finds, determines and declares that adoption of this Resolution is necessary for the preservation and protection of the public health, safety and welfare of the inhabitants of Teller County, Colorado;

NOW, THEREFORE, BE IT RESOLVED, that the Southeast Teller County Regional Plan, dated November 9, 2004, including without limitation its maps and descriptive matter, as recorded at Reception No. 573520 in the public records of Teller County, is hereby certified to the City Council of the City of Victor, Colorado, which is also the City's Planning Commission, as an advisory sub-area master plan under the Growth Management Plan – Teller County, Colorado.

THE FOREGOING RESOLUTION IS ADOPTED THIS 14TH DAY OF DECEMBER, 2004 AT A REGULAR MEETING OF THE PLANNING COMMISSION OF TELLER COUNTY, COLORADO, HELD AT THE CITY COUNCIL CHAMBERS, WOODLAND PARK, COLORADO.


Joe Correale, Chairman

BEFORE THE
TELLER COUNTY PLANNING COMMISSION
TELLER COUNTY, COLORADO

PLANNING COMMISSION RESOLUTION NO. 04-1

A RESOLUTION ADOPTING THE SOUTHEAST TELLER COUNTY REGIONAL
PLAN AS AN ADVISORY SUB-AREA PLAN UNDER THE GROWTH
MANAGEMENT PLAN – TELLER COUNTY, COLORADO

WHEREAS, the Teller County Planning Commission has previously fulfilled its duty to make and adopt a County master plan for the physical development of the unincorporated territory of the County in accordance with Colorado Revised Statute (CRS) § 30-28-106 by development of the Growth Management Plan – Teller County, Colorado, approved and adopted by the Teller County Planning Commission on April 3, 1990 (Resolution No. 1-90) and by the Board of County Commissioners of Teller County on June 7, 1990 (Resolution No. 6-7-90 [44]); and

WHEREAS, the Growth Management Plan – Teller County, Colorado, encourages the development of Regional [sub-area] Action and Comprehensive Development Plans, designating the unincorporated lands of Southeast Teller County as appropriate for such a plan or plans; and

WHEREAS, the Southeast Teller County Regional Plan has been prepared with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of Southeast Teller County, which, in accordance with present and future needs and resources, will best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the residents of Southeast Teller County in accordance with CRS § 30-28-107; and

WHEREAS, the Teller County Planning Commission desires to exercise the specifically expressed declaration of the State of Colorado, which states, in order to provide for planned and orderly development within Colorado and a balancing of human needs of a changing population with legitimate environmental concerns, it is the policy of the State of Colorado to clarify and provide broad authority to local governments, including Teller County, to plan for and regulate the use of land within their jurisdictions in accordance with CRS Title and Article 29-20, the Local Government Land Use Control Enabling Act; and

WHEREAS, between 1992 and 2004 several public surveys were conducted, studies performed, committees convened, public meetings held, and draft plans set before the public for review and comment, as is set forth in Appendix 1 of the Southeast Teller County Regional Plan; and

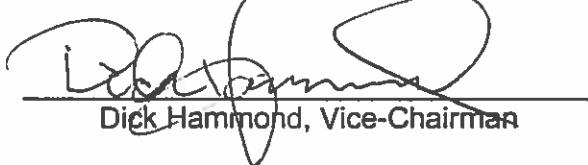
WHEREAS, the Teller County Planning Commission most recently conducted a public work session on the Southeast Teller County Regional Plan on September 28,

2004, and on October 14, 2004 held a public open house on said Plan, and on November 9, 2004 heard public comment during a public hearing on said Plan; and

WHEREAS, the Planning Commission hereby finds, determines and declares that adoption of this Resolution is necessary for the preservation and protection of the public health, safety and welfare of the inhabitants of Teller County, Colorado;

NOW, THEREFORE, BE IT RESOLVED, that the Southeast Teller County Regional Plan, dated November 9, 2004, including without limitation its maps and descriptive matter, is hereby approved, adopted, and certified to the Board of County Commissioners of Teller County and the Planning Commission of the City of Cripple Creek, Colorado as an advisory sub-area master plan under the Growth Management Plan – Teller County, Colorado, in accordance with the provisions of CRS § 30-28-108 and CRS § 30-28-109.

THE FOREGOING RESOLUTION IS ADOPTED THIS 9TH DAY OF NOVEMBER, 2004 AT A REGULAR MEETING OF THE PLANNING COMMISSION OF TELLER COUNTY, COLORADO, HELD AT THE CITY COUNCIL CHAMBERS, WOODLAND PARK, COLORADO.



Dick Hammond, Vice-Chairman

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Photo Credits

Rani Isaac, Pikes Peak Area Council of Governments: Cover, 11 (New Bridge over Hwy.), 20.

Ruth Zalewski: Pages 10 (Stratton's [Independence] Mine & Mill), 25, 27.

THK Associates: Pages 5, 6, 8, 9, 10 (Cripple Creek Mining District), 11 (Vindicator Valley Trail), 18, 21, 22, 24 (both), 26.

Maps prepared by the Teller County Planning Department from data provided by THK Associates and Ballofet-Entranco.

INTRODUCTION

In 1998 Teller County, the City of Cripple Creek, the City of Victor, the Cripple Creek & Victor Gold Mining Company (CC&V), the Cripple Creek casinos, the Southern Teller County Focus Group, and the citizens of Southeast Teller County, joined in a planning process in Southeast Teller County. The professional planning firm, THK Associates, was engaged to help develop the "Southeast Teller County Planning Initiative" (SETCPI) plan. The effort included much public outreach and an analyses of trends in the area. Even though the SETCPI Final Draft (February 12, 1999) was not adopted by any of the partners, it, and its 2001 redrafting by a second consultant (Ballofet-Entranco), is the source for some of the data in, and the goals and objectives of, this Southeast Teller County Regional Plan.¹

The Southeast Teller County Regional Plan is an advisory sub-area plan under the Teller County Growth Management Plan. Although the Growth Management Plan is a comprehensive document addressing the entire County, it also anticipates the creation of more specific sub-area, or "Planning Region," plans. This Southeast Teller County Regional Plan is such a plan. It is sets forth the preferences of the Planning Regions' residents and business community, and provides guidance to the County for the future development of Southeast Teller County.

Boundaries

The Southeast Teller County Regional Plan incorporates the original Cripple Creek and Victor Planning Regions identified in the Teller County Growth Management Plan, as well as other lands in Southeast Teller County. Specifically, its boundary to the west is the boundary of the 4-Mile Regional Action Plan and the Teller County line; its boundary to the south is the boundary of the 4-Mile Regional Action Plan and the Teller County line; its boundary to the east is the Teller County line; and its boundary to the north is the south half of Sections 22, 23, 34 Township 14S Range 70W of the 6th Principal Meridian, the south half of Sections 19, 20, 21, 22, 23 Township 14S Range 71W of the 6th Principal Meridian, and the Teller County line.

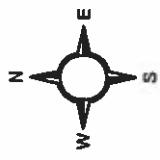
Authority

Authority for development of county master plans is found in Colorado Revised Statutes § 30-26-106(1): "It is the duty of a county planning

¹ See Appendix 1: Development of the Southeast Teller County Regional Plan

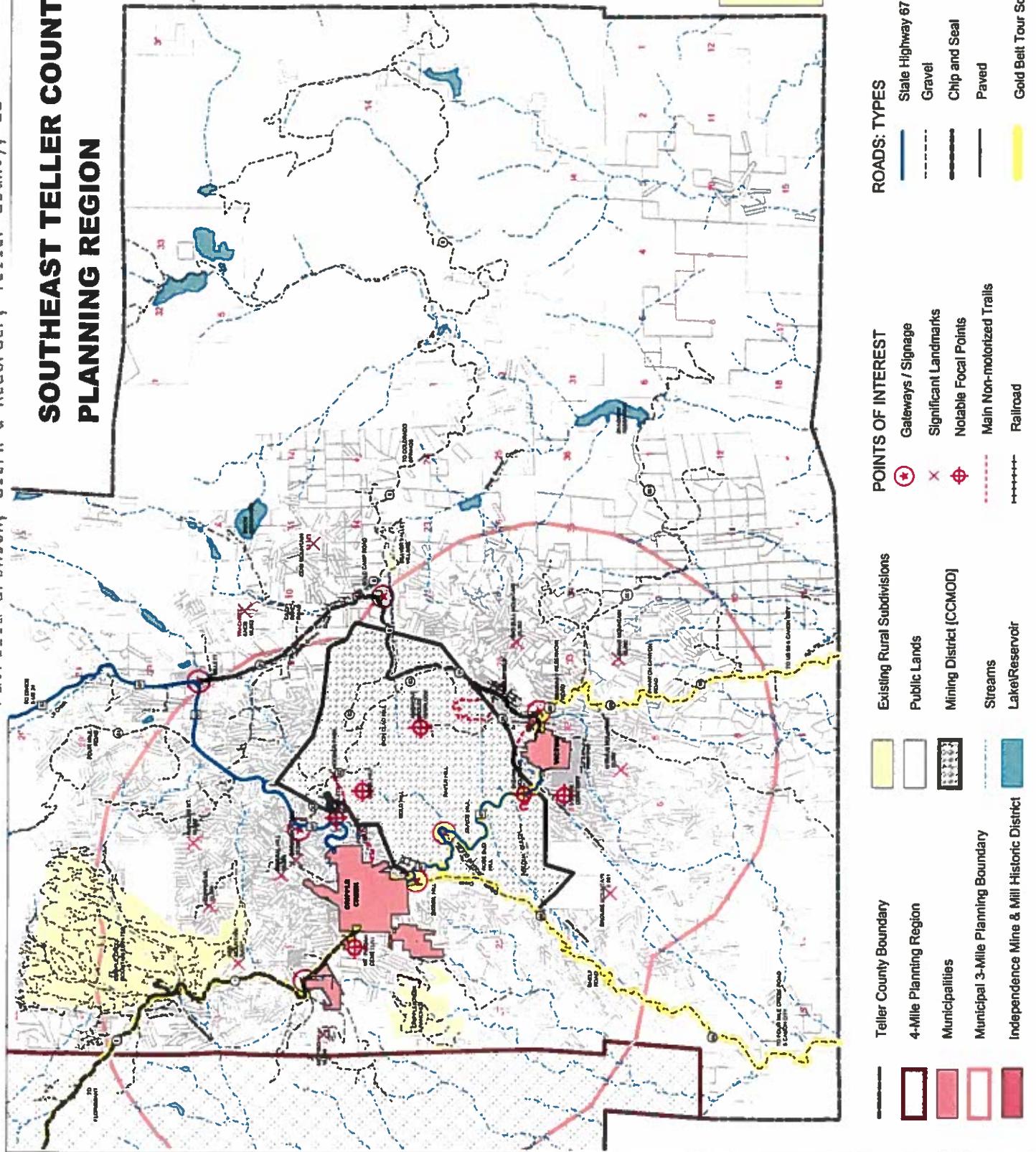
commission to make and adopt a master plan for the physical development of the unincorporated territory of the county."

SOUTHEAST TELLER COUNTY PLANNING REGION



1 Miles
0

The map does NOT meet National Mapping Accuracy Standards. It provides general information concerning land use. For information regarding a specific property or property, contact the Teller County Planning Department. Date prepared: October 7, 2004



BACKGROUND

Southeast Teller County

Southeast Teller County is located south and west of Pikes Peak, high in the Rocky Mountains of central Colorado. It is a notably scenic part of Colorado, with its incredible views of the Sangre de Cristo mountain range, and a history rich in the State's gold mining lore. The State and National "Gold Belt Tour Scenic and Historic Byway," as well as a segment of the American Discovery Trail (a coast-to-coast route across the U.S.A.) lead visitors through parts of the once fabulously rich Cripple Creek Mining District established in 1891 between Cripple Creek and Victor.

Mostly under the control of the Cripple Creek and Victor Gold Mining Company (CC&V) today, the historic Mining District still plays an important part of Teller County. CC&V is its number one taxpayer, number four employer, and an important supporter of Southeast Teller County's communities.

Outside the Mining District the Southeast Teller County landscape is dotted with a legacy of thousands of old and abandoned mines. Although few today, underground gold mines (one operating as a tourist destination) still remain active in the area, as do turquoise and aggregate mines.

The area's incorporated municipalities of Cripple Creek (the Teller County Seat) and Victor lie roughly 60 miles west of the City of Colorado Springs at elevations of approximately 9,600 feet. Much of the land surrounding Cripple Creek and Victor is privately held, although the Bureau of Land Management and U.S. Forest Service (Pike National Forest) manage extensive public lands to the east and southwest.

From Bob Womack's gold strike in 1890 at Poverty Gulch near the northerly edge of present-day Cripple Creek, to the fires that devastated Cripple Creek in 1896 and Victor in 1899, to repeal of the gold standard and collapse of the gold mining industry, to the advent of automobile "summering" and "touring" in the 1920's and continuing into the 1950's, to today's mining and tourism revival, change has been a constant in Southeast Teller County. But in the late 1980's, Cripple Creek and Victor found themselves in a particularly difficult and prolonged period of



View towards Pikes Peak

economic depression. The business community was suffering, housing vacancies were increasing, and the population was declining.

It was during this time that the City of Cripple Creek joined with the cities of Central City and Blackhawk elsewhere in the State of Colorado to initiate a statewide referendum to decide whether limited stakes gaming (gambling) should be allowed in the three communities. Gaming was seen as a way to address their common economic problem and also to preserve the historic structures found in the three communities. The initiative was approved by Colorado voters in November 1990, and has been a part of life in Cripple Creek and Southeast Teller County ever since.

There is today some concern that the gaming industry in Cripple Creek – driven by the Front Range middle-age and older destination tourist -- may have reached market saturation.

Some State data on the gaming industry appears to support this concern. (See Appendix 2: Data & Analyses, page 45f) In the late 1990s several Cripple Creek gaming businesses, followed by small retailers, closed their doors, consolidated, or struggled to stay in business. In response, the City established an economic development fund, hired an economic development director, and works cooperatively with such entities as the Gold Camp Economic Development Corporation.

Employment. Once gold was king, but today tourism is Teller County's number one economic base industry, fueled not only by abundant National Forest lands, a State Park, and a National Monument, but also by Southeast Teller County gaming. While mining is certainly still an economic generator for the County, in year 2000 the second and third largest employers in the County (behind the Woodland Park RE-2 School District) were Cripple Creek's Midnight Rose Hotel and Casino, and the Double Eagle Resorts.²

Population. During the 19th and early 20th century Gold Rush the population of the Cripple Creek Mining District and its vicinity was once roughly guesstimated to be around 50,000. Today the combined population of Southeast Teller County's cities stands behind that of the



View of Cripple Creek from Southwest

² Pikes Peak Area Council of Governments, *Teller County Profile, 2002: Demographic & Economic Overview*, p.7.

City of Woodland Park alone. The following U.S. Census data tells the story:

Year	Teller County	Woodland Park	Cripple Creek	Victor
1900	29,002	269	10,147	4,986
1910	14,351	163	6,206	3,162
1920	6,696	125	2,325	1,777
1930	4,141	194	1,427	1,291
1940	6,563	372	2,358	1,784
1950	2,754	391	853	684
1960	2,495	666	614	434
1970	3,316	1,022	425	258
1980	8,034	2,634	655	265
1990	12,468	4,610	584	258
2000	20,555	6,515	1,115	445

Housing. A number of those who work in the Southeast Teller County Planning Region commute from homes beyond its boundaries. The local housing market is limited in relation to the level of casino and mine employment. Much of the housing stock in Cripple Creek and Victor was built before 1901, and much is physically and/or functionally obsolete.

Infrastructure. The rail transport system that supported the early mining industry is long gone. Today, the principal route into Southeast Teller County is Colorado State Highway 67, leading south from U.S. Highway 24 at the unincorporated town of Divide, followed by Teller County Road 1 leading south from unincorporated Florissant near the Park County line. The area's large number of visitors can contribute to congestion on local roadways.

Outside the cities of Cripple Creek and Victor only rural kinds of other infrastructure exist. Although Cripple Creek Mountain Estates Subdivision northwest of Cripple Creek has a water district, non-municipal water throughout the Planning Region otherwise comes only from private wells. In all cases, non-municipal sewer is by individual septic system.

The RE-1 School District elementary, middle, and high schools are located in Cripple Creek, as is the South Teller County Library District library. Although the South Teller County Emergency Medical Service District provides ambulance service, the Emergency Services Department of the City of Cripple Creek also provides fire suppression and medical services within the Planning Region. Although there is no 24-hour hospital or clinical facility in the Planning Region, the Aspen Mine clinic is open two

days a week, and the Southwest Teller County Hospital District continues to try to establish improved and continued service.

City of Cripple Creek

"The World's Greatest Gold Camp," Cripple Creek, boasts a history rich in mining and mining personalities. However, the advent of limited stakes gaming in 1990 did much to affect the modern fortunes of the community. In the decade after gaming the City's population nearly doubled, and gaming industry reinvestment has been important to rehabilitation of the City's historic buildings and the construction of new structures in a historically accurate manner. Historic preservation was an element of the statewide gaming initiative, and Cripple Creek has added complementary historic preservation legislation to its City Code and formed a Historic Preservation Committee for guidance and oversight. The gaming tax system provides funds to the City's Historic Preservation Fund.



Bennett Avenue

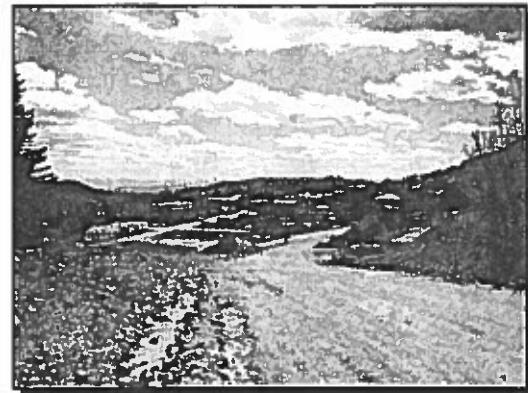
The entire City of Cripple Creek and much of the land adjacent is a National Historic Landmark District, a prestigious designation made over 40 years ago. When gaming was made legal, the City set up the special Bennett Avenue Historic District, an area containing most of the commercial buildings downtown. Although there is a high degree of interest in the community's historic structures, the old historic main-street atmosphere of Bennett Avenue reflects its modern gaming ambiance.

Investment in Cripple Creek has largely been concentrated along Bennett Avenue and in the parking areas and structures that support the casinos. New housing starts over the past few years have not been flat, but they have been minimal.³ And, over all, service and support businesses still tend to locate in the City of Woodland Park or in unincorporated Divide. For example, neither Cripple Creek nor Victor currently has a large-scale grocery store or full-time doctor's office. In a "Catch 22" situation, slow population growth is considered partly the result of the lack of these and other appropriate "locals" services: shopping opportunities, activities for children, and entertainment.

³ Building permit data for the City of Cripple Creek are found in the "Southeast Teller County Building Permit Data 1995-2003" table, Appendix 2: Data and Analyses, page 55

City of Victor

The City of Victor has a history quite as rich as that of Cripple Creek, and since 1985 its downtown core has been a designated National Historic District. Known as the "City of Mines" for the number of famous high-producing mines within and very near it – Gold Coin, Independence, Portland, Ajax, Cresson, among others -- Victor boomed during the Gold Rush and thrived well into the 20th century. Located just over three miles southeast of Cripple Creek, the immediate Victor vicinity included such historic town sites as Lawrence, Independence, Elkton, and Altman, which have not survived into the 20th century as actual towns. Evidence of these once bustling centers is largely missing from the landscape for various reasons. A few have disappeared beneath large-scale mining; a few have come entirely into private hands. The one old town that has managed to continue in some form into the 21st century is unincorporated Goldfield, today the home of several permanent residences. The Town of Goldfield's old town hall and fire station – on the National Register of Historic Places -- still stands.



View of Victor from Northeast

Without gaming or other substantial tax revenue generators, Victor has remained relatively untouched by the recent development in Cripple Creek. While the downtown area remains a gem of early 19th century architecture, much of the business-related building stock is vacant. Although the community has increased its population by 40% since 1980 (from approximately 265 to approximately 438 in 2003), the population base is still somewhat small to support extensive local services and retail business year-round. Victor is, however, working towards infrastructure and other improvements to attract the economic development and residents necessary to improve the City's tax base and support future growth, and in 2004 new retail and food venues were opened.

Cripple Creek & Victor Gold Mining Company (CC&V)

CC&V, a joint venture between Golden Cycle Gold and AngloGold NA, runs a heap leach operation in the historic 1891 Cripple Creek Mining District. It is the State of Colorado's largest surface gold mine, and its operations are expected to continue for another 10 to 20 years.

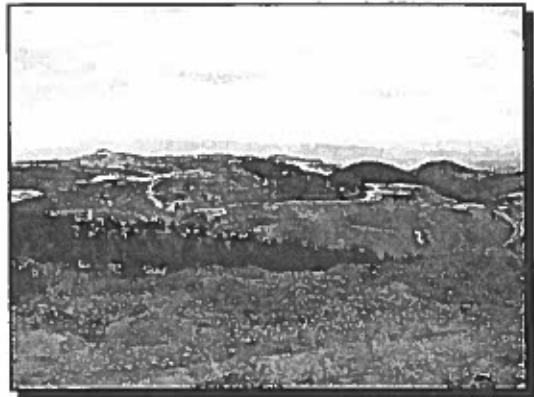
On June 27, 2000, Teller County and CC&V, with cooperation from the cities of Cripple Creek and Victor, recorded a contract designating a special Victor-Goldfield Buffer Area, and a special Cripple Creek Historic/Recreation Area along Poverty Gulch – two areas strongly linked to both past and current mining efforts. This contract places restrictions on extent-of-mining on CC&V's property in the Buffer and Historic/Recreation areas, establishes a defined mining area – the CCMOD, an A-1 Agricultural zone overlay – and a specific set of Land Use Regulations (also called the "CCMOD") to govern mining within it. The Victor-Goldfield Buffer Area, the Cripple Creek Historic/Recreation Area, and the CCMOD zone overlay are depicted on the Mining, Buffer, and Historic Areas map that follows on page 13.

Although slightly smaller than the actual 1891 Mining District, the CCMOD, as a special A-1 zone overlay, identifies where mining has historically occurred and will be most likely to continue to occur in the future. Its accompanying CCMOD regulations address certain aspects of CC&V's large-scale mining operation not otherwise covered by the County's general Land Use Regulations.

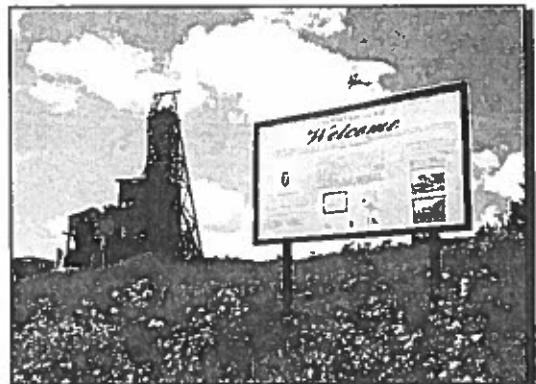
Other Mining and Historic Areas⁴

Thousands of inactive mining claims cover the landscape of Southeast Teller County, so many that in 1974 Teller County adopted an Historic Preservation (HP) Zone Overlay to at least recognize the old 1891 Mining District and the importance of mining to the Planning Region and Teller County.

The CCMOD coincides with about a third of the HP Zone Overlay and actively carries on the area's 1800's Gold Rush days mining tradition, but the majority of Southeast Teller County's mining claims are now visible only on a map. Today, areas covered by mining claims that are not part of the CCMOD often serve as unplatted large-lot residential housing



Cripple Creek Mining District



Stratton's (Independence) Mine & Mill Historic Register Site just east of Victor at the Battle Mountain Trailhead

⁴ See also Appendix 5: Historic Places

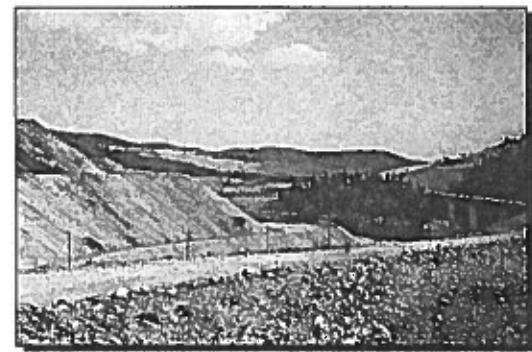
areas. Just under 25% of all new residential housing construction in Southeast Teller County takes place on mining claims.⁵

In 1993, the 90- acre site of Winfield Scott Stratton's historic Independence mine, just north and west of Victor and one of the richest in the old Mining District, was listed on the National Register of Historic Places as an Historic District. The Battle Mountain Trailhead is located there, as are historic reconstructions and educational and interpretive material. Although not an officially listed historic site, the American Eagles mine, also once owned by Mr. Stratton, has been made available to the public by CC&V. This "American Eagles Overlook" offers not only an impressive view of the mining areas and the Planning Region with its Sangre de Cristo mountains backdrop, but also displays of mining equipment, structures, and history.

Motor Routes and Non-Motorized Trails

Southeast Teller County features some of the most scenic national, State, and local motor routes and non-motorized trails in the entire nation. Through it runs the State and National "Gold Belt Tour Scenic and Historic Byway," with a special "Golden Loop Historic Parkway" beginning and ending in what was once the Town of Gillette, at the intersection of State Highway 67 and Teller County Road 81. A segment of the 6,000-mile coast-to-coast non-motorized American Discovery Trail also is within Southeast Teller County, with part of it specially designated a "Millennium Trail" by the White House Millennium Council.

Non-motorized trails in particular provide an opportunity to help protect and interpret a region's cultural landscape, and a series of local short-loop interpretive sites and trails has been established in the Planning Region to this purpose. Creating them has been a particular project of the Southern Teller County Focus Group and CC&V, made possible with contributions from several sources, including CC&V (which donated land, labor, materials



New Bridge over Hwy. 67 through CCMOD – Part of the Gold Belt Tour Scenic and Historic Byway



Vindicator Valley Trail

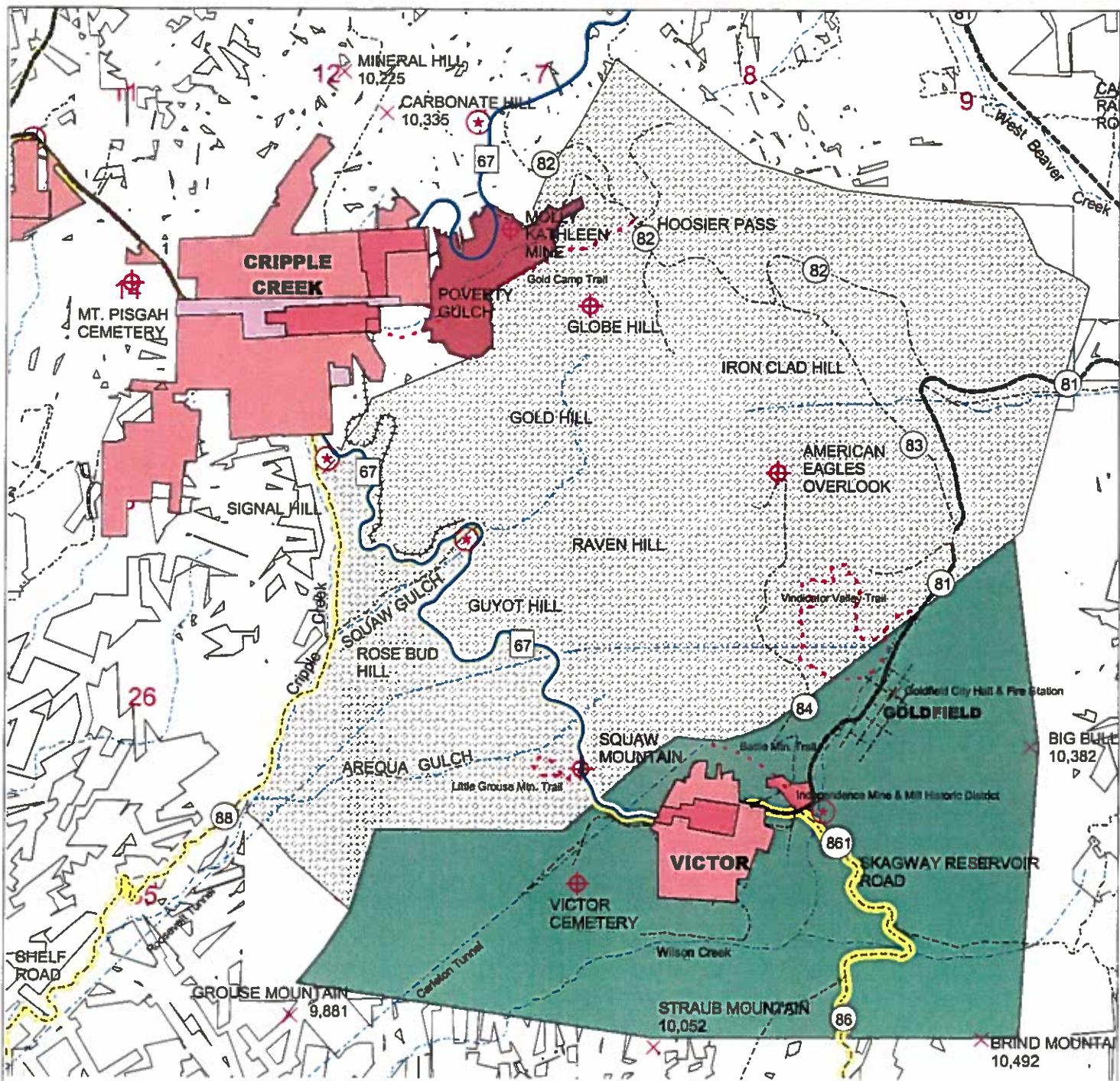
⁵

See asterisk note: Appendix 2: Data & Analyses, "Southeast Teller County Building Permit Data 1995-2003," page 55.

and equipment) and grants from the Colorado Historical Society. The Vindicator Valley Trail, the Battle Mountain Trail (a "Community Millennium Trail"), the Little Grouse Mountain Trail and mining equipment exhibit, all on CC&V property, are just part of this series. The Gold Camp Trail (an American Discovery Trail segment) takes the visitor through Poverty Gulch, site of Bob Womack's 1890 gold strike. Not only do such trails educate, but they also serve to direct the visitor away from old mining areas that may still pose a hazard. Snow level permitting, some are even used for cross-country skiing in the winter.

Further opportunities to use old stage roads, old mining roads, and other rights-of-way exist and could result in an even more extensive high altitude trail and interpretive network.

MINING, BUFFER, AND HISTORIC AREAS



SPECIAL AREAS AS RECORDED

Google Creek Historic/Recreational Area

SCAND

Victor Goldfield Buffer

* Contractual Agreement for Victor-Goldfield Buffer Area and Cripple Creek Historic/Recreation Area Related to the Cripple Creek Mining District. Recorded at Reception No. 505478 (06/27/00).

POINTS OF INTEREST

• **Gateways / Signage**

Significant Landmark

◆ Notable Focal Points

----- Main N

ROADS: TYPES

— — — — County Gravel

— County Chip and Seal

— County Paved

— State Highway 67

Streams

Lake\Reservoir

Bubble Lands



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

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PLANNING VISION, POLICIES, & RECOMMENDED IMPLEMENTATIONS

The idea behind master planning is a simple one: that people in an area can guide development and growth decisions in the place where they live. Such planning makes an effort to:

- Protect the health, safety, and general welfare of citizens in a region;
- Improve the physical, social, and economic environment of the region; and
- Create a framework within which to make decisions on projects and proposals based on the long-range implications of those decisions.

A master plan is an important tool that can be used to guide decision-makers as they review proposals for new development. Although the Southeast Teller County Regional Plan is advisory -- no codes or ordinances are found in this document -- it reflects substantive community input and the desire of the people for the shape of their future.

The THK "Planning Matrix"

Fairly early in the Southeast Teller County planning process, participants developed with THK Associates a "Planning Matrix" to help focus their efforts. The "Planning Matrix" identified the Region's assets and opportunities, its constraints and limitations, in eleven different categories:

PLANNING CATEGORY	ASSETS AND OPPORTUNITIES	CONSTRAINTS AND LIMITATIONS
1 TRANSPORTATION	Regional and local trails. Re-establish historic trolley. Schedule efficient transportation system between cities.	Acquiring easements for trails and trolley. Cost of planning and capital improvements.
2 ECONOMIC	Existing historic structures & base industries. Scenic beauty. Reasonable potential for development of arts or service businesses.	Comparative isolation of the area. Small population. Community need to focus on the positive.
3 TOURISM	Historic structures and mining uses. Scenic beauty. Gaming. "Greatest Gold Camp" slogan. Trail network	Competition from other places. Need for retail businesses to stay open all year. Common problems associated with tourism-based

PLANNING CATEGORY	ASSETS AND OPPORTUNITIES	CONSTRAINTS AND LIMITATIONS
		efforts.
4 RECREATION	Abundant public lands and wildlife. Existing recreation areas & facilities. Trail network.	Generally limited to summer months. Need for other recreational activities in the area, e.g. winter venues, water sports, more trails. Acquisition of water rights and other permits.
5 ENVIRONMENTAL	Topography, forests, wildlife, and scenery. Buffer and/or no mining zones to maintain cultural landscapes.	Air pollution. Need to monitor air & water quality. Mining & post-mining reclamation.
6 INFRASTRUCTURE & BUILDINGS	Good municipal water and sewer systems. Ready to plan for growth.	Lack of infrastructure outside of cities limits development. Need programs and plans for public improvements.
7 HOUSING	Need for housing for those who now commute. Opportunity to restore and/or infill the cities.	Local housing supply is limited. Local housing stock is old. Mine and casino personnel do not live locally.
8 EDUCATION	Existing buildings could also be put to other uses. Public school system perceived to be inadequate.	Transient nature of the area's school population. No school in Victor. Victor's Lowell Museum is open only limited times.
9 HISTORIC PRESERVATION	Many existing buildings and structures can be restored. Incentives and education can encourage restoration	Deterioration of many structures. Current lack of money and productive uses for old buildings.
10 LAND USE	Ability to determine where commercial and residential growth should go. Ability to keep the feel of the area intact and maintain its "sense of place"	Potential for sprawl outside of the cities. Keeping the integrity of historic buildings and landscapes with new development
11 COMMUNITY AT LARGE	Opportunity to develop a shared vision for the future and create a balance between a permanent place to live and a seasonal tourist area.	Lack of a fully shared vision for the future. Need for good jobs, services, restoration & maintenance of historic structures.

Source: THK Associates.

The Vision Created

The ideas, opinions, and values of the Planning Region's residents, public entities, property owners, and business sectors were solicited in public forums, workshops, and group discussions over the multi-year planning process. (See Appendix 1: Development of the Southeast Teller County Regional Plan) THK, a steering committee, and staff from the participating government entities and CC&V facilitated an effort that ultimately developed general, but not universal, consensus on a future vision for Southeast Teller County, together with the general goals and actions that would lead to implementing the following vision:

VISION STATEMENT

Southeast Teller County desires a high quality of life that includes good housing, schools, and jobs; that sustains a range of recreational activities; and that maintains the rich local cultural heritage.

Participants in the process saw the following as necessary to achieve their vision:

- The need to balance economic development, historic preservation, environmental concern, quality education, provision of community services, and maintenance of cultural heritage in order to achieve reasonable and planned growth and the Planning Region's desired quality of life.
- The need to create a land use plan that respects "sense of place," and enhances the cultural landscape.
- The need to encourage economic development that supports local industries and also helps diversify the economy.
- The need to create a land use plan that encourages the various interest groups within the community to work together for the overall benefit of the Planning Region, and that respects individual and corporate property rights.
- The need to recognize and apply the following criteria to the analysis of potential land uses in the Cripple Creek and Victor immediate area
 - Compatible with existing environmental conditions
 - Accomplished within the existing infrastructure of Cripple Creek and Victor
 - Serves local needs
 - Responds to the effects of present and future mining
 - Makes the best use of the Planning Region's cultural and historic resources
 - Does not duplicate current services in the Planning Region
 - Does not duplicate recreational opportunities within the Planning Region
 - Improves the image of Cripple Creek and Victor
 - Attracts economic development
 - Has the ability to generate economic gain
 - Attracts tourism
 - Does not require extensive infrastructure expenditures
 - Has community acceptance

The Planning Policies & Recommended Implementations

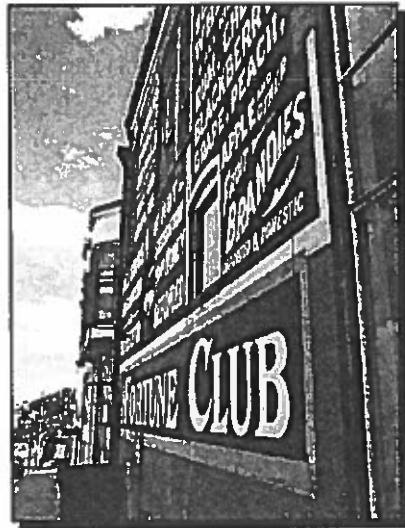
The following nine guiding general planning policies, discussions about them, and the recommended implementations were formulated during the planning process to guide Teller County as it makes land use and other decisions in the Southeast Teller County Planning Region. Rather than imply a hierarchy of importance – they are equally important – these guiding policies are presented in alphabetical order.

1. ECONOMIC DEVELOPMENT POLICY

All stakeholders should work together to develop and diversify the economy of Southeast Teller County.

Discussion

Successful economic development is a process that must be continuous and adaptable, working to both support existing businesses and develop new and complementary businesses and attractions. The cities of Cripple Creek and Victor provide Southeast Teller County with focused amenities and opportunities for creative new enterprise that many communities lacking historicity and scenery might envy. These assets should be molded into a broad-based, high-quality economic mix that supports compatible and sustainable economic growth in the Planning Region.



Victor Business District

Implementation

- Encourage new appropriate businesses and industries to locate within the Growth Areas of the Planning Region to provide for a stronger and more diverse economy.
- Support and assist the economic activities of mining and gaming.

- Support other elements of the economy such as retail business, manufacturing, community services, and ranching and agriculture.
- Provide incentives to use, and encourage the development of, vacant lands and buildings within the cities for housing, businesses, governmental offices, and community services.
- Seek out and apply for appropriate economic development grant and loan opportunities.
- Encourage the establishment of regional partnerships in geographic areas with a common heritage and interests.

2. EDUCATION AND COMMUNICATION POLICY

Focus efforts on creating a high quality educational experience for both residents and visitors by using the latest technological innovations.

Discussion

Partnering governments, the RE-1 School District, and the business community should maintain a strong commitment to life-long learning in the area. Education is important to good jobs for youth in the future, and the educational component of "Cultural Heritage Tourism" makes such tourism a rapidly growing sector of the industry. Efforts should include the School District and weave through every program undertaken for residents and tourists who visit the Planning Region.

While communication has been vastly improved with the introduction of high-speed Internet service in Cripple Creek, Victor and portions of the Planning Region to the north, cellular telephone service is not yet ubiquitous.

Implementation

- Assess, monitor, and plan with the municipalities and the RE-1 School District for the impacts of growth on the school system.
- Provide support for fine art galleries and museums such as the Cripple Creek District Museum and the Victor Lowell

Thomas Museum that focus on the history and heritage of the area.

- Work with other stakeholders to continue to update the communications network in the Planning Region to ensure high-quality access to regional and national data and communications systems.
- Support efforts to develop long distance learning options in the area.

3. ENVIRONMENTAL POLICY

Minimize the visual and environmental impacts of development on the historical and cultural landscapes of Southeast Teller County.

Discussion

The setting for Southeast Teller County is a mix of working land and stunning mountain scenery. Such a setting is an integral part of the character of the area, and vital to protect for the long-term economic sustainability of the Planning Region. Tourists may come to gamble in Cripple Creek, but they end up staying because of the beauty of the area and its magical "something." Long-term residents talk with pride about their time living here, and of their commitments and contributions to community life.



From TCR 81 Looking North

Fortunately, much of the physical environment of Southeast Teller County is defined by steep terrain that helps ensure a relatively compact area for intensive development. In the years to come, post-mining reclamation, particularly that of CC&V, will play an important part in maintaining or redefining the Planning Region's character.

Implementation

- Support clean up and community beautification programs to provide for landscape and streetscape improvements.
- While protecting private property rights, find ways to set aside key parcels of land and combine them with existing

public lands in order to establish a system of open space buffers, green belts, drainage way corridors, and historic and cultural landscapes.

- Establish municipal and County land use guidelines that minimize the visual and environmental impact of development on the landscape.
- Develop a water source protection and supply plan.
- Update flood plain mapping.
- Restrict residential development in areas constrained by natural limitations of the land, including 100 year floodplains, drainage channels, steep slopes, important biological resources, and locations where it is not economically feasible to provide a municipal level of service.

4. HISTORIC PRESERVATION POLICY

Preserve the architectural, landscape, and cultural assets of Southeast Teller County.

Discussion

With State and national historic tour route and trails, National Historic Districts and Buildings, and a world-class historic Mining District, Teller County, Cripple Creek, and Victor need to maintain a strong, ongoing commitment to historic preservation. The Planning Region's colorful history is its image and life-blood. Retaining this image is first accomplished by maintaining the visual appearance and condition of its historic structures. But, transportation systems, pedestrian and tourist amenities, municipal landscaping, the location and function of open spaces, signage, and a host of other factors contribute to the image as well. Careful management of these elements will reinforce an image of Southeast Teller County that echoes its unique character and historic "sense of place." (See Appendix 5: Historic Places)



Historic Structure in Virdicator Valley

Implementation

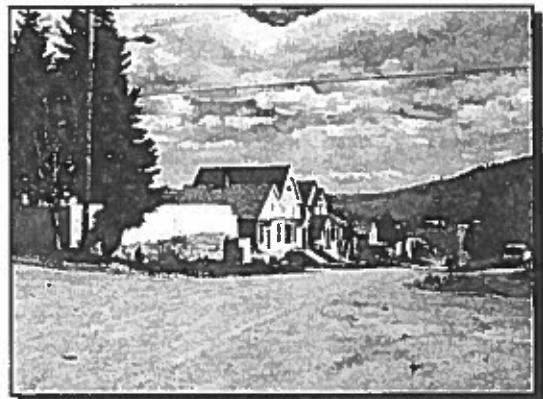
- Encourage development, maintenance, and support for historic preservation programs within the cities of Cripple Creek and Victor, and within surrounding areas of historical importance to the Planning Region.
- Provide assistance and incentives within the Planning Region to encourage and support the rehabilitation of sound historic structures.
- Provide support for planned historic preservation programs.
- Review new development proposals for compatibility with other projects and proposals in the Planning Region.

5. HOUSING POLICY

Establish a program to provide for the development of a wide cross-section of housing types and price ranges within the Planning Region.

Discussion

Adequate appropriate and affordable housing, both for rent and for purchase, is a concern across all of Colorado.⁶ Either the housing inventory itself is limited, or, when plentiful, available at too high a cost for the median and low wage working public and/or not appropriate to the individual family situation. Southeast Teller County is not immune to this dilemma. In addition to the general Colorado housing problem, however, the cities of Cripple Creek and Victor have had the added disadvantage of economic swings that have contributed to general housing neglect and decay, and little new construction. Simply put, much of the housing stock in these cities, particularly in Victor, is not usable without extensive and expensive remodeling.



⁶

"Affordable" here is defined as no more than 30% of gross income. See Appendix 2: Data and Analyses, "The Wages and Housing Connection," page 47.

Geographic or geologic constraints, lack of infrastructure, and fractured land ownerships, have exacerbated the dearth of land in the County suitable for development, and also affected the availability of appropriate housing adjacent or close to the cities. To complicate matters further, where already platted, say in Goldfield or Lawrence, the typical 19th century city-type lots are far too small – roughly 25' x 125' -- to support individual wells and septic systems and comply with their current A-1 Agricultural zone district setback requirements.

Housing affordable to the local workforce is in limited supply. Where it is physically possible, neighborhoods need to be developed to incorporate a mix of low, moderate, and high-density housing, both for rent and for purchase.

Implementation

- Develop new housing on vacant land in Cripple Creek and Victor that reflects a mix of housing types and a range of housing prices.
- Reuse existing historic and vacant structures in Cripple Creek and Victor; encourage and provide incentives to rehabilitate structurally sound buildings.
- Develop a program to fund housing assistance efforts.
- Support public/private partnerships for housing development.
- Encourage cluster development and density bonuses in Cripple Creek and Victor.
- Encourage the development of accessory dwelling units.
- Rezone Goldfield from A-1 to a more realistic residential zone district.
- Update the Pikes Peak Area Council of Governments' July 1996 "Housing Implementation Plan – Teller County."

6. INFRASTRUCTURE AND BUILDINGS POLICY

Establish a program to encourage the reuse of existing structures and development of vacant platted lands.

Discussion

The historic fabric of the cities of Cripple Creek and Victor are irreplaceable and unique parts of Colorado history. A concerted effort to maintain and develop properties beyond gaming uses ensures that these elements of the community continue to be a meaningful part of the identity of the area.

While construction and renovation projects are an important part of a historic preservation program, activities that do not result in construction may have as important an impact. Historical interpretation, historical and archeological research, marketing of historic resources, and management of historic properties all contribute to an effective and successful presentation of the Planning Region's assets.



Cripple Creek Historic Structures

Implementation

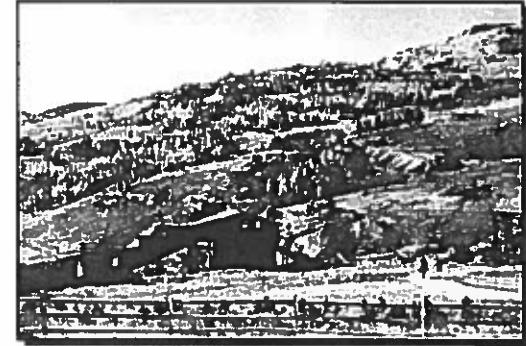
- Develop financial incentives to encourage new development within the cities of Cripple Creek and Victor.
- Encourage the reuse of existing structures and develop financial incentives for property improvements.
- Encourage government, non-profit, and other entities to use existing structures and vacant lands within the municipalities for offices and service facilities.
- Develop strategies to fund infrastructure improvements and maintenance of the existing municipal systems, and for other capital improvements in the Planning Region.
- Establish a plan for growth adjacent to the cities through the efficient and economical provision of utility infrastructure.

7. RECREATION POLICY

Southeast Teller County communities should provide high quality community and recreation activities and facilities in the Planning Region.

Discussion

In a broad sense, recreation in all its forms -- from gambling in casinos, to enjoying a melodrama in the Butte Theatre, to hunting, to simply viewing the aspen in the fall -- drives tourism. The vitality of the Planning Region is dependent in part on the quality of its parks, open space, and other outdoor recreational amenities that contribute to the quality of life of its residents and visitors. Organizations such as the Southern Teller County Focus Group have already begun the development of an extensive network of trails for use by visitors and "locals." This effort has included a strong partnership with CC&V that should be nurtured and maintained. Year-round recreation opportunities are important to the community and its guests.



Trail riding in the fall – Vindicator Valley Trail

Implementation

- Maintain a quality system of parks and recreational programs and facilities in the area.
- Maintain a network of local and sub-regional trails that build on the cultural heritage of the Planning Region.
- Develop strategies to develop, fund, promote, and/or maintain recreational and cultural facilities and activities in the Planning Region.
- Improve existing park and school grounds within Cripple Creek, and develop other open lands to add to the park and recreational facilities of each city.

8. TOURISM POLICY

All stakeholders should work together to develop a strategic plan for the tourism industry in Southeast Teller County.

Discussion

Tourism is Teller County's number one base industry and economic generator. In the 1999 THK Final Draft plan document it was projected that annual tourist visits to the Cripple Creek-Victor area alone would increase from the approximately 1.6 million in 1998 to approximately 2.3 million in 2009, an average of 6,310 visitors per day. While this projection is not revisited here, to most small communities, between 4,000 and 6,000 visitors per day is an overwhelming number, especially given peak demands during the summer months.⁷



Bennett Avenue Casinos

One base for future economic growth in the Planning Region may be increased development of heritage, cultural, and recreational tourism. Such tourism is growing nation-wide, and is based on attracting visitors eager to be entertained by, educated about, and immersed in an area's authentic setting. Tourism in Southeast Teller County is not limited to an area between the four walls of a casino, but extends through programs, events, and activities across all of the Planning Region.

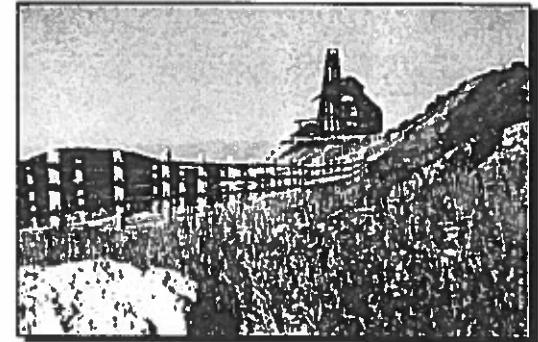
Implementation

- Focus on establishing a broad base of year-round tourist-oriented activities and facilities.

⁷

In mid-2001 the City of Cripple Creek installed traffic counters at the Highway 67 and Teller County Road 1 entrances to the City, and currently applies a 2.5 person multiplier to the count in order to estimate the number of visitors to the City. The raw vehicle-count-to-visitor multiplier has not been validated by origin/destination studies, however, nor has the data been adjusted for changes to City boundaries and a change in type of counter used. For these reasons the data has not been referenced in this Plan.

- Organize and establish a major tourist attraction in the planning area, such as "The World's Greatest Gold Camp" located in Poverty Gulch.
- Focus on "Cultural Heritage Tourism" based on the Planning Region's authentic and indigenous history. The heritage of the area is a unique and genuinely valuable asset.
- Make "Ecological Tourism" an element of the attraction mix in the Planning Region. The Planning Region is also uniquely qualified in terms of the development of educational programs that relate to modern mining, mining history, geology, and life at high altitudes.
- Develop worker/employee housing, transportation / transit systems, and other facilities that support a service-based employee population.



Vindicator Valley Trail – Theresa Headframe and Wildflowers

9. TRANSPORTATION POLICY

Governments in the area should work together to ensure a safe and efficient transportation system in Southeast Teller County.

Discussion

Southeast Teller County is relatively isolated from major highways in Colorado. Its cities and attractions are the primary reason most vehicles travel north or south on State Highway 67 from the intersection with U.S. 24 in Divide. In turn, U.S. 24 is Southeast Teller County's main east-west link to the rest of State and region, particularly the City of Colorado Springs and the Front Range I-25 and I-70 corridors. Traffic on SH 67 has substantially increased since 1990; however, since 2000 it appears to have leveled together with the gaming industry. Absent origin/destination and other studies, the cause(s) for this trend, and whether it may continue in the future, can only be speculative. However, it can be said that, without question, a

good, safe, efficient transportation system is vital to the economy of Southeast Teller County.

Implementation

- Consider developing historic transportation routes and Teller County Roads in appropriate modalities as alternate routes to Cripple Creek and Victor.
- Work with the Colorado Department of Transportation, Teller County Department of Transportation, and the cities of Cripple Creek and Victor to establish a safe, efficient and well-managed network of regional and local roadways.
- Fully assess alternate transportation modes within the planning area, particularly between the cities of Cripple Creek and Victor.
- Maintain a system of informational, directional, and interpretive signage in conjunction with the roadway and trail systems.
- Develop and maintain the system of trails in Southeast Teller County.

FUTURE LAND USE MAP

The Future Land Use Map for Southeast Teller County is a visual representation of the vision, goals, policies and recommended implementations developed during the long planning process. It includes existing County zoning and land uses, as well as the future land uses preferred by Cripple Creek and Victor within their three-mile statutory planning requirement. While it indicates where different types of development would be appropriate and identifies areas of special consideration, it does not link any specific piece of land to any specific land use. Of primary importance in development of the Future Land Use Map were those special features contributing to "sense of place" within the view sheds of the cities of Cripple Creek and Victor. These view sheds are not only aesthetically important, but economically important as well.

Conceptually, the Future Land Use Map:

- Promotes and reinforces economic growth in the Planning Region by focusing such growth in Cripple Creek and Victor and encouraging the municipalities to maintain their cultural heritage and historic preservation efforts.
- Acknowledges the cultural landscape by encouraging respect for the following priorities:
 - Protection of dominate view sheds
 - Protection and maintenance of drainage ways, wetlands and riparian environments as open space corridors
 - Protection of agricultural lands as open spaces
 - Protection of natural assets and wildlife values
 - Identification of natural hazard areas
 - Control of inappropriate land developments
- Recognizes existing zone overlays and landscape elements such as mining areas, historic districts, community gateways, important landmarks and notable focal points.
- Recognizes the following future development considerations:
 - Land development opportunities
 - Existing land use zone districts, activity areas, and facilities
 - Access and circulation routes, and gateways to the communities
 - Open space areas and pedestrian connections

- View sheds and visual impact mitigation areas
- Historic districts, structures, landmarks, and cultural features
- Surface mining areas
- Drainage corridors
- Infrastructure systems
- Projected community use areas
- Existing rural subdivisions

Future Land Use Map Definitions

- **Agriculture – Ranching**

Lands primarily zoned A-1 Agricultural by Teller County, and considered by the County to be now and in the future limited growth, or conservation, areas. Includes isolated Campground (CG), PBC (Planned Business Center), and M-1 (Industrial) Zone Districts.⁸

- **Cultural Heritage Protection Areas**

Broad areas of significant importance to the history and heritage of Southeast Teller County including cemeteries, historic mining areas, and portions of the contractual Victor/Goldfield Buffer Area and Cripple Creek Historic/Recreation Area. Such broader areas supplement and complement the protection of individual works and sites and should likewise be protected, interpreted, and maintained for the benefit of residents and visitors alike. Within the Victor-Goldfield Buffer Area and Cripple Creek Historic / Recreation Area created and defined by the "Contractual Agreement Related to the Cripple Creek Mining District" ("Contract," recorded June 27, 2000 at Reception No. 506476), however, the terms and conditions of the "Contract" have

⁸

Within the meaning of the Teller County Growth Management Plan, "growth areas" are those areas adjoining municipalities and unincorporated towns where the infrastructure, facilities, and services necessary to support development in an efficient and economical manner are now or will be available. Areas outside growth areas are considered "limited growth areas," or "conservation areas." In general, limited growth/conservation areas (1) lack or will not timely have infrastructure, facilities and services, and/or (2) contain valuable natural resources and/or environmentally sensitive/significant lands deserving preservation or protection, and/or (3) may be deemed important for protection to maintain the rural life-style of a specific planning region. Teller County policy, enforced through its Land Use Regulations, is to direct new growth to the growth areas.

precedence on lands owned or leased by CC&V for Mining Activities as defined therein.

- **Drainage Ways – Open Space Corridors**

Stream courses and drainage ways appropriate to be for floodplain protection; for open space corridors and wildlife conservation; or for limited passive recreational uses (hiking, equestrian, and/or bicycle trails). Public access to these areas may be limited rather than encouraged. Within the Victor-Goldfield Buffer Area and Cripple Creek Historic / Recreation Area created and defined by the "Contractual Agreement Related to the Cripple Creek Mining District" ("Contract," recorded June 27, 2000 at Reception No. 506476), however, the terms and conditions of the "Contract" have precedence on lands owned or leased by CC&V for Mining Activities as defined therein.

- **Existing Rural Subdivisions**

Those platted County rural subdivisions approved by the Board of County Commissioners prior to the Southeast Teller County Regional Plan.

- **Important View Sheds**

Visually sensitive areas that should be preserved, protected, or visually mitigated by developers since they are important to maintenance of Southeast Teller County's "sense of place." Within the Victor-Goldfield Buffer Area and Cripple Creek Historic / Recreation Area created and defined by the "Contractual Agreement Related to the Cripple Creek Mining District" ("Contract," recorded June 27, 2000 at Reception No. 506476), however, the terms and conditions of the "Contract" have precedence on lands owned or leased by CC&V for Mining Activities as defined therein.

- **Parks, Green Ways, Recreation Areas**

Land areas that could be developed as public parks, greenways, or recreation areas.

- **CCMOD: Post-Mining Reclamation Area**

The Future Land Use Map depicts the recommended future land uses within the CCMOD zone district preferred by Southeast Teller County prior to the contractual agreement establishing it, and as they appear in the 1999 THK draft Final Plan. They are to

be considered only after the CCMOD is rezoned for a change from its authorized mining use, following completion of mining and reclamation activities. Until such time, the terms and conditions of the Teller County Land Use Regulations governing the CCMOD, which recognize mining as a future land use in this area, and the reclamation uses prescribed by CC&V's State of Colorado Mined Land Reclamation Board permits take precedence. These permits currently require that land within the CCMOD be reclaimed for wildlife habitat and livestock grazing.

- **Potential City Growth Areas**

Those open lands immediately adjacent to the cities of Cripple Creek and Victor appropriate for annexation that can provide land for future development should the cities so desire and infrastructure become available.

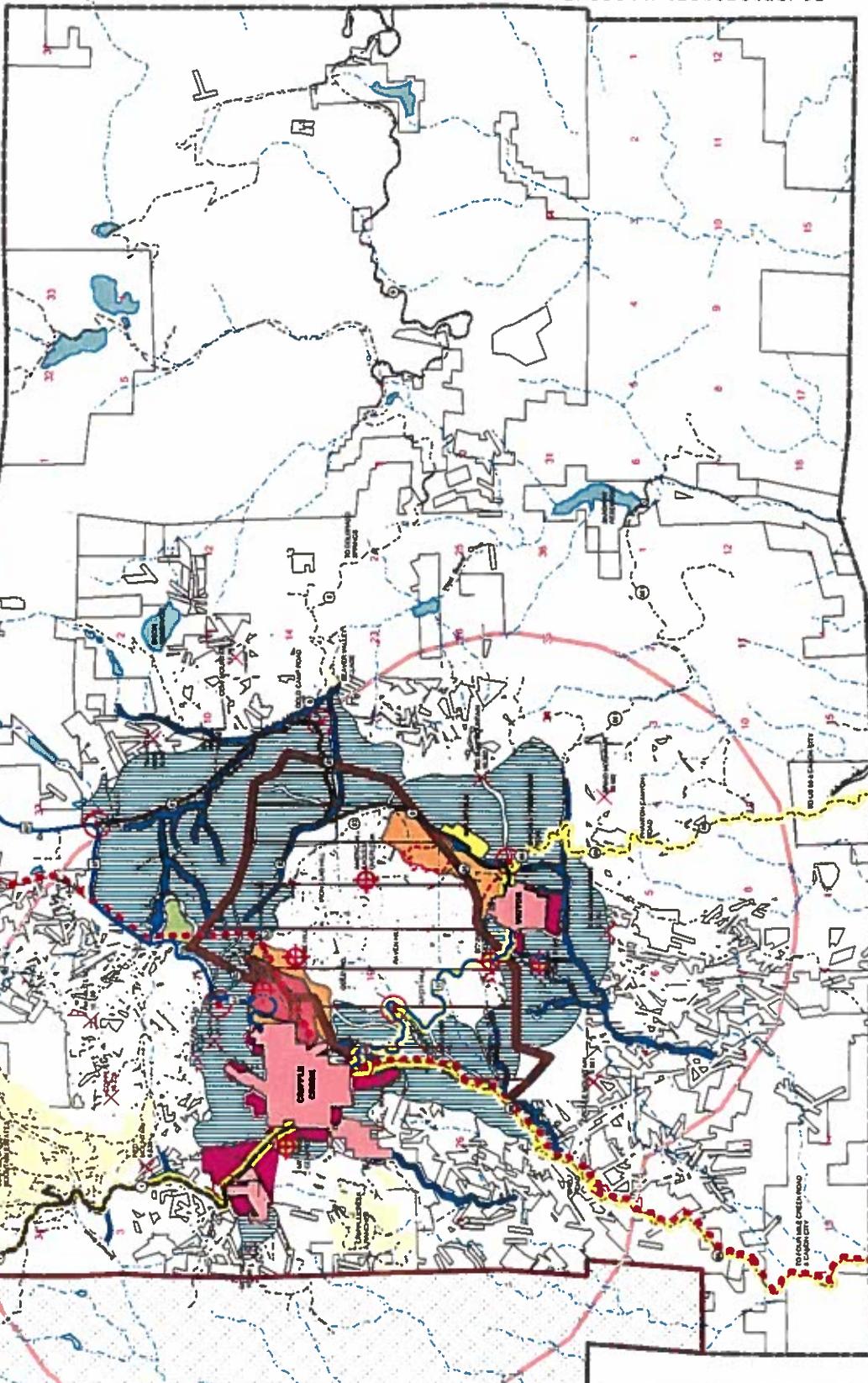
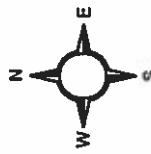
- **Future Residential Rezoning**

Applies solely to the platted and unincorporated town of Goldfield. Existing A-1 zoning setback requirements do not allow for practical use of these lots without application for a setback Variance.

- **Tourist and Entertainment Venue Areas**

Areas that have the potential to be developed for tourist-oriented attractions that relate to the history of the area. Corresponds primarily with the contractual Cripple Creek Historic/Recreation Area. Within the Victor-Goldfield Buffer Area and Cripple Creek Historic / Recreation Area created and defined by the "Contractual Agreement Related to the Cripple Creek Mining District" ("Contract," recorded June 27, 2000 at Reception No. 506476), however, the terms and conditions of the "Contract" have precedence on lands owned or leased by CC&V for Mining Activities as defined therein. The Tourist and Entertainment Venue designation is not meant to imply that tourist-oriented attractions may not occur elsewhere in the Planning Region.

SOUTHEAST TELLER COUNTY FUTURE LAND USE MAP



Future Residential Rezoning
Potential City Growth Areas
Cultural Heritage Protection Areas
Tourist and Entertainment Venues
Drainageways - Open Spaces Corridors
Parks, Greenways, Recreation Areas

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APPENDIX 1: DEVELOPMENT OF THE SOUTHEAST TELLER COUNTY REGIONAL PLAN

Development of this Southeast Teller County Regional Plan has taken place over several years, commencing with the designation of the areas around Cripple Creek and Victor as Planning Regions in the 1990 Teller County Growth Management Plan. Among other studies, public participation opportunities, meetings, and draft plans were and are the following:

April 3, 1990. Adoption by the Board of County Commissioners of Teller County of the "Growth Management Plan: Teller County, Colorado." In it, the areas surrounding the cities of Cripple Creek and Victor are designated as specific Planning Regions for which future "action plans" are anticipated.

July 1991: Release of the "Teller County – Cripple Creek – Victor Regional Plan and Gaming Impacts Study: An Action Agenda." (A report from the Teller County Regional Planning Commission prepared by BRW, Inc, Community Services Collaborative, and Coley/Forrest, Inc.) The report was prepared after several meetings with the Commission, open discussions with citizens, an open house and workshop, and informal meetings and discussions with government and local entities.

February 1992: Release of the Release of the "Teller County – Cripple Creek – Victor Regional Plan and Gaming Impacts Study – Report Two: Urgent Action Work Program." (A report from the Teller County Regional Planning Commission prepared by BRW, Inc, Community Services Collaborative, and Coley/Forrest, Inc.) This short-term program was designed to address the immediate impacts of gaming as a new industry in the region.

August 1997. City of Victor Planning Commission "Update of the Victor Five Year Master Plan [originally adopted in 1992] and 1997 Three Mile Land Use Plan." Although asked to also adopt this Plan, the Teller County Planning Commission declined to do so after receiving extensive public comment fairly evenly divided "for" and "against" it. Under State law, it is not necessary for a County to take action on a municipal plan, nor for a municipality to take action on a County plan. The preference of the County, the City of Cripple Creek (which did not, at the time, have a current master plan), CC&V, and ultimately also Victor, was to develop a comprehensive Regional Plan, particularly since negotiations were, at the

time, taking place with THK, a private consulting firm, to assist in its development.

November 1997. Adoption of the Teller County Parks, Trails and Open Space Master Plan as an advisory document within the Teller County Growth Management Plan. The Parks, Trails and Open Space Master Plan calls out completion of a trail system between Cripple Creek and Victor, from Divide to Cripple Creek, and from Victor east along Gold Camp Road and south along Phantom Canyon Road. A segment of this proposed system has since been completed as part of the American Discovery Trail. The Master Plan also calls out the area around Cripple Creek and Victor, as well as the Shelf Road, Phantom Canyon Road, Gold Camp Road, and County Road 81 corridors as particularly sensitive parts of the Planning Region. According to the Plan, efforts should be made to limit or mitigate visual (and other) development impacts in these areas.

December 1997: Release of the "Southern Teller County Community Development Project" final document. (Document prepared by Reiter & Associates under the auspices of the Pikes Peak Area Council of Governments and the Southern Teller County Focus Group.) The Project was a survey of all of Teller County residents regarding attitudes, priorities, desires, likes and dislikes across a broad range of topics relevant to County and municipal government and business leaders. Focus groups were conducted in June, 1997 in Cripple Creek, Victor and Woodland Park to develop the survey questions, and a telephone survey was conducted between November 13 and 20, 1997.

January 1998: Release of the "Town of Victor Supplement: Southern Teller County Community Development Project." (Document prepared by Reiter & Associates under the auspices of the Pikes Peak Area Council of Governments and the Southern Teller County Focus Group.) The Supplement is the result of a follow-up survey developed for the Town of Victor to measure levels of variance with overall Teller County, and to identify important issues distinctive to Victor especially.

May 1998: Establishment of the Southeast Teller County Regional Planning Initiative Steering Committee. Comprised of 12 representatives from municipal and County government, CC&V, the Cripple Creek Casino Association, and other business leaders. The Steering Committee met throughout the summer and fall of 1998, reviewing technical studies, guiding the consultant, and holding with the consultant five open public input meetings and three government workshops. Its final pre-draft plan meeting was held in December of that year. The consultant held additional meetings with three special interest groups: the Second

Home/Part-time Victor Residents, CC&V, and the Cripple Creek Casino Association.

May 1998: Release of the "Final Technical Report – Economic and Social Impact Analysis of Gold Mining Operations on Teller County, Pikes Peak Region, and Colorado." (Document prepared by David Bamberger & Associates for the Cripple Creek & Victor Gold Mining Company.) This document incorporated and updated an October 1996, "Economic Impact Analysis: Cripple Creek and Victor Gold Mining Company's Operations on Teller County, and the Cities of Victor and Cripple Creek."

August 1998: Release of "Cripple Creek – 1998 Market & Economic Development Research Findings & Recommendations." (Document prepared by Strategic Marketing Solutions, Colorado Springs, and the City of Cripple Creek Marketing Department.)

September 9, 1998: Draft "Economic Profile: Cripple Creek & Victor Environs, Teller County Colorado." (Document prepared for the Southeast Teller County Regional Planning Initiative by THK.) This analysis of current economic conditions affecting the Planning Region, and 20-year projections of future growth and land use needs met with strong objection from some stakeholders.

December 9, 1998: Release of the first draft of the Southeast Teller County Regional Planning Initiative "Southeast Teller County Land Use Plan." (Document prepared by THK Associates, Inc.)

February 12, 1999: Release of the Final Draft of the Southeast Teller County Regional Planning Initiative "Southeast Teller County Land Use Plan." (Document prepared by THK Associates, Inc.) The Final Draft contains extensive technical analyses of Southeast Teller County and its municipalities, a full accounting of the process used to develop the Plan, and land use and policy recommendations. It is the basis for much in this Southeast Teller County Regional Plan.

Between receipt of the draft document in December 1998 and late 2000 the Final Draft languished in lack of consensus among the stakeholders and the consultant's contract expired. It was not presented to the Teller County Planning Commission for adoption.

June 27, 2000: Recording of the "Contractual Agreement for Victor-Goldfield Buffer Area and Cripple Creek Historic/Recreation Area Related to the Cripple Creek Mining District." (Document prepared by

Teller County and CC&V, in cooperation with the cities of Victor and Cripple Creek.) Establishes the CCMOD and CCMOD regulations, the Victor-Goldfield Buffer Area as it applies to CC&V's activities within it, and the Cripple Creek Historic/Recreation Area as it applies to CC&V's activities within it. Allows mining, but restricts surface disturbance for specified mining activities to two acres per activity.

Spring 2001. The City of Cripple Creek initiated a State of Colorado Department of Local Affairs grant to complete the Plan, and a new consultant was hired to edit down the THK Final Draft, resolve the remaining issues, and finalize maps. Given the already extensive amount of public input, only two public meetings and an administrative workshop were held.

May 17, 2001. Release of the first draft of the revised plan. (Document prepared by Balloffet-Entranco.)

July 27, 2001. Release of the second draft of the revised plan. (Document prepared by Balloffet-Entranco.) Substantial concern expressed by CC&V and expiration of the consultant's contract terminated work on a third draft of the Plan.

January 2002. Release of "Draft of the Southeast Teller County Planning Initiative," based on those of Balloffet-Entranco. (Prepared by the City of Cripple Creek Planning Staff.) It does not go forward.

March 6, 2002. Release of "City of Cripple Creek: A Master Plan for 'The World's Greatest Gold Camp.'" (Document prepared by the City of Cripple Creek and adopted by the City on March 6, 2002.)

Although discussions were held during 2002 on the future of a master plan for Southeast Teller County, the project did not move forward. In mid-summer 2004 the decision is made to finalize this plan as a County document.

September 28, 2004. Teller County Planning Commission Work Session.

October 14, 2004. Open House for the Southeast Teller County Regional Plan. (Prepared by the Teller County Planning Department)

APPENDIX 2: DATA & ANALYSES

In the data and other information that follows, the focus is on the recent – as opposed to the long historical – past. Some historical information is presented in the Historical Background section.

Population

Between 1980 and 2000 Teller County as a whole experienced solid growth in population, gaining 12,521 new residents during that time. Cripple Creek and Victor, however, contributed only 640 persons to that total (5.1%). In 1990 and 2000, Cripple Creek and Victor accounted for roughly 6.8% and 7.6% of the Teller County population; in 1980 they had accounted for 11.5%. While latest estimates for year 2003 by the State of Colorado Office of the State Demographer (July 2004) show that Cripple Creek and Victor currently constitute roughly 7% of the County's population, the data also provides some evidence that actual population has slightly declined in these cities:

Area	1980	1990	2000	% Change 1990-2000	July 1, 2003 Estimate
Teller County	8,034	12,468	20,555	64.9%	22,156
Cripple Creek	655	584	1,115	90.9%	1,103
Victor	265	258	445	72.5%	438

Source: Colorado Division of Local Government, Demography Section

Current State of Colorado population forecasts for Teller County are as follows (forecasts are not prepared for municipalities):

	Estimate July, 2000	Projection July, 2005	Projection July, 2010	Projection July, 2015	Projection July, 2020	Average Annual %Change			
						00-05	05-10	10-15	15-20
Teller County	21,145	22,884	25,387	28,252	31,038	1.6%	2.1%	2.2%	1.9%
Colorado	4335540	4691258	5137928	5632645	6133491	1.6%	1.8%	1.9%	1.7%

Source: Colorado Division of Local Government, Demography Section

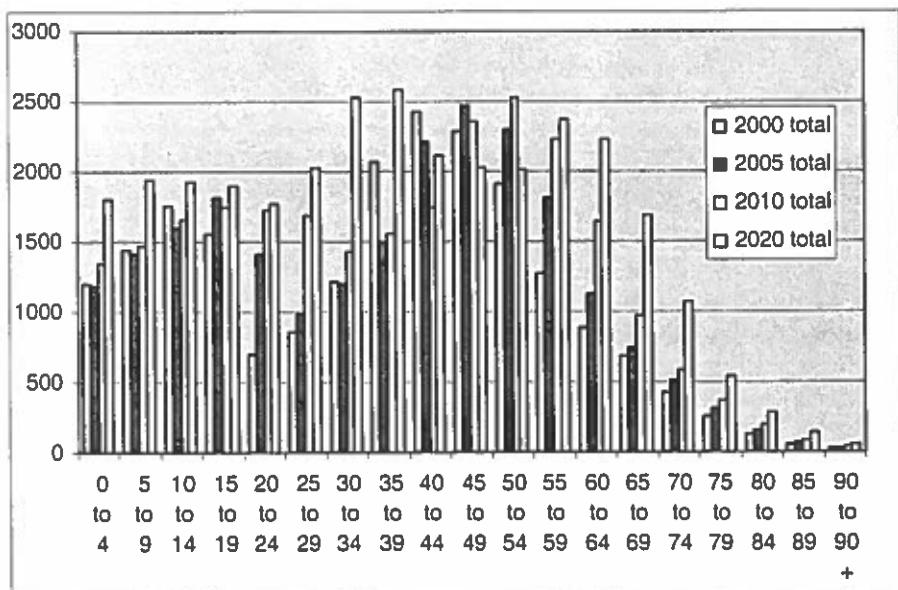
Should Cripple Creek and Victor continue to capture approximately 7% of the Teller County increase, by 2020 they will have added nearly 700 people within their municipal boundaries by 2020.

Gross numbers alone do not tell the whole picture, however. It is also important to consider sex, and particularly age distribution since these have important implications for future job formation needs and school populations. Below are estimates prepared for Teller County as a whole; such estimates are not prepared at the municipal level:

AGE	Estimates of Teller County Age and Sex Distribution 2000 - 2020							
	2000		2005		2010		2020	
	2000 male	2000 female	2005 male	2005 female	2010 male	2010 female	2020 male	2020 female
0 to 4	620	581	603	583	687	656	921	881
5 to 9	731	708	733	684	746	722	985	951
10 to 14	909	847	811	791	849	801	977	949
15 to 19	832	732	940	873	885	862	963	940
20 to 24	381	313	747	673	893	837	909	867
25 to 29	430	424	515	465	872	817	1,020	1,007
30 to 34	586	625	605	601	736	692	1,280	1,254
35 to 39	1,014	1,051	727	767	783	781	1,313	1,279
40 to 44	1,209	1,217	1,088	1,127	852	893	1,078	1,041
45 to 49	1,136	1,145	1,225	1,246	1,161	1,202	1,015	1,013
50 to 54	968	951	1,140	1,154	1,250	1,278	983	1,026
55 to 59	644	622	911	899	1,103	1,122	1,163	1,207
60 to 64	479	408	576	559	827	821	1,101	1,125
65 to 69	349	341	383	358	487	479	836	851
70 to 74	228	206	261	257	292	291	525	543
75 to 79	122	129	155	163	174	200	252	294
80 to 84	50	78	69	93	89	118	117	165
85 to 89	15	36	26	48	34	58	54	95
90 to 90 +	9	21	9	19	13	24	22	36

Source: Office of the State Demographer – August 18, 2004

Graphing these estimates provides a clearer picture of the general trend towards an increasingly aging Teller County population through 2020, but with a strong following of a much younger population beginning within the next 10 years:



Income

Between 1995 and 2002 unadjusted current dollar per capita personal income in Teller County as a whole has generally lagged behind unadjusted current dollar per capita personal income in the State of Colorado:

Year	Teller County	Colorado
1995	\$23,106	\$24,226
1997	\$25,522	\$26,846
1999	\$27,947	\$30,492
2001	\$29,364	\$34,003
2002 *	\$29,604	\$33,723

Source: Bureau of Economic Analysis: *Regional Economic Accounts*.
www.bea.doc.gov/bea/regional/reis/drill.cfm August 16, 2004

* Data for 2003 is not available

This overall data does not, however, reflect as well as does the U.S. Census data the discrepancies in income between the various parts of Teller County. The data below indicate that workers in Southeast Teller County cities generally earn less than their counterparts in the City of Woodland Park (which benefits from its closer proximity to the much broader Colorado Springs job market), and less than Teller County or the State of Colorado as a whole.

MEDIAN INCOMES - U.S. Bureau of the Census, Census 2000					
	Cripple Creek	Victor	Woodland Park	Teller County	Colorado
Median Family Income	\$41,685	\$34,375	\$59,583	\$57,071	\$55,883
Median Household Income	\$39,261	\$31,250	\$52,279	\$50,165	\$47,203
Median Per Capita Income	\$19,607	\$17,242	\$22,780	\$23,412	\$24,049
Median Earnings: Male	\$27,600	\$38,750	\$36,157	\$37,194	\$38,446
Median Earnings: Female	\$25,000	\$17,019	\$27,459	\$26,934	\$29,324

Compared to Teller County and particularly the City of Woodland Park (but not the State as a whole), Census data also shows a higher percentage of those in poverty, particularly single women with children⁹:

POVERTY STATUS IN 1999 - U.S. Bureau of the Census, Census 2000					
	Cripple Creek	Victor	Woodland Park	Teller County	Colorado
Families	4.7%	14%	1.8%	3.4%	6.2%
Families with female householder, no husband present	19.2%	55.6%	-	16.1%	20.6%

⁹ See Appendix 4: Federal Poverty Measures.

POVERTY STATUS IN 1999 - U.S. Bureau of the Census, Census 2000					
	Cripple Creek	Victor	Woodland Park	Teller County	Colorado
Individuals	6.4%	18.4%	3.7%	5.4%	9.3%
18 years and older	6.8%	13.8%	3.2%	4.6%	8.6%
65 years and older	6.1%	5.0%	3.7%	4.2%	7.4%

Such data underscores the need for job growth and diversification in the Southeast Teller County Planning Region.

Employment

Bureau of Economic Analysis (BEA) data indicates that employment in Teller County experienced a boost after gaming began in Cripple Creek. From 1991, the year following State approval of gaming, and 1997, total employment in the County more than doubled, and the number of jobs nearly tripled. Such a rate of job formation appears to have peaked in the late 1990s, however, and has declined in the early 2000's, although some employment sectors, as seen below in industry sector data, continue to show growth.¹⁰

BEA EMPLOYMENT DATA		
Year	Total Full- & Part-time Employment	Wage & Salary Jobs
1989	4,237	2,202
1991	4,800	2,626
1993	7,012	4,662
1995	8,907	6,083
1997	10,150	6,770
1999	10,152	7,086
2001	10,363	7,176
2002	10,344	6,964

Industry sector data is here reported in two ways since in 2000 the Colorado Department of Labor and Employment shifted its reporting from use of the Standard Industrial Classification (SIC) system to the North American Industry Classification System (NAICS). Although similar in concept, the systems are not directly comparable since NAICS has added categories and split or re-defined some SIC groups.

¹⁰

Source: Bureau of Economic Analysis Regional Economic Accounts – CA-30 Regional economic profiles: Teller County, CO. www.bea.doc.gov/bea/regional/reis/action.cfm, August 24, 2004. BEA data includes all data on wage and salary jobs from many different agencies, including IRS data and Census data. Data on a particular time period, however, is not compiled and released until two years after the end of the time period.

TELLER COUNTY EMPLOYMENT BY SIC CODE			
Industry	1995	1997	1999
Total Estimated Employment	5,631	6,296	6,569
Agriculture, Forestry Fishing, Hunting	26	43	48
Mining	*	*	*
Construction (inc. special trade)	320	297	371
Manufacturing	127	183	219
Transportation, Communications, Utilities	112	150	163
Wholesale Trade	25	109	150
Retail Trade	1,028	1,060	1,186
Finance, Insurance, Real Estate	290	324	368
Services	2,556	2,863	2,685
Government	892	974	1,055
TELLER COUNTY EMPLOYMENT BY NAICS CODE ¹¹			
Industry	2001	2002	2003
Total Estimated Employment	6,598	6,429	6,275
Agriculture, Forestry, Fishing, Hunting	*	*	*
Mining	*	*	*
Utilities	36	33	38
Construction	399	377	329
Manufacturing	283	291	223
Wholesale Trade	53	48	53
Retail Trade	683	615	603
Transportation & Warehousing	61	49	53
Information	97	92	104
Finance & Insurance	184	185	185
Real Estate, Rental & Leasing	194	133	113
Professional & Technical Services	180	178	184
Management of Companies & Enterprises	*	34	40
Administrative & Waste Services	84	90	87
Educational Services	*	*	*
Health Care & Social Assistance	214	232	222
Arts, Entertainment & Recreation	1,744	1,700	829
Accommodation & Food Services	746	733	1,518
Other Services	127	114	120
Government	1,119	1,144	1,165

Source: Colorado Department of Labor & Employment Labor Market Information: Workforce Research & Analysis: Colorado Employment and Wages (ES202)¹² - www.coworkforce.com/lmi/es202.

¹¹ * = number suppressed. Employment and wage data cannot be published for any 2-digit subsection containing less than three reporting entities, or in which one entity accounts for 80% or more of an industry's employment. If only one 2-digit subsection is restricted, the next smallest 2-digit subsection (by number of entities) will also be restricted to allow disclosure of total industry information.

¹² ES202 data is prepared by the Center for Business and Economic Forecasting, the primary economic forecasting agency for the State of Colorado. ES202 data does not, however, include all employed persons, only those covered by unemployment

In terms of unemployment, since 1997 Teller County has consistently remained below 4%, even during the recent general economic downturn in the State, and the County's labor force has continued to grow:

% UNEMPLOYMENT			
Year	Colorado	Teller County	Teller County Labor Force
1995	4.2%	4.6%	12,863
1997	3.3%	3.9%	13,430
1999	2.9%	3.4%	13,454
2001	3.7%	3.0%	13,797
2003	6.0%	3.4%	13,986

Source: Colorado Department of Labor & Employment Labor Market Information: Workforce Research & Analysis – www.coworkforce.com August 16, 2004

Again, comparative Census 2000 data provides a closer look at the nature of employment in Southeast Teller County relative to the County as a whole, the City of Woodland Park, and the State of Colorado. It should be noted that Census categories directly match neither SIC nor NAICS codes.

OCCUPATION - U.S. Bureau of the Census, Census 2000					
Census Category	Cripple Creek	Victor	Woodland Park	Teller County	Colorado
Management, professional, & related	21.2%	20.8%	43.5%	36.6%	37.4%
Service	36.5%	25.2%	9.6%	14.0%	13.9%
Sales and office	20.5%	24.8%	26.5%	25.4%	27.2%
Farming, fishing, forestry	-	-	-	0.2%	0.6%
Construction, extraction, maintenance	14.0%	17.6%	11.8%	14.8%	10.5%
Production, transportation, & material moving	7.8%	11.6%	8.6%	9.0%	10.5%

INDUSTRY – U.S. Bureau of the Census, Census 2000					
Census Category	Cripple Creek	Victor	Woodland Park	Teller County	Colorado
Agriculture, forestry, fishing & hunting, mining	5.9%	6.4%	0.9%	2.6%	2.0%
Construction	9.4%	16.4%	11.4%	12.1%	9.1%
Manufacturing	0.4%	2.4%	11.8%	8.5%	9.1%
Wholesale trade	1.8%	-	2.2%	2.2%	3.5%

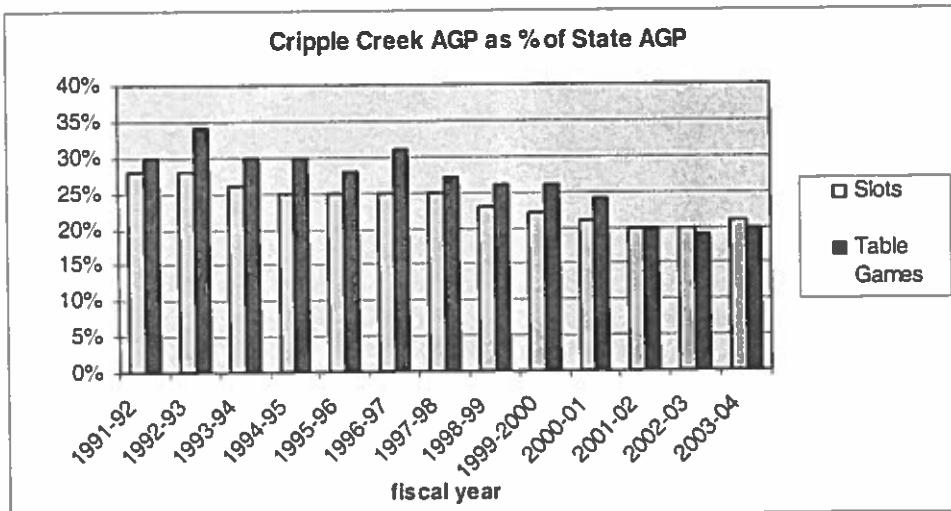
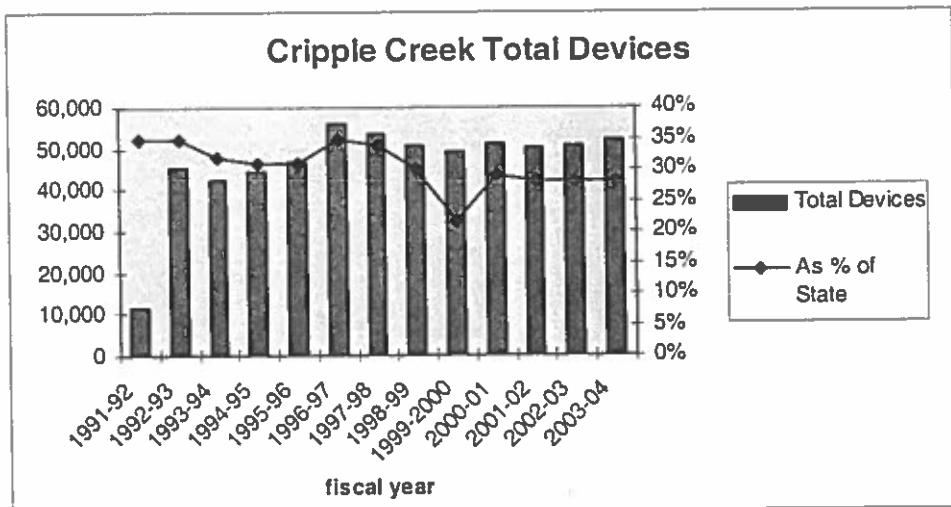
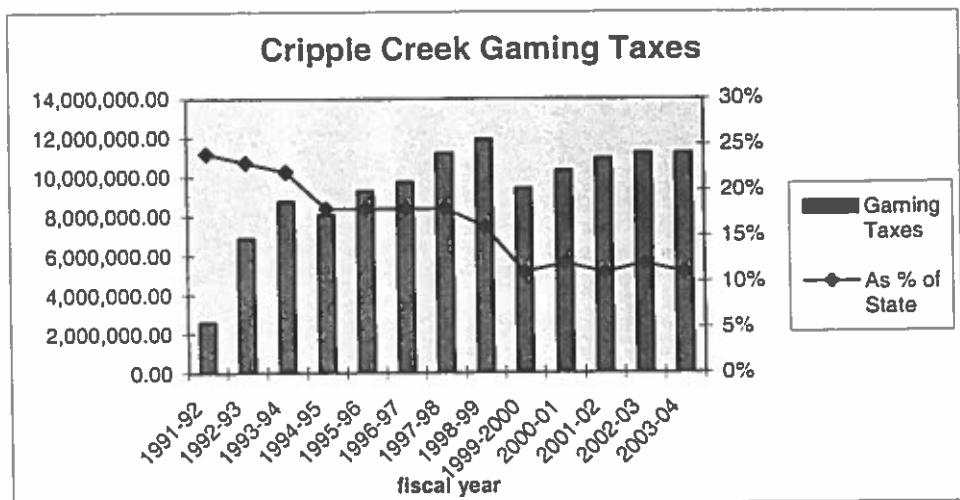
insurance. Excluded among others, for example, are sole proprietors, elected officials, and children under 21 employed by their parents.

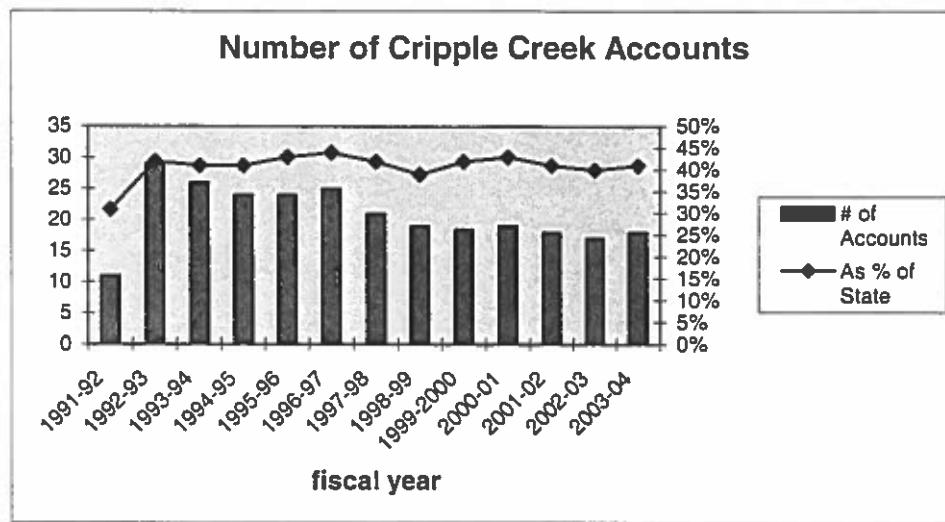
INDUSTRY – U.S. Bureau of the Census, Census 2000					
Census Category	Cripple Creek	Victor	Woodland Park	Teller County	Colorado
Retail trade	3.5%	8.0%	11.8%	11.1%	11.8%
Transportation & warehousing, utilities	1.9%	6.4%	3.3%	5.0%	4.9%
Information	0.6%	-	3.5%	3.7%	4.9%
Finance, insurance, real estate, rental & leasing	2.4%	2.0%	8.1%	6.4%	7.7%
Professional, scientific, management, administration, waste management services	1.8%	2.8%	9.8%	9.1%	11.7%
Educational, health & social services	7.2%	6.8%	11.6%	14.6%	17.0%
Art, entertainment, recreation, accommodation & food services	55.2%	36.0%	11.8%	16.0%	9.0%
Other services (except public administration)	3.1%	3.2%	4.8%	4.2%	4.8%
Public administration	6.8%	9.6%	4.6%	4.4%	4.6%

Gambling Data

As stated in the Background text (page 6), there has been some concern on the part of the City of Cripple Creek that the gaming industry, which provides the majority of jobs in the Planning Region (as reflected in employment data), may have peaked or leveled. The data below, prepared from Colorado Department of Revenue, Division of Gaming statistics (www.revenue.state.co.us, Wednesday, September 15, 2004) appears to support this concern¹³:

¹³ In the graphs following, "AGP" (Adjusted gross Proceeds) is defined as the amount of money wagered minus the amount paid out in prizes. The gaming tax rate is set on an annual basis by the Colorado Limited Gaming Control Commission, as required by the State Constitution. Effective July 1, 1999 the Commission eliminated the \$75 State device fee; Cripple Creek now assesses and collects its own device fee. Prior to FY 1999-2000, the State reported "Number of Accounts" (number of businesses) as the cumulative total for all months rather than the monthly average. Staff has, for consistency with State reporting methodology from FY 2000-2001 forward, averaged these cumulative totals.





The Wages and Housing Connection

Wages have a direct influence on the types of housing affordable -- and thus actually available -- to the housing seeker. Considering the nature of employment in Southeast Teller County, which is primarily tourist industry related, it is not inappropriate to provide the following Colorado Department of Labor wage information for Colorado as a whole since many occupational titles are relevant to tourism:

TOP 20 COLORADO OCCUPATIONS BY NUMBER OF EMPLOYEES 2001-2002		
Occupational Title	Average Hourly Wage	Median Hourly Wage
Retail salespersons	\$11.07	\$8.81
Office clerks, general	\$12.08	\$11.63
Cashiers	\$8.90	\$8.14
Waiters and waitresses	\$8.27	\$6.61
General and operations managers	\$38.12	\$35.29
Customer service representatives	\$13.18	\$12.60
Bookkeeping, accounting, and auditing clerks	\$14.09	\$13.70
Janitors and cleaners, except maids and housekeeping cleaners	\$9.32	\$8.67
Combined food preparation and serving workers, including fast food	\$7.50	\$7.32
Registered nurses	\$22.78	\$22.56
Laborers and freight, stock, and material movers, hand	\$10.55	\$10.16
First-line supervisors/managers of office and administrative support workers	\$20.47	\$19.21
Sales representatives, wholesale and manufacturing, except technical and scientific products	\$23.54	\$21.38

TOP 20 COLORADO OCCUPATIONS BY NUMBER OF EMPLOYEES 2001-2002		
Occupational Title	Average Hourly Wage	Median Hourly Wage
Truck drivers, heavy and tractor-trailer	\$15.65	\$15.30
Stock clerks and order fillers	\$11.69	\$10.76
Executive secretaries and administrative assistants	\$17.28	\$16.78
Elementary school teachers, except special education	•	•
Secretaries, except legal, medical, and executive,	\$13.00	\$12.82
First-line supervisors/managers of retail sales workers	\$17.72	\$15.04
Receptionists and information clerks	\$11.02	\$10.71
Cooks, restaurant	\$9.67	\$9.55
Business operations specialists, all other	\$25.17	\$24.08

Source: Colorado Department of Labor & Employment Labor Market Information: Workforce Research & Analysis – www.coworkforce.com/LMI/wages August 17, 2004

The Colorado Department of Labor & Employment 2001-2002 top 20 list of highest paid jobs are all medical specialists, with the exception of "chief executives," "engineering managers," "computer and information systems managers," "physicists," "judges, magistrate judges, and magistrates," "lawyers," "air traffic controllers," and "computer and information scientists, research," "petroleum engineers," and "materials scientists." Such occupations are not in high demand in Southeast Teller County. Appendix 3: State of Colorado Occupational Average Wages 2001-2002 contains the Department of Labor & Employment's condensed data. In general, wages in Southeast Teller County appear to be below the State averages.

As a rule-of-thumb, housing costs regardless of household size should not exceed 30% of gross income. This rule-of-thumb does not take into consideration the appropriateness of the housing to the situation, or the influence of interest rates on affordability. A two-bedroom house may not be appropriate for a six-member household. The same house at the same price may take no more than 30% of gross income to purchase or lease when interest rates are low, but take in excess of 30% of gross income when interest rates are high. 30% of a \$35,000 income translates to an "affordability" (total house payment or rent) of approximately \$875. Generally speaking, as housing prices *or* interest rates rise, affordability goes down.

	SELECTED HOUSING DATA - U.S. Bureau of the Census, Census 2000					
	Housing Users		Paying more than 30%		Median Monthly Cost	
	Renters	Owners	Renters	Owners	Rent	Own ¹⁴
Cripple Creek	46.4%	53.6%	25.4%	18.8%	\$ 696	\$ 883
Victor	34.5%	65.5%	35.3%	23.7%	\$ 492	\$ 682
Woodland Park	24.1%	75.9%	34.9%	23.3%	\$ 780	\$ 1,258
Teller County	19.1%	80.9%	27.4%	24.9%	\$ 767	\$ 1,181
Colorado	32.7%	67.3%	38.7%	23.7%	\$ 671	\$ 1,197

Of particular concern for general housing is the age of the housing in Cripple Creek and Victor since the cost for improvements to bring substandard housing up to code must be factored into the true purchase price for any prospective purchaser. Such improvement costs are not normally factored into or reflected in actual and recorded sales prices, and may somewhat distort the actual cost of housing.

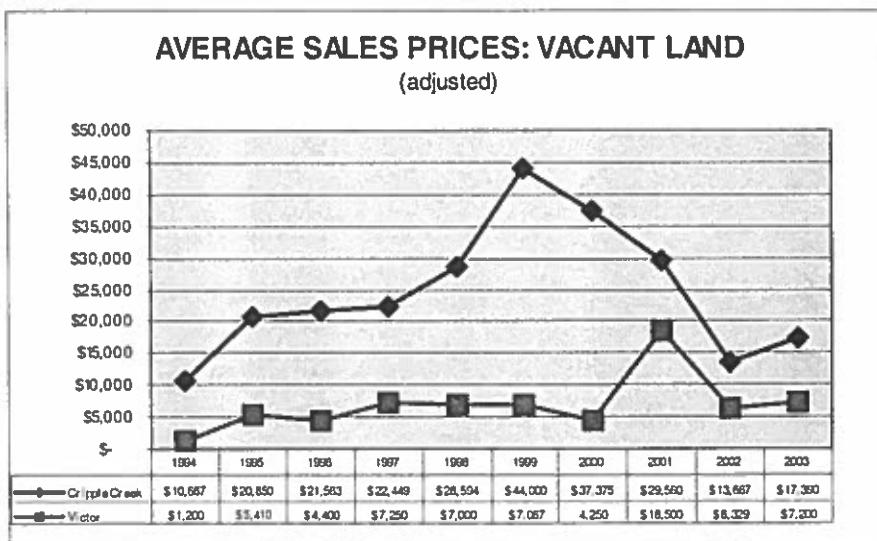
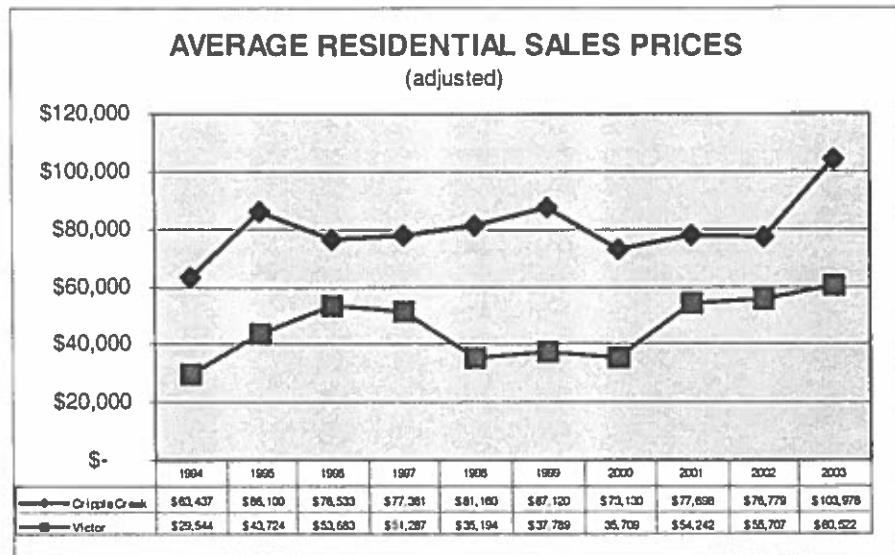
AGE AND CONDITION OF HOUSING STRUCTURES										
	Total	Before 1900	1901-1919	1920-1939	1940-1959	1960-1979	1980-1999	1999-2001	% "Badly Worn"	% "Worn Out"
Cripple Creek	612	128	233	31	16	32	166	6	14%	2%
Victor	345	171	117	23	14	11	9	0	31%	10%

Source: Teller County Assessor, August 2001

Because of the broadness of the area, the general Southeast Teller County housing market is difficult to assess; however, sales data – which reflects and uneven, but clearly rising, trend -- are available for its municipalities, graphed for residential housing and vacant land as follows: ¹⁵

¹⁴ Data provided only for mortgaged properties. Cost includes such ownership expenses as taxes and insurance.

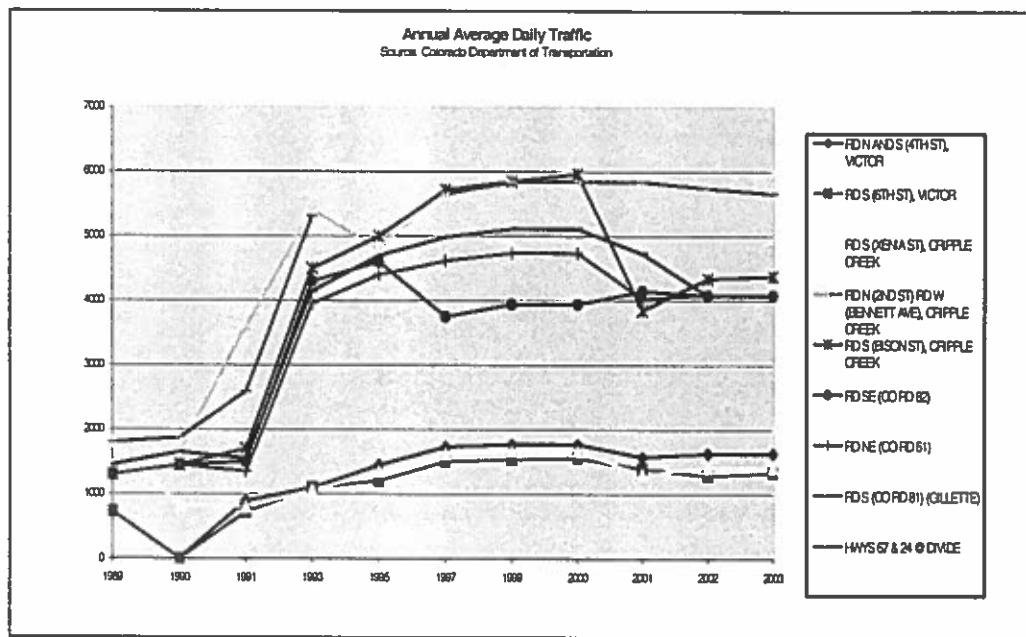
¹⁵ Source for sales data: Teller County Assessor (Wednesday, November 10, 2004). Data excludes single sales of multiple properties, partial interest sales, trades, sales including personal property of underdetermined value, sales to business affiliates, deeds-in-lieu of foreclosure and foreclosure sales, estate settlements, sales for which price or title can not be confirmed, and so-called "2-tier" sales (dealer promotional sales). Data includes sales to related or adjacent parties, single property dealer purchases for resale, sales from foreclosures, and sales of vacant land with non-residential improvements. VACANT LAND 1994 data for Victor is a single sale; 2003 data for Victor excludes single related party sale of \$287,000.



Transportation

Travel demand on SH 67 – the primary transportation corridor in the Southeast Teller County Planning Region -- has grown dramatically since the advent of gaming in Cripple Creek, but appears to have leveled in recent years. However, Highway 67 still experiences periods of congestion during seasonal peak demands, with the slower speeds of sightseers and motor homes, for example, sometimes becoming the prevailing speed for other traffic on the highway. Conversely, at times impatient drivers can significantly exceed the posted speeds on this winding two-lane road. Colorado Department of Transportation accident

statistics have shown this road, regardless of season, more prone to accidents than similar roadways in Colorado.



Employee commuters also rely on Highway 67. Mine and casino workers come from Divide, Florissant, and Woodland Park, and even as far away as Lake George in Park County, Colorado Springs in El Paso County, and Cañon City in Fremont County. Although the casino data below should be approached with caution, particularly for Park County since it may also reflect some level of Black Hawk or Central City employment, it provides some evidence for the impact of gaming on commuter traffic:

Casino Employee Residency Survey Data					
	7/1/1999	7/1/2000	7/1/2001	7/1/2002	9/1/2003
Cripple Creek Total Employees	2,369	2,766	2,272	2,230	2,274
Teller County Resident	1,779	2,127	1,761	1,632	1,680
El Paso County Resident	263	312	239	307	286
Fremont County Resident	89	111	83	102	131
Park County Resident	191	142	147	136	111

Source: Colorado Division of Gaming, *Gaming in Colorado – Fact Book & 2003 Abstract*, p.14. Results of annual Division of Gaming residency survey; figures represent all licensed and non-licensed employees of casinos operating during the previous month.

Fortunately, according to the 2000 Census, a relatively high percentage of those living in Cripple Creek and Victor are able to walk to work, or, in the case of Cripple Creek, take advantage of its shuttle services:

Commute Modality	Cripple Creek	Victor	Woodland Park	Teller County	Colorado
Drove alone	48.6%	69.2%	81.4%	74.5%	75.1%
Carpooled	16.3%	12.6%	12.2%	15.3%	12.2%
Public Transportation	3.4%	-	0.3%	0.4%	3.2%
Walked	28.1%	10.5%	1.7%	3.1%	3.0%
Other	-	1.6%	1.6%	0.8%	1.5%
Worked at Home	3.6%	6.1%	2.8%	5.8%	4.9%
Mean Travel Time (minutes)	10	19.7	26.9	30.1	24.3

Source: U.S. Bureau of the Census, Census 2000

There are other roads, however, that connect Southeast Teller County and Cripple Creek and Victor to the rest of the County and the region. These roads vary in condition, most are unpaved, and some can generally be considered suitable only for backcountry-style travel. They include:

- Gold Camp Road, Teller County Road (TCR) 8, from northeast of Victor to Colorado Springs. The lower portion of this road is currently (2004) closed to through vehicular traffic in El Paso County, and undergoing analysis by the U.S. Forest Service to determine whether it should be reopened. The so-called "Old Stage Road" branch remains open.
- Skagway Road, TCR 861, from Victor to Skagway Reservoir. Skagway Road dead-ends at this popular and beautiful high country recreation spot.
- Phantom Canyon Road, TCR 86, from Victor to Cañon City in Fremont County. Part of the Gold Belt Tour Scenic and Historic Byway.
- Shelf Road, TCR 88, from Cripple Creek to Cañon City. A 4-wheel drive Gold Belt Scenic Byway connection subject to washouts and not recommended for standard passenger vehicles. Shelf Road is, however, the shortest route from Cañon City to Victor, and the one most often used by mine and casino workers commuting from Fremont County.
- Florissant Road, TCR 1, from Cripple Creek to Florissant. "Teller One" is the most traveled road in the south-west ("Four Mile") portion of Teller County. It is the primary route from as far north as Florissant south to Cripple Creek and Victor, part of the Gold Belt Tour Scenic and Historic Byway, and frequently used by both commuters and visitors. Its southern extension through the "Four Mile" area, TCR 11 ("High Park Road"), is the only paved access from Southeast Teller County to Cañon City.

Future Land Use Needs

Land in and around the cities of Cripple Creek and Victor is high, ranging in elevation from approximately 8,880 feet along Spring Creek in the northwest to 11,143 feet the top of Cow Mountain in the northeast. The land also contains thousands of old mining claims (most overlapping), steep and unstable slopes, small and unbuildable but platted historic town lots without infrastructure, and public lands that cannot be developed. This combination of constraints works to limit the total amount of land actually available for development in Southeast Teller County.

The Projected Land Use Need table below, prepared by THK Associates in 1999, was based on historic data and economic and population expectations projected to the year 2019. It used the underlying assumptions that (1) some level of economic development in Southeast Teller County will continue; and (2) land use needs could be accommodated on existing open or vacant lands within Cripple Creek and Victor and surrounding Teller County. It is noted that the Cripple Creek valley contains substantial vacant and buildable land area. Although the table is presented here unchanged from the original projections, recent building permit and other data suggests these projections may be high.

ESTIMATED PROJECTED LAND USE—CRIPPLE CREEK AND VICTOR AREA, 1999–2019						
Land Use	Number of Units	Typical Density	Required Acres	Square Feet	Typical Site Coverage	Required Acres
Residential						
Single Family	725	5.0	145.0	—	—	—
Attached	125	10.0	12.5	—	—	—
Rental, Multifamily	825	18.0	45.8	—	—	—
Retail/Commercial	—	—	—	105,330	22.0%	11.0
Office	—	—	—	131,000	30.0%	10.0
Industrial	—	—	—	282,500	35.0%	18.5
Hotel	—	—	—	900	40/acre	22.5
Totals						
Residential	1,675	8.2	203.3	—	—	—
Retail, Office, Industrial	—	—	—	518,830	30.1%	39.5
Hotel	—	—	—	900	40/acre	22.5

Source: THK Associates

THK Associates also projected that the Cripple Creek-Victor area would capture about 12.5% of Teller County's total housing demand, based in part on the fact that from 1980 to the mid 1990s Southeast Teller County

had averaged between 7% and 20% of the County's construction activity and population growth. THK also projected that the Cripple Creek and Victor areas would have an annual demand for 65 housing units until 2009. Of these 65 units, the projections called for 39 single family, six townhomes / condominiums, and 22 rental multi-family units per year.

A review of County residential Building Permit data for all of the Southeast Teller County Planning Region's Planning Areas between 1995 and 2003, including areas outside the specific boundaries of this Plan, reflects a much more narrow range of actual activity. Average construction over this period, including multi-family construction and exclusive of construction within the City of Cripple Creek, was approximately 8% of the County's total. Given the current fairly level population projections for the municipalities, a continued 7% to 8% growth is not unreasonable to anticipate absent a strong economic boost to the Planning Region. It is also not unreasonable to expect that new residential construction – with or without an economic impetus -- will continue to be stronger in the County than in the municipalities.

SOUTHEAST TELLER COUNTY BUILDING PERMIT DATA 1995 - 2003										
	1995	1996	1997	1998	1999	2000	2001	2002	2003	Total
Cripple Creek Northwest										0
Cripple Creek Mountain Est.	9	18	4	10	8	7	9	10	6	81
Other Subdivisions										0
Metes & Bounds *	1	2			1		2		1	7
SUBTOTAL	10	20	4	10	9	7	11	10	7	88
Gillette Area					0					0
Metes & Bounds	5	9	9	4		4	6	6	4	47
SUBTOTAL	5	9	9	4	0	4	6	6	4	47
Gold Camp Area				0		0				0
Beaver Valley / Other Sub.	1									1
Outlook on Gold Camp		1	1		1					3
Metes & Bounds	3	1	1			1	2	2		10
SUBTOTAL	4	2	2	0	1	1	2	2	0	14
Victor / Goldfield Area									0	0
Victor (City)	1	1								2
Goldfield			1	1	1	2		1		6
Phantom Canyon Ranch					1					1
Other Subdivision					2					2
Metes & Bounds		3	1	1	2	2			1	10
SUBTOTAL	1	4	2	5	3	4	0	1	1	21
Cripple Creek Area										0
Cripple Creek Ranches	1		2	1	1		2	1		8
Spring Canyon Ranch									3	3
Other Subdivisions										0

SOUTHEAST TELLER COUNTY BUILDING PERMIT DATA 1995 - 2003										
	1995	1996	1997	1998	1999	2000	2001	2002	2003	Total
Metes & Bounds		1	2		4	4	2	4		17
SUBTOTAL	1	1	4	1	5	4	4	5	3	28
Skagway Area				0						0
Skagway Res. Ranch								1		1
Metes & Bounds		2	1					1	1	5
SUBTOTAL	0	2	1	0	0	0	0	2	1	6
APPROXIMATE TOTAL	21	38	22	20	18	20	23	26	16	204
<i>Annual approximate County totals (not inc. CC)</i>	291	331	315	256	240	275	254	252	187	2401
<i>City of Cripple Creek</i> ¹⁶	17	235	3	0	3	6	1	1	5	271
<i>SE Teller County as % of Whole</i>	0.07	0.11	0.07	0.08	0.08	0.07	0.09	0.10	0.09	0.08

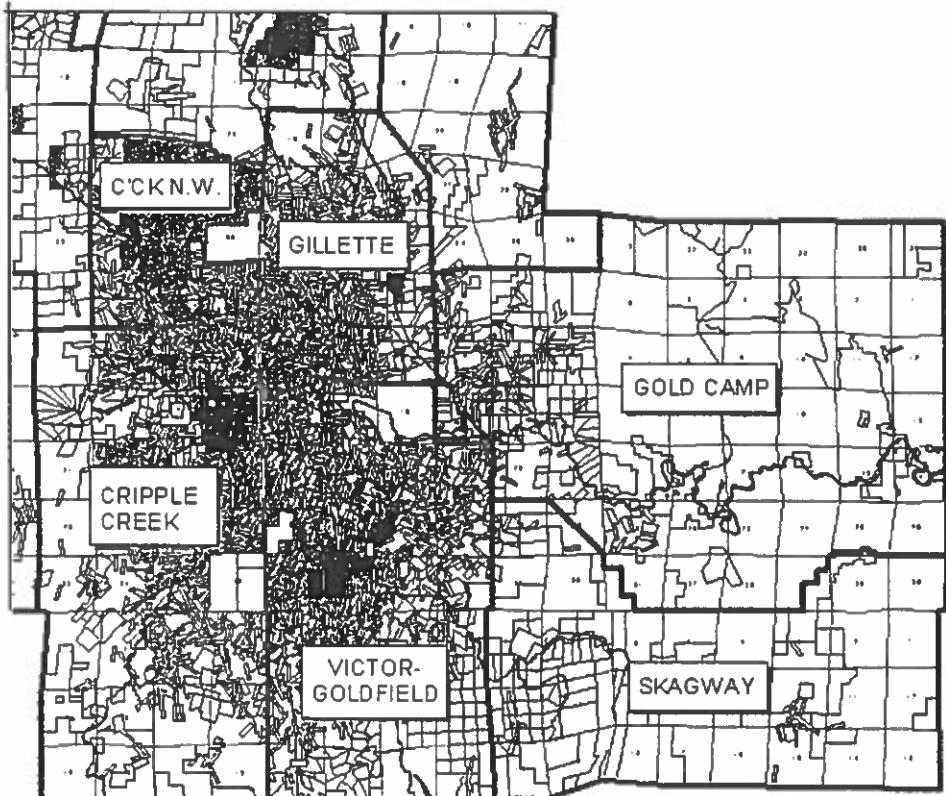
Source: Teller County Visual Permit System by code. Compiled by Planning Department March 2004.

* In all cases, "Metes and Bounds" excludes named 35-acre subdivisions, and primarily reflects construction on mining claims.

For a visual explanation of the Planning Areas, see the following map:

¹⁶

The City of Cripple Creek has its own Building Department and issues its own Building Permits. Data provided by the City has not been included in the County numbers. According to the City Building Official (October 19, 2004), the number of new residential unit starts for 1996 is misleading. In that year the City offered free water and sewer taps and many permits were pulled for construction that was not actually done. For example, permits were issued for 198 multi-family units in 41 structures, of which very few structures have been constructed.



Southeast Teller County Planning Areas

APPENDIX 3: STATE OF COLORADO OCCUPATIONAL AVERAGE WAGES 2001-2002

OCCUPATIONAL AVERAGE WAGES 2001-2002					
General Occupational Category	Av. Wage	Low		High	
		Specific Job Category	Av. Wage	Specific Job Category	Av. Wage
Management	\$ 63,868	Education administrators, preschool & child care center/program	\$ 34,320	Chief executives	\$116,300
Business & Financial Operations	\$ 49,827	Tax Preparer	\$ 30,480	Financial Analyst	\$ 62,360
Computer & Mathematical	\$ 64,203	Mathematical scientists, all other	\$ 36,420	Computer & information scientists, research	\$ 84,970
Architecture & Engineering	\$ 55,388	Surveying & mapping technicians	\$ 36,650	Petroleum engineers	\$ 84,440
Life, Physical, and Social Science	\$ 50,928	Survey researchers	\$ 26,340	Physicists	\$ 88,140
Community & Social Services	\$ 35,021	Social & human service assistants	\$ 26,010	Probation officers & correctional treatment specialists	\$ 48,010
Legal	\$ 50,499	Title examiners, abstractors, & searchers	\$ 31,580	Judges, magistrate judges, & magistrates	\$ 88,060
Education, Training, Library	\$ 46,813	Teacher assistants	\$ 19,340	Engineering teachers, postsecondary	\$ 69,410
Arts, Design, Entertainment, Sports, Media	\$ 37,774	Floral designers	\$ 22,650	Producers & directors	\$ 55,590
Healthcare Practitioners & Technical	\$ 59,915	Dietetic technicians	\$ 21,510	Anesthesiologists	\$141,550
Healthcare Support	\$ 25,479	Physical therapist aides	\$ 20,750	Dental assistants	\$ 35,450
Protective Service	\$ 38,597	Protective service workers, all other	\$ 22,330	First-line supervisors/managers of police & detectives	\$ 63,680
Food Preparation & Serving Related	\$ 18,839	Dining room & cafeteria attendants & bartender helpers	\$ 14,550	Chefs & head cooks	\$ 32,630
Building & Grounds Cleaning & Maintenance	\$ 25,094	Maids & housekeeping cleaners	\$ 17,560	First-line supervisors/managers of landscaping, lawn service, & groundskeeping workers	\$ 37,280
Personal Care & Service	\$ 22,010	Ushers, lobby attendants, & ticket takers	\$ 14,810	Gaming supervisors	\$ 39,700
Sales & Related Occupations	\$ 39,987	Cashiers	\$ 18,510	Sales engineers	\$ 67,050

OCCUPATIONAL AVERAGE WAGES 2001-2002					
General Occupational Category	Av. Wage	Low		High	
		Specific Job Category	Av. Wage	Specific Job Category	Av. Wage
Office & Administrative Support	\$ 28,859	Hotel, motel, & resort desk clerks	\$ 18,810	First-line supervisors/managers of office & administrative support workers	\$ 42,570
Farming, Fishing, Forestry	\$ 26,239	Graders & sorters, agricultural products	\$ 16,460	First-line supervisors/managers	\$ 40,740
Construction & Extraction	\$ 33,047	Helpers--painters, paperhangers, plasterers, & stucco masons	\$ 20,230	First-line supervisors/managers	\$ 51,600
Installation, Maintenance, & Repair	\$ 33,796	Musical instrument repairers & tuners	\$ 19,410	First-line supervisors/managers of mechanics, installers, & repairers	\$ 50,130
Production	\$ 27,989	Laundry & dry-cleaning workers	\$ 17,940	Power distributors & dispatchers	\$ 55,850
Transportation & Materials Moving	\$ 33,185	Parking Lot Attendant	\$ 16,204	Air Traffic Controller	\$ 85,690

Source: Colorado Department of Labor & Employment Labor Market Information: Workforce Research & Analysis
www.coworkforce.com/LMI/wages August 17, 2004

APPENDIX 4: FEDERAL POVERTY MEASURES

Federal Poverty Thresholds 1999

Federal poverty thresholds are updated each year by the U.S. Census Bureau and used mainly for statistical purposes such as preparing estimates of the number of Americans in poverty each year. Below are the applicable guidelines for year 1999 (Census 2000).

Size of family unit	Related children under 18 years								
	0	1	2	3	4	5	6	7	8 or more
One person (unrelated individual)									
Under 65 years	9,573								
65 years & over	8,825								
Two persons									
Householder under 65 years	12,321	12,682							
Householder 65 years & over	11,122	12,634							
Three persons	14,393	14,810	14,824						
Four persons	18,979	19,289	18,660	18,725					
Five persons	22,887	23,220	22,509	21,959	21,623				
Six persons	26,324	26,429	25,884	25,362	24,586	24,126			
Seven persons	30,289	30,479	29,827	29,372	28,526	27,538	26,454		
Eight persons	33,876	34,175	33,560	33,021	32,256	31,286	30,275	30,019	
Nine persons or more	40,751	40,948	40,404	39,947	39,196	38,163	37,229	36,998	35,572

Source: U.S. Census Bureau - www.census.gov/hhes/poverty/thresh - August 17, 2004

Federal Poverty Guidelines 1999 - 2004

The United States Department of Health and Human Services issues new Federal Poverty Guidelines each year. Such guidelines serve as one indicator for determining eligibility for a wide variety of State and Federal programs.

DEPARTMENT OF HEALTH AND HUMAN SERVICES FEDERAL POVERTY
GUIDELINES

Size of Family Unit	1999	2000	2001	2002	2003	2004
1	\$8,240	\$8,350	\$8,590	\$8,860	\$8,980	\$9,310
2	\$11,060	\$11,250	\$11,610	\$11,940	\$12,120	\$12,490
3	\$13,880	\$14,150	\$14,630	\$15,020	\$15,260	\$15,670
4	\$16,700	\$17,050	\$17,650	\$18,100	\$18,400	\$18,850
5	\$19,520	\$19,950	\$20,670	\$21,180	\$21,540	\$22,030
6	\$22,340	\$22,850	\$23,690	\$24,260	\$24,680	\$25,210
7	\$25,160	\$25,750	\$26,710	\$27,340	\$27,820	\$28,390
8	\$27,980	\$28,650	\$29,730	\$30,420	\$30,960	\$31,570
Each additional person add:	\$2,820	\$2,900	\$3,020	\$3,080	\$3,140	\$3,180

Note: Figures given are for the 48 contiguous states and the District of Columbia. Other figures apply for Alaska and Hawaii. Source: WorkWORLD – Tuesday, August 17, 2004 – www.workworld.org/wwebhelp/poverty_guidelines_federal.htm

APPENDIX 5: HISTORIC PLACES IN SOUTHEAST TELLER COUNTY

HISTORIC PLACES IN SOUTHEAST TELLER COUNTY	National Register Date
Cripple Creek Historic District (23,000 acres, 7 buildings). National Historic Landmark 7/4/61. ➢ Period of Significance: 1875-1899	10/15/66
Stratton's Independence Mine and Mill [Historic District] (MS #7409) Junction of Rangeview Road (CR 84) and CR 81, Victor (90 acres, 1 building, 3 structures). ➢ Historic Significance: Mining history; Winfield Scott Stratton ➢ Periods of Significance: 1875-1899; 1900-1924; 1925-1949	3/4/93
Victor Downtown Historic District . Roughly bounded by Diamond Avenue, Second, Portland, and 5 th Streets, Victor. (220 acres, 54 buildings) ➢ Historic Significance: Mining history, architecture, engineering ➢ Periods of Significance: 1875-1899, 1900-1924	7/3/85
Victor Hotel [Historic Building] . Also known as the "New Victor Hotel"; "Bank Block". 4 th Street and Victor Avenue, Victor. ➢ Historic Significance: Architecture, engineering; Warren, Harry, and Frank Woods ➢ Periods of Significance: 1875-1899	4/10/80
Midland Terminal Railroad Depot [Historic Building] . 230 North 4 th Street, Victor. ➢ Historic Significance: Mining and transportation history, architecture, engineering ➢ Periods of Significance: 1875-1899, 1900-1924	5/17/84
Goldfield City Hall and Fire Station [Historic Building] . Victor Avenue and 9 th Street, Goldfield. ➢ Historic Significance: Mining history, architecture, engineering ➢ Periods of Significance: 1875-1899; 1900-1924	5/17/84
Colorado Springs & Cripple Creek District Railway/Corley Mountain Highway (FS Road 370; "Gold Camp Road"). Goldfield vicinity. ➢ Historic Significance: Mining and transportation history ➢ Period of Significance: 1900-1920s	3/25/99

Sources: www.nationalregisterofhistoricalplaces.com; www.coloradohistory-online.org; www.historicdistricts.com/CO/teller/state.html. Tuesday, November 02, 2004

