

ENVIRONMENTAL DESCRIPTION

(TCLUR Chapter 6, Section 6.2)

OVERVIEW The purpose of an Environmental Description is to (1) provide a general overview of the potential effects of the proposed development on site and adjacent properties; and (2) to determine whether any specific *Chapter 6 Critical Area* study or other type of environmental impact assessment is necessary. Teller County's Critical Areas are flood hazard areas; geologic or geological hazard areas; wildfire hazard areas; wildlife habitat impact areas; and lands within the Historic Preservation Overlay Zone District, the National Monument Protection Overlay Zone District, and any Environmental Health Overlay Zone District. When required by a development permit application, **an Environmental Description is submitted at the Pre-Submittal Meeting** (see Section 3.4.B). The Planning Director may waive the requirement for an Environmental Description.

CONTENTS CHECKLIST

- Written Description**: A detailed statement stating the overall plan for developing the property and a description of the general environmental and other Critical Area characteristics of the site (see *Chapter 6 Critical Areas*). It should address, at a minimum, the following as applicable:
 1. **Topography**, especially areas greater than 30% slope.
 2. **Water features** and riparian areas, including streams and ponds, wetlands, floodplains, and **natural drainage** features.
 3. **Geology and soils** of the site, considering especially any areas of geologic hazard and unusual geological features.
 4. **Primary vegetation** and plant communities.
 5. **Wildlife species and habitat**, including habitat designation according to Colorado Division of Wildlife mapping.
 6. **Wildfire hazard area designation(s)**.
 7. **Archaeological and other historic sites**.
 8. **Other** elements of the site that contribute to its environmental and other Critical Area characteristics.
- Site/Topo Map(s)**: A site and topographic map(s) at a scale sufficient to clearly show any of the above environmental features if existing on the property.

CONTACT US!

The information above is a **summary only**. The Land Use Regulations may require more or less than is stated in this brochure.

