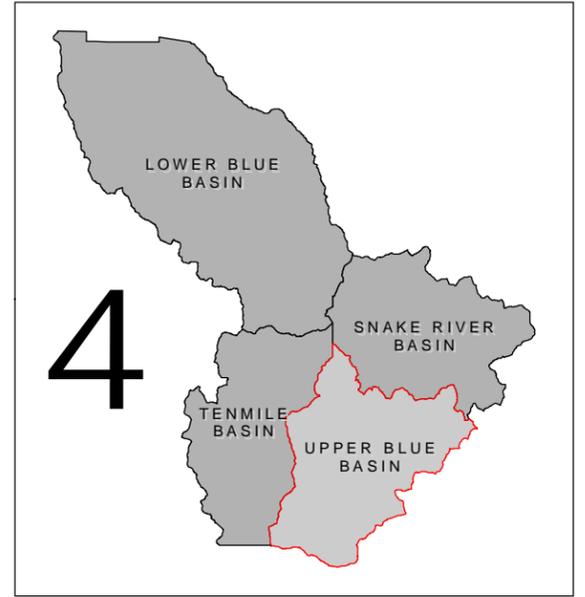
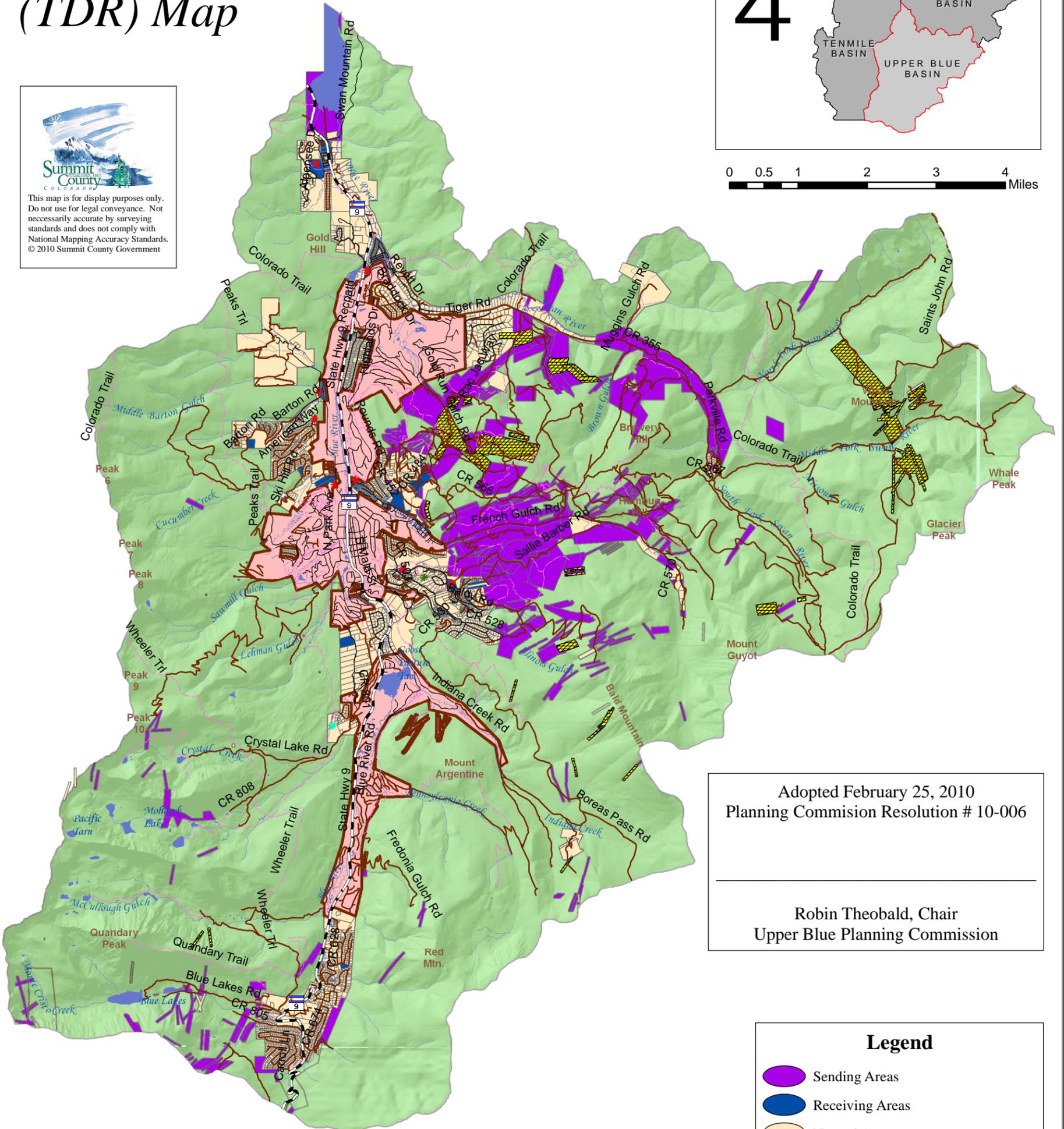
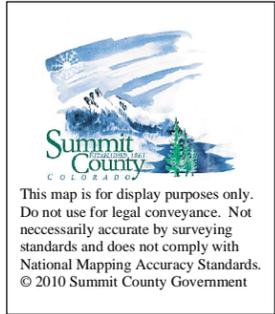


Upper Blue Basin Summit County, Colorado Transferable Development Rights (TDR) Map



0 0.5 1 2 3 4 Miles



Adopted February 25, 2010
Planning Commission Resolution # 10-006

Robin Theobald, Chair
Upper Blue Planning Commission

Legend

- Sending Areas
- Receiving Areas
- Neutral Areas
- Neutral Areas- Development Rights
- Extinguished as of February 25, 2010
- Private Parcels
- National Forest System lands
- Towns
- Highway 9
- Paved
- Unpaved
- Trail
- Streams
- Lakes/Reservoirs

* - These subject properties are identified on the Affordable Workforce Housing Map as potential locations for affordable housing sites. The sites are only shown as Receiving Areas for the purpose of possibly receiving free-market density in conjunction with a affordable workforce housing project.

* - Loma Verde: Lots 42 and 43 in the Loma Verde Subdivision are placemarked for future discussion and consideration in regards to being identified as TDR Sending Areas. Factors to weight and consider include the proximity to the Burro Trail, open space protection efforts / purchases and access.

* - Juniata & Baldy Ridge Estates PUD: No further subdivision should be allowed in the Juniata Subdivision (specifically lots 6 and 7), or on Lot 7 in the Baldy Ridge Estates PUD.

Development rights associated with properties identified as Sending Areas could be encumbered and not available for transfer (e.g., existing conservation easement, access or utility easements, plat notes, property purchased with GOCO funds, etc. could restrict the availability and sale of development rights).

Future Modifications to TDR Map: Modifications to the TDR Map in the future may be warranted based on changing conditions, such as: growth and development patterns, land use approvals, availability of infrastructure, community sentiments, land trades or purchases, etc. For example, based on future land use approvals or new considerations there could be identified Neutral Areas that are appropriate Receiving Areas, etc. If there is a situation or instance when such a property's TDR designation is proposed to be changed, the property's suitability should be reviewed against and consistent with the criteria outlined in the Development Code and respective TDR maps amended accordingly.

Town Jurisdiction: The transfer of TDRs into Town jurisdiction is subject to Town approval, rules and regulations.