

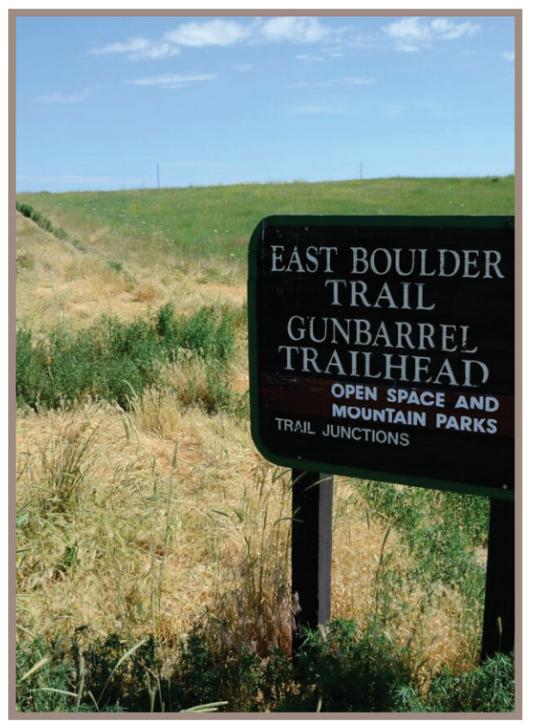
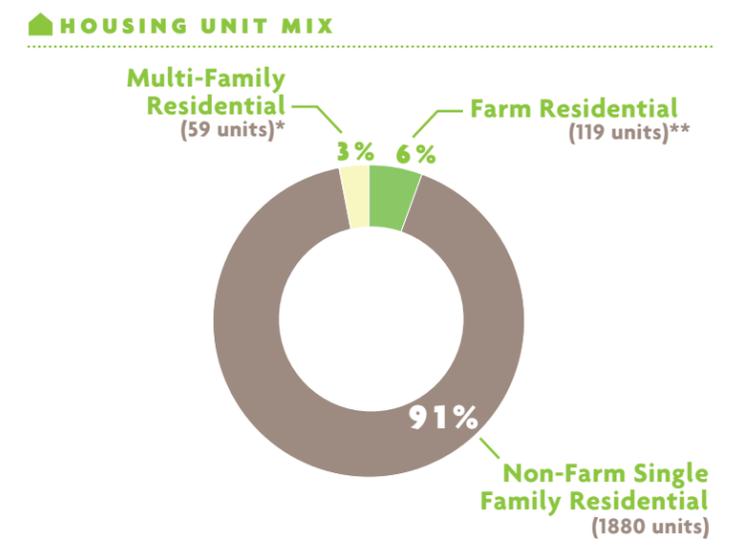


ALL ABOUT
AREA III

Area III is a region of about 44,000 acres in the unincorporated county that forms a continuous perimeter of land around the boundaries of the city and its service area. Within it are a mixture of rural land uses and features including old townsites, expired coal and aggregate mining operations, farms, open space, subdivisions dating back to the 1950s and '60s, historic sites and structures, riparian ecosystems, single family homes, and Boulder Mountain Parks. Originally established in 1978 by mutual agreement between the city and county as an integral component of the Boulder Valley Comprehensive Plan, Area III is intended to be maintained in a non-urbanized condition to provide a well-defined urban edge to the city, to retain the agricultural, ecological and predominantly rural character found within the outer area of the Boulder Valley, and to buffer the Valley from nearby municipalities as they grow. This has been achieved through open space and conservation easement acquisitions by the city and county and through a major rezoning and downzoning of land by the county in 1984/85, which was undertaken in order to implement the cornerstone goals of the Boulder County Comprehensive Plan; channeling urban growth to urban areas, protecting agricultural lands and activities, and preserving environmental and natural resources. Annexations into Area III are restricted to publicly owned lands such as open space that has been acquired by the city. Development is regulated by the county with referrals to the city, and is largely confined to single family residential uses on existing subdivided lots or on large unsubdivided parcels. A limited number of other uses are allowed but only after approval through a review process that includes specific criteria designed to sustain the rural nature of Area III that defines the important and unique function it provides in the Boulder Valley Comprehensive Plan.

**OUR LEGACY.
OUR FUTURE.**
BOULDER VALLEY COMPREHENSIVE PLAN

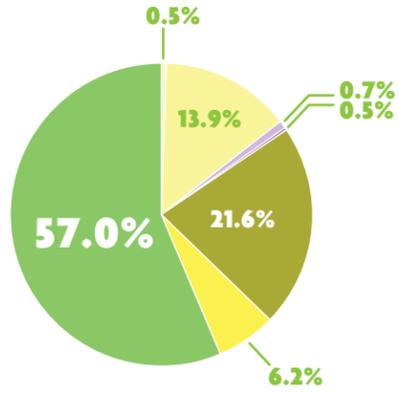
PEOPLE & HOUSING



* Out of 16 multi-family buildings in Area III total
** Assuming each farm residence is single-family



ZONING



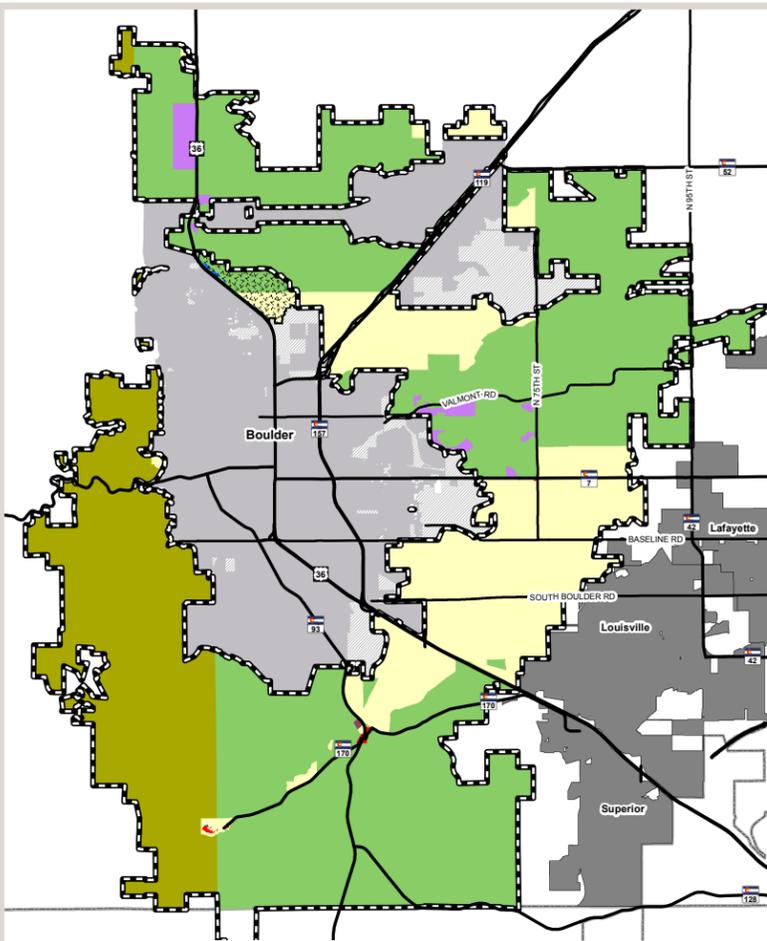
- Agriculture (25,038 acres)***
- Estate Residential (2,750 acres)**
- Forestry (9,569 acres)**
- General Industrial (213 acres)**
- Light Industrial (292 acres)**
- Rural Residential (6145 acres)**
- Suburban Residential (215 acres)**

* Several zoning districts span a very small proportion of total acreage: Economic Development (.01%), Louisville (.01%), Transitional (.01%), Manufactured Home (.03%), and Business (.05%)

- BVCP Area III Boundary
 - BVCP Area III Planning Reserve
 - Boulder City Limits
 - Area II Service Area
- County Zoning Classifications**
- Agriculture
 - Business / Economic Development
 - Forestry
 - Industrial
 - Manufactured Home
 - Residential
 - 3 districts:
 - Estate
 - Rural
 - Suburban
 - Transitional

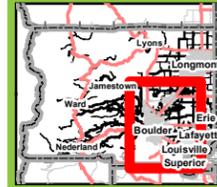


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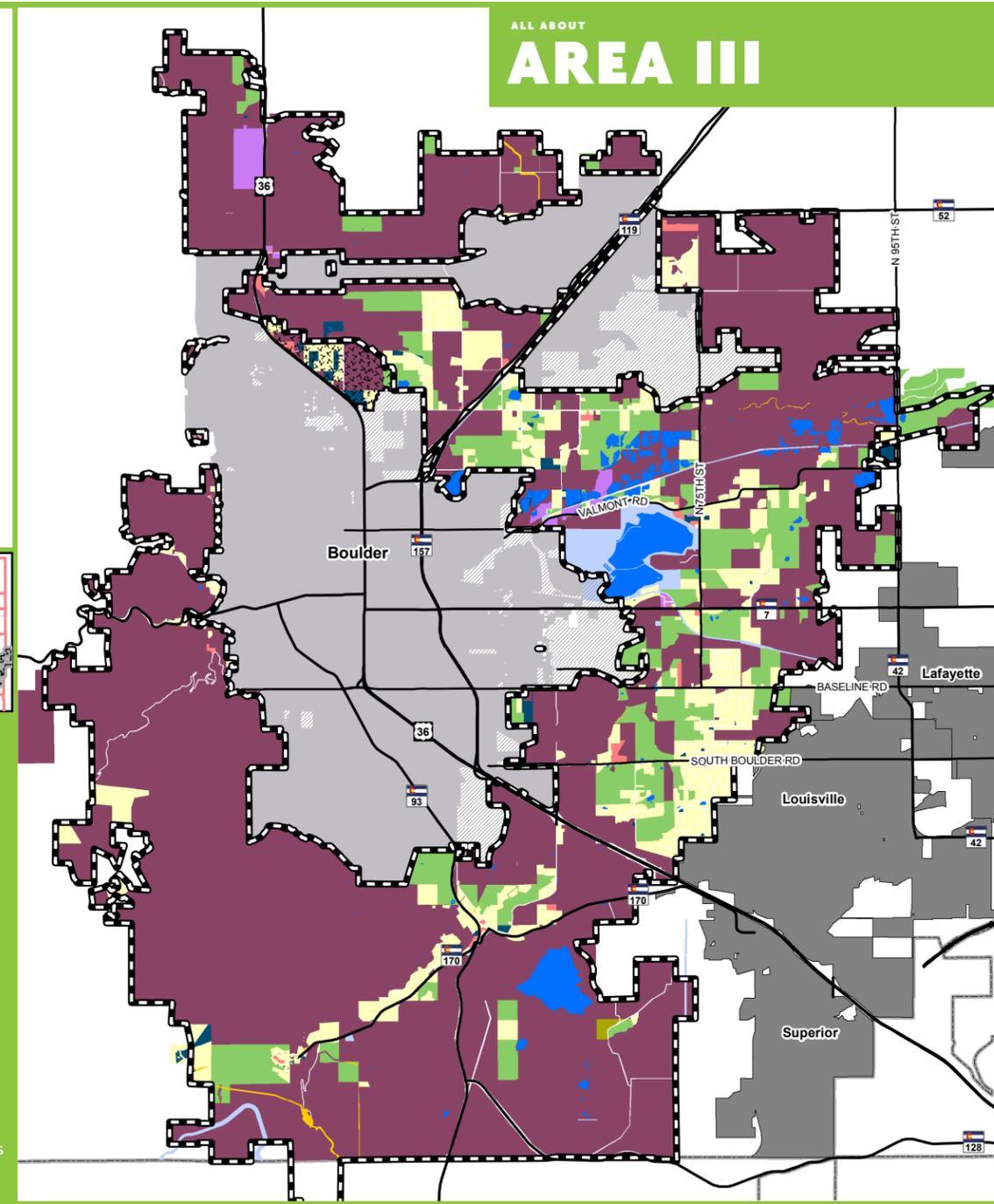


ALL ABOUT AREA III

- BVCP Area III Boundary
 - BVCP Area III Planning Reserve
 - Boulder City Limits
 - Area II Service Area
- Land Use**
- No Data
 - Agricultural
 - Commercial
 - Industrial
 - Natural Resources
 - Residential
 - State Assessed
 - Parks, Open Space, Conservation Easements, Government
 - Vacant
 - Water Bodies



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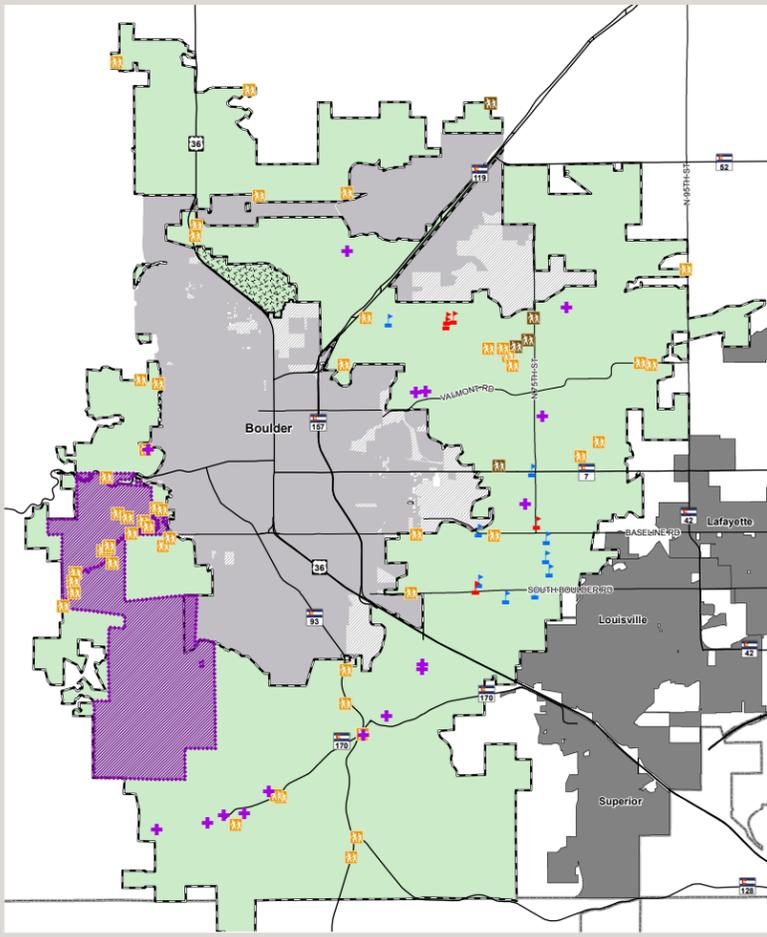
PLACES OF INTEREST

- TRAILHEADS**
- 49** City of Boulder Mountain Parks and Open Space (BCPOS)
- 5** Boulder County Parks and Open Space (BOSMP)
- SPECIAL USES**
- 6** Schools
- 9** Places of Worship

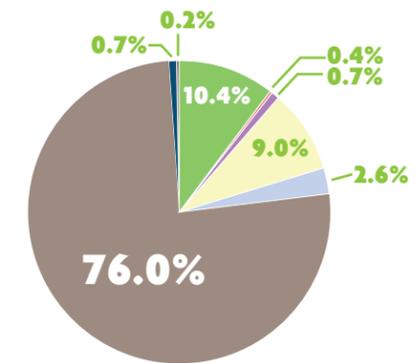
- BVCP Area III Boundary
 - BVCP Area III Planning Reserve
 - Boulder City Limits
 - Area II Service Area
- Places of Interest**
- School
 - Place of Worship
 - City of Boulder Trailhead
 - BCPOS Trailhead
 - Historic Place
 - Flagstaff Mountain Cultural Landscape District



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EXISTING LAND USE



- Agricultural (4,639 acres)**
- Commercial (155 acres)**
- Industrial (314 acres)**
- Natural Resources* (30 acres)**
- Residential (4,022 acres)**
- State Assessed (1,159 acres)**
- Tax exempt** (33,861 acres)**
- Vacant** (311 acres)**
- No Data** (90 acres)**

* 0.07% (Not pictured in chart)
 ** Listed within the City's OSMP lands are: 33,320 acres of the Tax Exempt category (out of 33,861), 247 acres of the Vacant category (out of 311), and 70 acres of the Null category (out of 90)

DRAFT
8 / 21 / 15