

NEIGHBORHOOD DATA

The property being appraised is located in the Valmont area in southeastern Boulder County in proximity to the City of Boulder. It is situated along the east side of the Front Range of the Rocky Mountains, just east of Boulder and about 35 miles north of Denver. Gold was discovered in Dry Creek in 1858, which stimulated the Pikes Peak Gold Rush. The first permanent Anglo-European Settlers arrived shortly thereafter at mouth of Boulder Canyon, some of whom settled in what would become Valmont (valley and mountain). Valmont is one of the original settlements in Colorado and was home to Colorado's first newspaper. Some of the original buildings still exist in Valmont, which has become overshadowed by nearby Boulder.

Its proximity to the Denver/Boulder area enables residents to take advantage of employment and cultural opportunities while still benefiting from residing in a smaller community. The area is typically accessed from the north and south via U.S. Highway 287 and from the east and west via Colorado State Highways 36, 52, and 119.

The area is forty-five minutes by car from Denver's central business district via Interstate 25 and fifteen minutes from Boulder using Colorado State Highway 119. Interstate 70, which extends through Denver, links Colorado by road with the east and west coasts, and Interstate 25 links the state to destinations to the north and south.

The Regional Transportation District (RTD) serves the neighborhood. Denver International Airport is an approximate 45-minute drive from the neighborhood and is easily reached via regularly scheduled limousine service. Longmont's municipal airport, Vance Brand, has a 4,800-foot runway capable of handling general aviation aircraft. Rocky Mountain Metropolitan Airport, located south of Broomfield, has a 9,500-foot main runway with the capability to handle executive jets.

Boulder County officials are actively attracting new base-sector employment. Several companies in Boulder County continue to expand their existing industries serving the needs of the world in such industries as telecommunications, biotechnology, computer science, and pharmaceuticals. Local economic development officials are actively recruiting companies that are involved in areas such as computer programming services, computer peripheral equipment manufacturing, biological research, and medical and dental instrument

supply. The area has a number of large employers but is also the nucleus for many small technology firms.

The forces of value exert a positive impact on real estate values in the neighborhood and should have a positive influence on the value of the Valmont Butte property being appraised.

ZONING

Boulder County officials have zoned the subject property G-I (General Industrial, Manufacturing, Commercial and Retail Purposes). This district is intended for areas containing general industrial uses and provides for the development and protection of industrial uses, along with commercial support uses. Such uses may be found along arterial streets, highways, and rail corridors. Zoning requirements for this district are as follows.

Principal Uses Permitted

Principal uses in a G-I district include the following:

- Agricultural products processing and storage
- Airport
- Boarding house
- Building contracting shop
- Car wash
- Carpentry, woodworking or furniture making facility
- Commercial bakery
- Commercial laundry and dry cleaning
- Commercial nursery
- Composting facility
- Convenience store
- Custom meat and poultry processing facility
- Day care center
- Eating or drinking place, with or without drive through
- Educational facility
- Emergency care facility
- Fire station

- General industrial
- Heliport
- House of worship
- Indoor and outdoor recreation
- Indoor or outdoor theater
- Intensive agricultural uses
- Keeping of nondomestic animals
- Light industrial
- Major facility of a public utility
- Mortuary
- Oil and gas drilling and production
- Open and subsurface mining
- Outside storage
- Overnight lodging
- Park and ride facility
- Personal storage facility
- Printing and publishing establishment
- Professional office and banks
- Reception halls and community meeting facilities
- Recycling collection and processing center
- Resort lodge, conference center or guest ranch
- Retail or personal service facility
- Saw mill
- Sewage or water transmission line
- Sewage treatment facility
- Single-family dwelling
- Solid waster disposal and waste transfer facility
- Telecommunications facilities
- Utility service facility
- Vehicle sales and service facility
- Veterinary clinic, with or without outdoor holding facilities
- Warehouse and distribution center
- Water reservoir or treatment facility
- Wind powered electric generator

Accessory Uses Permitted

Accessory uses in G-I district include the following:

- Accessory agricultural sales
- Accessory concrete or asphalt batch plant

- Accessory dwelling
- Accessory outside storage
- Accessory structure
- Garage sales or occasional sales
- Grading of more than 500 cubic yards
- Home occupation
- Household pets
- Noncommercial telecommunication site
- Solar energy system
- Temporary accessory community meeting facility

Temporary Uses Permitted

Temporary uses in a G-I district include the following:

- Emergency noncommercial telecommunication site
- Group gathering
- Temporary batch plant
- Temporary construction or sales office
- Temporary dwelling unit
- Temporary farm stand
- Temporary fireworks stand
- Temporary special use (nonconforming use under Section 4-1004 (A) (2))

Lot, Building, and Structure Requirements

In a community service area on subdivided land where the principal structure is not a single-family dwelling and is connected to public water and sewer facilities, there is no minimum requirement.

- From an irrigation ditch is 50 feet from the centerline of the ditch
- Front yard is 60 feet from the centerline of the right of way
- On any other land minimum lot area is 35 acres
- Rear yard is 20 feet
- Side yard is zero or 12 feet

Maximum Permitted Building Height

In a G-I district, the maximum permitted building height is 50 feet

Additional Requirements

No more than four animal units per acre.

Special review is required for any use that generates traffic volumes in excess of 150 average daily trips per lot, as defined by Institute of Transportation Engineers; has an occupant load greater than or equal to 100 persons per lot; has a wastewater flow greater than or equal to 2,000 gallons per day per lot; or has a total floor area greater than 25,000 square feet (35,000 square feet in a community service area).

Limited impact special review is required for any use that is a parking area associated with a trail of governmental entity on publicly acquired open space land, which parking area is in accordance with an open space management plan approved by the Board of County Commissioners, and which generates traffic volumes in excess of 150 average daily trips per lot as defined by the Institute of Transportation Engineers.

An exemption plat is required for any single-family residential development on vacant land proposed for subdivided land with a final plat approved prior to March 22, 1978.

No parcel shall be used for more than one principal use, except for allowed open agricultural uses, forestry uses, mining uses, or any combination thereof unless approved through special review, or for multiple principal uses on properties that have been designated as historic landmarks by Boulder County where the Boulder County Commissioners and Historic Preservation Advisory Board determine that the multiple uses serve to better preserve the landmark.

Summary

The former use of the subject property for milling ore for the extraction of minerals appears to conform to these zoning regulations. Furthermore, a legally permissible use of the site accommodates one single-family dwelling per 35 acres.