



PREFERRED PLAN MAP

- Established Community Area
- Cooperative Planning Areas
- Development Opportunity
- Environmental Constraint
- Rural Resource Areas
- Rural Conservation Areas
- Airport
- Railroad
- Gravel
- Paved
- Percentage Road
- Highway
- Interstate
- County Boundary

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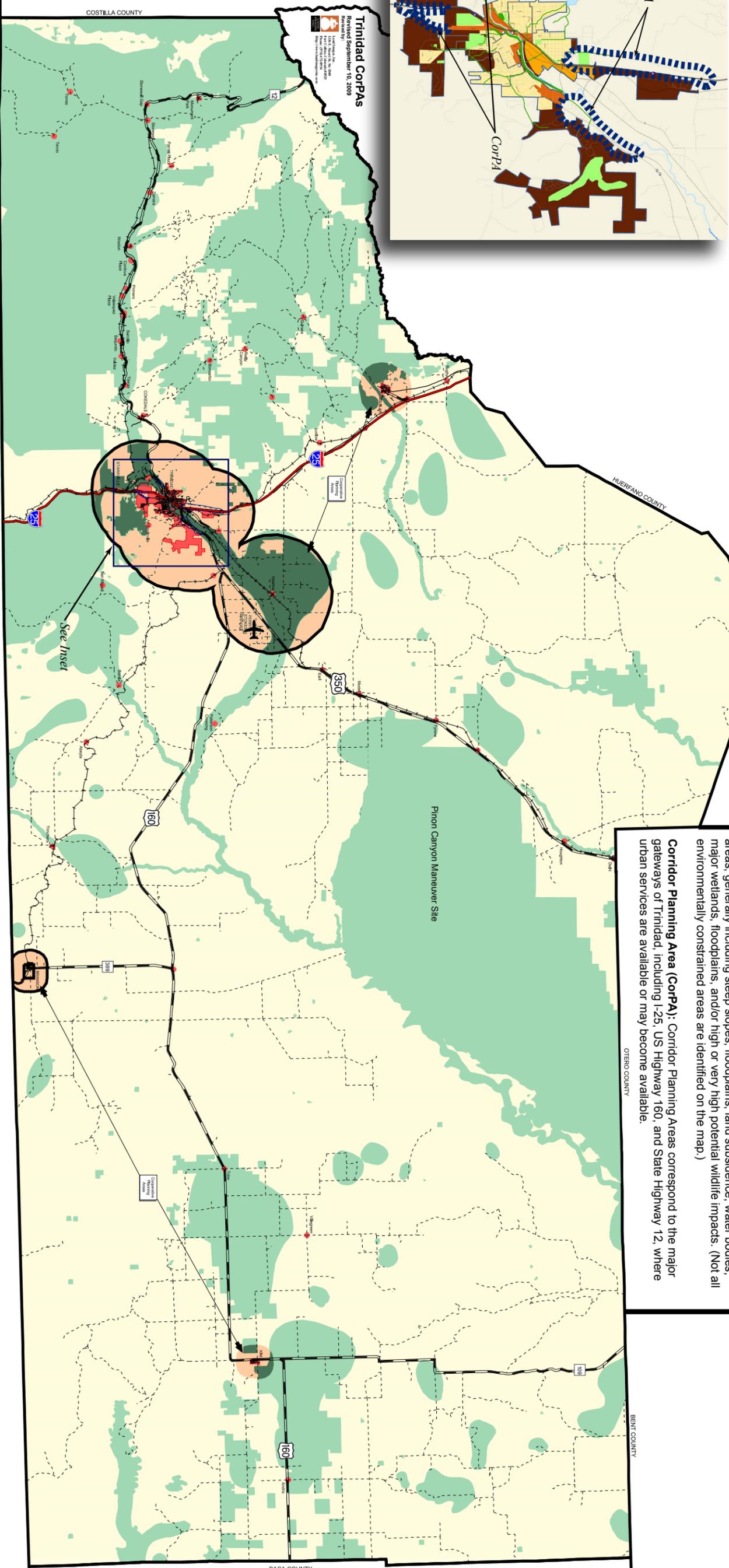
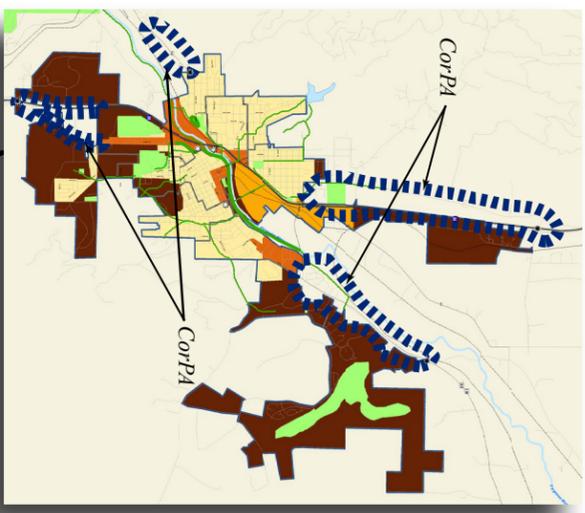
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DATA SOURCE:
 Canadian Department of Transportation
 January 1, 1999
 San Antonio, Texas
 Scale: 1:500,000 or 1" = 7.99 Miles
 Date: December 22, 2000
 Drawn: SANS
 Date: 1/10/01
 Sheet: 311
 Shaded Relief Contour System
 Date: 1/10/01
 Sheet: 311

Scale: 1:500,000 or 1" = 7.99 Miles
 Date: December 22, 2000
 Drawn: SANS
 Date: 1/10/01
 Sheet: 311

Scale: 1:500,000 or 1" = 7.99 Miles
 Date: December 22, 2000
 Drawn: SANS
 Date: 1/10/01
 Sheet: 311



COSTILLA COUNTY

HUERFANO COUNTY

BATA COUNTY

BACA COUNTY

PLANNING AREAS:

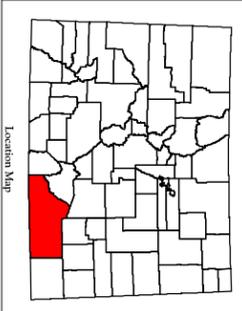
Established Communities: The incorporated cities and towns of Aguilar, Branson, Cokedale, Kim, Starkville, and Trinidad, and all unincorporated towns. Unincorporated towns include Hoehne, Primero, and all other towns in Las Animas County.

Cooperative Planning Areas: Areas for potential new growth surrounding an established community area. Cooperative planning areas are divided into development opportunity areas and environmental constraint areas.

Rural Resource Areas: Areas outside of established community areas, cooperative planning areas and rural conservation areas that support agricultural activities, large-lot residential subdivisions, mining, oil and gas operations, and other rural land uses.

Rural Conservation Areas: Federal land, public land and environmentally constrained areas, generally including steep slopes, floodplains, land subsidence, water bodies, major wetlands, floodplains, and/or high or very high potential wildlife impacts. (Not all environmentally constrained areas are identified on the map.)

Corridor Planning Area (CorPA): Corridor Planning Areas correspond to the major gateways of Trinidad, including I-25, US Highway 160, and State Highway 12, where urban services are available or may become available.



Location Map

INTRODUCTION

This Executive Summary has been prepared as an addendum to the 2001 Las Animas County Master Plan. As such, this document serves as an update to the 2001 Master Plan document and specifically its Preferred Plan Map, Plan Concepts and Plan Policies.

The Preferred Plan Map (reverse side) establishes four primary planning areas within Las Animas County: Established Community Areas, Cooperative Planning Areas, Rural Resource Areas, Rural Conservation Areas and Corridor Planning Areas. In addition, a secondary planning area (Corridor Planning Areas) is established within the Trinidad Cooperative Planning Area.

The Preferred Plan Map should be used in conjunction with the concepts and policies identified herein as well as the Las Animas County Land Use Regulations to guide the appropriate location, character, type, and intensity of new development.

PLAN CONCEPTS AND PLAN POLICIES

The Las Animas County Master Plan concepts and policies are organized by planning area along with a County-Wide category that applies to all planning areas of the county.

COUNTY-WIDE (CW)

Concept CW 1: Establish Planning Areas to Manage Growth

Policy CW 1

Las Animas County shall manage growth by establishing four primary planning areas: (1) Established Community Areas, (2) Cooperative Planning Areas, (3) Rural Resource Areas, and (4) Rural Conservation Areas. In addition, one secondary planning area is established: Corridor Planning Areas.

Concept CW 2: Development Costs are Assumed by Developers

Policy CW 2

Public infrastructure and services shall be available to serve new development with costs fairly apportioned to those benefiting directly from the facilities.

Concept CW 3: Encourage Economic Development in the County

Policy CW 3

Support economic development in the county through the promotion of tourism and residential, commercial, and industrial growth.

Concept CW 4: Preserve Historic and Archeological Resources

Policy CW 4

Historic and archeological districts, buildings, and other various resources within Las Animas County shall be preserved.

Concept CW 5: Maintain and Improve County Roads

Policy CW 5

Public and private county roads shall be built and maintained to county engineering standards.

Policy CW 6

Strive to maintain county roads in a graded gravel condition, where appropriate.

Concept CW 6: Improve Emergency Services

Policy CW 7

The county shall continue to update county mapping, road naming, and addressing system to improve emergency response capabilities and general public welfare and work with the appropriate districts and organizations to improve emergency services throughout the county.

Policy CW 8

New residential development in Las Animas County shall be platted and developed in a manner that ensures emergency services can be optimized.

Concept CW 7: Plan for New School Sites

Policy CW 9

The county shall take a proactive approach to providing new school sites and meeting the demands of growth on the school system.

Concept CW 8: Develop More Recreation Opportunities

Policy CW 10

The county shall pursue the formation of a county-wide recreation district to fund facilities and activities for youth, family, and seniors.

Concept CW 9: Protect County Watersheds

Policy CW 11

Watersheds in the county shall be protected from contamination. Watershed water quality will be monitored using existing federal and state laws and standards used by the Colorado Department of Public Health and Environment (CDPHE).

Policy CW 12

The county shall work to ensure there is an adequate water supply for agricultural and domestic purposes in the county.

Concept CW 10: Protect Surface Water

Policy CW 13

Contamination of surface water in the county shall be minimized. Surface water quality will be monitored using existing federal and state laws and standards used by the CDPHE.

Concept CW 11: Appropriate Site Electric Transmission Lines

Policy CW 14

New Electric Transmission Lines shall be located within established right-of-way corridor whenever possible.

ESTABLISHED COMMUNITY AREAS (ECA)

Policy ECA 1

Established Community Areas in the county include all cities and towns in the county. This includes the incorporated cities and towns of Aguilar, Branson, Cokedale, Kim, Starkville, and Trinidad and the unincorporated towns of Hoehne, Primero, and Weston and all other towns in Las Animas County.

Concept ECA 1: Encourage New Growth in Established Community Areas

Policy ECA 2

All new growth and development in Las Animas County shall be encouraged to infill vacant lands in Established Community Areas.

Policy ECA 3

Encourage “cottage industry” and home-based businesses within established communities.

Concept ECA 2: Preserve and Enhance Community Identity and Image

Policy ECA 4

Established Community Areas that are not in a CPA shall be involved in the planning and development of their communities and the surrounding areas.

Policy ECA 5

Communities in Las Animas County shall maintain their individual identities.

Policy ECA 6

Unincorporated towns, except for the Town of Hoehne, shall maintain the current “village center” look and feel with a mix of residential, commercial, and agricultural uses.

Policy ECA 7

Redevelopment of blighted or under-utilized parcels within established communities shall be encouraged.

Policy ECA 8

Property maintenance, animal control, noise, and other nuisance programs shall be expanded and enforced in Established Community Areas.

Concept ECA 3: Promote Tourism in ECAs

Policy ECA 9

Promote tourism development at the Las Animas County Fairgrounds.

COOPERATIVE PLANNING AREAS (CPA)

Policy CPA 1

Cooperative Planning Areas are areas for potential new growth within the county and exist around the City of Trinidad and the Towns of Aguilar, Hoehne, Branson, and Kim.

Concept CPA 1: Coordinate Planning with CPA Communities

Policy CPA 2

The county shall coordinate its planning activities with towns and cities in CPA communities. Each CPA community shall have influence over development within its respective CPA.

Policy CPA 3

Establish Corridor Planning Areas that correspond to the major gateways for Trinidad, including I-25, US Highway 160, and State Highway 12, where urban services are available or may become available.

Concept CPA 2: Encourage Planned, Sensible Growth Patterns in CPAs

Policy CPA 4

CPA’s are divided into development opportunity areas and environmental constraint areas. All new development within CPAs shall be encouraged to occur in development opportunity areas and shall be discouraged from occurring in environmental constraint areas.

Policy CPA 5

New development in Cooperative Planning Areas shall occur in development opportunity areas and shall be phased to be contiguous with Established Community areas.

Policy CPA 6

Flagpole annexations shall be discouraged.

Policy CPA 7

Public infrastructure and services shall be extended into Cooperative Planning Areas from Established Community Areas.

Concept CPA 3: Encourage New Housing in CPAs

Policy CPA 8

Encourage new residential development in CPAs.

Concept CPA 4: Reinforce and Expand Existing Industries in CPAs

Policy CPA 9

Support the expansion of existing business, especially those that pay wages higher than the current county average, and create a more diversified and well-balanced economic base.

Policy CPA 10

Promote locally owned businesses.

Policy CPA 11

Attract new industrial park development around the Perry Stokes Airport.

Concept CPA 5: Promote New Industries in CPAs

Policy CPA 12

Create jobs by attracting new industries to Las Animas County.

RURAL RESOURCE AREAS (RRA)

Policy RRA 1

Rural Resource Areas in the county include all areas outside the ECAs and the CPAs that have NOT been identified as environmentally constrained. See the Preferred Plan Map in Chapter 3 for graphic representation.

Concept RRA 1: Encourage Planned, Sensible Growth Patterns in RRAs

Policy RRA 2

Rural residential, agricultural, forestry, and ranching land uses shall be encouraged in Rural Resource Areas. Urban development shall be discouraged.

Policy RRA 3

The county shall work to reduce wildfire hazards in RRAs.

Policy RRA 4

Mining and oil and gas operations shall be permitted in Rural Resource Areas, although impacts shall be mitigated and/or compensated.

Policy RRA 5

The county will make efforts to reduce the density of platted subdivisions in Rural Resource Areas.

Concept RRA 2: Preserve Agricultural Lands

Policy RRA 6

Las Animas County shall promote the continuation of responsible agricultural operations, including farming and ranching.

Policy RRA 7

The county shall preserve rural and agricultural land uses by directing new growth to infill vacant lands in Established Community Areas and Cooperative Planning Areas.

Policy RRA 8

Las Animas County shall make it more economically feasible for farmers and ranchers to keep their land in production.

Concept RRA 3: Reinforce and Expand Existing Industries

Policy RRA 9

Continue to support existing industries such as coal-bed methane extraction to promote high employment in oil and gas and other industries in Rural Resources Areas.

Concept RRA 4: Mitigate and/or Compensate Oil and Gas Industry Impacts

Policy RRA 10

Oil and gas uses will be permitted in accordance with state law, but mitigation and/or compensation of undesirable impacts to the natural environment and the community as well as plans for viable potential reuse of the land shall be required, consistent with the county’s land use regulatory authority.

Concept RRA 5: Mitigate and/or Compensate other High-Impact, Region-Serving Uses

Policy RRA 11

High-impact region-serving uses will be permitted in accordance with state law, but mitigation and/or compensation of undesirable impacts to the natural environment and the community as well as plans for viable potential reuse of the land shall be required

Concept RRA 6: Promote Tourism in RRAs

Policy RRA 12

The county shall promote heritage tourism development along the Highway of Legends (SH 12).

RURAL CONSERVATION AREAS (RCA)

Policy RCA 1

Rural Conservation Areas in the county include all areas outside of the ECAs and CPAs that have been identified as environmentally constrained. See the Preferred Plan Map in Chapter 3 for graphic representation.

Concept RCA 1: Allow Only Conservation-Based Activity in RCAs

Policy RCA 2

Development in Rural Conservation Areas shall be discouraged. When development is unavoidable, the county shall encourage environmentally sensitive development practice.

Concept RCA 2: Minimize the Impact of Approved Development in RCAs

Policy RCA 3

The county shall make efforts to reduce the density of platted subdivisions in Rural Conservation Areas.

Policy RCA 4

Existing rural residential subdivisions in Rural Conservation Areas are encouraged to develop with sensitivity to environmental conditions.

Concept RCA 3: Preserve Open Lands in RCAs

Policy RCA 5

New subdivisions and development in the county shall consider and be sensitive to the natural environment.

Policy RCA 6

Las Animas County will provide and encourage alternatives to the traditional 35-acre subdivision.

Concept RCA 4: Protect Prime Agricultural Lands

Policy RCA 7

The development of prime agricultural lands shall be discouraged. When development is unavoidable, encourage land conservation techniques.

Concept RCA 5: Protect Wildlife in RCAs

Policy RCA 8

Wildlife, one of the great natural resources in Las Animas County, shall be protected and preserved.

Concept RCA 6: Protect Scenic Views in RCAs

Policy RCA 9

Las Animas County shall make efforts to preserve scenic views including the Culebra Range and the Sangre de Cristo Mountains.

Concept RCA 7: Protect Scenic Ridgelines in RCAs

Policy RCA 10

Las Animas County shall make efforts to protect ridgelines visible from County roads and major roadways, including State Highways 12, 109, and 389, U.S. Highways 160 and 350, and Interstate Highway 25 (I-25).

Concept RCA 8: Regulate Development in Environmentally Constrained Areas within RCAs

Policy RCA 11

Development in environmentally constrained or hazardous areas shall be regulated and discouraged whenever possible.