

Definitions

ABBREVIATIONS (orig. 10-25-05; am. 10-13-09)

AASHTO shall refer to the American Association of State Highway and Transportation Officials

ASTM shall refer to the American Society for Testing and Materials

BCC shall refer to the Jefferson County Board of County Commissioners

BOARD shall refer to the Jefferson County Board of County Commissioners

CDOT shall refer to the Colorado Department of Transportation.

C.R.S. shall refer to the Colorado Revised Statutes

FIRM shall refer to Floodplain Insurance Rate Map

FIS shall refer to Floodplain Insurance Study

GLA shall refer to Gross Leasable Area

CLOMR shall refer to a Conditional Letter of Map Revision

LOMR shall refer to Letter of Map Revision

ARCHAEOLOGICAL RESOURCE

Any significant evidence of human activity from prehistoric periods including, but not limited to, occupation sites and work areas, evidence of farming, hunting, gathering, burials and other funeral remains and aboriginal artifacts and structures. This definition also includes, for the purpose of convenience, paleontological specimens and sites. (reloc. 07-12-05)

AVERAGE DAILY TRAFFIC (ADT)

The existing or projected total volume during a given time period at a given location divided by the number of days in that time period. (reloc. 07-12-05)

BUILDABLE LAND AREA

That area of a site where a building or other improvements can occur excluding such areas as required setbacks, wetlands, water bodies, excessive slope, floodplain, easements, hazardous areas, etc. (reloc. 07-12-05)

BUILDING

A structure having a roof supported by columns or walls. (reloc. 07-12-05)

BUILDING ENVELOPE

That portion of a lot where building construction will be permitted. (reloc. 07-12-05)

CERTIFICATE OF COMPLIANCE

A written document issued by Planning and Zoning or the Board of County Commissioners certifying compliance with certain land development restrictions or conditions. (reloc. 07-12-05)

DEVELOPER

Any subdivider, applicant, person, firm, partnership, joint venture, association or corporation participating as owner, promoter, developer, or sales agent in the planning, platting, development, promotion, sale or lease of lands which are subject to the provisions of this Regulation. (reloc. 07-12-05)

DIP OF SURFACE

The angle that a stratum or similar geological feature makes with a horizontal plane (slope of ground). (reloc. 07-12-05)

DWELLING

See Lot and Dwelling definitions in the Zoning Resolution. (reloc. 07-12-05; am. 10-13-09)

ENGINEER

A person possessing specialized knowledge in the applicable area, registered as a professional engineer in the State of Colorado pursuant to Title 12, Article 25, C.R.S., as amended. (reloc. 07-12-05)

ENVIRONMENTAL ASSESSMENT

An evaluation of the environmental condition of the property which is included in the proposed development and may consist of an Environmental Questionnaire and Disclosure Statement, Phase I Environmental Site Assessment, Phase II Environmental Site Assessment, Phase III Environmental Site Assessment and remediation as specified in this Regulation. (reloc. 07-12-05 am. 10-25-05)

ENVIRONMENTAL PROFESSIONAL

A person possessing sufficient training and experience necessary to conduct an environmental assessment and from the information generated by such activity having the ability to develop conclusions regarding recognized environmental conditions in connection with the property in question. A person's status as an environmental professional may be limited to the type of assessment to be performed or to specific segments of the assessment for which the professional is responsible. (reloc. 07-12-05)

FLOODPLAIN

See Floodplain or Flood-Prone Area definitions in the Zoning Resolution. (am. 10-13-09)

GEOLOGIC HAZARD

A geological phenomenon which is so adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property. This includes, but is not limited to, landslide, rockfall, slope failure complex, mudflow and creep. (reloc. 07-12-05; am. 10-13-09)

GEOLOGIST

A person possessing specialized knowledge in the applicable area, meeting the definition of professional geologist pursuant to Section 34-1-201, C.R.S., as amended. (reloc. 07-12-05)

GREENBELT

Landscaped or natural open areas devoid of building and structures. (reloc. 07-12-05)

GROSS LEASABLE AREA (GLA)

The total floor area designed for the tenants' occupancy and exclusive use (including but not limited to basements, kitchens, restrooms, storage rooms, private corridors, stairways, mezzanines and upper floors), expressed in square feet and measured from the centerline of interior walls or other interior tenant partitions and from outside wall faces. GLA does not include public or common areas (i.e., public restrooms, corridors, stairwells, elevators, lobbies or mall areas) nor does it include mechanical rooms, equipment and/or machine rooms or mechanical chases. (reloc. 07-12-05)

HAZARDOUS MATERIALS

Flammable or explosive materials, petroleum or petroleum based products, oil, crude oil, methane gas or synthetic gas usable for fuel, volatile organic compounds (VOC), radioactive materials, or hazardous toxic or dangerous waste, substance or related materials and includes, without limitations, the following: (reloc. 07-12-05)

Those substances, materials and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 CFR 172.101) or listed as "hazardous material" or "hazardous waste" as defined by the Environmental Protection Agency at 40 CFR Part 302, and amendments thereto and replacements therefor; (reloc. 07-12-05)

Such substances, materials or wastes as are regulated by the Resource Conservation and Recovery Act of 1976 (42 U.S.C. 6901) as amended and any successor statute or orders, regulations, directions or requirements thereunder; (reloc. 07-12-05)

Such substances, materials or wastes as are regulated by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. 9601, et. seq.) as amended and any successor statute or orders, regulations, directions or requirements thereunder (including, but not limited to PCB's, asbestos and radon); (reloc. 07-12-05)

Any "hazardous waste" as defined by the Colorado Waste Act, C.R.S. 25-15-101, as amended, and any successor statute or any regulations promulgated thereunder; and

Any "regulated substances" as defined by the Underground Storage Tank Law, C.R.S. 8-20-501, as amended, and any successor statute or regulations promulgated thereunder; or

Such hazardous or toxic substances, materials or wastes that are regulated under any other applicable County, municipal, state or federal law, rule, ordinance, direction or regulation. (reloc. 07-12-05)

HISTORICAL RESOURCE

Sites, districts, structures or other evidence of human activities existing for more than 50 years which represent facets of history in the locality, state or nation which have been officially included in the National or State Register of Historic Places or in the Jefferson County inventory of historical sites. (reloc. 07-12-05)

KEY FACILITIES

Major installations including, but not limited to those required for airports, public utilities, arterial highway interchanges and mass transit systems. (reloc. 07-12-05)

LANDSCAPE ARCHITECT

A person who engages in the practice of landscape architecture in the State of Colorado. (reloc. 07-12-05)

LOT

See Lot and Dwelling definitions in the Zoning Resolution. (am. 10-13-09)

MAJOR REPAIRS OF PUBLIC IMPROVEMENTS

Major repairs are as defined in the County Road Acceptance Criteria portion of the Policies and Procedures Manual. (reloc. 07-12-05)

MOUNTAINS

See "Mountains" definition in the Zoning Resolution. (reloc. 07-12-05; am. 10-25-05; am. 10-13-09)

MYLARS

Plastic material on which the plat is reproduced. It shall be a minimum of 0.003 inches in thickness, black line and have a matte finish on both sides. (reloc. 07-12-05)

NOISE

Any sound which is unwanted or which causes or tends to cause an adverse psychological or physiological effect on human beings. (reloc. 07-12-05)

Decibel: A logarithmic (dimensionless) unit of measure often used in describing the amplitude of sound. (reloc. 07-12-05)

- L₂₅: Occurs no more than 25 percent of a specific time frame. (reloc. 07-12-05)
- L₀: Does not occur at any time during a specific time frame. (reloc. 07-12-05)

PARKS

Parks as set forth in this Regulation include parks, recreation areas or open space areas. (reloc. 07-12-05)

PARTIAL RELEASE

A decrease in the guarantee collateral for non-warranted public improvements as a result of the completion, either for the entire development or within a phase, of a major work category. (am. 07-12-05)

PHASE

A delineated geographical area, as indicated on a map, outlining one (1) contiguous, functional, self-contained area of development or a grouping of specific improvements global to the development. All phases shall be approved by Highways and Transportation or Planning and Zoning. (reloc. 07-12-05)

PLAINS

See "Plains" definition in the Zoning Resolution. (reloc. 07-12-05; am. 10-25-05; am. 10-13-09)

PLANNING ENGINEER

The Jefferson County Planning Engineer or alternate as designated by the Planning Engineer or the Director of Planning and Zoning. (am. 07-12-05)

PLAT

A map(s) or plan(s) complete with all written provisions located thereon prepared in compliance with this Regulation and which is submitted to the County for the purpose of obtaining approval thereof and recordation. (reloc. 07-12-05)

PUBLIC OR SEMIPUBLIC USES

Land on which is constructed a building(s) or structure(s) within which members of the general public shall congregate, including, but not limited to churches, private schools, theaters, amusement parks and golf courses. (reloc. 07-12-05)

PUBLIC IMPROVEMENT GUARANTEE

A public improvement guarantee shall be one or some combination of the following types of collateral: (reloc. 07-12-05)

Deposited Collateral: A guarantee secured by an irrevocable letter of credit or cash escrow. (reloc. 07-12-05)

Plat Restriction Collateral: A guarantee secured by a plat restriction or by some other separate instrument. (reloc. 07-12-05)

Intergovernmental Agreement Collateral: A subdivision improvements agreement between a municipal or quasi-municipal corporation, authorized to complete the required public improvements, and the appropriate developer, complete with evidence satisfactory to Jefferson County of available funds from proceeds of general obligation municipal bonds issued for said public improvements by the contracting municipal or quasi-municipal corporation. Intergovernmental Agreement collateral as provided for herein may, in the sole discretion of the Board, be substituted for collateral previously supplied pursuant to this Regulation. (reloc. 07-12-05)

REDUCTION

A decrease in the guarantee collateral as a result of the completion, acceptance and warranty of all public improvements within a County-approved phase. (reloc. 07-12-05)

REGISTERED ASSOCIATION

Any association registered with Planning and Zoning.

REMEDIATION

The action or measures taken, or to be taken, to lessen, clean-up, remove or mitigate the existence of hazardous materials existing on the property to such standards, specifications or requirements as may be established or required by federal, state or County statute, rule or regulation. (reloc. 07-12-05)

ROADS

Shall mean public or private rights-of-way within the Mountains of the County. (am. 10-13-09)

ROADWAY CLASSIFICATION:

A classification given to a particular street/road based on traffic volumes, geographic location, existing land use and anticipated growth. Classifications include freeways, parkways, arterials, collectors and locals. Streets/roads are classified in the Jefferson County Major Thoroughfare Plan and in the Jefferson County Roadway Design and Construction Manual (JCRDCM). The JCRDCM identifies specific geometric requirements for streets/roads based on classification and other specific design requirements. (orig. 10-13-09)

STREETS

Shall mean public or private rights-of-way within the Plains of the County. (reloc. 07-12-05; am. 10-13-09)

SUBDIVIDER

See "Developer". (reloc. 07-12-05)

SUB-EXCAVATION

The removal and recompaction of on-site soils according to Jefferson County or AASHTO specifications. Jefferson County's specifications take precedence where described. (reloc. 07-12-05)

TOTAL IMPERVIOUS AREA

That area which does not readily allow water to infiltrate into the ground including, but not limited to such surfaces as buildings, concrete and asphalt surfaces, gravel surfaces with compacted subgrade, rock surfaces, and landscaped areas with plastic underlining. (reloc. 07-12-05)

WILDFIRE HAZARD

A wildfire phenomenon which is so adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public health, safety or property. (reloc. 07-12-05)