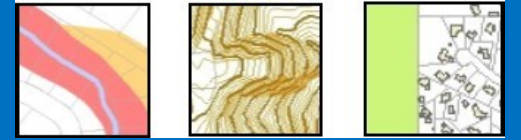


NATURAL HAZARDS STANDARDS

Will the new standards apply to my project?



On June 18, 2019, Manitou Springs approved new regulations to reduce and mitigate natural hazard risk through the development review process. We've provided this list of examples to illustrate how the new changes will apply. This represents the major situations but may not be an exhaustive list—there may be other situations where the requirements will apply.

DEVELOPMENT ACTIVITY		NATURAL HAZARD		
		FLOODPLAIN REVIEW	GEOLOGIC HAZARD EVALUATION	WILDFIRE SITE ASSESSMENT
Property Improvement Permit (building permit)		APPLICABLE TO ANY DEVELOPMENT ACTIVITY IN 100-YEAR FLOODPLAIN (THREE NEW CRITERIA WILL APPLY)		
New shed	Footprint <500 sf		NA	NA
	Footprint >500 sf		Tier 1 ^{1,2}	NA
New single-family home			Tier 1 ^{1,2}	✓
New single-family home in Hillside Low Density Residential District			Tier 3	✓
Second residential dwelling unit or residential addition	Footprint <500 sf		NA	✓
	Footprint >500 sf		Tier 1 ^{1,2}	✓
Retaining wall 4 feet or higher			Tier 1 ^{1,2}	NA
Other development applications				
New driveway			Tier 1 ^{1,2}	NA
New commercial, mixed-use, or multi-family building			Tier 3	✓
Commercial expansion	Footprint <500 sf		NA	✓
	Footprint >500 sf		Tier 1 ^{1,2}	✓
Subdivision	Minor (four or fewer lots)		Tier 1 ^{1,2}	✓
	Major (five or more lots)		Tier 3	✓
Major grading permit		Tier 3	NA	

1 If the application is for development or redevelopment on property with slopes exceeding 17 percent within the limits of disturbance, a Tier 3 geologic hazards report and plan is required.

2 If the Tier 1 Site Evaluation indicates potential hazards, a Tier 2 or Tier 3 evaluation is required.