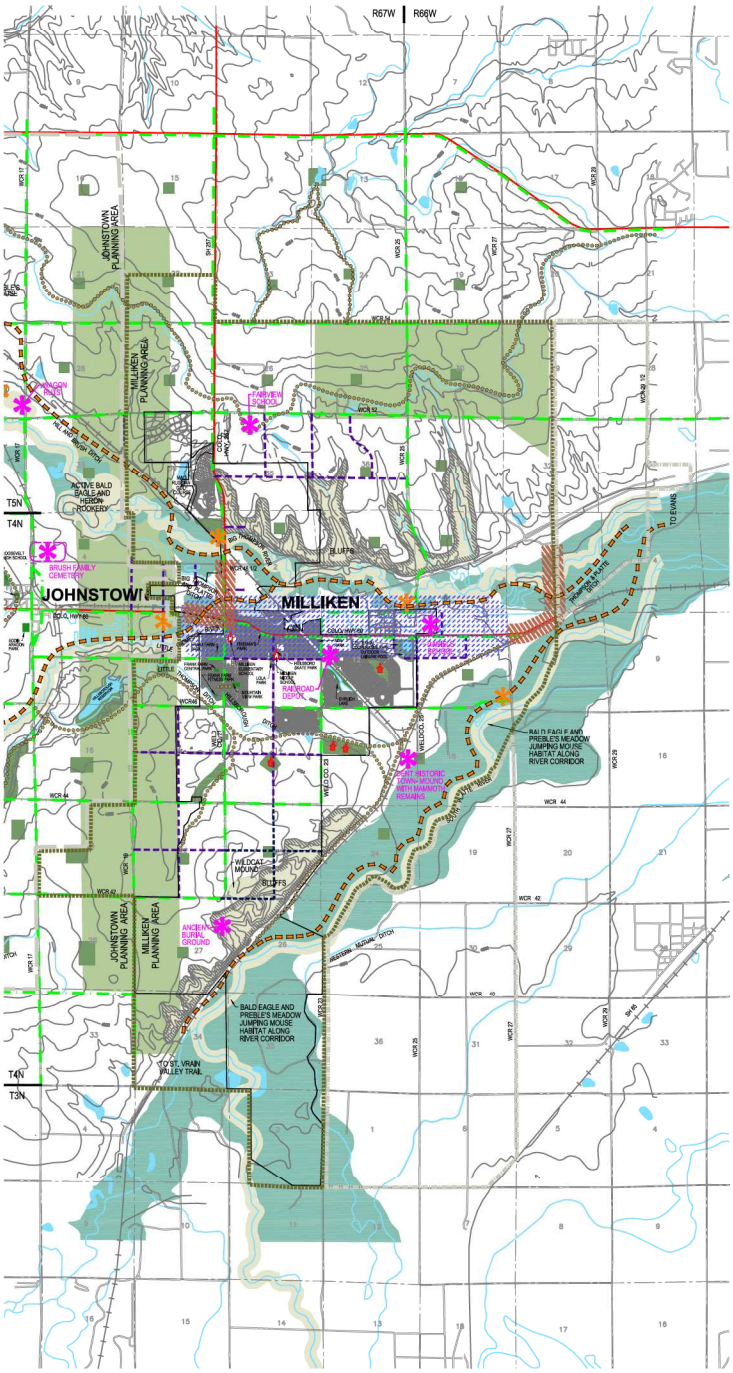
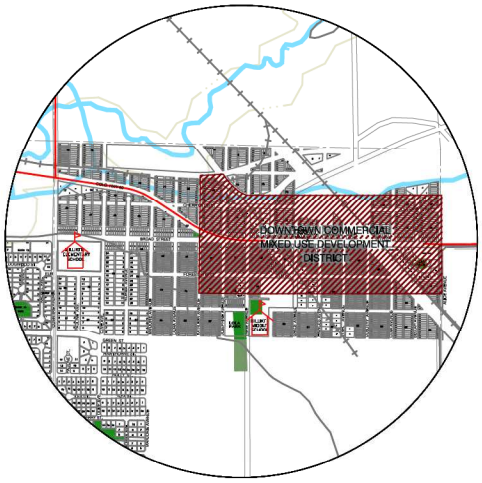


MILLIKEN COMPREHENSIVE PLAN

JULY 2004



MILLIKEN DOWNTOWN AREA DETAIL
SCALE : 1"=1000'

NORTH

NOTES:

1. TRAIL, PARK AND OPEN SPACE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO NEGOTIATIONS WITH LANDOWNERS, POCKET PARK LOCATIONS ARE NOT SHOWN ON THIS MAP.
2. THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY, POTENTIALLY SENSITIVE AREAS, FUTURE PARK SITES, TRAIL LOCATIONS, HISTORIC AREAS AND AREAS OF SIGNIFICANCE ARE GENERAL IN NATURE AND ARE NOT ALL-INCLUSIVE, SITE-SPECIFIC EVALUATIONS SHOULD BE CONDUCTED PRIOR TO DISTURBING ANY SITE.
3. HISTORIC INFORMATION BASED ON DISCUSSIONS WITH CITIZENS.
4. BALD EAGLE AND HERON HABITAT BASED ON DISCUSSIONS WITH COLORADO DIVISION OF WILDLIFE AND U.S. FISH AND WILDLIFE SERVICES.
5. ADDITIONAL SOURCES OF INFORMATION: MILLIKEN TRANSPORTATION PLAN, JOHNSTOWN TRANSPORTATION PLAN, MILLIKEN COMPREHENSIVE PLAN, CENTENNIAL MASTER PLAN, JOHNSTOWN COMPREHENSIVE PLAN, LARIMER COUNTY OPEN LANDS PLAN, US GEOLOGICAL SURVEY AND THE I-25 CORRIDOR PLAN.
6. COLORADO IS A "RIGHT-TO-FARM" STATE PURSUANT TO C.R.S. § 35-3.5-101, ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS, AND SMELLS OF AGRICULTURAL OPERATIONS AS A NORMAL AND NECESSARY ASPECT OF LIVING IN A COUNTY WITH STRONG RURAL CHARACTER AND A HEALTHY FARMING SECTOR.

THE TOWN OF MILLIKEN IS LOCATED IN WELD COUNTY ONE OF THE MOST PRODUCTIVE AGRICULTURAL COUNTIES IN THE UNITED STATES. MUCH OF THE TOWN OF MILLIKEN IS SURROUNDED BY THIS AGRICULTURAL LAND, AND IS A PRIMARY REASON MANY PEOPLE LEAVE THE CONGESTION OF LARGE CITIES TO BE EMERSED IN THE RICH CULTURAL HERITAGE OF THESE FARMS WHICH ARE VITAL ELEMENTS OF MILLIKEN'S ECONOMY, LANDSCAPE AND LIFESTYLE. THESE AGRICULTURAL LANDS ALSO PROVIDE LARGE OPEN, SPACIOUS AREAS, WHICH ARE INTENSIVELY USED FOR AGRICULTURE. PERSONS MOVING INTO A RURAL AREA MUST RECOGNIZE THERE ARE DRAWBACKS, INCLUDING CONFLICTS WITH LONG STANDING AGRICULTURAL PRACTICES AND A LOWER LEVEL OF SERVICES THAN IN LARGE TOWNS AND CITIES. THE TOWN OF MILLIKEN UNDERSTANDS THE IMPORTANCE OF AGRICULTURE AS NECESSARY AND IMPORTANT, AND THEREFORE RECOGNIZES THIS FOR FUTURE PROTECTION.

AGRICULTURAL USERS OF THE LANDS SHOULD NOT BE EXPECTED TO CHANGE THEIR LONG-ESTABLISHED AGRICULTURAL PRACTICES TO ACCOMMODATE THE INTRUSION OF URBAN USERS INTO RURAL AREAS. WELL RUN AGRICULTURAL ACTIVITIES WILL GENERATE OFF-SITE IMPACTS, INCLUDING NOISE FROM EQUIPMENT, DUST FROM ANIMAL PENS, FIELD WORK, HARVESTS, AND GRAVEL ROADS; ODOR FROM ANIMAL CONFINEMENT, SILAGE, AND MANURE; SMOKE FROM DITCH BURNING; FUMES AND MOSQUITOES; THE USE OF PESTICIDES AND FERTILIZERS IN THE FIELDS, INCLUDING THE USE OF AERIAL SPRAYING; AND IRRIGATION WATER RUNOFF, DITCHES AND RESERVOIRS CANNOT SIMPLY BE MOVED "OUT OF THE WAY" OF RESIDENTIAL DEVELOPMENT WITHOUT THREATENING THE EFFICIENT DELIVERY OF IRRIGATION TO FIELDS WHICH IS ESSENTIAL TO FARM PRODUCTION. UNDER THE PROVISIONS OF THE STATE OF COLORADO'S "RIGHT TO FARM" LAW (SECTION 35-3.5-101), ALL NORMAL AND NON-NEGLIGENT AGRICULTURAL OPERATIONS MAY NOT BE CONSIDERED NUISANCES.

FARMERS AND RANCHERS AND OTHER AGRICULTURAL USERS OF THE LAND SHOULD NOT BE EXPECTED TO CHANGE THEIR LONG-ESTABLISHED AGRICULTURAL PRACTICES TO ACCOMMODATE THE INTRUSIONS OF URBAN USERS INTO RURAL AREAS.

IT IS ALSO IMPORTANT TO NOTE THAT SERVICES IN A RURAL AREA ARE NOT AT THE SAME LEVEL AS IN AN URBAN AREA OR SUBURBAN SETTING. ROAD MAINTENANCE MAY BE AT A LOWER STANDARD, AND MANY ROADS WILL REMAIN GRAVEL. UTILITY SERVICE MAY BE NONEXISTENT OR SUBJECT TO INTERRUPTION. LAW ENFORCEMENT, FIRE PROTECTION AND AMBULANCE SERVICES MAY REQUIRE A LONGER RESPONSE TIME. SNOW REMOVAL PRIORITIES MEAN ROADS FROM DEVELOPMENTS TO ARTERIAL MAY NOT BE CLEARED FOR SEVERAL DAYS. FIRE PROTECTION IS PROVIDED BY VOLUNTEERS WHO MUST LEAVE THEIR JOBS AND FAMILIES TO RESPOND TO EMERGENCIES. THE GRAVEL ROADS IN THE COMMUNITY, NO MATTER HOW OFTEN THEY ARE GRADED, WILL NOT PROVIDE THE SAME KIND OF SURFACE EXPECTED FROM A PAVED ROAD. VEHICLE DENTS AND CRACKED WINDSHIELDS ARE A FACT OF LIFE.

CHILDREN ARE EXPOSED TO DIFFERENT HAZARDS IN A RURAL SETTING THAN THEY ARE IN AN URBAN OR SUBURBAN AREA. FARM AND OIL FIELD EQUIPMENT, PONDS, IRRIGATION DITCHES, ELECTRICAL POWER FOR PUMPS AND CENTER PIVOT OPERATIONS, LIVESTOCK, HIGH AND LOW SPEED TRAFFIC, NOXIOUS WEEDS, AND TERRITORIAL FARM DOGS PRESENT REAL THREATS TO CHILDREN. CONTROLLING CHILDRENS ACTIVITIES IS IMPORTANT, NOT ONLY FOR THEIR SAFETY, BUT ALSO FOR THE PROTECTION OF THE FARMER'S LIVELIHOOD.

BEING A GOOD NEIGHBOR IS WHAT THIS IS ALL ABOUT. RESIDENTS ARE ENCOURAGED TO EDUCATE THEMSELVES REGARDING THE AGRICULTURAL USE OF THE LAND AND TO WORK IN PARTNERSHIP WITH RANCHERS AND FARMERS.

LEGEND

- POTENTIALLY SENSITIVE AREAS
- RIVER CORRIDOR TRAILS
- HISTORIC AREAS
- TRAILHEADS (PROPOSED)
- NEIGHBORHOOD TRAILS
- RIVER
- DITCH
- EXISTING PARKS
- FUTURE PARKS (INCL. SCHOOL SITES)
- COMMUNITY GREEN AREA/ OPEN SPACE
- 100 YEAR FLOODPLAIN
- MIXED USE HIGHWAY 60
- GATEWAY
- ARTERIAL TRANSPORTATION CORRIDOR
- RESIDENTIAL COLLECTOR
- MAJOR COLLECTOR
- HIGHWAYS
- EXISTING SCHOOL
- PROPOSED SCHOOL
- 32' CONTOUR BASED ON USGS TOPOGRAPHY
- PRIMARY GROWTH BOUNDARY
- SECONDARY GROWTH BOUNDARY
- JOHNSTOWN GROWTH BOUNDARY
- I-25 CORRIDOR BICYCLE ROUTE
- RAILROAD TRACKS
- TOWN LIMITS
- RIDGELINE/BLUFFS

NORTH

0 1/4 1/2 3/4 1 MILES

0 1000 2000 4000 6000 FEET

DRAWN	DATE	DESIGNED BY: ----	MILLIKEN COMPREHENSIVE PLAN
ADOPTED	FEB. 2001	REVIEWED BY: MJM	
REVISED	MARCH 2002	CHECKED BY: DD	
REVISED	JULY 20, 2004		

JOB NO. 80-3267.005.00

RMC

FIGURE 1 of 1