
The Rocky Mountain Land Use Institute
Thirteenth Annual Conference

Session Handouts
To Accompany Home Study Audio CD

for

***How to Read Land Use Codes and Statutes:
The Top 10 Things to Know***

Original Presentation
Friday, March 12, 2004

Moderator: Melinda M. Beck, Esq.
Isaacson, Rosenbaum, Woods & Levy, P.C.
Denver, Colorado

Panelists: Gerald E. Dahl, Esq.
Partner
Gorsuch Kirgis, LLP
Denver, Colorado

Bob Rogers, Esq.
Deputy City Attorney - Aurora
Aurora, Colorado

The Rocky Mountain Land Use Institute
University of Denver College of Law
2255 E. Evans Ave., Suite 404
Denver, CO 80208
Phone: (303) 871-6319 ? Fax: (303) 871-6051 ? Email: rmlui@law.du.edu
Website: www.law.du.edu/rmlui

All rights reserved. No part of these materials may be reproduced in any form or by any means, electronic or mechanical, including photocopying, or by any information storage and retrieval system, without permission from the publisher.

The Rocky Mountain Land Use Institute
Thirteenth Annual Conference

PRESENTER BIOGRAPHIES

Melinda Beck, Esq., is an associate in the Denver law firm of Isaacson, Rosenbaum, Woods & Levy, P.C. She is a member of the firm's Real Estate and Transactional Practice Group, Public Law and Policy Practice Group, and Conservation Practice Group. Ms. Beck specializes in the grant of conservation easements to local governments and land trusts by private landowners and the representation of conservation buyers who acquire land subject to conservation easements. She represents landowners and developers seeking land use approvals from local governments, including annexation, rezoning, subdivision, and special use permits. Ms. Beck also handles general real estate transactions such as the purchase and sale of residential, commercial, and vacant land.

Prior to joining the firm, Ms. Beck was as an Assistant County Attorney with Douglas County and advised the Board of County Commissioners, Planning Commission, and staff on land use and open space issues including the review and drafting of proposed subdivision and zoning regulations. She also handled the legal review and negotiation of land and conservation easement acquisitions and advised regarding management of such land by the Douglas County Department of Open Space and Natural Resources.

Gerald E. Dahl, Esq., is a partner in the Denver firm of Gorsuch Kirgis LLP. Mr. Dahl serves as Town Attorney for Wheat Ridge, Colorado. His specialties include local government and land use law. From 1984 through 1989, he served as general counsel for Alma and special counsel to a number of counties and municipalities on Colorado's western slope. From 1976 to 1978, he was associated with the Denver water law firm of White & Burke.

Bob Rogers, Esq., Deputy City Attorney for the City of Aurora, Colorado, has served in the Aurora City Attorney's Office since 1981. He is a former assistant city attorney for Arvada, Colorado. Bob holds a master's degree in Urban Planning from the University of Arizona and a law degree from St. Mary's University. His practice emphasizes land use, annexation, intergovernmental relations, and development issues.

Rocky Mountain Land Use Institute 13th Annual Land Use Conference

Melinda Beck
Robert Rogers
Gerald Dahl

A stylized, dark blue silhouette of a mountain range is positioned in the bottom right corner of the slide, partially overlapping the text area.

How To Read Land Use Codes and Statutes

Top Ten Things to Know



Top 10 Things To Know

1. Understand the Land Use Code As a Whole

Top 10 Things To Know

2. Interpretation of Uses Permitted within a Zone Category

Top 10 Things To Know

3. Interpretation of Criteria for Approval



Top 10 Things To Know

4. Understanding Administrative Decision-Making and Delegation of Authority

Top 10 Things To Know

5. Conditions, Exactions and Extractions



Top 10 Things To Know

6. Understanding Notice Provisions



Top 10 Things To Know

7. Understanding Appeals and Waivers



Top 10 Things To Know

8. Annexation Issues



Top 10 Things To Know

9. Relevance of Statutory Provisions for City and County Land Use Regulations

Top 10 Things To Know

10. General Rules of Interpretation



Top 10 Things To Know

Questions and Answers

A stylized, dark blue silhouette of a mountain range is positioned in the bottom right corner of the slide. The mountains are rendered with simple, blocky shapes, creating a layered effect that suggests a range of peaks and valleys.