



Date Submitted: \_\_\_\_\_

**MONTEZUMA COUNTY HIGH IMPACT PERMIT APPLICATION**

*Conditions and safeguards may be imposed by the County Commissioners*

This application is intended to give pertinent information to the Planning Department of Montezuma County for the purpose of the review process for a proposed zoning request. Nothing in this application is intended to abrogate any policy, design guideline, or standard as set forth in the Montezuma County Land Use Code, Amended 5/06/2013, Resolution No. 2013-5.

Please initial here that you have a current copy of the Montezuma County Land Use Code or can access a copy online at [www.co.montezuma.co.us](http://www.co.montezuma.co.us); Click on Departments; Click on Planning; and Click on Montezuma Land Use Code \_\_\_\_\_.

1) Applicant(s) Name: \_\_\_\_\_  
Current Landowner's Name(s)/Owner: \_\_\_\_\_  
Landowner Mailing Address: \_\_\_\_\_  
Telephone Number ( ) \_\_\_\_\_ Alternate Number: ( ) \_\_\_\_\_  
Email \_\_\_\_\_

2) Agent(s): \_\_\_\_\_ Phone No. (970) \_\_\_\_\_  
Agent Mailing Address: ` \_\_\_\_\_  
Email: \_\_\_\_\_  
*(If the applicant is not the owner then evidence that the owner is aware of and consents to the filing of this application must be provided in writing before the application will be accepted.)*

3) Requested Zoning: \_\_\_\_\_  
Number of Lots: \_\_\_\_\_ Total Acres: \_\_\_\_\_  
A brief description of adjacent land usage: \_\_\_\_\_

\_\_\_\_\_

A brief description of the proposed development / use: \_\_\_\_\_

\_\_\_\_\_

Parcel I.D. Number: \_\_\_\_\_  
Physical Address of Property: \_\_\_\_\_  
Legal Description of Property: Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_, N.M.P.M.

4) Brief description of the proposed development: See Attached Narrative

5) General High Impact Submittal Requirements: The High Impact Permit Application will include, but not be limited to, the following required attachment(s); and will be made apart of the High Impact Permit Application, in the form of a narrative, plan, map, or description per Chapter 2, Section 2, 2201.4 of the Land Use Code:

- Names, Addresses, and contact information for the owner or representative of the owner
- Current and completed High Impact Permit Application, summarizing the level of compliance with each Threshold Standard and any recorded use or planned unit development covenants.
- A Site Plan, including a vicinity map, indicating to the extent feasible, compliance with the applicable Threshold Standards. *See pages 2-4 of the Land Use Code.*
- Detailed plans and specifications of the change in land use and conceptual or detailed plans for any potential enlargement of the development or land use.
- If the permit application concerns an enlargement of an existing use, the past history and expansion of the use.
- A list of the status of all other federal, state, and local permits and approvals that will be required for the change in land use, together with any proposal for coordinating these approvals with the County permitting process.

- A description of the public facilities required by the change in land use and evidence of service or specific proposals for providing facilities not currently available.
  - Descriptions of those adverse impacts resulting from the change in land use which are not mitigated and which are irreversible and irretrievable.
- 6) A Mitigation Plan is required to address the following:
- Threshold Standards that will be exceed during the construction or operation of the High Impact Permit request require Plans for mitigating conditions that exceed said standard(s). Below is an Evaluation for certifying the level of compliance with the Threshold Standards: Please check if your project Meets, Exceeds or if the Standard would be non-applicable.

### **Threshold Standard Evaluation**

**(Applicant(s) will also be required to submit a Threshold Standard Summary describing level of compliance with each Threshold Standard, Attached herewith and made a part of the High Impact Permit Application**

| Meet | Exceed | Mitigate | NA | <b>Site, Lot and Building Standards</b>         |   |
|------|--------|----------|----|---|---|
|      |        |          |    | 1. Minimum lot size                             | <ul style="list-style-type: none"> <li>◆ 3 acres</li> <li>◆ 10 acres within the Dolores River Valley</li> </ul>   |
|      |        |          |    | 2. Maximum Building Height                      | <ul style="list-style-type: none"> <li>◆ 35 feet</li> </ul>   |
|      |        |          |    | 3. Maximum Building Footprint                   | <ul style="list-style-type: none"> <li>◆ Maximum building footprint overall shall not exceed 12% of the lot size.</li> <li>◆ Building footprint does not apply to Commercial or Industrial zoned parcels immediately adjacent to a state or federal highway with an approved CDOT access permit and in accordance with <b>5101.5</b> of the Montezuma County Land Use Code.</li> </ul>  |
|      |        |          |    | 4. Building setbacks                            | <ul style="list-style-type: none"> <li>◆ Primary Residence: See <b>5101.3 (A) (1-3)</b> of the Montezuma County Land Use Code. 50' from County Road and State Hwy. R.O.W. 50' from lot lines or interior use roads</li> <li>◆ Commercial/Industrial use: See <b>5101.6 (C)</b> 50' from County road and State Hwy. Rights-of-way 50' from residential lot lines and 25' from non-residential lot lines</li> <li>• Within the Dolores River Valley: All new commercial and residential construction, including I.S.D.S., set back 100' from existing streambank</li> </ul> |
|      |        |          |    | 5. New Construction                             | <ul style="list-style-type: none"> <li>◆ All new construction and remodeling of commercial or industrial use buildings and public buildings must be built according to the Uniform Building Code, 1997 Edition.</li> </ul>  |
|      |        |          |    | 6. Livestock Fencing                            | <ul style="list-style-type: none"> <li>◆ Adequate to protect from livestock encroachment. <b>5101.4</b></li> </ul>  |
|      |        |          |    | 7. Protection of Normal Agricultural Operations | <ul style="list-style-type: none"> <li>◆ No significant, adverse impacts on normal agricultural operations <b>5101.4</b></li> </ul>   |
|      |        |          |    | 8. Outdoor Storage and/or Fabrication areas     | <ul style="list-style-type: none"> <li>◆ Appropriate screening may be required</li> <li>◆ Merchandise displays are exempt</li> </ul>  |

| Meet | Exceed | Mitigate | NA | <b>Road, Traffic, Parking and Access</b> |  |
|------|--------|----------|----|--|--|
|      |        |          |    | 9. Roads                                 | <ul style="list-style-type: none"> <li>◆ All interior roads built to county road standards. <b>5103.3 &amp; 5305.5</b></li> </ul>  |
|      |        |          |    | 10. Parking/Access/Loading Areas         | <ul style="list-style-type: none"> <li>◆ Adequate for intended use such that traffic flow and circulation are not impeded. <b>5101.6</b></li> <li>◆ Approved County or CDOT highway access permit</li> </ul> |
|      |        |          |    | 11. Traffic                              | <ul style="list-style-type: none"> <li>◆ Less than 15 vehicle round trips per business day</li> </ul>  |

### **Health, Safety and Welfare**

|  |  |  |  |   |   |
|--|--|--|--|---|---|
|  |  |  |  | 12. Water   | <ul style="list-style-type: none"> <li>◆ Proof of availability and adequate flow. See <b>5103.3(G) &amp; 5304(D)</b></li> </ul>   |
|  |  |  |  | 13. Sanitary Sewer Disposal   | <ul style="list-style-type: none"> <li>◆ Compliance with <b>5101.7; 5103.3(F); and 5304(E)</b></li> </ul>   |
|  |  |  |  | 14. Stormwater Control and Site Drainage                              | <ul style="list-style-type: none"> <li>◆ No adverse impacts on any county road, state highway or adjacent land use. See <b>5103.3(H)</b></li> </ul>   |
|  |  |  |  | 15. Solid Waste- garbage, refuse, sludge and other discarded material | <ul style="list-style-type: none"> <li>◆ Proof of disposal service</li> <li>◆ No materials transferred off-site by natural forces</li> <li>◆ No on-site burning <b>except</b> for flammable domestic waste or as part of an agricultural operation or weed control program</li> </ul> |
|  |  |  |  | 16. Fire and Wildfire Protection                                      | <ul style="list-style-type: none"> <li>◆ Compliance with <b>5101.3(G); 5302.3(J); and 5304.3W.</b></li> </ul>   |
|  |  |  |  | 17. Law Enforcement and Emergency Service                             | <ul style="list-style-type: none"> <li>◆ Letter of adequacy from law enforcement and/or emergency service provider may be required</li> </ul>   |
|  |  |  |  | 18. Floodplain  | <ul style="list-style-type: none"> <li>◆ Compliance with the Montezuma County Floodplain Resolution No. 1-</li> </ul>   |

|                           |  |  |  |  |  |
|---------------------------|--|--|--|--|--|
|                           |  |  |  |  | 91 and completion of a Floodplain Development Plan Permit, where applicable  |
|                           |  |  |  | 19. Geologic and Natural Hazards   | ◆ Identification and avoidance or mitigation of potential hazards. See <b>5103.2</b>   |
|                           |  |  |  | 20. Public Facilities for Outdoor Recreation Facilities, Camp and RV Parks and Mobile Home Parks | ◆ Adequate restroom: one men/women set plus one extra sink and toilet per 100 weekly peak season visitors. See <b>4106.5.A.</b>  |
| <b>Nuisance Standards</b> |  |  |  |  |  |
|                           |  |  |  | 21. Operational Electric Disturbances  | ◆ No detrimental effects such as radio and television interference beyond the boundaries of the site.  |
|                           |  |  |  | 22. Fire and Explosive Hazards   | ◆ National Fire Protection Association standards and any other fire code or standard employed by the appropriate fire district apply.  |
|                           |  |  |  | 23. Glare and Heat   | ◆ Must be contained, enclosed or treated to make glare and heat imperceptible from any point on the boundary line.   |
|                           |  |  |  | 24. Lighting   | ◆ All direct rays confined to site and adjacent properties protected from glare.   |
|                           |  |  |  | 25. Noise  | ◆ Volume less than 70 decibels at any point on any boundary at any time as established by C.R.S. 25-12-101, et seq.<br>◆ Adjacent to residential areas: not to exceed 55 decibels at any point on the boundary line between 7:00 p.m. – 6:59 a.m.<br>◆ Noise from normal agricultural operations is exempt   |
|                           |  |  |  | 26. Vibration  | ◆ Not perceptible, without instruments, at any point on any boundary line  |
|                           |  |  |  | 27. Odors  | ◆ No perceptible at property boundaries<br>◆ Agriculture operations: no violation if the best practical treatment, maintenance and control available is being used to maintain the lowest possible emission of odors.  |
|                           |  |  |  | 28. Dust, Smoke and Particulate  | ◆ Dust and Fumes: None beyond property line (Dust control of County roads at expense of Applicant)<br>◆ Particulate matter: Less than 0.2 grain/cf flue gas at 500F stack temperature<br>◆ Smoke: USEPA Regulations: Opacity System, Method 9.<br>◆ Agriculture operations: no violation if the best practical treatment, maintenance and control available is being used. |
|                           |  |  |  | 29. Radioactivity  | ◆ Subject to State and Federal Regulations   |
|                           |  |  |  | 30. Water Pollution  | ◆ Subject to State and Federal Regulations   |
|                           |  |  |  | 31. Noxious Weeds  | ◆ Compliance with State (35-5.5-101 et seq. C.R.S. as amended) and Montezuma County Comprehensive Weed Management Plan Resolution No. 3-2014, as amended.  |
|                           |  |  |  | 32. Other Significant, Adverse Impacts   | ◆ Pertaining to the Health, Safety and welfare of the Citizens of Montezuma County   |
|                           |  |  |  | 33. Local, State, & Federal Required Permits   | ◆ Per <b>2202.4(F)</b>   |

- 7) Plans for winding down activities and service and facility demands:  Attached  Not Applicable
1. When the construction and/or operation of the project is complete,
  2. In the event that the project is suspended or terminated prior to completion, and
  3. For controlling, restoring, and remediation of any impacts that will continue after the construction and/or operation of the change in land use is complete.
- Plans for controlling and remediation of hazardous, toxic, and explosive substances that are used, stored, transported, disturbed, or produced in connection with the change in land use.
- Plans for monitoring the effectiveness of the mitigation measures.
- A description of how and when the mitigation plan will be implemented and financed.
- 8) Mitigation Plan:  Attached, herewith and made a part of the application.
- 9) Additional requirements for projects involving the Potential of Highly Significant Impacts. Additional information may be required in the form of maps, narrative descriptions, photographs, data and studies to determine the nature and extent of potential highly significant impacts as provided for in 2202.6 and 2202.7 of the Land Use Code:  
Additional Plan Submitted:  Yes  No  Not Applicable
- 10) Weed Control Plan:  Attached  In Process:  
Prepared by: \_\_\_\_\_

11) Professional Review Fee collected:  Yes  No

12) Municipal Review:  Cortez  Dolores  Mancos  Not Applicable

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13) Rural Water:  Existing Infrastructure  yes  No  
Copy of Existing Tap Certificate:  yes  No  not applicable  
Service provided by: \_\_\_\_\_  
Letter attached:  yes  No  In Process  
Service Available for \_\_\_\_\_ Additional COMZ/INDZ use(s)

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14) Copy of Current Driveway/Access Permit from Montezuma County Road Department  
 Yes  No  In Process  
Access Permit can service up to \_\_\_\_ industrial use. Date on Permit: \_\_\_\_\_  
Interior Road anticipated within development:  Yes  No  
Road Cut and (or) Bore Permit required  Yes  No  
If so, copy of permit attached  Yes  No

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15) CDOT Access/Permit: Any development that will require a direct access off any highway shall require permitting through CDOT. Required  Yes Hwy: \_\_\_\_\_ No

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16) Contact utility companies for information regarding any/all easements, contracts or fees for providing service to the development:  
Electric:  Empire Electric  Other: \_\_\_\_\_  
Telephone:  Centrytel  Qwest  Farmers  Other: \_\_\_\_\_  
Gas Source:  Atmos Energy  Propane  Other: \_\_\_\_\_

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17) Fire Mitigation Plan: Is the property located in an area identified on the A or B Community at Risk Map, or other areas that fall outside of the A or B Zone that have native vegetative cover deemed to be a wildfire risk:

Yes, requires a Comprehensive Wildfire Mitigation Plan:  Attached  In Process

No, Request for Waiver; Submittal of Affidavit with directional photos  
 Attached  In Process

18) **NAMES AND CURRENT ADDRESS OF MINERAL RIGHTS OWNERS:**

Attached  Same as Surface Owner  Unable to Make a Determination

Applicant \_\_\_\_\_

Applicant \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

COUNTY USE ONLY

Based on the information provided herein, this Application complies with the application submittal requirements per the Montezuma County Land Use Code.

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Planning Director Review: \_\_\_\_\_ Date: \_\_\_\_\_