1. **Setbacks.** The following setbacks are required:
   a) New fences are to be set back a minimum of 30 feet from the centerline of County roads.
   b) Setbacks for dwellings are to be a minimum of 50 feet from County Road rights-of-way, a minimum of 50 feet from the right-of-way of service roads or streets within a platted subdivision, and 50 feet from lot lines.
   c) Setbacks for barns, garages, and other auxiliary structures shall be a minimum of 25 feet from County road rights-of-way and property lines not adjacent to roads and highways.
   d) Within the Dolores River Valley all new commercial and residential construction, including Individual Sewage Disposal Systems, shall be set back 100 feet from the existing stream bank.

2. **Lighting.** All outdoor lighting shall be designed to illuminate only the premises and to minimize nuisance to adjoining landowners.

3. **Drainage.** All open areas of any site, lot, tract or parcel shall be graded and planted as appropriate to provide proper drainage and minimize flooding, erosion and pollution.

4. **Views and Sunlight.** Buildings and structures constructed in a subdivision shall be placed, so as to minimize undue obstruction of views and sunlight to existing dwellings on adjacent properties.

5. **Noxious Weed Control.** Any subdivision will require inspection for noxious weed infestation under provisions of the Colorado Weed Management Act, the Montezuma County Comprehensive Weed Management Plan Resolution No. 4-93, as amended, and development and submittal of an approved weed management plan.

6. **Dogs and Other Pets.** Dogs and other pets are not permitted to interfere with livestock or the care of livestock on adjoining agricultural lands.

7. **Sanitation.** Percolation tests or soils analysis, as determined by a Colorado Registered Professional Engineer, shall be required to adequately determine the type of standards for on-lot disposal systems. Prior to commencing construction, any person who wishes to install, alter, or repair an individual sewage disposal system in the County shall obtain a permit from the County Health Department.

8. **Wildfire Mitigation.** All new subdivisions which are located completely or partially within areas identified on A or B Community at Risk Map, or other areas that fall outside of the A or B zone of the Community at Risk Map that have native vegetative cover deemed to be a wildfire risk, will require the submittal of a Comprehensive Wildfire Mitigation Plan. This Wildfire Mitigation Plan shall define defensible space standards to be met in the subdivision as recommended in Colorado State University Fact Sheet No. 6.302, “Creating Wildfire Defensible Zones.”

**Planning Department Review and Waiver.** All new subdivisions which are not located completely or partially within areas identified on the A or B Community at Risk Map, or are located within the A or B Community at Risk...
Map but do not have vegetative cover may request a waiver from the Planning Department. Upon review and approval of the waiver request, the applicant may submit an affidavit with directional photographs of the property for which a development application was submitted. This affidavit shall define defensible space standards to be met in the subdivision as recommended in Colorado State University Fact Sheet No. 6.302, “Creating Wildfire Defensible Zones.”

1. The developer will be required to complete fuels mitigation in the subdivision, as defined in the Plan, to the following standards:
2. Fuels mitigation to Zone 3 standards on all land within the development boundary.
3. Fuels mitigation to Zone 2 standards on all land within existing and proposed roadway and utility easements.

_______________________________________  _______________________________________
Name of Developer      Name of Developer

Notary
Name: ____________________________ Date: ____________________________
Notary Expiration: ____________________________

Notary
Name: ____________________________ Date: ____________________________
Notary Expiration: ____________________________