To have a more comprehensive understanding of the Montezuma County land development process, please visit our website for a **FREE** copy of the Land Use Code [www.co.montezuma.co.us](http://www.co.montezuma.co.us) click the menu that reads Departments click Planning click Montezuma County Land Use Code. If you prefer to have a hard copy, you may obtain one through this office for a fee of $10.00.

This information is intended to give pertinent information to the applicant for the purpose of completing the development application. Nothing in this information/application is intended to abrogate any policy, design guideline, or standard as set forth in the Montezuma County Land Use Code, Amended May 7, 2012; Resolution No.: 2012-6.

1) **PROOF OF OWNERSHIP**: Must be provided in the form of a Certificate of Ownership from a title company or a title opinion from an attorney showing that the applicant is the owner of record a copy of the Warranty Deed.

2) **AGENT**: The owner may submit a letter designating an agent to act on their behalf in the application process. Any Agent must have express written authority to act on behalf of the owner(s).

3) **ZONING/REZONING APPLICATION** - The application fee is $500.00. This fee is **non-refundable**. Purpose and Objective of Zoning is defined in Chapter 3, Section 1; the Establishment of Zoning defined in Chapter 3: Section 2; and Specific standards and Uses by Right for each zone are found in Chapter 3, Section 3, Zoning Regulations. Zoning needs to be determined prior to accepting application for rezoning. For further assistance in determining zoning, contact the Montezuma County Planning Department.

4) **APPLICATION** – Application shall only be submitted on forms provided by Montezuma County:
   - The Montezuma County Subdivision Regulations do apply to Planned Unit Developments:
   - Submittals defined in Chapter 5; Section 3; Submittal Requirements of the Montezuma County Land Use Code.
   - A **non-refundable** development application fee of $200.00 per lot and driveway permit application fee(s) shall be paid at the time the development application is submitted to the Planning Department.
   - The Planning Department Staff will review the application, along with the submittals. The determination of application completeness shall be made within fifteen (15) days of application filing. If an application is determined to be incomplete, the Planning Department shall supply written notice to the applicant along with an explanation of the application’s deficiencies.
   - Upon receipt, by the planning office, of the completed and fully executed application(s), all required submittals, and initial fees are paid, the Planning Department will schedule the public review(s) and/or public hearing date(s) for the proposed development, as defined in Chapter 7 of the Montezuma County Land Use Code. The completed application, including supporting documents, shall be forwarded to the Planning Commission for their consideration at the earliest possible time consistent with the schedule and procedures of the Commission.
   - A public hearing before the Planning Commission shall be required for the establishment of, or change of zoning, to review planned unit developments and subdivisions as defined in Chapter 7 - Public Notice Procedure of the Montezuma County Land Use Code.
   - The Planning Commission Review/Public hearing shall be conducted as set forth in Chapter 7 of the Montezuma Land Use Code.
   - Upon Conclusion of the public hearing(s), the Planning Commission shall render a decision regarding approval or denial. If the Planning Commission recommends **denial** of the development, the developer has thirty (30) days from the date of the Planning Commission hearing to petition for a public hearing before the Board of County Commissioners; this public hearing would then focus on the unresolved issues including relevant submittals and findings along with written and oral public comments made at the Planning Commission hearing.

Revised 02/27/09
• After a public hearing before the Planning Commission for a zoning request, the Planning Department will schedule a public hearing before the Board of County Commissioners. A public hearing before the Board of County Commissioners shall be required for the establishment of, or change of zoning, as provided for in Chapter 7 of the Land Use Code.

• Upon the Planning Commission recommendation on the application(s) for proposed development, applicant shall submit a final paper plat to the Planning Department for review. The Planning Department shall review the final plat for accuracy and compliance with the requirements of the Land Use Code and any conditions of Development Plan approval.

• If planning commission has recommended approval of the proposed development the Planning Department will request a meeting before the BOCC for Preliminary Plat review prior to the submittal of the Mylar. Upon approval of the Preliminary Plat, a public notice shall be published and vested rights shall be established as provided for in Section 1102 of the Land Use Code.

• Applicant or it’s agent shall have all dates, signatures and information on Mylar prior to submitting to the Planning Department, including the original fully executed copy of any protective covenants, deed restrictions and/or any other conditions imposed during the review process for said development. See Chapter 5; Section 3, of the Montezuma Land Use Code.

• Remainder of application fees; signage fees; and recording fees will be due at the time the Mylar is submitted to the Planning Department. Covenants, deed restrictions or any other conditions imposed during the review process are submitted to planning for review by the Board of County Commissioners.

• Planning Department will, once final mylar and any supporting documents are submitted, schedule a meeting with the Board of County Commissioners for final review of the proposed development.

• Following approval by the Board, the executed mylar, including protective covenants, shall be recorded by the County in the office of the County Clerk and Recorder.

• Once mylar and any protective covenants/deed restrictions are recorded, the Planning Department will make copies and provide applicant with the following:
  o One (1) copy of the Recorded Mylar; and the
  o Original copy of the Protective Covenants/Deed Restrictions.

Payment for additional copies will be in accordance of the any Fee Schedule adopted by the Board of County Commissioners.

ESTABLISHMENTS OF PLANNED UNIT DEVELOPMENTS:

• See Chapter 4: Section 2-Establishment of Planned Unit Developments
  o Objectives to be achieved by the planned unit development
  o Map indicating the following:

• Regional location map; all existing and proposed roads with running surface and width indicated; access and utility easements shall be noted; property boundaries of the subject parcel with dimensions and area calculations, including locations of existing and proposed buildings and structures on this site; sufficient contours to determine lot slopes; delineated 100 year floodplain area; open space and no build zones;

• Plan. The Plan will contain a project description indicating a broad concept of the proposed development including, but not limited to, the following:
  o Development Schedule; Maximum number of dwelling units proposed; Minimum acreage to be dedicated to open space or agricultural; Types of all uses proposed and acreage developed to each; proposed water source; proposed method of sewage treatment; Request for the waiver or modification of certain threshold or other applicable standards, and reasons why such waiver or modification is necessary; copy of covenants; storm drainage and/or natural hazards statement; and any other information, plans, letters or approval, other documentation from responsible agencies to satisfy requirements listed under Threshold Standards or other applicable regulations.

5) OBJECTIVES TO BE ACHIEVED: To provide for necessary commercial, recreational and

Revised: 10/26/11
educational facilities conveniently located to housing, and to provide for well-located, clean, safe and pleasant industrial sites involving a minimum strain on transportation facilities and minimum impact of traffic on streets and highways; to encourage a more efficient use of land, public services and facilities; to conserve the value of the land; and to provide a procedure which can relate the type, design, and layout of residential, commercial, and industrial development to the particular site, thereby encouraging preservation of the site’s natural and agricultural characteristics.

6) **SEPTIC PERMIT**– Applications are obtained from the County Health Department, telephone: 565-3056, Ext. 225. with offices located at 106 W. North St., Cortez, CO. Review Chapter 5; Section 1; 5101.3 (F)- 5103.3(F); 5304(E); and the Rules and Regulations governing the installation of Individual Sewage Disposal Systems-Section III; Administration and Enforcement; D; 3.13. RV?Camper Park Regulations-Secton 4106.5 of the Land Use Code.

7) **DOMESTIC WATER** – See Chapter 5; Section 1; 5103.3(G)-Water Supply and Chapter 5, Section 3, 5304(D) of the Land Use Code.

8) **DRIVEWAY PERMIT/SUBDIVISION ROAD CONSTRUCTION** – Driveway permits are $125.00 each, payable to the Planning Department at the time of application. The driveway permit application/subdivision road information are forwarded, by the Planning Department, to the Road Department. The developer may contract the County Road Representative to set a time to discuss the access site and road construction. **All work must be signed off by the County Road Representative prior to final review by the Board of County Commissioners.** Road signage: $50.00 per sign, will be paid for by the developer. Signage will be paid through the Planning Department. Once sign(s) are paid for and ordered, the Road Department will post. See Chapter 5; Section 1; 5103.3 (B-C)-Street Requirments and Driveways and Section 4; 5305.5 of the Montezuma County Land Use Code.

Standard Specifications for Road and Bridge Construction in Montezuma County have been adopted by the Board of County Commissioners. A current copy of the specifications are in file at the Planning Department and (or) on the County Website.

**Access Applications will be reviewed by Jim Burton: 970/565-8525**

**Road Impact Fees** – Chapter 5; Section 1; 5102 – Impact of Subdivisions and Planned Unit Developments on County Roads. Each primary unit shall be assessed $2,750.00, plus $100.00 per lot/per mile to the nearest State Highway by way of road and section line upon the County map. These fees are due prior to the final signature process by the Board of County Commissioners and are considered a buy in method to the County Road System.

9) **C.D.O.T.**- Developments with access off of a U.S. Highway will require an access permit from the Colo. Dept. of Transportation, 3803 Main Ave., Suite 300, Durango, CO. (970) 385-8362, Regional Access Manager. Applicant will be required to provide the Planning Department with a copy of said access permit. Upon approval of subdivision the CDOT access permit must be recorded with the Clerk and Recorder $11.00 for the first page $5.00 for each additional page the full documents are required to be recorded.

10) **UTILITIES:** Preliminary Plan Submittal. Contact utility companies for information regarding easements, contracts or fees for providing service to the development. All utilities must be installed and mylar signed by a representative of each utility company prior to the Commissioners signing the final plat. The developer will supply each utility company with a preliminary plat for review and input regarding accessibility, easement, and Right-of-Way.

Revised: 10/26/11
11) **COVENANTS** - It is the responsibility of the Developer to draw up restrictive covenants. The covenants must contain, at a minimum, the Design Guidelines of the Montezuma County Land Use Code. Recording fees are $6.00/first page, $5.00/additional page, payable to the Clerk and Recorder’s Office. Covenants are recorded consecutively with the Mylar. See Chapter 5; Section 1; 5103.1- Minimum requirements for covenants; Chapter 5; Section 4; 5403.11-Covenants or Restrictions; and 5405.4-Covenants provided by seller.

12) **FIRE PLAN:** If the proposed development includes a central water system or other features which will be utilized for fire suppression purposes, the preliminary plan shall include a map showing hydrants and other fire suppression features, see Chapter 5; Section 4-Submittal Requirements; 5403.9. If the proposed development does not include a central water system or other features, a letter of adequacy from responsible fire district will be required. See 5105.2

   Land subject to hazardous conditions such as flooding, wildfire, or natural hazards, and polluted or non-potable water supply shall not be subdivided until the hazards have been eliminated, or will be eliminated, or satisfactorily modified by subdivision and construction plans.

13) **WEED PLAN:** Montezuma County Land Use Code, 5403.15, Pg. 67. A weed plan will be submitted by a Service Contractor regarding the status of your property as to the level of weed infestation and what, if any, action needs to occur for the mitigation of those weeds. In the event the Service Contractor recommends control measures we will require evidence in writing from the Service Contractor of the implementation/completion of the weed management plan. A copy of the Weed Management Plan will be submitted to LeeAnn Mililgan for her review.

   **Contractors:**
   IFA, Val Christensen, 10501 Hwy. 491, Cortez, (970)565-3077
   Southwest Weed Control, Eddy Lewis, 26420 Road P, Cortez, (970) 565-3165
   Tom Weaver, (970) 533-7833

14) **GEOLOGIC INVESTIGATION:** Preliminary Plan Submittal. For moderate and major developments. A geologic investigation shall address potentially hazardous conditions and shall indicate the suitability of types of soil. Contact: Rollin Lunders: 533-7674

15) **CONSTRUCTION STORMWATER PERMIT:** State law requires developers to obtain permit coverage or an R-Factor waiver to discharge stormwater from any construction activity that disturbs at least 1 acre of land (or is part of a larger common plan of development or sale that will disturb at least 1 acre). The applicant must apply 10 days prior to the start of construction activities. This may be a requirement for your development in the Preliminary Plan stage of the application process.

16) **IRRIGATION WATER/PONDS:** Have provisions been made for irrigation water for lawns, orchards, gardens, etc. Contact the Division of Water Resources (533-1333) for information on wells, ponds, etc. Where irrigation ditches and/or pipelines cross or adjoin the land proposed to be developed, adequate provisions shall be made to insure that the use of such irrigation ditches and/or pipelines, including the maintenance thereof, can continue uninterrupted. Ditch rights-of-way shall not be interfered with and an adequate maintenance easement including gates at fences crossing ditch easements shall be provided. See Chapter 5; Section 3; 5304(I).

17) **FLOODPLAIN DEVELOPMENT PLAN:** Compliance with the Montezuma County Floodplain Resolution No. 12-08. Any development that is in an area identified by FEMA as a floodplain area, shall require the developer to submit evidence of compliance with the County Floodplain Resolution, as amended.

18) **MUNICIPAL REVIEW:** Urban influence restrictions applicable to all zoning and planned unit development designations. Three-Mile Area: Development may be required to conform to a major

Revised: 10/26/11
19) **WAIVER OR MODIFICATION OF CERTAIN THRESHOLD STANDARDS OR OTHER APPLICABLE STANDARDS:** The Montezuma County Subdivision Regulations apply to Planned Unit Developments. However, specific standards, specifications or requirements may be modified as part of the Planned Unit Development approval process to meet the unique circumstances and objectives of the Planned Unit Development.

20) **ADDITIONAL COSTS: PROFESSIONAL REVIEW FEE:** The applicant shall pay all technical consultant fees, including, but not limited to, engineer, architect, and legal expenses incurred by the County, who may retain at its’ sole discretion to review any application.

21) **MINERAL OWNERS/NOTIFICATION (CRS 31-23-215):** A list of mineral owners must be obtained from the Assessor’s office. The Applicant sends notification of the proposed development to the mineral owners.

22) **OTHER:** The Planning Commission or the Board of County Commissioners may require additional information as they deem necessary. Supporting information, plans, letters of approval, other documentation from responsible agencies and any other information to satisfy requirements listed under Threshold Standards or other applicable regulations.

23) **FUTURE DEVELOPMENT.** The presketch plan shall relate to all of the land proposed for immediate or future development.
Application Date: __________________

Date of Zoning/Rezoning Hearing: ______

MONTEZUMA COUNTY ZONING APPLICATION

This application is intended to give pertinent information to the Planning Department of Montezuma County for the purpose of determining the review procedure 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 on 5/07/2012 Resolution No. 2012-6.

Please initial here that you have a current copy of the Montezuma County Land Use Code __________________.

1) Applicant Name(s)/Owner: __________________________________________
   Address __________________________________________________________
   Telephone Number (   )__________________ Alternate Number: (   )______________

2) Agent(s) __________________________ Phone No. _______________________
   (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) Proposed Development: Current Zoning:________ Requested Zoning: _______
   Number of Lots: __________________________ Total Acres: _______
   A brief description of adjacent land usage: ______________________________________
   __________________________________________________________
   __________________________________________________________

   Parcel I.D. Number: ______________________________________________
   Physical Address of Property: _________________________________________
   Legal Description of Property: Section _____ Township _______ Range _____

   Brief description of the proposed development: ________________________________
   __________________________________________________________
   __________________________________________________________

   Number of Lots: ____ Average Acreage per Lot: _______ Total Acres: _______

5) Applicant shall submit sufficient copies of a pre-sketch plan which shows the general location of the development in sufficient detail to evaluate the relationship between the development and the physical features of the land and abutting lands. See Chapter 5: Section 3: 5302.
   Presketch Plan Checklist:
   ■ Location of proposed development areas upon the site
   ■ Total acreage
   ■ Abutting land uses, zoning designations, abutting land owners names and addresses
   ■ Existing roads, streets and highways

Revised: 10/26/11
Major physical features including structures, buildings, boundary fencing irrigation ditches and pipelines, utilities, topography, drainage, wetlands, noxious weed infestations and location of natural hazards.

6) Septic: [ ] Existing Infrastructure  □ Yes  □ No
Septic Permit Information Attached: □ Yes  □ Yes Permit  □ Other: ____________
□ No
□ In Process

Copies of permits for existing systems are required. Installation of new systems will require permitting through the Sanitation Department. An Engineer will determine the type of septic system.

7) Rural Water: [ ] Existing Infrastructure  □ yes  □ No
Copy of Existing Tap Certificate: □ yes  □ No □ not applicable
Service provided by: ________________________________  
Letter attached: □ yes  □ No  Service Available for ____ Additional Residential use

8) Copy of Current Driveway/Access Permit from Montezuma County Road Department  
□ Yes  □ No  □ In Process
Access Permit can service up to _____ residential uses. Date on Permit: ___________________________
Interior Road anticipated within development: □ Yes  □ No

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

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

11) Geologic Investigation: (moderate & major developments ONLY, if required)

Revised: 10/26/11
12) Municipal Review: □ Cortez □ Dolores □ Mancos □ Not Applicable

14) Other: __________________________________________
____________________________________________________
____________________________________________________

15) Brief description of any planned or future development, including any application(s) being reviewed consecutively with the zoning request.
(Any further development will require the signature of all landowners on the amended plat)
____________________________________________________
____________________________________________________
____________________________________________________

PROHIBITION ON LEGAL ADVICE Staff members cannot give legal advice. This prohibition includes assisting or advising with documents to file or record, completing the documents, or assessing the legality or "correctness of a document(s)." If this type of assistance is required, contact your attorney or legal advisor. C.R.S. 12-5-101

The landowner by signing this acknowledges that all federal, state and local permits will be obtained.

Applicant
Date: ____________________________

Applicant
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: ________________________________

Revised: 10/26/11
MONTEZUMA COUNTY
PLANNED UNIT DEVELOPMENT APPLICATION

This application is intended to give pertinent information to the Planning Department of Montezuma County for the purpose of determining the review procedure for a proposed development. 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 on May 7, 2012, in Resolution No. 2012-6.

Please initial here that you have a current copy of the Montezuma County Land Use Code __________.

1) Applicant Name(s)/Owner: ________________________________
   Address ____________________________________________
   Telephone Number (     ) ____________________________ Alternate Number: (     ) ____________
   Proof of Ownership: ☐ Certificate ☐ Title Opinion from Attorney ☐ Other: ___________

2) Agent(s) __________________ Phone No. ____________
   (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.)
   Agent Authorization Letter Provided: ☐ Yes ☐ In Process ☐ Other: ___________

   Parcel I.D. Number: ________________________________
   Physical Address of Property: __________________________
   Legal Description of Property: Section _______ Township _________ Range ________
   A brief description of adjacent land usage: ______________________________________
   ______________________________________

4) Type of PUD: ☐ Cluster Incentive ☐ General ☐ Commercial ☐ Industrial ☐ Mobile Home
   Intended Land Uses: ______________________________________

   Minimum Acreage Dedicated to: ☐ Agricultural Land, _____ Acres
   ☐ Open Space, _______ Acres
   ☐ Not Applicable
   Total Acreage: _____ Total Preserved Acres: ________ Total Developed Acres: ________
   Max Number of Dwelling Units: ____________

Revised: 10/26/11
5) Objectives to be achieved by PUD: ________________________________


6) Septic:  □ Existing Infrastructure □ yes □ No
Septic Permit Information Attached: □ yes □ Permit □ Other: __________________________
□ No
□ In Process
Copies of permits for existing systems are required. Installation of new systems will require permitting through the Sanitation Department. An Engineer will determine the type of septic system.

7) Rural Water: □ Existing Infrastructure □ yes □ No
Copy of Existing Tap Certificate: □ yes □ No □ Not applicable
Service Provided by: ___________________________
Letter attached: □ yes □ No Service Available for _________ Additional Residential uses

8) Copy of Current Driveway/Access Permit from Montezuma County Road Department
□ Yes □ No □ In Process
Access Permit can service up to _____ residential uses. Date on Permit: ______________________
Interior Road anticipated within development: □ Yes □ No
Road Surface width: ______ feet built to County Road & Bridge Specifications.

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

10) Contact utility companies for information regarding any/all easements, contracts or fees for providing service to the development:
Electric: □ Empire Electric □ Other: ___________________________
Telephone: □ Centurytel □ Qwest □ Farmers □ Other: ___________________________
Gas Source: □ Greeley Gas □ Propane □ Other: ___________________________

11) Covenants Attached: □ Yes □ No □ Draft □ Final Pages ___________________________
Recording Fee: $6.00 for the first page and $5.00 each additional page

12) Fire 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

Fire Mitigation Plan Prepared by: ___________________________
□ No, Waiver Granted by Planning Department Staff;
□ Submittal of Affidavit with directional photos □ Attached □ In Process

Revised: 10/26/11

14) Geologic Investigation: □ Required  □ Not Required
   If required: □ Attached  □ In Process
   Prepared by: ____________________________________________________________
   Required for all Moderate and Major Developments only.

15) Storm Water Permit Required: □ Yes  □ No  □ Not Applicable
    Required for Developments that disturb at least 1 acre of top soil in the process of developing.

16) Irrigation shares on proposed development: □ Yes  □ No
    Irrigation Company which serves development: ________________________________
    Total Shares: ______

17) If the property located in an area Identified in the FEMA Floodplain Map?
    □ Yes  □ No  □ Not Applicable

18) Municipal Review: □ Cortez  □ Dolores  □ Mancos  □ Not Applicable

19) Waiver or Modification of certain Threshold Standards or other applicable standards:
    □ Attached  □ Not Applicable
    Standards within Waiver: ________________________________________________
    ______________________________________________________________________
    __________________________________________________________

20) In accordance with CRS 31-23-215, all mineral rights owners and lessees of mineral owners should
    be notified regarding proposed subdivision of property. The following information can be obtained
    from the Assessor’s Office.

   NAMES AND CURRENT ADDRESS OF MINERAL RIGHTS OWNERS:

   Name____________________________________________________________________
   Address__________________________________________________________________

   Name____________________________________________________________________
   Address__________________________________________________________________

21) Other: ___________________________________________________________________
    ______________________________________________________________________
    ______________________________________________________________________

22) Brief description of any planned or future development, including any application(s) being reviewed
    consecutively with the zoning request.
    ______________________________________________________________________
    __________________________________________________________
    __________________________________________________________

Revised: 10/26/11
ROHIBITION ON LEGAL ADVICE Staff members cannot give legal advice. This prohibition includes assisting or advising with documents to file or record, completing the documents, or assessing the legality or “correctness of a document(s).” If this type of assistance is required, contact your attorney or legal advisor. C.R.S. 12-5-101

The landowner by signing this acknowledges that all federal, state and local permits will be obtained.

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date:</td>
<td>Date:</td>
</tr>
</tbody>
</table>

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: _______________________
An application fee of $200.00 per lot is due when the application is submitted and is non-refundable.
Zoning/Rezoning fee of $500.00 is due with the application and is non-refundable.
The driveway permit is $125.00 per site and is due with the application and is non-refundable.
Certification filed James Dietrich the Montezuma County Floodplain Administrator
The applicant shall be responsible for paying all applicable fees in effect at the time a completed and executed application, as determined by the Planning Director, and is accepted by the Planning Department.

<table>
<thead>
<tr>
<th>Admin. Fees:</th>
<th>Minor $500.00</th>
<th>Moderate: 550.00/lot</th>
<th>Major: $600.00/lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning or Rezoning Fee: $500.00 Paid:</td>
<td>[ ] Yes [ ] No</td>
<td>TOTAL FEES: $</td>
<td></td>
</tr>
<tr>
<td>Admin. Fees:</td>
<td>x $ = $</td>
<td>Driveway Permit $</td>
<td></td>
</tr>
<tr>
<td>Road Impact:</td>
<td>x $2750. = $</td>
<td>Application fees: $</td>
<td></td>
</tr>
<tr>
<td>$100/lot/mile:</td>
<td>x $ = $</td>
<td>Zoning fee: $</td>
<td></td>
</tr>
<tr>
<td>Driveway:</td>
<td>x $125. = $</td>
<td>Professional review fee $1,000</td>
<td></td>
</tr>
<tr>
<td>Professional Review Fee</td>
<td>1,000</td>
<td>Due w/Application: $</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Balance due: $</td>
<td></td>
</tr>
</tbody>
</table>

SIGNAGE IS PAID FOR BY THE APPLICANT. THE COST IS $50.00 PER SIGN

- Red designation sign
- Stop sign
- Yield sign
- Other:

Revised: 10/26/11
Restrictive Covenants are required for the development. You may draft comprehensive covenants, but the following are the minimum requirements which must be included in the Recorded Covenants. Please refer to 511.33, Design Guidelines (5103.1 – 5103.7).

NAME OF SUBDIVISION
NAME(S) OF LANDOWNERS
ADDRESS OF PROPERTY
NUMBER OF LOTS/ACRES
LEGAL DESCRIPTION TO INCLUDE SECTION, TOWNSHIP, RANGE, N.M.P.M.
MONTEZUMA COUNTY, COLORADO

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 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, where physically possible.
   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 where physically possible.
   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

Revised 02/27/09
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.”

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

Digital Format Drawings for the Montezuma County GIS Digital Land Use Map Updates

Adopted on April 14, 2008

<table>
<thead>
<tr>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plat Map Name (Subdivision)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Data File</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Data Source (Company)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development Software</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>File Type</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Projected Coordinate System</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Datum</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Scale</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accuracy</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Additional Layering Features</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Survey Method</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>