

ATTACHMENT TO THE HIGH IMPACT PERMIT APPLICATION THRESHOLD STANDARDS SUMMARY				
NO.	STANDARD	THRESHOLD	APPLICANTS RESPONSE	PLANNING DEPARTMENT NOTES
1	Minimum lot size	<ul style="list-style-type: none"> ◆ 3 acres ◆ 10 acres within the Dolores River Valley 		
2	Maximum Building Height	<ul style="list-style-type: none"> ◆ 35 feet 		
3	Maximum Building Footprint	<ul style="list-style-type: none"> ◆ Maximum building footprint overall shall not exceed 12% of the lot size. ◆ 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 5101.5 of the Montezuma County Land Use Code. 		
4	Building setbacks	<ul style="list-style-type: none"> ◆ Primary Residence: See 5101.3 (A) (1-3) 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 ◆ Commercial/Industrial use: See 5101.6 (C) 50' from County road and State Hwy. Rights-of-way 50' from residential lot lines and 25' from non-residential lot lines • Within the Dolores River Valley: All new commercial and residential construction, including I.S.D.S., set back 100' from existing streambank 		
5	New Construction and Remodeling for Commercial, Industrial, Public Buildings	<ul style="list-style-type: none"> ◆ 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. 		
6	Livestock Fencing	<ul style="list-style-type: none"> ◆ Adequate to protect from livestock encroachment. 5101.4 		
7	Protection of Normal Agriculture Operations	<ul style="list-style-type: none"> ◆ No significant, adverse impacts on normal agricultural operations 5101.4 		
8	Outdoor Storage and/or Fabrication areas	<ul style="list-style-type: none"> ◆ Appropriate screening may be required ◆ Merchandise displays are exempt 		
9	Roads	<ul style="list-style-type: none"> ◆ All interior roads built to county road standards. 5103.3 & 5305.5 		
10	Parking/Access/Loading	<ul style="list-style-type: none"> ◆ Adequate for intended use such that traffic flow and circulation are 		

	Areas	<ul style="list-style-type: none"> ◆ not impeded. 5101.6 ◆ Approved County or CDOT highway access permit 		
11	Traffic	<ul style="list-style-type: none"> ◆ Less than 15 vehicle round trips per business day 		
12	Water	<ul style="list-style-type: none"> ◆ Proof of availability and adequate flow. See 5103.3(G) & 5304(D) 		
13	Sanitary Sewer Disposal	<ul style="list-style-type: none"> ◆ Compliance with 5101.7; 5103.3(F); and 5304(E) 		
14	Stormwater Control and Site Drainage	<ul style="list-style-type: none"> ◆ No adverse impacts on any county road, state highway or adjacent land use. See 5103.3(H) 		
15	Solid Waste -garbage, refuse, sludge and other discarded material	<ul style="list-style-type: none"> ◆ Proof of disposal service ◆ No materials transferred off-site by natural forces ◆ No on-site burning except for flammable domestic waste or as part of an agricultural operation or weed control program 		
16	Fire and Wildfire Protection	<ul style="list-style-type: none"> ◆ Compliance with 5101.3(G); 5302.3(J); and 5304.3W. 		
17	Law Enforcement and Emergency Service	<ul style="list-style-type: none"> ◆ Letter of adequacy from law enforcement and/or emergency service provider may be required 		
18	Floodplain	<ul style="list-style-type: none"> ◆ Compliance with the Montezuma County Floodplain Resolution No. 1-91 and completion of a Floodplain Development Plan Permit, where applicable 		
19	Geologic and Natural hazards	<ul style="list-style-type: none"> ◆ Identification and avoidance or mitigation of potential hazards. See 5103.2 		
20	Public Facilities: Camp, RV Parks, MH parks, etc.	<ul style="list-style-type: none"> ◆ Adequate restroom: one men/women set plus one extra sink and toilet per 100 weekly peak season visitors. See 4106.5.A. 		
21	Operational Electric Disturbances	<ul style="list-style-type: none"> ◆ No detrimental effects such as radio and television interference beyond the boundaries of the site. 		
22	Fire and Explosive Hazards	<ul style="list-style-type: none"> ◆ National Fire Protection Association standards and any other fire code or standard employed by the appropriate fire district apply. 		
23	Glare and Heat	<ul style="list-style-type: none"> ◆ Must be contained, enclosed or treated to make glare and heat imperceptible from any point on the boundary line. 		

24	Lighting	<ul style="list-style-type: none"> ◆ All direct rays confined to site and adjacent properties protected from glare. 		
25	Noise	<ul style="list-style-type: none"> ◆ Volume as established by C.R.S. 25-12-101, et seq. ◆ Volume as established by COGCC Rule 802 pertaining specifically to oil & gas development. ◆ Noise from normal agricultural operations is exempt 		
26	Vibration	<ul style="list-style-type: none"> ◆ Not perceptible, without instruments, at any point on any boundary line 		
27	Odors	<ul style="list-style-type: none"> ◆ No perceptible at property boundaries ◆ 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	<ul style="list-style-type: none"> ◆ Dust and Fumes: None beyond property line (Dust control of County roads at expense of Applicant) ◆ Particulate matter: Less than 0.2 grain/cf flue gas at 500F stack temperature ◆ Smoke: USEPA Regulations: Opacity System, Method 9. ◆ Agriculture operations: no violation if the best practical treatment, maintenance and control available is being used. 		
29	Radioactivity	<ul style="list-style-type: none"> ◆ Subject to State and Federal Regulations 		
30	Water Pollution	<ul style="list-style-type: none"> ◆ Subject to State and Federal Regulations 		
31	Noxious Weeds	<ul style="list-style-type: none"> ◆ 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	<ul style="list-style-type: none"> ◆ Pertaining to the Health, Safety and welfare of the Citizens of Montezuma County 		
33	Local, State, & Federal Required Permits	<ul style="list-style-type: none"> ◆ Per 2202.4(F) 		