

## **PLANNING & ZONING FREQUENTLY ASKED QUESTIONS**

The following are some of the questions we receive daily. If you don't see your question or you do not understand the answer, please feel free to call our office at 970-565-2801.

### ***What is the Land Use Code?***

The Land Use Code is a Resolution that the Board of County Commissioners originally approved on July 20, 1998. This resolution, known as the Land Use Code provides the regulatory standards for all development(s) in the unincorporated areas of Montezuma County. The resolution has been amended by the Board of County Commissioners from time to time to address issues associated with growth. Individual sections of this Land Use Code may have short titles which are generally applicable to the regulations contained in those sections.

### ***What is the Comprehensive Plan?***

The Comprehensive Plan (Comp Plan) was adopted by the Montezuma County Planning Commission on December 19, 1996 and then adopted by the Montezuma County Board of County Commissioners on January 6, 1997. The Comp Plan contains policies and goals intended to create the balance between property rights and property values. On September 8, 2004, there was an amendment to the Comp Plan pertaining to the Dolores River Valley. This Plan was prepared by the Planning Commission and a Citizens Working Group.

### ***Building Permits:***

Montezuma County has not adopted building codes for the unincorporated areas of Montezuma County and therefore does not have building permit requirements for residential development; however, all new construction and remodeling of commercial or industrial use building and structures must be built according to the Uniform Building Code, 1997 Edition.

**State Plumbing Inspections/Permit Requirements: 970-249-8565**

**State Electrical Inspections/Permit Requirements: 970-564-9525**

**Individual Septic System Requirements: 970-565-3056 x 225**

*\*\*\*Note: Any type of commercial/industrial development requires a 60' ROW*

### ***Call Before You Dig: UNCC-Utility Notification Center of Colorado.***

Know what is below before you dig **CALL 811**. You can also get information by going to their website at [www.uncc.org](http://www.uncc.org). this service is FREE!! Call at least 48 hours before digging.

### ***What is Zoning?***

Based on the recommendations in the Comprehensive Land Use Plan, Zoning is to provide: A menu of agricultural and residential zones for landowners to choose from with lot sizes ranging up to 80+ acres; Development standards within each zone that

take into account the impact of particular uses on the allowed range of parcel sizes, potential impacts on nearby uses, and any recorded subdivision or planned unit development covenants; Coordination with the High Impact Commercial or industrial Permit systems. These are subject to the Threshold Standards which are designed to identify and mitigate high impacts to surrounding lands resulting from such uses as defined in Chapter 2 of the Montezuma County Land Use Code.

**Subdivision Regulations:** Any tract of less than 35 acres created by a division of land shall be considered a development which requires County approval and shall also be subject to the design guidelines, standards, regulations and review procedures as defined in Chapter 5 of the Montezuma County Land Use Code.

**What is a Planned Unit Development (PUD)?** The Montezuma County Subdivision Regulations and this Land Use Code 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 proposed PUD. Unique circumstances and objectives are to provide for necessary commercial, recreational and educational facilities conveniently located to housing; 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.

**High Impact Commercial or Industrial Permitting:** Chapter 2 of the Montezuma County Land Use Code applies to **all** commercial or industrial land uses in the unincorporated areas of Montezuma County. Proposed development projects or existing land uses that comply with these standards may verify compliance through a Permit Application granted by the County.

**Common Lot Line Adjustments:** Any common lot line adjustment that conveys property less than 35 acres is subject to County review, even if the resulting acreage for any/all tracts or lots is/are over 35 acres. See the Boundary Line Adjustment Procedures and Application.