

Name of Subdivision
Lot/Impact Classification
Name of Developer(s)
Physical Address of Property
No. Lot(s)/___ acres, more or less
Section ___ Township ___ N, Range ___ W, 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 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

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Notary
Name: _____
Date: _____
Notary Expiration: _____

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Notary Expiration: _____