



What is the purpose of a Site Development Permit?

An approved Site Development Permit is required prior to issuance of a Building Permit for a new single-family dwelling. The purpose of the Site Development Permit is to ensure safe development while minimizing the potential for harmful impacts.

Where does the requirement come from?

The requirement for a Site Development Permit comes from Section 13.10 of the Ouray County Land Use Code. This code section states: *In conjunction with and prior to approval and issuance of a building permit, a landowner wishing to construct a single-family dwelling unit must obtain a Site Development Permit from Ouray County.*

What issues must the Site Development Permit Satisfy?

Issues that must be satisfied as part of the SDP process include but are not necessarily limited to the following seven primary categories:

1. *Evidence of Physical Access* a. May include documentation to show any necessary easements, approvals, or permits from Forest Services or other governmental entities.
2. *Availability of Potable Water* a. May require well permit or letter from State.
3. *Availability of Sewage Disposal/OWTS* a. May require letter from licensed Colorado engineer on feasibility.
4. *No unreasonable impact - Wildlife Habitat, Tundra, Wetlands, Riparian Area* a. May require confirmation letter from Colorado Division of Parks and Wildlife
5. *No impact – Sage Grouse Habitat* a. May require letter of confirmation from Colorado Division of Parks and Wildlife
6. *Identification of Chemical or Geological Hazards* a. May require Geo-Hazard analysis by licensed Colorado engineer.
7. *Identification of Wildfire Hazard, Flood Hazard, Avalanche/Snow Slide Hazard*
8. *No Impact on Irrigation / Structures* a. May require letter from ditch owner(s) or ditch company.

Other important information:

Review of the application will include a site visit by Land Use Department staff and may include referral to other governmental agencies. To facilitate the review, Applicant may be required to submit an aerial photograph of all lots proposed for development. Additionally, if development is proposed on an existing mining claim, the Applicant must submit the original mineral survey and a current Improvement Location Certificate prepared by a Colorado registered surveyor. Upon approval of this application, the permit will be recorded at the Office of the Ouray County Clerk and Recorder. The Applicant shall submit two checks. **1. A check made out to OURAY COUNTY CLERK AND RECORDER in the amount of \$18.00 for recording fee. 2. A check made out to OURAY COUNTY LAND USE for appropriate Site Development Permit fee (Region 1 - \$200, Region 2 - \$250, Region 3 - \$300 *see staff) with this application.**



SITE DEVELOPMENT PERMIT APPLICATION
SINGLE FAMILY DWELLINGS

Land Use Department Mailing Address: PO Box 28, Ridgway CO 81432
970.626.9775 Physical Address: 111 Mall Road, Ridgway CO

Date: _____ Received: _____

Owner/Agent: _____ Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Legal: ¼ Section: _____ Section: _____ Township: _____ Range: _____

Mining Claim? Yes No Region: 1 (0-6 miles from Land Use office) 2 (6+ to 12 miles) 3 (12+ miles)

Parcel Number: _____ Account Number: _____

Fee Amount: _____ Paid: Y N Check Number: _____

*Under the provisions of Section 13.10 of the Ouray County Land Use Code, an **approved** Site Development Permit shall be required prior to the issuance of a building permit or address/driveway permit - Construction proposed on lots previously approved by Ouray County as part of a Planned Unit Development or subdivision are exempt from the requirement for a Site Development Permit.*

- Along with this permit application, you must submit:
- * A site plan showing proposed or existing access and location of proposed or future construction. []
 - * Plat, Improvement Location Certificate, Boundary Survey, or other to show legal lot lines. []
 - * Evidence of physical access to the lot or parcel. []

The property owner must read the following and acknowledge by signature below:

I acknowledge that I understand that Ouray County is a small, rural county, and the implications of such, including; Ouray County does not have the resources (both financial and staffing) of larger, more urban counties and communities, and cannot provide the same level of services. Roads are primarily dirt and gravel, and may or may not be paved in the future, depending on future resources of the County. Some properties may not be accessible during the winter months except by snow cat, snowmobile, skis or snowshoes. Consider year-round travel conditions when planning access to your property. Maintenance of roads, year round, has limitations based on available resources for staff and materials. Some County roads are not maintained during the winter months, and private maintenance of county roads is not permitted except by written agreement with the Board of County Commissioners. Permission to plow county roads is not guaranteed, and any permission, if granted, may be contingent upon creating parking for access beyond what is plowed or creating alternative access for recreational uses. Emergency responses to medical situations, fires, and law enforcement requests may be slower than in urban areas, and may be more limited in remote parts of the County. Emergency responses may be totally unavailable during winter months. The County does not provide water, waste water, or firefighting services. These services may or may not be readily available in some parts of the County and I have inquired about the specifics of these services, as well as access to my property, and understand how my property will be served.

I also certify that I have read this document completely and that all the information I have submitted in support of this application is true and correct to the best of my knowledge and that this Permit may be revoked or suspended if I have knowingly supplied false or misleading information. I understand and agree that I am required to comply with any and all conditions that may apply to the approval of this Site Development Permit and that I may not undertake any development of the proposed site unless and until a Site Development Permit has been issued.

Signature of Owner (No "agent" signatures allowed)

Date

