

Permitting

Any operation in Montezuma County must meet Threshold Standards. This objective is addressed by a Landowner-Initiated Zoning system and a complementary High Impact Commercial or Industrial Permitting system, which are combined in a Land Use Code. The Threshold Standards represent the maximum levels of development or impacts from land use activities that may occur without the approval of the County through a permitting and public hearing process. The threshold standards assure landowners that surrounding land uses will not exceed the established standard unless appropriate mitigation measures have been considered and applied. Some Threshold Standards may be relaxed through the permit review process based on existing or proposed surrounding land uses. Threshold Standards address:

- Site, lot and building standards,
- Road, traffic, parking and access,
- Health Safety and welfare,
- Nuisance standards

An operation is determined to be a high impact development when it (a) changes the basic character or the use of the environment in which the construction, activity, or operation occurs, (b) exceeds the Threshold Standards, or (c) involves either:

- Any commercial or industrial use that will generate a total of 15 or more round trip vehicle trips per operating day
- A major extension of an existing domestic water or wastewater treatment system, or a new water or waste water treatment system
- Major facilities of a public or private utility; major pipelines and power lines; gravel and mining operations, oil and gas drilling, pumping disposal, gathering and transmission facilities, including coal bed methane and CO₂, public or private landfills, waste disposal sites, salvage yards, and communication towers
- Development that would cause excessive noise, water pollution, or air pollution, and development resulting in visual impacts that would substantially degrade property values

Projects that involve significant impacts that go beyond the surface and boundaries of the parcel owned by the applicant.