



***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 Safe / Legal Access*
  - a. Includes documentation to show any necessary 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 \$16.00 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.



FOR OFFICE USE ONLY

Item:	Reviewed By:	Comments:	Approved:
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Confirm – Possible physical/legal access

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Confirm – Availability of potable water

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Confirm – Available sewage disposal or suitable for OWTS

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Confirm – No unreasonable impact on wildlife habitat (general)

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Confirm – No impact on Sage Grouse habitat

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Confirm – No unreasonable impact on wetland/riparian areas

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Confirm – No chemical or geo-hazards

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Confirm – No potential development impact on water features/ditches

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**Referred To:**

CDOPW    R&B    Engineering    BLM    Other \_\_\_\_\_

**Final Disposition:**

- FLOOD PLAIN PERMIT REQUIRED (project may proceed)
- VISUAL IMPACT CORRIDOR – REVIEW REQUIRED
- APPROVED
- DENIED
- APPROVED WITH CONDITIONS (listed below)

**Conditions:**

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**Ouray County Land Use Official**

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**Date**