



**Delta County Planning and Community Development
Application for a Specific Development
Delta County, Colorado**

Please provide information on all of the following items on a separate sheet of paper(s). All listed items must be addressed if they apply to your development, if an item does not apply to your development please indicate the reason why it does not.

1. Indicate the type of Specific Development applied for as outlined in Article II Section 4 of the Specific Development Regulations. If available provide the physical address of the proposed development site.
2. A description and/or operating plan of the specific development including the general description of planned and future expansions.
3. If applicable, the name, address, and phone numbers of the applicants representative, mortgagee, and beneficiary under deeds of trust.
4. The name, address, and phone numbers of the owner of any mineral rights if the development is for mineral extraction.
5. A list of potential adverse and/or positive impacts on surrounding property owners. If there are potential adverse impacts to surrounding property owners include a detailed plan on how those impacts will be mitigated.
6. A brief description of the existing land use on the subject parcel and adjacent parcels within ½ mile of the boundaries of the proposed development.
7. A brief description of any existing natural hazards or natural hazards that may be created by the development on the property and/or within ½ mile of the subject property boundaries.
8. An analysis of the impacts of the development to any roads within Delta County. Provide an estimate of the number and types of vehicles including weights that will use County roads for the operation. If the operation will utilize the same route on a regular basis, specify the exact route and any potential safety issues that may arise from the operation.
9. An emergency response plan that addresses fire protection and hazardous spills. Include the name and contact information for the applicant's incident commander, proposed signage, access/evacuation routes, and health care facilities anticipated to be used. The plan should acknowledge that any cost incurred during an emergency shall be reimbursed to the appropriate emergency response agency by the developer/owner/applicant/operator of the operation.

10. A **site plan** of the proposed development that contains all of the following items that pertain to the development;
- Drawing scale.
 - North Arrow.
 - Total acreage and total development area.
 - A vicinity map showing property owners and current land use within ½ mile of the proposed development.
 - Location of all existing and proposed roads, streets, highways, right-of-ways, utilities and utility easements that cross or adjoin the proposed development.
 - Location and type of site improvements including landscaping, lighting, berms, fencing, or any improvement related to the development.
 - Location, number, and approximate dimensions of all existing and proposed buildings and other structures, storage areas, waste disposal areas, parking areas, utility installations, and other major features.
 - Location of all rivers, streams, ditches, bridges, drainages and natural features such as cliffs, hills, mesas, trees and wetlands.
 - Existing and proposed contours and elevations.
11. The Planning Department may ask the applicant for additional information, studies, or reports during the review process. Any additional information requested by the Planning Department or other department within the County or outside referral agency will be at the expense and responsibility of the applicant to provide. Failure to provide requested information will delay a decision or may result in denial of the development by the County.

Performance Standards:

Performance Standards are used to determine if the development is compatible with the Delta County Master Plan and in compliance with the Delta County Specific Development Regulations. Each of the following items must be addressed if they apply to the development, if an item does not apply to the development please indicate the reason why it does not. Please refer to the Delta County Specific Development Regulations if any questions arise when providing the necessary information.

- Compatibility with Adjacent Land uses – Provide a narrative as to how your development will fit into the neighborhood in which you are locating. Comments received from surrounding land owners and other interested parties will be taken into account in determining compatibility.
- Federal, State, and Local Regulations – All developments shall comply with any Federal, State, and/or Local Regulation applicable to the proposed development. Copies of any Federal, State, and/or Local permit obtained for the development must be submitted to the Planning Department prior to the commencement of operations.
- Financial Assurance – Provide evidence that the applicant has the necessary funding to complete reclamation, and construction of improvements and/or infrastructure for the development. At their discretion, the Board of County Commissioners may require that a bond, a letter of credit, or other approved collateral mechanism be posted to assure completion of certain projects.

- D. Financial Cost of Services Expected of the County Government – Growth and development shall pay its own way; therefore developers are expected to pay their appropriate share of the impact on public facilities and infrastructure. Provide information of any foreseeable costs the development may impose on the County.
- E. Floodplains – It is the applicants responsibility to determine if any portion of the development lies within a floodplain. Developments within a floodplain shall comply with the Delta County Floodplain Regulations (may be obtained from the Delta County Health Department).
- F. Geology and Soils – Unless waived by the County, a geologic and soils report which identifies all potential geologic hazards prepared by a Registered Professional Engineer in the State of Colorado or a qualified geologist will be required. The report shall address ground subsidence, expansive soils, and rock analysis as well as any potential geologic hazard that may be present at the site or created due to the development.
- G. Hooded Lighting – Indicate if there is to be any outside lighting and how it will be installed to preclude and eliminate any “light” pollution to the night skies.
- H. Irrigation Water and Ditch Easements – Indicate if any irrigation and waste water ditches, pipelines, waterways, or any other means of conveyance cross or adjoin the land proposed to be developed and what provisions will be made to ensure that their use, including maintenance thereof, will continue uninterrupted.
- I. Noxious Weed Control – Developers are required to control noxious weeds on their property. If noxious weeds are present on the property or the potential exists for infestation of noxious weeds, a plan for noxious weed control will be required.
- J. Nuisances – Proposed developments that may create noise, dust, odors, glare, fumes, smoke, liquid and/or solid waste, or other nuisances are required to be located or screened so as to not adversely impact surrounding property owners. Provide information on any potential nuisances that the development may create to surrounding property owners.
- K. Off Road Parking and Loading Areas – All required parking and loading areas are to be located off of any streets or roads and must be located on the same parcel as the building that they serve. The site plan may be used to show all parking and loading areas.
- L. Open Space – Developments that have more than one building or structure are encouraged to cluster or concentrate the buildings in one area to allow the remaining land to be used for agriculture, common open space, recreation, or preservation. Indicate any proposed open space area in the development and its intended use.
- M. Protection of Agricultural Operations – New developments shall not interfere with the normal operations of existing agricultural operations including, but not limited to, dairies, feed lots, fruit orchards, vineyards, crop and livestock production. Provide information if the development will impact any agricultural operations and how that impact will be mitigated.

- N. Provision of Adequate Water Supply, Sewage Disposal, Fire Protection, Access, Roads, and Utilities.
1. Water – Evidence of a reliable, potable water supply that is adequate in quantity, quality, and dependability and has no negative impacts on the water supply of others is required for new developments. Applicant is required to identify and mitigate any negative impacts to others water supply from the proposed development.
 2. Sewage Disposal – If possible, all new developments are required to connect to a domestic sewage system. Individual sewage disposal systems may be used if connection to a domestic system is not possible and there is adequate land area for the system. All Individual sewage disposal systems must be approved by the Delta County Health Department.
 3. Fire Protection – Proposed developments shall not create any undue risks for fire hazards. Indicate the location of the nearest fire hydrant to the development or the source of an adequate water supply that may be used in the event of a fire. A fire protection plan may be required for high risk developments.
 4. Access – Indicate how the development is to be accessed from County roads or State Highways. An access permit from Delta County is required for all accesses from County roads or from the Colorado Department of Transportation (CDOT) from State Highways. Copies of all access permits are required to be provided to the Planning Department.
 5. Roads – Any road that is required within a development shall comply with the Delta County Roadway Design and Construction Standards. Adequate Right-of-Way (ROW) for any required road shall be provided by the applicant. All roads and ROW shall be approved by the Delta County Engineering Department prior to construction.
 6. Utilities – Identify all required utilities and associated utility easements that will be needed for the development. Indicate the source of the required utilities (DMEA, Tri-County Water, City of Delta. etc.).
- O. Runoff, Stormwater, and Erosion Control – If the development has more than 20,000 sq. ft. of impervious surface or a cumulative total of more than one acre of disturbed land with a slope greater than 8%, a stormwater, drainage, and erosion control plan prepared by a Registered Professional Engineer or qualified Hydrogeologist will be required to be submitted by the applicant and implemented by the developer.
- P. Scenic Views – Indicate if the proposed development is within view of the West Elk Scenic Byway or the Grand Mesa Scenic Byway or any other major arterial road located within the County. Developments on ridgelines with a direct effect on the skyline and/or block a view shed of adjacent properties shall be mitigated. A visual mitigation plan shall be submitted to the County if the development is:
1. Located within view of a scenic byway.
 2. Located within 350 feet of an existing residence (a written waiver may be obtained from the impacted homeowner).
 3. Located within 1000 feet of a Public Facility including, but not limited to, public parks, schools, hospitals or other similar facilities (a written waiver may be obtained from the impacted facility).
 4. Located within 200 feet of a maintained public road.
- Q. Slopes – No development is allowed on slopes of 30% or more. If a development is located on a slope that is determined to be unstable, a report prepared by a Registered Professional Engineer in the State of Colorado or a qualified Geologist that certifies that the development creates no hazard of slope failure or accelerated soil erosion must be submitted.

- R. Streams, Rivers, Creeks – Indicate if any streams, rivers, springs, or creeks are located on the parcel to be developed. No development shall be located within 25 feet of any waterway unless extenuating circumstances as determined by the County require a structure to be located closer to the waterway. Natural vegetation along waterways should remain in place and not be affected by development.
- S. Wildfire Hazards – A fire mitigation plan is required if the development is determined to be located within a wildfire hazard area by the local fire protection district.
- T. Wildlife Corridors – A wildlife mitigation plan is required if the development impedes the seasonal migration patterns of wildlife in an area identified as a critical wildlife corridor as determined by Delta County, the Colorado Division of Wildlife, or the United States Fish and Wildlife Service.
- U. Time Frame – Indicate the amount of time estimated to complete all necessary construction including infrastructure for the development. For large developments, as determined by the County, a summary of development financing may be required.
- V. Technical Infeasibility Waiver – If any of the above conditions are required for the development and it is technically infeasible to accomplish, the applicant may request a waiver from that requirement. Provide documentation and support stating the reason why the requirement cannot be met. Please note that this waiver is not to be used to avoid fulfilling a requirement of the Specific Development Regulations but only when circumstances of the development make the condition infeasible or the technology required to comply with the condition is not available.

FEE SCHEDULE

Administrative Review	\$350.00
Full Review (Planning Commission & BoCC)	\$500.00