



LAND USE COMPANION

The land use companion is intended to aid those interested in receiving a Routt County land use approval. It should be understood that the information shared on this document was created with the exchange of limited detail. While the goal of the companion is to provide some clarity as to the framework, timeframe, and different factors involved with a land use decision, the actual Routt County Zoning and/or Subdivision Regulations provides the ultimate criteria for applications. The companion should be used to gather information as part of a fact-to-face meeting with a staff planner, or as part of internet/phone contact.

1. Project Name: _____
 2. Applicant Name: _____
 3. Staff Planner: _____
 4. Type of land use approval(s) needed (Flow chart, Application, and Submittal Checklist are available upon request):

 5. Estimated application fees and annual fees if applicable: _____
 6. Possible key steps:
 - Meeting with County Staff
 - Meeting with other Agencies
 - Administrative Decision
 - Public Hearing with Planning Commission
 - Public Hearing with Board of County Commissioners
 - County Attorney Review
 - Recording of any documents
 7. Estimated timeframe until completion: _____
 8. Professionals suggested to include in the creation of the application:
 - Planner
 - Architect
 - Engineer
 - Surveyor
 - Other: _____
 9. Initial contact with other agencies/organizations suggested:
 - Routt County Road & Bridge
 - Routt County Environmental Health
 - Routt County Building
 - Municipalities: _____
 - Colorado Department of Transportation
 - Colorado Department of Health and Environment
 - Home Owners Association
 - Special Districts
 - Other: _____
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10. Factors in determining the placement of structures and other development:

- | | |
|----------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Property line and road setbacks | <input type="checkbox"/> Waterbody setbacks |
| <input type="checkbox"/> Slopes over 30% | <input type="checkbox"/> Wetlands |
| <input type="checkbox"/> Skyline | <input type="checkbox"/> Critical Wildlife areas |
| <input type="checkbox"/> Other: _____ | |

11. Off-site impacts considered in the evaluation of an application:

- | | |
|--------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Roads | <input type="checkbox"/> Natural Hazards |
| <input type="checkbox"/> Wildlife Habitat | <input type="checkbox"/> Water Quantity and Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Visual Amenities |
| <input type="checkbox"/> Wildland Fire | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Wetlands | <input type="checkbox"/> Land Use Compatibility |
| <input type="checkbox"/> Odors | <input type="checkbox"/> Vibration |
| <input type="checkbox"/> Snow Storage | <input type="checkbox"/> Historical Significance |
| <input type="checkbox"/> Reclamation/Restoration | <input type="checkbox"/> Weed Control |
| <input type="checkbox"/> Other: _____ | |

12. Master Plan chapters and policies that may be considered during evaluation:

- | | |
|------------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Development and Rural Development | <input type="checkbox"/> Environmental Impacts |
| <input type="checkbox"/> Recreation and Tourism | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Hazards to Development | <input type="checkbox"/> Wildlife Resources |
| <input type="checkbox"/> Agricultural Lands | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Housing | |

13. Examples of recent/similar projects (provide staff report/permit/plat upon request—copy fees may apply):

14. Mineral Interest notification required? _____

15. Other items or notes: _____

16. The County has a process called the Administrative Review Team (ART). This allows an applicant to sit down with most, if not all, agencies that may have a comment on an application at the same time. This process is not limited to County agencies. Certain State agencies attend these meetings as well. These meetings are tentatively scheduled for the second Thursday of every other month (starting in January). This process is free and optional. Please contact the Planning Department if you would like to participate in this process.
