APPLICATION CONTENTS (Note: Refer to Bent County Zoning and Subdivision Regulations (for more details on requirements) **SEE EXTRACT BELOW**

1. **DESCRIPTION OF PROPOSED OPERATION**: _Construction and operation of a dairy, which may include up to 10,000 cows on approximately 500 acres with the main building being approximately 15 acres under one roof, with additional outbuildings and feed bunks._

2. **PROPOSED METHOD OF SEWAGE DISPOSAL**: **If applicable please provide details**:
The sewage will be detained on-site using retention ponds. The effluent will be piped off-site to neighboring farms and used to fertilize crops being grown in the area. The solid waste will be dried and also used on farms both on and off-site. Applicants will apply for storm water permits through the CDPHE and provide copies of such to the County upon completion.

3. **PROPOSED METHOD OF WATER SUPPLY**: **If applicable please provide details**:
There are existing deep groundwater wells on-site that are in place, as well as other wells that are to be drilled/developed. Those requiring augmentation will be augmented with LAWMA shares. Total demand is estimated to be 300 to 350 GPM at peak times.

4. **Is PLAT plan attached (if applicable)?**

   YES _X_ NO _x_

Not Applicable

5. **Is SITE plan (finish grading, drainage & drainage facilities) attached? (if applicable)**

   YES _X_ NO _x_
Attached is a preliminary site plan showing the current layout. Final site plan will be provided after we obtain the storm water permit from the CDPHE.

6. Is SITE plan (fencing and landscaping) attached? (if applicable)  **YES X NO**

Attached is a preliminary site plan showing the current layout. Final site plan will be provided after we obtain the storm water permit from the CDPHE.

7. Is SOIL STUDY attached? (if applicable)  **YES X NO**

The soil study will begin as soon as the Special Use Permit is approved. A copy will be provided for the County’s records.

8. **IMPORTANT:**
   If construction is to occur on which the acreage is in excess of one (1) acre it will require inspection by Southeastern Land and Environment for compliance with storm water runoff components of the Federal Clean Water Act if the construction involves business or industrial-type operations.

Noted.

9. OTHER COMMENTS:


Applicant’s Signature: __________________________, Manager: ____________ Date:  __________________________

B. APPLICATION REVIEW:

1. LAND USE RECOMMENDATION:
   a. Approved: ____________ Date of approval: ____________
   b. Conditionally approved
   c. Disapproved
   d. Comments:

2. PLANNING COMMISSION’S RECOMMENDATION TO COUNTY COMMISSIONERS:
   a. Approved

   Date of approval: ____________
   b. Conditionally approved:
   c. Disapproved:
   d. Comments:
3. PUBLIC HEARING DATE: ____________________, 20____

4. BOARD OF COUNTY COMMISSIONER’S RESOLUTION
   a. Approval ____________________________________________
      Chairman, Bent County Commissioners
   b. Date of approval: ____________________, 20____
   c. Conditional Approval ____________________________
   d. Disapproval _________________________________
   e. Comments ______________________________________
SPECIAL REVIEW USES (extracted from Planning/Zoning Manual)

General: The uses designated as special review uses in zoned districts are contingent uses which may or may not be appropriate in the particular location depending on the nature of the proposed use, and its relationship to the surrounding land uses, and its impact with respect to environmental, social, and economic matters. Special review permits may be approved by the County Commissioners only after reviewing the expected impact of the proposed use on adjacent land uses, the environmental, social, and economic characteristics of the area, and the community in general.

Special Review Procedure:

Application: An application for special review use permit shall be submitted in writing to the County Administrator along with the information and data required as indicated below under SUBMISSION REQUIREMENTS.

The County Administrator shall forward the application to the Planning and Zoning Commission who shall study and review the application and accompanying evidence before making a recommendation to the Board of Commissioners.

The Board of County Commissioners shall hold a public hearing on the matter and notice of such hearing shall be published at the expense of the applicant in an official newspaper or newspaper of general circulation at least 15 days prior to the hearing date. In addition, written notice of the hearing shall be mailed at the expense of the applicant, at least 15 days prior to the hearing date to the applicant and owners of the properties adjacent to the property in question. The applicant shall furnish at least 20 days prior to the anticipated date of the public hearing a list of the owners of properties adjacent to the property in question.

SUBMISSION REQUIREMENTS:
The applicant shall submit:

1. A detailed sketch plan showing location of all proposed buildings, fences, parking areas, ingress and egress, waste disposal areas, and other construction features and landscaping, and measured distance to adjoining property lines and improvements, including those across a road, street, right-of-way, easements, or other narrow strip of property.
2. A description of the proposed operation in sufficient detail to indicate the effects of operation in producing air and water pollution, odor, noise, glare, fire, or other safety hazards, and traffic congestion.
3. A description of the proposed method for disposal of sewage or other waste in a sanitary and healthful manner.
4. A description of methods for supplying water in such a manner as to be adequate in quantity, quality, and dependability for the proposed use.
5. A site plan of sufficient detail to show finish grading (maximum of 10' contour intervals), drainage and drainage facilities.
6. A site plan of sufficient detail to show proposed fencing and landscaping.
7. A soil study of the proposed site.
8. An application fee of $50.00, half of which will be returned if application is not approved.
9. Any other information as required by the Planning and Zoning Commission, County Administrator, or the Board of County Commissioners.
10. All plans or plot plans, supplemental information, as required, and fee must be submitted to the County Administrator for study and recommendations at least 14 days prior to the hearing date before the Board of County Commissioners.

Standards for Review of Applications for Special Review Permits:
The Planning Commission shall recommend and the Board of County Commissioners shall approve an application for special review use permits only if the County Commissioners find that all of the following conditions are met:

1. The use is compatible with all existing uses of land adjacent thereto, or appropriate measures have been taken to alleviate such incompatibilities.
2. The use will not unnecessarily scar the land or soil upon which such use is to be placed, leaving deleterious effects such as denuded slopes, uncovered soil piles to be blown away, scars upon areas of natural historic value.
3. Uses with unsightly aspects, odors, or noise are set back a sufficient distance from adjacent property boundaries and property fencing or screening is provided so that adjacent property is not adversely affected.
4. The use shall comply with all applicable air and water pollution control legislation.
5. The use is consistent with an orderly pattern of development within the County as consistent with the adopted Master Plan.

Limitations on Approval:
Any person who wishes to alter a structure, or change a use or method of operation of an activity in a matter inconsistent with, or not provided for by the original special review use permit shall first apply to Bent County, Colorado, for a new special review use permit.

BENT COUNTY PERMIT DISCLAIMER

In connection with application for this:
   ( ) building permit
   ( ) septic tank permit
   ( ) subdivision exemption
   (X) Special Review Use Permit
   ( ) Mobile Home application
   ( ) other permit

Applicant acknowledges having read and understood the following:

1. Bent County in granting the permit makes no representation as to the status of Applicant's title to the real property described in the application.

2. The County further makes no representation as to any matter which could be disclosed in a survey, and if Applicant has any questions regarding location of boundary lines, possible encroachments, either by the Applicant or by third party, the location of any easements or rights of way, or any other matter which would be property shown by a survey, the Applicant may obtain a survey from a professional land surveyor.

3. The County makes no representation regarding Applicant’s right to legally access the real property described in the application. If Applicant has questions regarding access, Applicant may engage the services of any attorney or professional land surveyor.

4. The County makes no representation as to the availability of any utility services to property, including but not limited to gas, electricity, water, trash disposal or sewer. If Applicant has questions regarding the availability of utilities, Applicant may request such information from the appropriate utility provider.

Signed this ________ day of _________________, 20___
Applicant Signature

Applicant Printed Name