

ATTACHMENT G

PERMIT MATRIX

PROJECT AUTHORIZATIONS, PERMITS, REVIEWS, AND APPROVALS

Authorization	Agency Authority	Applicability	Permit Trigger	Notes
Federal				
CWA Section 404	United States Army Corps of Engineers	Possible	Any construction impacting Waters of the United States	Coordination not required if WOTUS is being avoided. No State Waters Rule in effect as of November 2024.
Migratory Bird Treaty Act/Bald and Golden Protection Act	U.S. Fish and Wildlife	Required	Migratory Bird, Bald/Golden Eagles and Nests or other protected avian species	No identified nests on site; preconstruction nest surveys required if construction begins during nesting season.
Endangered Species Act – Section 7 Consultation	U.S. Fish and Wildlife	Not Likely	Critical habitat or protected species impacts	Not anticipated to be required; site verification that excludes suitable habitat is recommended.
State				
Stormwater General Permit (CWA Section 401)	Colorado Department of Health and Environment	Required	Construction activities that result in the discharge of stormwater	Must submit Notice of Intent 10 days in advance of construction. No other 401 triggers/permits anticipated.
Land Development Air Pollution Emissions Notice (APEN) per CAA	Colorado Department of Health and Environment	Required	Construction disturbance greater than 25 acres or duration longer than 6 months	Permit must be obtained 60 days prior to construction, plan to initiate process at least 6 months prior to construction
Cultural Resources Survey Review/ Concurrency	State Historic Preservation Office	Required by County	Class I Cultural Survey and Report; if SHPO coordination is required then Class III must be completed	Not triggered unless county requires; unknown until pre-application meeting. If there is a federal nexus under Section 404, this will be satisfied via the Section 404 process

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CDOT Access Permit	Colorado Department of Transportation	Required	Improvements to State Highway 131 and County Road 14 Intersection	The access permit application will be submitted to CDOT during the final plat application for the first filing of the development
Local				
The following Land Use Applications are required for the approval for the proposed master planned residential development with recreational amenities consisting of a ski area and other outdoor recreation uses that will be available to the residents of the development.				
Zoning Change	Routt County	Required	For the portion of the Ski Mountain property from Agricultural Forest (AF) to Stagecoach Mountain Residential (SMR) and Stagecoach Outdoor Recreation (SOR).	
LPS Applications	Routt County	Required	For the Stetson Property and the portion of the Ski Mountain property that is to remain zoned AF.	
Major Subdivision	Routt County	Required	Preliminary and Final Plat applications (with Phasing Plan)	
Vacate SMR Plat	Routt County	Required	(35 acre lots on Ski Mountain Parcel) as a condition of Final Subdivision approval	

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Special Use Permit	Routt County	Required	Development of ski mountain property and auto service/gas station	Certain land use changes, because of their nature or location will have the potential to cause impacts that warrant review by the Planning Commission and the Board of County Commissioners.
Conditional Use Permits	Routt County	Required	<ul style="list-style-type: none"> ○ Telecommunication Facilities – freestanding antennas and towers (to be submitted after preliminary application approval) ○ Recreational Facilities, Outdoor – Rural ○ Recreational Facilities, Outdoor – Rural with Overnight Accommodations (Phase I) 	

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Uses by Right	Routt County	Required	<ul style="list-style-type: none"> o Retail establishments entirely enclosed within a structure. o Eating and drinking establishments, indoor or outdoor 	
Site Plan Approval	Routt County	As applicable to the approved uses.		
1041 Application	Routt County	Required by County ¹	Major extension of water and sewer infrastructure	<p>1. The applicant is submitting this 1041 Permit Application to Routt County for the Stagecoach Mountain Ranch Project ("Project") subject to a reservation of its rights to seek judicial review of the County's erroneous mandate of a 1041 application for the Project, in the future if necessary. The applicant maintains its position that the Project is exempt from the County's adopted 1041 Regulations contained in the Unified Development Code Chapter 7.</p>