



CUSTER COUNTY, COLORADO
PLANNING AND ZONING OFFICE
WESTCLIFFE, CO 81252

Zoning Permit Application for an Accessory Structure, Enclosed or Open;
or for a Deck, Porch, Patio or Balcony

This permit is for a structure that will NOT be used for human habitation. No structure, including foundation, shall be constructed, moved or have an addition thereto, until a zoning permit has been issued.

Submit this application with:

- check permit fee
check copy of scaled floor plans with all exterior dimensions, plat plan and elevation drawing
check proof of a County Access Permit, if access to the property is from a County maintained road
check OWTS variance application, fee and receipt for Portable Chemical Toilet for Construction
check Gate (can be submitted on a separate sheet which will not be placed in file)

The pre-construction cost per square foot of total floor area for each floor for an enclosed structure is \$0.60 and \$0.25 for an open structure. If any work is started, including excavation, at the building site before the permit is obtained, the post-construction cost per square foot is \$1.80 enclosed, \$0.75 open. The cost for a deck, porch, patio or balcony constructed after original permit is closed is \$50.00. A permit will not be required for any accessory structure with a total floor area of 100 square feet or less. The exterior of the structure must be completed within two years, or a new permit will be required before further construction takes place. The new permit will be charged at the fee current at the time of application. Work on the interior may take as long as necessary, however use tax will continue to be due annually until the project is completed.

The Custer County Zoning Resolution requires a compliance inspection at the end of a building project. Inspection of the site will confirm that the structure, water, plumbing, electric, septic system and other zoning commitments, if required, are in compliance with this Resolution.

Custer County does not enforce covenants or deed restrictions.

Landowner of Record: _____
All landowners must be listed on this application. TYPE OR PRINT LEGIBLY IN BLACK OR BLUE INK

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone Home: (____) _____ Business: (____) _____

Cell: (____) _____ e-mail: _____

Builder: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone (____) _____ Cell: (____) _____

e-mail: _____

A Portable Chemical Toilet shall be used at this site during construction and septic installation, the contents of the toilet will be disposed of in an approved dump station and the unit will be removed when construction is completed.

\$20.00 fee paid _____ Copy of site specific receipt for rental of unit received _____

Schedule Number for the Property: _____
(Assigned by the County Assessor's Office - Shown on the Tax Bill)

Legal Description of the Property: _____

Property Address: _____

Type of Structure Enclosed Open on at Least One Side

Deck or Balcony Container (must have signs painted out) Other

Permit is for New construction Addition to Existing Structure

Size of property: _____ in Acres (or) _____ X _____ Dimensions of property

This structure will have the following exterior dimensions:

Enclosed Accessory Structure:

Basement Dimensions _____ x _____ = _____ sq. ft.

First Level Dimensions _____ x _____ = _____ sq. ft.

Second Level Dimensions _____ x _____ = _____ sq. ft.

Third Level Dimensions _____ x _____ = _____ sq. ft.

Open Accessory Structure (Open on at Least One Side):

Basement Dimensions _____ x _____ = _____ sq. ft.

First Level Dimensions _____ x _____ = _____ sq. ft.

Second Level Dimensions _____ x _____ = _____ sq. ft.

Third Level Dimensions _____ x _____ = _____ sq. ft.

Deck, Porch, Patio or Balcony (added after original permit is closed):

First Level Dimensions _____ x _____ = _____ sq. ft.

Second Level Dimensions _____ x _____ = _____ sq. ft.

Third Level Dimensions _____ x _____ = _____ sq. ft.

Total Enclosed: _____ Sq. ft. x \$0.60 = _____ x \$1.80 = _____
(post-construction only)

Total Open: _____ Sq. ft. x \$0.25 = _____ x \$.75 = _____
(post-construction only)

Deck, Porch, Patio or Balcony (no matter what size) **\$50.00**

THIS IS THE COST OF YOUR PERMIT. PLEASE MAKE CHECK OR MONEY ORDER PAYABLE TO CUSTER COUNTY.

Distance from **finished** grade to **high** point of building: _____ ft _____ in

Setbacks: North _____ ft South _____ ft East _____ ft West _____ ft

Building will have: Plumbing Yes [] No [] Electricity Yes [] No []

Will this structure be used in conjunction with a Home Occupation? [] Yes [] No

Will this project require demolition or removal of an existing structure? [] Yes [] No
If yes, other permits/registrations may be required.

Please give the following information about the property:

Water Source [] Private Well [] Community Well [] Spring
[] Stream or Creek [] Other (describe)

I agree to maintain detailed purchase and receipt records for this project, and will make them available for audit and photocopying by the Planning and Zoning Office. I further agree to pay Custer County the two percent (2%) Use Tax for any items purchased outside of Custer County, upon which NO local Sales or Use Tax was paid. Use Tax is due by January 20th of each year for materials purchased outside the County during the preceding year, or in total within 60 days after completion of my project. Use Tax is only due if less than 4.9% tax was collected at the time of purchase of material. The 2.9% State Tax and 2% Custer County Use Tax makes Custer County tax the lowest of any of the surrounding counties. Alternatively, I may estimate the tax owed as 2% of the estimated cost of the materials, or if I anticipate owing more than \$300.00 in tax, I may submit \$300.00 tax with this application and pay the remainder within 60 days after the project is finished. I also understand penalties and interest are due on my Use Tax if I fail to pay on time. I acknowledge that electrical and plumbing work require State permits and inspections.

The following are recommendations from the Colorado Division of Wildlife regarding large predator hazard, dog control, and fencing.

- Store trash and garbage in bear-proof containers away from dwellings.
- Leave pet food outdoors only while the pet is eating.
- Do not feed wildlife of any kind (including hummingbirds, suet-eating birds, and seed-eating birds).
- Keep dogs physically restrained or under the direct control of a person.
- When fencing more than 10 acres, or when fencing acreage that will be contiguous with adjoining fencing, build the fence no more than 40 inches high. Place remaining strands at 28", 22" and 16". Use barbless wire for the bottom strand.

I understand a Homeowner's packet is available.

I understand that the County has a "Right to Ranch and Farm" Policy.

I acknowledge that I am responsible for complying with the Custer County Regulations and it is the responsibility of the land owner to apply for and obtain all necessary permits. I have read and understand the above, and the information I have provided is complete and accurate to the best of my knowledge.

This permit is for a structure that will *NOT* be used for human habitation at any time.

Signature of Landowner

Date

Make check payable to Custer County and return check and permit form to:

Custer County Planning and Zoning
P. O. Box 203
Westcliffe, CO 81252
(719) 783-2669
planning_zoning@CusterCountyGov.com
CusterCounty-Co.gov