



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

ZONING PERMIT APPLICATION FOR A DWELLING

No structure, including foundations, shall be constructed, moved or have an addition thereto, until a zoning permit has been issued. A permit for a sewage disposal system or variance must be submitted prior to acceptance of this application.

Submit this application with:

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

The pre-construction cost of the permit is \$0.75 per square foot of total floor area for each floor, not including decks. If any work is started, including excavation, at the building site before the permit is obtained, the post-construction cost is \$2.25 per square foot of total floor area. The exterior of the structure must be completed within two years or a new permit will be required before further construction may take 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, are in compliance with this Resolution.

**Custer County does not enforce covenants or deed restrictions.
Custer County requires use of Reflective Address Markers.**

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: _____

Permit is for: Dwelling *Addition to Existing Dwelling
* Addition will have: Plumbing: Yes No Electricity: Yes No

Answer **ONLY IF FACTORY BUILT**: Year of manufacture _____ (Must be post 1977)
Will Factory built dwelling be permanently attached to a foundation? Yes No
Is this a HUD inspected mobile home? Yes No
The Manufactured Statement of Origin should be taken to the Clerk's Office for purging.

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

This structure will have the following **exterior** dimensions:

- Basement Dimensions _____ x _____ = _____ sq. ft.
- Attached Garage Dimensions _____ x _____ = _____ sq. ft.
- First Level Dimensions _____ x _____ = _____ sq. ft.
- Second Level Dimensions _____ x _____ = _____ sq. ft.
- Third Level Dimensions _____ x _____ = _____ sq. ft.

Estimated cost of building materials: _____ x 2% = _____

Total Enclosed: _____ Sq. ft. x \$.75 = _____ x \$2.25 = _____
(post-construction only)

Total Open: _____ Sq. ft. x \$0.45 = _____ x \$1.35 = _____
(post-construction only)

Deck, Porch, Patio or Balcony \$75.00 each _____ x _____ = _____ sq. ft.
_____ x _____ = _____ sq. ft.

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

Building Height (Maximum): The vertical distance from the highest point of the finished grade of the building perimeter to the high point of the building structure must not exceed thirty (30) feet. The maximum height limit for any structure in Custer County is thirty (30) feet.

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

Setbacks: North _____ South _____ East _____ West _____

Number of Bedrooms: _____ Number of People: _____ Number of Bathrooms: _____

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:

Type of Septic: [] Standard Septic [] Engineer-Designed Septic
Water Source: [] Private Well [] Community Well [] Spring
[] Stream or Creek [] Other (describe)

County Use Tax of 2% shall be collected at the time of issuance of any building or septic permit. Use Tax will be based on estimated building material purchases prior to and during construction. The owner is obligated to pay Use Tax on all materials purchased. Building materials are defined as any material used in the construction of a structure to include, but not be limited to, lumber, concrete, built-in appliances, fixtures, and floor coverings. Copies of receipts must be available for review by the Planning and Zoning Office in the event they need to verify whether proper taxes have been paid at the time of issuance of all building and septic permits. It is the responsibility of the landowner to see that all applicable Use Tax is paid. The Planning and Zoning Officer, or his/her representative, may enter a dwelling or structure with the owner or contractor or their representative present for the purpose of determining compliance with the Use Tax requirements.

Penalties and interest charges shall be due on a USE TAX payment, if filed late or if the applicant fails to make arrangements. The penalty for delinquent payment is ten percent (10%) of tax due. Interest for delinquent payment is eighteen percent (18%) per annum.

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 that:

- electrical and plumbing work require State permits and inspections;
- a Homeowner's packet is available;
- 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 landowner 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.

Signature of Landowner

Date

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

Custer County
P. O. Box 203
Westcliffe, CO 81252
(719) 783-2669
pz@custercouoty-co.gov

Office Use Only:

Schedule Number _____ Zone _____ Permit Number Z23

Septic # _____ Issued _____ Inspected _____ Closed _____

Construction OWTS Variance \$20.00 Date Paid _____

Deck, porch, patio, or balcony \$75.00 each Date Paid _____

PRE-CONSTRUCTION

Total Square Feet _____ X \$0.75 = \$ _____ Date Paid _____

Additional Square Feet _____ X \$0.75 = \$ _____ Date Paid _____

POST-CONSTRUCTION

Total Square Feet _____ X \$2.25 = \$ _____ Date Paid _____

Additional Square Feet _____ X \$2.25 = \$ _____ Date Paid _____

Approval to Begin Construction _____ Date _____

Exterior Completed _____ Date _____

Compliance Inspection by _____ Date _____

Use Tax Paid \$ _____

Electrical Rough-in Date _____ Plumbing Rough-in Date _____

Electrical Final Date _____ Plumbing Final Date _____

Project Completed _____ Date _____

Permit Cancelled _____ Date _____

Remarks: _____
