



**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:

- ✓ permit fee
- ✓ copy of scaled floor plans with all exterior dimensions, plat 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 (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 \$0.75 and \$0.45 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 \$2.25 enclosed, \$1.35 open. The cost for a deck, porch, patio or balcony constructed after original permit is closed is \$75.00. 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.

Estimated cost of building materials: _____ x 2% _____

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

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

Deck, Porch, Patio or Balcony : \$75.00 Each

Dimensions _____ x _____ = _____ sq. ft.

Dimensions _____ x _____ = _____ sq. ft.

Total Enclosed: _____ Sq. ft. x \$0.75 = _____ x \$ 2.25= _____
(post-construction only)

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

Deck, Porch, Patio or Balcony (no matter what size) **\$75.00**

Total cost of building 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)

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 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
P. O. Box 203
Westcliffe, CO 81252
(719) 783-2669
pz@custercounty-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: _____
