

# Custer County, Colorado

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

This permit is for a structure that will **NOT** be used for human habitation. No structure, including foundations, 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 including elevation drawings
- plot plan (drawing of the property that shows existing buildings, proposed buildings, access to the property, wells and other water sources, and components of sewage disposal systems, as well as distances from the property lines to buildings, water sources and sewage disposal systems)
- benchmark documentation, if needed
- proof of a County Access Permit, if access to the property is from a County maintained road.

The pre-construction cost per square foot of total floor area for each floor for an enclosed structure is \$0.40 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 \$1.20 enclosed, \$0.75 open. The cost for a deck, porch 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 less than 100 square feet.

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, individual sewage disposal system and other zoning commitments, are in compliance with this Resolution.

Custer County does not enforce covenants or deed restrictions.

Land Owner \_\_\_\_\_

All land owners must be listed on this application. **TYPE OR PRINT LEGIBLY IN BLACK OR BLUE INK**

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone (Home) (\_\_\_\_) \_\_\_\_\_ Business (\_\_\_\_) \_\_\_\_\_

Builder \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone (\_\_\_\_) \_\_\_\_\_

Schedule Number for the Property: \_\_\_\_\_

(Assigned by the County Assessor's Office - Shown on the Tax Bill)

Legal Description of the Property: \_\_\_\_\_

Property Address: \_\_\_\_\_



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 20<sup>th</sup> 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.

\_\_\_\_\_  
Signature of Landowner

\_\_\_\_\_  
Date

Return to Custer County Planning and Zoning, P. O. Box 203, Westcliffe, CO 81252

Office use only	
Electric? ____ Date inspected: _____	Plumbing? ____ Date Inspected: _____
Use tax? ____	Passed inspection? ____
Inspector's signature _____	Date _____