

Custer County, Colorado

Zoning Permit Application for a Dwelling or Structure Intended for Human Habitation

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 drawings
- ✓ ISDS variance fee and receipt for construction Portable Chemical Toilet
- 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 of the permit is \$0.45 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 \$1.35 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, individual sewage disposal system and other zoning commitments, are in compliance with this Resolution.

Custer County does not enforce covenants or deed restrictions.

Custer County strongly recommends use of Reflective Address Markers.

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) (____) _____ Cell (____) _____

Builder _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone (____) _____ Cell (____) _____

A Portable Chemical Toilet will be used at this site during construction, 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: _____

Please give the following information about the property:

Type of Septic: Standard Septic Engineer-Designed Septic
 Chemical or Portable Toilet Vault Other (describe) _____

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.

Signature of Landowner

Date

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