



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 \$0.60 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 \$1.80 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.**

Land Owner of Record: _____
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: (____) _____

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 the unit will be removed when construction is completed.

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 Structure
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.
- Other _____ (describe) _____ x _____ = _____ sq. ft.
(if built under this permit, the floor area for decks, patios, etc. will not be included in the fee)

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

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 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:

Type of Septic: Standard Septic Engineer-Designed Septic

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.

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 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

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
Elizabeth@CusterCountyGov.com
CusterCountyGov.com