



Custer County, Colorado
Planning and Zoning Office
Westcliffe, CO 81252

Variance to Create Undersized Lot

Requires action by the Board of Zoning Adjustment

Undersized Lot: An approved parcel of land created before the Zoning Resolution went into effect (April 6, 1971) that does not meet the minimum lot area per unit as prescribed for that district.

Submit this completed application and all attachments with the appropriate application fee at least thirty (30) days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including fee and attachments. Fee is non-refundable.

Any correspondence and/or documents submitted concerning this application are public record.

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: _____

Applicant: _____

(If different than above)

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone Home: (____) _____ Business: (____) _____

Cell: (____) _____ e-mail: _____

Tax schedule number for the property: _____

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

Legal description of the property: _____

Property Address: _____

Size of property: _____

Zone: _____

Applicant's statement: Briefly explain your request and the reasons for it. Include a description of your future plans. (This statement will be used in letters to adjoining property owners and other interested parties.)

Additional documentation as checked below:

- Plot plan drawn to scale, or survey of property. (This must include existing structures, uses of structures, wells, and septic systems; their distances from property lines; and access to the property. Also include all future structures planned for your property.)
- Name and address of current lien holder
- Letter of compliance from HOA/POA
- Owners and Encumbrances (O&E) Report or recent Title Report
- Requirements from the appropriate special district(s)

- Authority to act *if the applicant cannot attend the meeting and/or the site tour.*

I, _____, authorize _____
to make binding commitments on my behalf.

X _____

X _____

Well information:

Type of well: _____

Well permit number: _____

I understand that:

- ❖ members of the Board of Zoning Adjustment and Planning and Zoning Office staff may visit the property which is the subject of this application.
- ❖ I, or my authorized representative, will be present to explain the request and I must clearly mark the locations in question on my property.
- ❖ the fact I have made this request does not relieve me of the obligation of applying for, and having been granted, a zoning and septic permit as required by the County before proceeding with construction of a building or installation of a septic facility of any kind.
- ❖ if this variance is approved, I will have two (2) years from the date the variance is issued to act upon it by purchasing the zoning permit for this structure and beginning construction. If this variance is not acted upon within the time limit, the variance automatically expires.

I acknowledge that I am responsible for complying with the Custer County Zoning Resolution. 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

Signature of Applicant, if different

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
Planning_zoning@CusterCountyGov.com
CusterCountyGov.com