

**Custer County, Colorado**

**Planning and Zoning Office**

**Westcliffe, CO 81252**

**Z**oning **P**ermit **A**pplication for a **T**iny **H**ouse/**R**ecreational **V**ehicle

***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 must be submitted prior to acceptance of this application.***

Submit this application with:

* permit fee
* elevation drawings
* plot plan (Drawing of the property that shows proposed building with distances to all lot lines. Setbacks are 50 feet on properties over three (3) acres. Setbacks can be less on properties of less than three (3) acres. See Homeowners Packet for more information.)
* proof of an approved OWTS
* 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 $0.75 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 $2.25 per square foot of total floor area.

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 nor deed restrictions.**

**Custer County requires use of Reflective Address Markers.**

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 ( ) Cell ( )

e-mail:

Builder

Mailing Address

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

Telephone Home ( ) Cell ( )

e-mail:

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: [ ] Tiny House

 [ ] Recreational Vehicle

Any Tiny House, Recreational Vehicle (RV) or self-contained travel trailer that will be regularly occupied on private property as a primary residence, other than in a RV campground, will be considered a permanent dwelling. These structures must have the wheels removed and be blocked and leveled with skirting applied around the base, and/or be placed on a permanent foundation. They will be subject to the same Zoning and Septic regulations as any permanent dwelling.

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

Total Sq. ft. x $0.75 = x $2.25 =

 ( $1.80 post-construction only)

**Deck, Porch, Patio or Balcony $75.00 each x = sq. ft.**

 **x \_\_\_ \_ = sq. ft.**

Distance from ***finished*** grade to ***high*** point of building: ft in

Setbacks: North South East West

How many people was this structure designed to sleep?

Number of People: \_\_\_\_\_

Number of Bathrooms:

Type of Septic: [ ] Standard Septic [ ] Engineer-Designed Septic

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 that:

* the Assessors Office will not consider this a residential structure for property taxes.
* a Homeowners 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

P. O. Box 203

Westcliffe, CO 81252

(719) 783-2669

pz@custercounty-co.gov