



CUSTER COUNTY, COLORADO
PLANNING AND ZONING OFFICE
WESTCLIFFE, CO 81252

Zoning Permit Application for a Residential Other

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 modification must be submitted prior to acceptance of this application.

Submit this application with:

- checkmark permit fee
checkmark copy of scaled floor plans with all exterior dimensions, plot plan and elevation drawing
checkmark proof of an approved OWTS or Variance by the County Commissioners
checkmark gate code (can be submitted on a separate sheet which will not be placed in file)
checkmark 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 \$0.60 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, if required, are in compliance with this Resolution.

Custer County does not enforce covenants or deed restrictions.
Custer County strongly recommends 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: \_\_\_\_\_

A Portable Chemical Toilet shall be used at this site during construction and septic installation, 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: \_\_\_\_\_

Permit is for:  Bunkhouse or Guest House (no kitchen in this structure and there must be an existing dwelling on property)  
 Other (explain)

Plumbing:  Yes  No Electricity:  Yes  No

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 = \_\_\_\_\_  
(\$1.80 post-construction only)

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

Setbacks: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West

Number of Bedrooms: \_\_\_\_\_ 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)

**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 that:

- the Assessor's Office will not consider this a residential structure for property taxes.
- 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  
Planning\_zoning@CusterCountyGov.com  
CusterCountyGov.com