



**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 \$0.75 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 structure must be dried -in within a two year period and at the completed phase within three years of the issuance of the permit . If the structure is not completed within the three years, the property owner will need to re-apply for a new Zoning Permit (s). Failure to re-apply would put the permit at one hundred percent. P & Z would notify the Assessor's office to value the structure at one hundred percent at the end of the third year.

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.**

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: (\_\_\_\_) \_\_\_\_\_ 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 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:  Dwelling  \*Addition to Existing Dwelling  
\* 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.

Estimated cost of building materials: \_\_\_\_\_ x 2% = \_\_\_\_\_

Total Enclosed: \_\_\_\_\_ Sq. ft. x \$.75 = \_\_\_\_\_ x \$2.25 = \_\_\_\_\_  
(post-construction only)

Total Open: \_\_\_\_\_ Sq. ft. x \$0.45 = \_\_\_\_\_ x \$1.35 = \_\_\_\_\_  
(post-construction only)

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

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

**THIS IS THE COST OF YOUR PERMIT. PLEASE MAKE CHECK OR MONEY ORDER PAYABLE TO CUSTER COUNTY**

TOTAL COST OF THIS PERMIT : \_\_\_\_\_

**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: \_\_\_\_\_



Office Use Only:

Schedule Number \_\_\_\_\_ Zone \_\_\_\_\_ Permit Number Z24 \_\_\_\_\_

Construction OWTS Variance \$20.00 Date Paid \_\_\_\_\_

**Pre-construction**

Total Square Feet Enclosed \_\_\_\_\_ X \$0.75 = \$ \_\_\_\_\_ Date Paid \_\_\_\_\_

Total Square Feet Open \_\_\_\_\_ X \$0.45 = \$ \_\_\_\_\_ Date Paid \_\_\_\_\_

**Post-construction**

Total Square Feet Enclosed \_\_\_\_\_ X \$2.25 = \$ \_\_\_\_\_ Date Paid \_\_\_\_\_

Total Square Feet Open \_\_\_\_\_ X \$1.35 = \$ \_\_\_\_\_ Date Paid \_\_\_\_\_

Deck, porch, patio or balcony \$75.00 Date Paid \_\_\_\_\_

Additional Square Feet \_\_\_\_\_ X \$0.75 = \$ \_\_\_\_\_ Date Paid \_\_\_\_\_

Additional Square Feet \_\_\_\_\_ X \$0.45 = \$ \_\_\_\_\_ Date Paid \_\_\_\_\_

Non-conforming Lot? [  ] Yes Date Verified \_\_\_\_\_

Approval to Begin Construction \_\_\_\_\_ Date \_\_\_\_\_

Electrical Rough-in Date \_\_\_\_\_ Plumbing Rough-in Date \_\_\_\_\_

Electrical Final Date \_\_\_\_\_ Plumbing Final Date \_\_\_\_\_

Use Tax Paid \$ \_\_\_\_\_

Compliance Inspection by \_\_\_\_\_ Date \_\_\_\_\_

Construction/Permit Completed \_\_\_\_\_ Date \_\_\_\_\_

Permit Cancelled \_\_\_\_\_ Date \_\_\_\_\_

Remarks:

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