



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

## Zoning Permit Application for a Tiny House/Recreational Vehicle

*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 Homeowner's 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 \$0.60 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 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.

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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 \$0.60 = \_\_\_\_\_ x \$1.80 = \_\_\_\_\_  
( \$1.80 post-construction only)

**Deck, Porch, Patio or Balcony \$50.00 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) \_\_\_\_\_

**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  
 CusterCounty-Co.gov