SAGUACHE COUNTY BUILDING PERMIT INFORMATION

The fee is $.12 per square foot with a minimum of $60.00. Accuracy of square footage is important. Square footage will be reviewed by the Saguache County Assessor's office at the time of appraisal. Any structures with square footage over 25% of that permitted will be billed for the excess amount owed plus penalty. To avoid penalty if your plans change to include a larger structure after your permit is issued, contact the Land Use office to modify your permit. Beginning construction or moving a structure on to property without first purchasing a permit will have an administrative fine of double the amount of your permit added to your permit fee. Any application that is incomplete will be returned to landowner.

A sketch plan showing all improvements already existing on property and any new structures to be constructed, showing footage from all side of parcel must be attached to your permit.

The State of Colorado and the County of Saguache have certain requirements which must be met when constructing buildings intended for human occupancy. The purpose of these requirements is to protect the health, safety and welfare of the occupants and any person who might enter these structures.

Any dwelling in the State of Colorado must be serviced with an adequate sewage disposal system. This may take the form of a central sewage system or an Independent Sewage Disposal System (ISDS). These systems must be permitted and inspected by the County prior to any occupancy.

At the completion of construction applicant must supply Saguache County Land Use office with copies of approved State plumbing, gas, and electric permits, if required. Permits will remain incomplete until these copies are supplied.

There shall be a minimum setback of ten (10) feet from all property lines except where a public road easement exists, and then there shall be a minimum of twenty five (25) feet from the edge of said easement.

Wells may only be drilled by State Licensed Contractors. Permits are obtained through the Colorado Division of Water Resources.

In Saguache County any manufactured housing brought into or relocated within the County must meet requirements of the National Manufactured Housing Construction and Safety Act of 1974, 42 USC Section 5401, et, seq., (commonly known as the HUD act.) or an equivalent code. Any structure older than 20 years must first be given County approval before it can be placed on any property or brought into Saguache County.

A County Road address must be obtained before your Building Permit can be issued. Contact the Saguache County Assessor's office for property address at 719-655-2521 and Saguache County Road and Bridge for a drive way access permit at 719-655-2554.

PERMIT NUMBER _____
PARCEL NUMBER _____
DATE PERMIT SENT _____/_____/_____

SAGUACHE COUNTY LAND USE OFFICE
CONSTRUCTION PERMIT APPLICATION
PO Box 326
Saguache, CO 81149
719-655-2321

The Saguache County Board of Commissioners adopted Article XIII of the Saguache County Land Use Development Code March 6, 1997. This article requires that any structure must be permitted by the County (this also includes manufactured housing). The applicant is responsible for all other permits required under Colorado State Law. Beginning construction or moving a structure on to property without first purchasing a permit will have an administrative fine double the amount of Construction Permit added to your permit fee. Violation of this ordinance can and will constitute a penalty of not more than $600.00.
FEE - $.12 PER SQUARE FOOT WITH A MINIMUM OF $60.00

TYPE OF CONSTRUCTION:

_____ NEW RESIDENTIAL
_____ ACCESSORY
_____ MOBILE/MODULAR
_____ EXPANSION

LANDOWNER _____ PHONE _____
APPLICANT (if different from Landowner) _____
PHONE NUMBER _____

MAILING ADDRESS OF OWNER/APPLICANT

_____

LEGAL DESCRIPTION OF LAND (application incomplete if blank)

_____

STREET ADDRESS (building site) _____ CITY _____

TOTAL ACREAGE AMOUNT OF PARCEL TO BE BUILT ON _____

TOTAL AMOUNT OF STRUCTURES EXISTING ON PROPERTY _____

TOTAL AMOUNT OF RESIDENCES EXISTING ON PROPERTY _____
APPROXIMATE START DATE _____ APPROXIMATE END DATE _____

ESTIMATED COST OF PROJECT $_____

CONSTRUCTION TYPE _____

Residence: sq. ft. _____ Mobile/Modular sq. ft. _____

Addition sq. ft. _____ Accessory sq. ft. _____

ACCURACY OF SQUARE FOOTAGE IS IMPORTANT. SQUARE FOOTAGE WILL BE REVIEWED BY THE SAGUACHE COUNTY ASSESSOR'S OFFICE AT THE TIME OF APPRAISAL, ANY STRUCTURES WITH SQUARE FOOTAGE OVER 25% OF THAT PERMITTED WILL BE BILLED FOR THE EXCESS AMOUNT OWNED PLUS PENALTY.

R-Values	Material Used	Interior
Floor _____	Floor _____	Amt. of Bedrooms _____
Walls _____	Walls _____	Amt. Of Bathrooms _____
Ceiling _____	Roof _____	

Heating Type _____ Bldg. Height _____

MANUFACTURED HOUSING/MOBILE HOMES INFORMATION

YEAR _____ MAKE _____ VIN # _____

HUD _____ CO. DOH _____ CERTIFICATE # _____

SEWAGE DISPOSAL SYSTEM PERMIT # AND YEAR ISSUED _____

WELL PERMIT # _____

APPROXIMATE START DATE _____/_____/_____

APPROXIMATE END DATE _____/_____/_____

A sketch plan showing all improvements already existing on property and any new structures to be constructed, showing footage from all sides of the parcel must be attached to your permit.

IF YOU ARE PLANNING TO CREATE A DRIVE WAY OFF OF ANY COUNTY ROAD YOU MUST CONTACT THE SAGUACHE COUNTY ROAD AND BRIDGE DEPARTMENT BEFORE INSTALLATION.

ALL CONSTRUCTION PERMITS ARE NOT FINAL UNTIL COPIES OF YOUR APPROVED COLORADO STATE PLUMBING & GAS PERMIT AND COLORADO STATE ELECTRICAL PERMITS HAVE BEEN RECEIVED IN THIS OFFICE.

APPLICANTS NEED TO BE AWARE THAT BY SIGNING THIS APPLICATION YOU ARE GIVING THE SAGUACHE COUNTY LAND USE OFFICE STAFF PERMISSION TO ACCESS YOUR PROPERTY FOR PURPOSES RELATING TO THIS APPLICATION.

ALL PERMIT FEES PAID ARE NON-FUNDABLE

_____
OWNER/APPLICANT

_____
DATE

_____ _____
APPLICATION RECEIVED BY DATE

The State of Colorado and the County of Saguache have certain requirements which must be met when constructing buildings intended for human occupancy. The purpose of these requirements is to protect the health, safety and welfare of the occupants and any person who might enter these structures.

In addition certain structures may require inspections, below are numbers you may need:

Saguache County Assessor	719-655-2521
Saguache County Road and Bridge	719-655-2554
Plumbing and Gas	Andy Medina 855-454-0067
Electrical	Rod Paulson 303-869-3450
Septic Permits	Land Use (719)655-2321
State Water Resources	San Luis Valley (719)589-6683
	Gunnison Valley (970)249-6622
State Multiple Dwelling Inspector	(303) 249-6622
Colorado Division of Housing	(303)866-2033

Colorado Manufactured Housing Association (303)832-2022

I hereby certify that I have received the above telephone numbers so I will be able to apply for any additional permits that may be needed to meet the health, safety and welfare of the occupants and any person(s) who might enter these structures.

_____
Landowner (s)

_____
Applicant if different than landowner

_____ _____
Land Use Representative Date

ARTICLE XIII
CONSTRUCTION PERMIT

XIII.1. General Provisions

The Board of County Commissioners recognizes the need to protect the public while maintaining an environment that encourages the development of diverse structure styles and methods. It is also understood that it is in the best interest of the county as a whole to preserve a diverse economic structure in which all residents can obtain suitable housing.

XIII.2. Purpose

These regulations are designed and enacted for the purpose of protecting the health, safety and welfare of present and future inhabitants of Saguache County, Colorado, by insuring that all new structures and dwellings conform to current State electrical, plumbing, gas and sewage regulations.

XIII.3. Authority

The authority to establish the following regulations is provided for, without exclusion, in Article 20 of Title 29 C.R.S., Local Government Land Use Control Enabling Act, and Article 28 of Title 30 C.R.S., County Planning and Building Codes.

XIII.4. Application

This article shall apply to residential structures or dwellings constructed within the unincorporated areas within the County. It shall also apply to all types of manufactured housing, including mobile homes, brought into the County from other counties or states, or relocated within the County after the date of its adoption.

In addition, this article applies to barns, storage facilities or other structures, which are NOT intended for human occupancy.

Construction permits expire two years from the date of issue. If construction is not completed within the two-year time limit you may request one (1) extension for a six (6) month period. Any extension must be presented to the Board of County Commissioners for approval. Pictures must be supplied for extension to show progress.

XIII.4.1 Applications for permits shall include the following:

XIII.4.1.1. A non-refundable application fee to cover the cost of processing.

XIII.4.1.2. Proof of ownership of the land on which the structure is to be located, or a letter from the owner acknowledging their approval of the structure's placement.

XIII.4.1.3. Copy of the Individual Sewage Disposal System Permit, if required.

XIII.4.1.4. A copy of water well permit, water court decree or other agreement providing for water service, if required.

XIII.4.1.5. A physical address from the Saguache County Assessor's office. A County Road access permit may also be required from the Saguache County Road and Bridge Department.

XIII.4.1.6. At the completion of construction applicant must supply Saguache County Land Use office with copies of approved State plumbing, gas and electric permits, if required. Permits will remain incomplete until these copies are supplied.

It is encouraged that all electrical utility lines be placed underground.

XIII.4.1.7. A sketch plan showing all improvements already existing on property and new structures to be constructed, showing footage from all sides of parcel. Also, sketch plan must show all access roads used to access parcel to be built on.

XIII.4.1.8. There shall be a minimum setback of ten (10) feet from all property lines except where a public road easement exists, and then there shall be a minimum of twenty five (25) feet from the edge of said easement.

XIII.4.1.8.1 Setback shall be determined by the foot print of the structure.

This will also include any subdivision lots that are in existence as of the date of this regulation.

XIII.4.1.9. Outdoor lighting is to be directed downward and shielded. High or low-pressure sodium bulbs may be a maximum of 100 watts. Mercury vapor lamps are prohibited. Mast mounted lights must be kept to a minimum number and a maximum height of twenty-two (22) feet.

XIII.4.1.9.1. If electrical service has been abandoned for (1) year or more all-outdoor lighting must conform to State Electrical Standards.

XIII.4.1.10. In addition, any person intending to place a "Mobile Home" within the County shall show proof of the following with the application for a Mobile Home permit.

XIII.4.1.10.1. A copy of the manufactured home tax certification indicating ownership and point of origin. A certificate of VIN registration that shows the year and make shall also be included.

XIII.4.1.10.2. A photograph of the structure as a whole and a legible photograph of the HUD sticker and/or other suitable documentation indicating compliance with the National Manufactured Housing Construction and Safety Act of 1974, 42 U.S.C. Section 5401, et. seq., as amended, (commonly known as the HUD Act, effective June, 1976). No mobile home shall be transported into or maintained within Saguache County, which does not comply with state standards as promulgated by the Division of Housing. Mobile home must meet 1976 HUD Standards.

XIII.4.1.10.3. Any structure older than twenty (20) years and larger than two hundred (200) square foot may not be transported into Saguache County. Any structure legally in place in Saguache County at the time this regulation is adopted may remain in its current position indefinitely. If the structure is moved, it must be moved out of Saguache County.

If structure is not twenty (20) years old this regulation does not apply. Is structure is not larger than two hundred (200) square foot this regulation does not apply.

XIII.4.1.10.3.1. Before any structure older than twenty (20) years may be moved in the Saguache County, the County must approve a Variance application and a Building Permit application. See Article VIII of the Saguache County Land Development Code for Variance regulation.

XIII.4.1.10.3.2. Variance application must include a photograph of the structure as a whole and a legible photograph of the HUD sticker and/or other suitable documentation indicating compliance with the National Manufactured Housing Construction and Safety Act of 1974, 42 U.S.C. Section 5401, et.seg., as amended (commonly known as the HUD Act, effective, June, 1976).

XIII.4.1.10.4. Adequate sewage, existing and ready to connect into before any mobile home can be occupied on property.

XIII.4.1.10.5. A copy of well permit, water court decree or other agreement providing for water service.

XIII.4.1.10.6. In addition mobile home shall be placed on permanent foundation or tied and anchored down.

XIII.4.1.10.7. In addition skirting must be attached within 45 days of placement of mobile home.

XIII.4.1.10.8. No reflective surfaces except glass may be used.

XIII.4.1.10.9. Any Recreational Vehicle or Vehicle to be used as a permanent residence shall follow all mobile home regulations.

It is encouraged that all skirting coordinate with the mobile home in color. All exterior colors are encouraged to be muted earth tones, which blend with the immediate environment.

It is encouraged that no tires or cement blocks be placed on roof of mobile home.

XIII.5. Mobile Home for Storage within the County

XIII.5.1. All plumbing fixtures will be removed, and the Land Use Administrator or designated agent will inspect said structure to insure all fixtures are removed.

XIII.5.2. All Mobile Homes for storage must have the electrical wiring brought up to HUD standards and a copy of the inspection attached to the building permit, or if the mobile home will not have electricity all of the electrical wiring will be removed, and the Land Use Administrator or designated agent will inspect said structure to insure all wiring is removed.

XIII.5.3. All Mobile Homes for storage must be placed on a permanent foundation, such as a concrete slab or stem wall.

XIII.6. Permitting

Before beginning the construction for any structure, and before moving a manufactured housing unit onto any property located in Saguache County, the Land Use Office must issue a permit.

XIII.6.1. Permits

Permits will be processed upon the receipt of a completed permit application along with the required fee. Incomplete applications will not be accepted for processing.

XIII.6.2. Posting

A copy of the permit shall be posted on the front of the structure, or upon a post or board in a location visible from the road.

ARTICLE XIX
RIGHT TO RANCH AND FARM

XIX.1. Purpose

The Board of County Commissioners of Saguache County, Colorado has the policy of protecting the viability and recognizing the importance of farming, ranching and other agricultural activities in the county. The changing nature of land use and demography in the county has increased the potential of conflicts between agricultural operations and rural residents and visitors to Saguache County.

It is desirable to protect agricultural operators from complaints about legal and non-negligent agricultural operations and activities. Furthermore, it is desirable to educate the public and nonagricultural residents and visitors to the county about the existence, value, and importance of the county's agricultural operations and activities.

XIX.2. Conflicts

Examples of such conflicts include, but are not limited to, harassment of livestock and livestock losses due to free roaming dogs; trespass by livestock; movement of livestock and machinery on highways and county roads, gates inappropriately left open or shut; chemical applications; complaints regarding noise, dust, and odor; weed and pest control; trespass.

XIX.3. Authority

Pursuant to Article 3.5, Title 35, Colorado Revised Statutes, it is the declared policy of the State of Colorado to conserve, protect. and encourage the development and improvement of agricultural lands for the production of food and other agricultural products. The Colorado General Assembly has also recognized that when nonagricultural land uses extend into agricultural areas, agricultural operations often become the subject of nuisance litigation and that a number of agricultural operations have been forced to cease operations and many others are discouraged from making investments in farm operation as the result of such lawsuits. The State has also stated that the purpose of Article 3.5 is to reduce the loss to the State of Colorado of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to be a nuisance.

In addition, pursuant to Section 35-3.5-102(1), C.R.S., an agricultural operation is neither, nor shall it become, a public or private nuisance by any change in conditions in or about the locality of such operation after it has been in operation more than one year, provided that it was not a nuisance at the time the operation began, and also provided that it is not a negligent operation and that a change in a operation or substantial increase of the size of operation does not result in a private or public nuisance.

XIX.4. Policy Statement

The policy of the Board regarding potential conflicts between agricultural and nonagricultural residents and visitors to rural Saguache County is set out as follows.

XIX.4.1. RIGHT TO FARM COVENANT

Saguache County is one of the most productive agricultural Counties in the United States. The rural areas of Saguache County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town.

Agricultural users of the land are not expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage, and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers in the fields, including the use of aerial spraying. Ditches and reservoirs cannot simply be moved "out of the way" of residential development without threatening the efficient delivery of irrigation to fields which is essential to farm production.

Saguache County covers a land area of 3146 square miles, with approximately 900 miles of county-maintained roads. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the county and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance, and fire. Volunteers who must leave their jobs and families to respond to emergencies usually provide fire protection. County gravel roads, no matter how often they are bladed will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Snow removal from school bus routes has first priority. Snow removal for roads within subdivisions is of the lowest priority for public works or may be the private responsibility of the homeowners. Services in new areas, in many cases, will not be equivalent to municipal services.

Children are exposed to different hazards in the county than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center-pivot operations, high-speed traffic, sand burrs, puncture vines, territorial farm dogs, and livestock present real threats to children. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

Parents and guardians must be responsible for their children.

XIX.5. Public Education and Information Campaign

The Board shall use county staff to support efforts to educate and inform the public of the Right to Farm Policy. Such efforts shall include dissemination of written information and oral presentations to community associations and organizations; creation of signs for roadways in Saguache County; preparation and distribution of press releases relating to the Right to Farm Policy; sponsoring tours and events; supporting the publication and distribution of "A Guide to Rural Living in Saguache County" to be prepared by Saguache County; and other similar activities.

XIX.5.1. Property owner notification

The Board shall notify owners of land within the County by the following means:

XIX.5.1.1. A one-time mailing to owners of record of land within Saguache County of the above policy statement. The copy of the policy statement shall accompany the Tax Notices mailed to the owners of record of all real properly in Saguache County for the 1997 tax year.

XIX.5.1.2. Whenever a subdivision, subdivision exemption, variance, or other official action of the Board of County Commissioners or the Saguache County Board of Adjustment, which will result in additional residential lots being created, the applicant shall be required to provide any purchasers of such lots a copy of the policy. The receipt of such policy and the policy shall be recorded with the Saguache County Clerk and Recorder as an addendum to any recorded deed or other transfer of such property. The form for the receipt is given in Appendix F.

XIX.5.1.3. Whenever a construction permit is issued for new construction in the unincorporated area of Saguache County, the Land Use Office shall provide a copy of the policy to the applicant. As a condition of the construction permit, the applicant shall sign the receipt and statement of understanding, which shall be maintained by the Land Use Office in the applicant's file.

XIX.5.1.3. The Board shall encourage real estate brokers doing business in Saguache County to voluntarily disclose the policy to purchasers of real property within the county. To that effect, the Board shall provide information to Realtors and other professionals to explain the policy, and distribute copies of the policy.