

Town of Mancos — Zoning Development and Building Permit Application (Per LUC Sections 16-20-60 and 16-20-70)

Return this application to the Zoning Administrator with the \$65.00 filing fee. **If the applicant is not the property owner, an Agent Letter must be submitted along with this application.**

1. APPLICANT SHALL COMPLETE: Email: _____

Property owner	Mailing address	Phone
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Contractor	Mailing address	Phone
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Subject property street address _____

Legal description; or _____ attached

Existing use(s) — Please list all current uses on the site _____

Proposed use(s)	Proposed no. of dwelling units	Proposed square footage
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Lot size (SF)	Proposed building height	Proposed lot coverage	No. off-street parking spaces
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Access: _____ Driveway width: _____ Min. Lot Area: _____

Sidewalk: width: _____ length: _____ Type of outdoor lighting: _____

Trees/Landscaping: _____ Mineral rights notification (Section 16-20-70): _____

Is the proposed building site adjacent to or across the street from a single-family dwelling or property zoned for a single-family dwelling? _____ [If yes, compliance with the Land Use Code Sections 16-16-250 through 16-16-290, compatibility standards, is required.]

Proposed Setbacks:	Front	Side	Rear
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I hereby certify, subject to penalty of perjury, that the above is true and accurate to the best of my knowledge and that I understand all provisions of Town and State codes applicable to the proposed development, any and all conditions placed upon the proposed development by the Board of Trustees and all information requested by this document. I also understand that, if I violate any applicable provisions of Town and/or State codes, I may be required to remedy such violation through appropriate legal process imposed by the Town, including moving or removing structures and ceasing of construction and/or uses.

Signature of Applicant	Date
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2. APPLICANT SHALL ATTACH:

Two (2) copies of a complete, SCALED and DIMENSIONED site and access plan or plat showing the existing and proposed buildings or structures in sufficient detail to demonstrate that the proposed construction, reconstruction or conversion, moving and/or alternation conforms with the applicable provisions of this Code. The site plan shall be used to create a permanent record and must present all information clearly.

3. ZONING ADMINISTRATOR SHALL verify compliance with the Land Use Code (initial to indicate approval):

Application completeness: _____ (IF INCOMPLETE, RETURN APPLICATION TO APPLICANT)

Zoning: _____ Special Use Permit #: _____

Floodplain Development Permit #: _____ Board of Adjustment Resolution #: _____

List conditions of approval, or Attached: _____

Should a building permit application be considered? YES _____ NO _____

Comments: _____

Signature of Zoning Administrator

Date

4. ZONING ADMINISTRATOR AND BUILDING OFFICIAL SHALL:

Verify compliance with Codes (initial to indicate approval):

Use: _____ Height: _____ Setbacks: _____

Access: _____ Driveway width: _____ Parking spaces: _____

Lot Coverage: _____ Min. lot area: _____ Compatibility: _____

Sidewalk: _____ Outdoor lighting: _____ Trees & landscaping: _____

Mineral rights notification: _____

Water supply: _____ Sanitation: _____

5. STREETS IMPACT FEE REQUIREMENTS:

Impact fee price approved by Town Administrator: \$ _____

Town Administrator's signature approving the impact fee price:

Signature of Town Administrator

Date

a. What type of fee applies? Residential: _____
Non-Residential: _____

b. How was this fee computed?

Fee schedule in Section 16-23-40 _____
Independent traffic study applied to 16-23-40 _____

- c. If an independent traffic study was conducted and the fee price approved by the fee administrator based on this study, attach two (2) copies of the traffic study and fee calculation to this permit and file.

6. WATER & SEWER TAPS: (Payable by separate check)

FEES

WATER: 3/4" tap \$6,422 tap fee plus \$1,000 for installation & parts Existing Tap? Yes No
SEWER: 4" tap \$6,422 tap fee plus \$1,000 for installation & parts Existing Tap? Yes No

Meter installation & Materials _____ actual costs _____

Taps larger than the standard sizes referenced above will be issued on a case-by-case basis upon a negotiated fee structure. Please see Zoning Administrator for further information.

7. CONSTRUCTION INFORMATION (attach complete construction plans):

Proposed Use of Building _____

Lot No. _____ Block No. _____ Subdivision: _____

Owner's Name _____

Present Address _____ Phone _____

General Contractor _____

Electrical Contractor _____

Plumbing Contractor _____

Address of Building _____

(Building Inspector will assign address for new construction on vacant property)

Class of Work: Mobile Home New Construction Addition Alteration

Has lot been surveyed recently? Yes No

Total Project Value (materials & labor) \$ _____

9. SIGNATURE

Applicant agrees to pay the streets impact and water/sewer tap fees prior to issuance of a building permit and may hereby be issued this development permit pursuant to that commitment. Failure to pay these fees shown above will result in the Town not issuing the building permit for the proposed development until the fee is paid in full. If this permit is approved and issued, Applicant does hereby agree to comply with all statutes, Town ordinances and all adopted building codes which apply to the proposed construction. Applicant understands that this permit is void if construction is not started within 90 days or completed within one year.

SIGNATURE OF APPLICANT:

Name _____ Date _____

Building Permit Fees

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,223.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof

Other Inspections and Fees:

1. Inspections outside of normal business hours.....\$47.00 per hour*
(minimum charge – two hours)
2. Re-inspection fees assessed under provisions of Section 305.8.....\$47.00 per hour*
3. Inspections for which no fee is specifically indicated.....\$47.00 per hour*
(minimum charge – one half hour)
4. Additional plan review required by changes, additions or revisions to plat.....\$47.00 per hour*
(minimum charge – one half hour)
5. For use of outside consultants for application review plan checking and inspections or both.....Actual costs**

6. Demolition fees are based on the value of the actual demolition and dumping fees. All hazardous materials encountered to be disposed of in the proper manner. Testing for hazardous materials might be required as necessary.

* Or the total hourly costs to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

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Internal Use Only

Zoning	Setbacks	Water Tap Fee \$
Construction	Fire Insp.	Sewer Tap Fee \$
Valuation	SAFEbuilt/Bldg. Permit Fee \$	Streets Impact Fee \$
Approved	Plumbing & Electrical Permits N/A – State Permits Required	Demolition Fee \$
Date	Gas Insp. Fee \$	Project Fee Total \$

Indicate North on drawing. Indicate street side and name of street.

SAMPLE SITE PLAN

