

# Conejos County

## Land Use Office

PO Box 197, Conejos, CO 81129  
PHONE 719-376-2014 FAX 719-376-6769

### Variance Application

#### APPLICANT

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip Code

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**PROPERTY OWNER/S** *(If different than applicant, a notarized letter from the owner consenting to this application must be submitted. Joint owners must also consent to this application)*

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip Code

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

#### LEGAL DESCRIPTION OF PROPERTY *(Attach A Deed & ADMIN printout from County Assessor)*

Quarter Section Township Range Subdivision Lot Block

Size of Parcel \_\_\_\_\_ (acres/feet) PARCEL # \_\_\_\_\_

**CURRENT ZONING:**      Agricultural                      Rural                      Residential  
                                 Community/Town Site      Commercial              Industrial

**Adjacent Zoning:** North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

**Common Description of Property:** \_\_\_\_\_  
*(Address or mileage from highway or county road or landmarks)*

#### DESCRIBE YOUR REQUEST AND THE REASON FOR A VARIANCE:

\_\_\_\_\_  
\_\_\_\_\_

#### IDENTIFY WHAT SPECIAL CIRCUMSTANCES EXIST:

- Exceptional narrowness, shallowness or shape of the property at the time of the enactment of the regulation in question.
- Exceptional topographic conditions of the property.
- Other extraordinary and exceptional situation or condition of the property.

Explanation: \_\_\_\_\_

#### DESCRIBE IMPACTS THAT PROPOSED VARIANCE MAY CAUSE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OTHER INFORMATION:**

**SOURCE OF WATER:** (Please indicate how water is currently or will be provided)

- Public Water Source – District Name: \_\_\_\_\_
- Private Well - Permit # \_\_\_\_\_

**SEWAGE DISPOSAL:** (How sewage disposal is provided. - *OUTHUSES/CESSPOLLS ARE PROHIBITED!*)

- Public Sewage System – District/Town: \_\_\_\_\_
- Individual Sewage Disposal System (ISDS) - Date Installed: \_\_\_\_\_
- Centralized System– Describe: \_\_\_\_\_
- Other – Describe: \_\_\_\_\_

**ACCESS:** (How do you access your property from a public road?)

- Colorado Department of Transportation Highway Access – Hwy # \_\_\_\_\_
- New Conejos County Access Permit # \_\_\_\_\_ Road Name \_\_\_\_\_
- Existing County Access – Road Name \_\_\_\_\_
- Other – Describe: \_\_\_\_\_

**- - - - The following documents also be attached/included with this application. - - - -**

**PROOF OF OWNERSHIP:** Attach a copy of your property deed and a copy of the County Assessor Admin printout reflecting the legal description of the subject property.

**CERTIFICATION OF TAXES PAID:** Attach County Treasurer’s certification of taxes paid.

**VICINITY MAP** – Attach an 8 ½” x 11” copy of an aerial photo & identify the boundaries of the subject property on the photo. Identify the section in the County in which the parcel is located.

**SITE PLAN** – Complete the attached site plan that best conveys the conceptual aspects of the plan and for effective public presentation.

**SURROUNDING LAND OWNERS WITHIN 500 FEET OF THE SUBJECT PROPERTY** – Provide a list of the surrounding landowners. (The Administrator may expand the distance up to two thousand 2500 feet for special circumstances or for large subdivisions)

**FEES: Each request is a \$500.00 fee. (i.e., setbacks \$500.00 height \$500.00 lot coverage \$500.00=\$1500.00)**

A non-refundable fee of \$500.00 must be made at the time of filing this application. The application fees are payable to: CONEJOS COUNTY TREASURER

**I/We have thoroughly read and understand the aforementioned application and by signing below I/we acknowledge the truth of its contents and my additions.**

\_\_\_\_\_  
**Applicant**

\_\_\_\_\_  
**Date**

<b>- Office Use -</b>			
Case #: _____	Date Received: _____	Fees \$ _____	Receipt # _____
Public Hearing Date _____	Comments: _____		

## Site Plan

Applicant/Owner \_\_\_\_\_  
Name Address – City/State/Zip Telephone # Date Prepared

Please include the following information:

- Identify boundary lines of subject property
- Existing & proposed location of all structures & distance from lot lines
- Existing & proposed location of roads, railroads, irrigation ditches, utility lines, easements & rights-of-way
- Significant on-site features – drainage ways, wetlands, ditches, hydrologic features, rock outcrops, dams, reservoirs, and any on-site features
- Location of proposed & existing wastewater treatment system including leach field or sewer lines
- Location of proposed & existing water source and water lines
- Zoning of adjacent properties
- Other information requested by the Land Use Administrator.

Place the North Arrow here

