



CONEJOS LAND USE OFFICE PO BOX 197 CONEJOS, CO 81129

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LAND USE CONSTRUCTION PERMITS

STEP 1: ACCESS: Access to and from the property shall be safe and conform to applicable standards. An access permit is required per Conejos County Land Use Code (CCLUC) Article 14. Applications are available at the Road & Bridge Department or Land Use Office. The application fee is \$50.00.

STEP 2: PHYSICAL ADDRESS OF PROPERTY: The property shall have a physical address assigned by a Land Use official per (CCLUC) Article 14. Applications are available at the (CCLUC). The application fee is \$50.00. Includes a E911 approved reflective address sign.

STEP 3: SOIL EVALUATION: A site and soil evaluation must be conducted for each property on which an OWTS is proposed to determine the suitability of a location to support an OWTS and to provide the designer a sound basis to select the most appropriate OWTS design for the location and application.

STEP 4: WELL PERMITS: All water supplies shall be in accordance with applicable state and local laws & regulations. Contact the Division of Water Resources for well permits – Alamosa 719-589-6683. Website: www.water.state.co.us

STEP 5: CONSTRUCTION PERMIT: A construction permit is required for all new construction including the installation of a mobile/manufactured home. The permit is valid for one year (365 days) from the date it was issued. The permit shall be deemed to have lapsed if there is no construction for a continuous 12-month period. A permit may be renewed/extended if requested by the applicant and approved by the Land Use Administrator. Any changes to the size, purpose or location of the structure shall require a new permit.

STEP 6: ELECTRICAL, PLUMBING & GAS PERMITS - Before you begin electrical, plumbing or gas piping work, OR alternative systems, you must get a state permit. Permits are available on the internet at (search for: Colorado plumbing or electrical permits online) www.dora.state.co.us or by calling the following: Plumbing Inspector: 1-855-454-0067; Electrical Inspector: 1-855-454-0063.

STEP 7: ONSITE WASTEWATER TREATMENT SYSTEM PERMIT: An adequate wastewater system shall be provided for each applicable proposed use for the purpose of conveying and disposing of all sewage. One (1) set of septic drawing plan must be attached to the application. **You cannot occupy a home that does not have a County/State approved Septic System. Cesspools and outhouses are prohibited.** If you are going to use an existing system an inspection is required by a licensed septic Installer/Cleaner. **Installer/Cleaner** must provide document stating the size, type and capacity of the system and a record drawing, either from the local public health agency records or from the inspection reports, showing evidence that the existing system is in good work condition. Applications can be obtained at the Land Use Office. New systems \$325.00 and Alterations & Repairs \$200.00.

Before a system is placed in use, the owner, the owner's agent or the systems contractor must provide the local public health agency and the engineer, if engineer designed, with notice that the progress of the work has been sufficiently completed to allow inspections to determine if all work has been performed in accordance with the permit requirements and to determine compliance of the system with the OWTS Act and the regulations adopted there under.

APPLICATION SUBMITTAL: ALL applications must be submitted in accordance with (CCLUC) Section 3.210A. Two (2) set of Construction drawings, must be attached to the application (Colorado registered design professional stamp is NOT required). Multiple owners must all consent to the application by signing the application or submitting a separate signed document. **Review Procedure** – The Land Use Administrator shall review the application in accordance with (CCLUC) Section 3.220. **Decision** – The Land Use Administrator will within five working days of the completeness determination approve, approve with conditions, or deny the application based upon compliance of the proposed construction, remodel or repair activity with the approval standards set in (CCLUC) Section 5.660. Written notice of the decision will be provided within five working days.

EXEMPTIONS FROM CONSTRUCTION PERMIT REQUIREMENTS: The following construction activities are exempt from the requirement to obtain a Construction Permit. Exemption from the Construction Permit requirements is not an exemption from other State or Local permit requirements applicable to the construction activity.

A. Household Repairs Routine household repairs, maintenance, decorating, or landscaping performed by the homeowner or a contractor which: 1. Does not result in significant alterations to the existing structural, electrical, or plumbing systems, or significantly increase the enclosed floor area of a structure. 2. Does not result in creating or exacerbating nonconformance of the lot or use with the Land Use Code.

B. Roofing 1. Minor roof repairs using less than one hundred squares (100 sq. ft.) of material. 2. Re-roofing greater than one hundred square (100 sq. ft.) if the existing roof has fewer than three existing layers of roofing material and if the owner substantially performs the work.

C. Accessory Structures Open structures such as corrals, located on land zoned Agricultural or Rural customarily erected and used for agricultural purposes. This exemption does NOT include pole barns or hay sheds.
Enclosed accessory structures, which are less than 120 square feet in area.

D. Fences Decorative fences and stock fences constructed pursuant to the provisions of Article 46 Title 35 C.R.S. Please use common sense when building a fence near a roadway. Do not create a visual impact. Fence lines may not be your property line.

Temporary Building & Structures: A permit is required for construction or placement of on-site temporary buildings or structures for construction management & material storage, & for other temporary uses approved pursuant to the (CCLUC). Permits for temporary buildings/structures shall be issued pursuant to the application and review procedure for Construction Permits. **TERMS** – Construction permits for temporary buildings or structures for the purpose of construction management and material storage shall be issued for a maximum period of twelve months and may be renewed a maximum of two additional 12 month periods. **REMOVAL** – The temporary building or structure must be removed by the date of expiration specified in approval of the Construction Permit.

ZONING REQUIREMENTS:

Agricultural District: SETBACKS-Front 40', Side 40', Rear 40' – BUILDING HEIGHT – 45';
RESIDENTIAL STRUCTURES -Two single-family dwellings.

Rural District: SETBACKS-Front 40', Side 40', Rear 40' BUILDING HEIGHT –35'; RESIDENTIAL STRUCTURES – Two single family dwellings; LOT COVERAGE – 20% of the lot area.

Residential District: SETBACKS-Front 25', Side 8' (corner lots 25' side abutting street), Rear 25'; BUILDING HEIGHT-35' principal uses; 35' Planned Unit Development; 20' accessory structures; RESIDENTIAL STRUCTURES-One single family dwelling. LOT COVERAGE- ½ acre or larger 20% of lot area; ½ acre or smaller-30% of lot area.

Community Town site: SETBACKS-Front 25'; Side 8' – corner lots 25' side abutting street; Rear 25'; BUILDING HEIGHT-35' principal uses; 35' Planned Unit Development; 20' accessory structures; RESIDENTIAL STRUCTURES – One single family dwelling; LOT COVERAGE - ½ acre or larger 20% of lot area; ½ acre or smaller-30% of lot area.

Commercial District: SETBACKS-Front 25', Side 10' – corner lots 25', Rear 20'; BUILDING HEIGHT – 60' principal uses; 20' accessory uses; RESIDENTIAL STRUCTURES – One single family dwelling only as accessory to commercial use.

Industrial District: SETBACKS-Front 50', Side 10', Rear 20'; BUILDING HEIGHT – 60'; RESIDENTIAL STRUCTURES – NOT ALLOWED.