

Saguache County Land Development Code
effective January 1, 2017

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 ALL structures or dwellings constructed within the unincorporated areas within Saguache 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.

All related structures i.e. greenhouses, storage containers, residents etc. are required to obtain a construction permit issue by Saguache County Land Use Office. All structures being used for storage must be painted an earth tone and all advertising must be either painted over or removed.

Construction permits expire two (2) 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.

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Recreational vehicles (RV's, campers etc.) may only be occupied a maximum total of sixty (60) days during construction process. Recreational Vehicles (RV's, campers etc.) may not be used as a permanent residence.

Any person seeking to engage in development in any designated wildlife habitat shall apply for a permit from the Saguache County Land Use office on the appropriate form as prescribed by these Regulations and maintained in the office of the Saguache County Land Use Administrator.

The Saguache County Land Use office staff may inspect any parcel of land for which a Land Use Application has been received, and a staff member may make a recommendation to mitigate any issues that arise from the inspection. There shall be a fee charged to the landowner/applicant for the Land Use

Application, and this inspection, on any property located within a designated wildlife habitat area as determined by maps supplied by the Colorado Parks and Wildlife. There shall be a fee charged to the landowner/applicant for this application and inspection on any property located within a designated wildlife habitat area, as determined by maps supplied by the Colorado Parks and Wildlife.

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. A sewage disposal permit must be purchased at the time of applying for a construction permit. Composting toilets shall not be allowed for commercial purposes.

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 Land Use office. A County Road Access Permit may also be required from the Saguache County Road and Bridge Department.

XIII. ??? Waste products from any construction shall be disposed of property so as not to cause risk for consumption by others or as not to attract rodents, pests and public curiosity.

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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.

No internally lit outside signs are permitted within the County except CDOT (Colorado Department of Transportation) approved Highway signs.

Any light used for illumination of signs shall be shielded so that the beams or rays of light will not shine directly onto the surrounding areas OR onto surrounding residences.

Neither the direct nor the reflected light from any light source shall create a traffic hazard or distraction to operators of motor vehicles on public thoroughfares.

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.

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- 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. seq., 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.

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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 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.

