

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

Compliance with applicable Town Land Use Code site development standards for each of the categories must be verified by the Zoning Administrator and the Building Official prior to consideration of applications for building permits.

**1. APPLICANT SHALL COMPLETE:**

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

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Legal description; or \_\_\_\_\_ attached

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

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Proposed use(s)	Proposed no. of dwelling units	Proposed square footage
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Lot size	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.]

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Proposed Setbacks:	Front	Side	Rear
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Water service approval?	Sanitation service approval?
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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.

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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: \$ \_\_\_\_\_

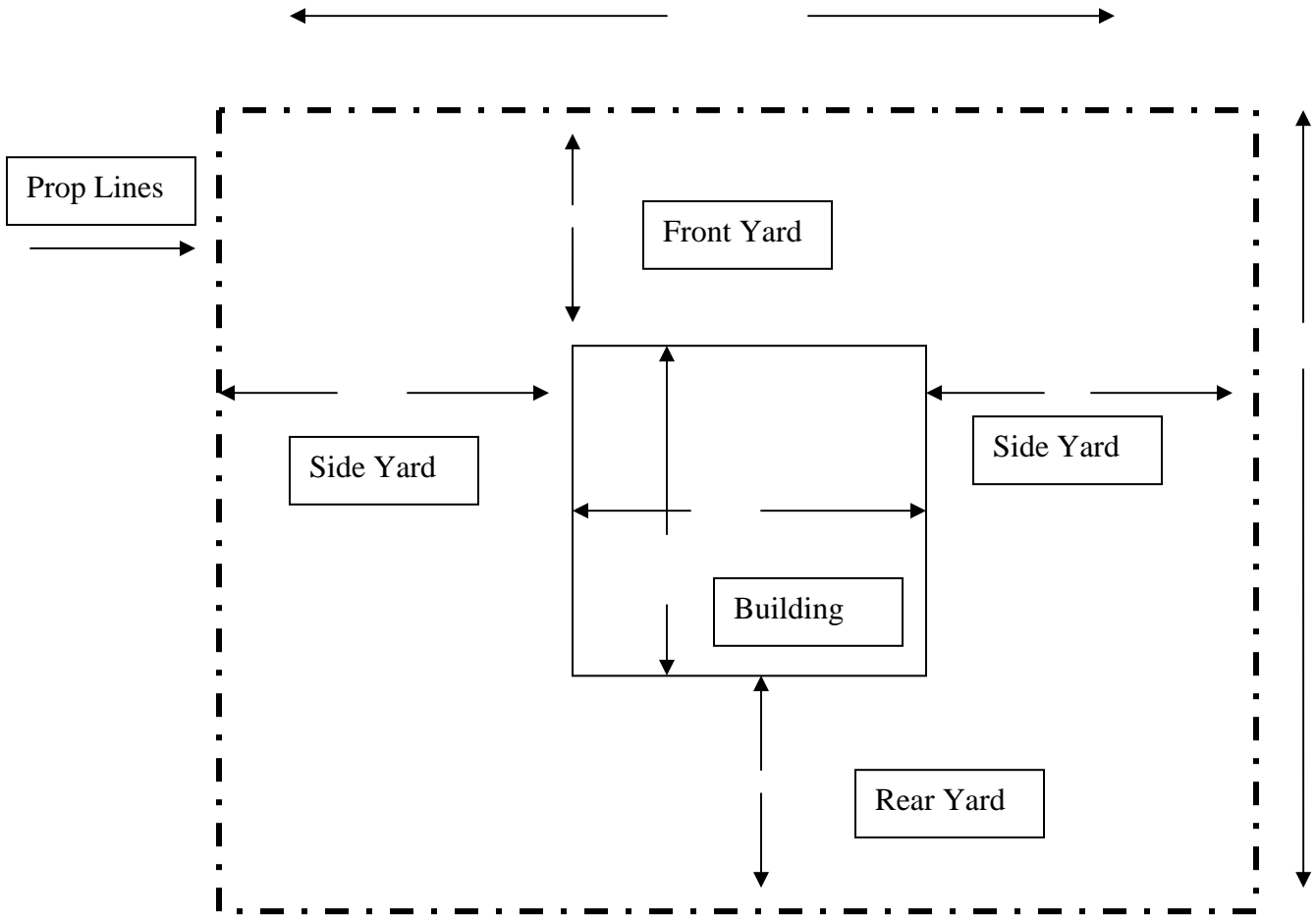
Town Administrator's signature approving the impact fee price:

\_\_\_\_\_  
Signature of Town Administrator Date

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



Fill in dimensions between arrows. Indicate North on drawing. Indicate street side and name of street.



Property Owner \_\_\_\_\_

Address \_\_\_\_\_

Your permit application will not be processed without this plot plan being filled out completely.

Return this application to the Zoning Administrator with the filing fee of \$65.00

## 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
\$100,000,001.00 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. Reinspection 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 plan checking and inspections or both.....Actual costs\*\*

\* 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.