



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

LIMITED USE APPLICATION

LIMITED USE PERMIT FEE: \$150/without notice, \$250/with notice

Applicants must submit a complete application, which includes applicable fees and proof of ownership. **Proof of ownership shall show how Title is held on the property, while demonstrating the legal authority to apply for this application. Proof of ownership include: Deeds, Title Reports, Proof of Authority (Company-owned/Trust-owned lands, etc.).** When filling out the application please use **blue** or **black** ink. Incomplete applications are not considered filed; meaning the application is incomplete. The following supplemental documents are required to be submitted with the application:

- ☐ Proof of Adequate Domestic Water Supply. Documentation that water service is available to the property. If you have the contact information for the water purveyor/company please include that information. If your property is served by a domestic water well, a copy of the well permit will need to be submitted; this permit can be obtained through the State Division of Natural Resources (Division Four). A statement from your water purveyor identifying a tap number for the property, that is active, is also acceptable.
- ☐ Site Plan. Bird's eye view with all applicable information as required by the Land Use Code. Refer to the Site Plan Checklist (attached).
- ☐ Recorded and apparent rights-of-way (ROW), easements and agreements. Provide copies of any ROW, easements and/or agreements with notarized signatures (access, road maintenance, ditch company, domestic water, subdivision improvements, etc.).
- ☐ Existing Permits associated with the property/properties (provide a copy):
 - Access Permits (CDOT if off of a State Highway, County Engineering if off of a County Road)
 - Address Assignment (Issued by County GIS)
 - OWTS (Septic), Floodplain (Delta County)
 - Construction Stormwater Discharge (State, CDPHE)
 - Zoning Permit/Land Use Entitlements (Delta County Planning)

NOTE: Additional fees may be required for referral agencies and/or professional services (consultants) related to the application should they be deemed necessary. Clerk and recording fees are assessed separately.

We accept Cash, Check and all major Debit/Credit Cards (service fee applied at check out)
Please make checks payable to **DELTA COUNTY**

ACKNOWLEDGEMENT AND AUTHORIZATION

I certify that the information provided herein is complete and accurate to the best of my knowledge. I certify that I am the property owner of record, or that I, the undersigned, am authorized to act on the property owner's behalf. I certify that I have read and understand the requirements of this application, including that all materials required by Delta County must be submitted prior to the application being processed. I understand that if deemed necessary, a pre-application conference may be scheduled and/or additional information/materials may be required to help understand the project. I understand that plans, supplemental information, reports and/or additional fees may be required to process the application accordingly. I understand that by signing below, I am consenting to allow Delta County Staff involved in this application, or their designees, to come onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

Applicant Signature: _____ DATE: _____

Owner Signature: _____ DATE: _____



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GENERAL INFORMATION

SITE ADDRESS: _____

ASSESSOR'S ACCOUNT (R#123456) OR PARCEL ID (Ex: 999999999999):

DESCRIPTION (Please describe what you are proposing to do with this property): _____

PROPERTY OWNER(S): _____

MAILING ADDRESS: _____

PHONE: _____

E-MAIL: _____

☐ Check here if property owner is same as applicant.

APPLICANT(S): _____

MAILING ADDRESS: _____

PHONE: _____

E-MAIL: _____

NOTE: If Applicant is not the owner, authorization (e.g., Power of Attorney), from owner(s) of all properties associated with this permit is **REQUIRED**

GENERAL QUESTIONS

Please answer the following questions to the best of your ability. [Contact Delta County Planning if you are unsure how to answer a question.]

1. Are there any existing residences on the property? ☐ YES ☐ NO If yes, how many? _____
2. Will new structures be developed or installed? ☐ YES ☐ NO
3. Are any Recreational Vehicles (RV's) or Mobile Homes used as a residence onsite? ☐ YES ☐ NO
4. Are the RV's or Mobile Homes intended for permanent residency? ☐ YES ☐ NO
5. Do you intend to install a NEW OWTS (septic) on the property? ☐ YES ☐ NO If no, what type of wastewater system services the property? _____



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6. Does the proposal include grading, soil importation, soil removal, and/or drainage modifications greater than one (1) acre? ☐ YES ☐ NO If yes, please provide approximate dimensions of the area to be disturbed (width, length, depth): _____

A Construction Stormwater Discharge permit may be required and can be obtained from The Colorado Department of Public Health and Environment (CDPHE).

7. Is the property part of a prior subdivision? ☐ YES ☐ NO If yes, please provide a copy of the recorded Plat and/or the recording information: _____
8. Does the property currently include lands used for agriculture? ☐ YES ☐ NO
9. Are any irrigation ditches and/or infrastructure (pipes, headgates, etc.) located within or adjacent to the property? ☐ YES ☐ NO
10. Does the proposed development take any land out of cultivation? ☐ YES ☐ NO
11. Does the project propose development on steep slopes (over 25% or 45-degree slope)? ☐ YES ☐ NO
12. Is the proposed development located on a slope or near the top of a hill? ☐ YES ☐ NO
13. Would development be visible from a public road, scenic byway (West Elk Loop, Grand Mesa) designated vista point, or public park? ☐ YES ☐ NO
14. Is domestic water provided? ☐ YES ☐ NO If yes, who is the water purveyor (service provider)?

15. Is there an existing well located on the property? ☐ YES ☐ NO
16. Does the project include construction, enlargement, alteration, or removal of a well? ☐ YES ☐ NO
17. Does the project include construction, enlargement, or alteration of a cistern? ☐ YES ☐ NO
18. Will the proposed development affect any agricultural uses adjacent to the subject property?
☐ YES ☐ NO
19. Is the proposed access for the development existing? ☐ YES ☐ NO If yes, how many access points exist? _____
20. Main road in which access is being proposed? _____
21. What is the name of the nearest intersecting County Road? _____
22. Where is the County Road intersection located in relation to the proposed access?
☐ North ☐ South ☐ East ☐ West



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23. What is the proposed use of the access being used for?

☐ Agriculture ☐ Residential ☐ Commercial ☐ Other: _____

24. How many residential units will be using the proposed access? _____

25. Are there other access points besides the proposed access entering the property? ☐ YES ☐ NO

26. Does the proposed access cross another property (different owner) or entity (City/Government)?

☐ YES ☐ NO If yes, please explain _____

27. Are you planning any change or intensification from the existing use of the property? ☐ YES ☐ NO

28. Is an address being applied for? ☐ YES ☐ NO If yes, is the address being used for an existing or proposed structure? ☐ Existing (already built) ☐ Proposed (not built)

LAND USE DISCLAIMER

ACKNOWLEDGEMENTS - Please initial each of the following acknowledging that you have read, understand and agree with these terms:

_____ I understand that if I am applying for an Additional Residence adequate service must be provided (domestic water, wastewater, access, address, etc.) prior to permit approval.

_____ In order to obtain a Limited Use Permit, the proposed project must comply with Chapters (2), (3), (4) and (5) of the Land Use Code.

_____ Conditions may be applied to ensure continuing compliance with the applicable standard of the Land Use Code.

_____ The Director may require referral to applicable agencies pursuant to Chapter 7, Section 3(A)(3) of the Land Use Code.

_____ The Director may refer the matter for a public hearing pursuant to Chapter 8, Section 5, Conditional Use Permits, of the Land Use Code.

_____ An aggrieved party may appeal the Director's decision to the Board of Adjustment pursuant to Chapter 9, Approvals, Denials and Appeals, of the Land Use Code.

_____ If the County determines that a permit (Limited Use, Conditional Use) fails to comply with any applicable conditions of approval, or constitutes a danger to person or property, then, upon written notice, the owner shall have thirty (30) days to bring such property/facility into compliance or mitigate the danger. If the owner fails to bring such property/facility into compliance or mitigate the danger within said thirty (30) days, the County may revoke the permit and/or abate the violation at the owner's expense.



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_____ The location of my requested access point may be approved, disapproved, or modified for public safety.

_____ County Engineering will review the proposed/existing access(es) for the property and issue a Notice to Proceed (NTP) to the applicant to build the access to County Standards.

_____ Driveways and road (public and private) must be built to Delta County Road Standards (Dated 12/21/2005) and meet the Access Code (Resolution No. 2014-R-009). After constructing the access, the applicant must contact County Engineering to request a final inspection and receive an Access Permit.

_____ I agree to construct my access at the approved location. If, for any reason, I wish to construct or have the access built in another location from the one approved, I will, if requested by Delta County, remove, relocate, or rebuild the access and I understand my address may change as a result.

_____ There shall be no gate blocking a public Right-of-Way. Gates must be installed at least 35 feet from the edge of the traveled surface to avoid vehicles blocking any County Roadway.

_____ Access Permits will indicate if the access has been approved, approved with conditions, or denied.

_____ **▶ Access onto a State Highway requires proof of an approved Access Permit issued by the Colorado Department of Transportation (CDOT) before the County will issue a Limited Use Permit (LUP).**

_____ Permittee hereby assumes, releases and agrees to indemnify, defend, and protect and save the County of Delta harmless from and against any loss of and/or damage to the property of the County of Delta, third parties or the Permittee's facilities, and all loss and/or damage on account of injury to or death of any person whomsoever, arising at the time, caused by or growing out of the occupation of Delta County Road Right-of-Way to Permittee's facilities or any part thereof, including, but not limited to, installation, adjustment, relocation, maintenance or operation, or removal of existing facilities, unless such loss and/or damage arising from the sole negligence or willful conduct of the County of Delta or its employees or agents.

_____ If the construction of an access does not commence within one (1) year of the application approval date, the application shall become null and void. If the access cannot be constructed within the one (1) year period, an extension may be applied for.

_____ For public safety (911) an address must be assigned when developing a habitable or commercial structure; such as a residence, business, temporary residential facility, or airplane hangar.



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When three or more (3+) addresses are assigned to a single access driveway, the access road is required to be named. This will trigger a readdressing for the other addresses located on that access road, even if the access is private.

The Addressing Official can modify the assignment at any point to accommodate public safety. If this occurs, landowners will be notified.

The GIS Department has up to ten (10) business days from the date a complete address request is received to assign an address.

The GIS Department orders red address signs (house number, fire marker) quarterly, and they may take up to six (6) months to install. Landowners may install a temporary sign if they choose.

I agree to place the assigned address number on the structure in a visible location.

If, for any reason, my access is moved and thus causes readdressing, I will notify Delta County and I will assume responsibility for the required readdressing fees.

Receipt of this address does not guarantee access to your property. Please ensure you have proper permission and easements if you need to cross private property to access your property.

(OFFICE USE ONLY)

LUP#: _____ R&B DISTRICT: _____ DATE RECEIVED: _____



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NOTARY

COLORADO NOTARY ACKNOWLEDGMENT

State of Colorado
County of Delta

This record was acknowledged before me on this _____ day of _____, 20 _____,

by _____

Notary's Official Signature

(seal)

Title of Office: _____

My Commission Expires: _____



SITE PLAN EXAMPLES

