



TOWN OF SAGUACHE
P.O. Box 417 Saguache, CO 81149
719-655-2232

Permit # _____
Application for Building Site Permit

The undersigned hereby applies for a building site permit within the Town of Saguache and submits the attached plans, if applicable and specification.

Owner (s) Name (s): _____
Mailing Address: _____ Phone Number: _____
Street Address of Proposed Construction: _____
Block _____ Lot _____
Contractor Name, Address, & Phone (if applicable): _____
Existing Use: _____ Proposed Use: _____
Give a Brief Description of the Work to be done: _____

Check all that apply:

____ New Construction ____ Addition ____ Bridges, walkways, or driveways ____ Roof Replacement
____ Fence or Deck ____ Demolition ____ Mobile Home ____ Single Unit Residence
____ Multi Unit Residence ____ Lot Level Change
____ Commercial/industrial, if so, describe nature of activity: _____
Other: _____

Plans Attached: ____ Yes ____ Not Applicable Fees Paid on: _____

Utilities Information:

Water/Sewer Taps: Existing ____ New ____
Gas/Electric work: Gas Work ____ Electric Work ____ No gas or Electric Work ____
Size: ____ Height: ____ Width: ____ Length: ____ Number of Stories: ____
Setbacks: ____ Front: ____ Rear: ____ Sides: ____
Approximate Starting Date: ____ Approximate End Date: ____
1st Inspection: ____ 2nd Inspection: ____ Final Inspection: ____

For all work done under this permit, the applicant accepts full responsibility for compliance with the Town of Saguache Land Use Regulations, all applicable Town of Saguache Ordinances, and State of Colorado Regulations. It is the responsibility of the owner and/or builder to obtain separate permits for electrical and plumbing from the State.

Applicant Signature: _____ Date: _____

Approved: _____ Date: _____
Town Clerk/Deputy Clerk

Date Permit Issued: _____ Date Permit Expires: _____

Approved by Board of Trustees on 12/14/2015

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1st Inspection: Date: _____ Time: _____
Inspected by: _____

Comments: _____

2nd Inspection: Date: _____ Time: _____
Inspected by: _____

Comments: _____

FINAL Inspection: Date: _____ Time: _____
Inspected by: _____

Comments: _____

ARTICLE 1**Definitions****Sec. 15-1-10. Definitions.**

In general, the following words and phrases, whenever used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory building means a subordinate building or structure, the use of which is customarily incidental to that of the main building or to the main use of the land, which is located on the same lot or parcel with the main building or use.

Accessory dwelling/ADU (accessory dwelling unit)/guest house means an apartment integrated within a single unit dwelling, or located in a detached accessory building, located on the same lot as the single unit dwelling. There shall not be more than one accessory dwelling located on a lot in addition to the single unit dwelling, and it must have a separate sewer and water tap.

Accessory use means a subordinate use, clearly incidental and related to the main structure, building or use of land, and located on the same lot or parcel as that of the main structure, building or use. An accessory use includes, but is not limited to, a garage, shed, greenhouse and guesthouse.

Building means any permanent structure built for the shelter or enclosure of persons, animals or property, is permanently affixed to the land and has one or more floors and a roof.

Consolidation of lots means a process by which several lots have the lot lines vacated and are merged into a larger tract, parcel or lot.

Dwelling/residence/home, one unit (single), two unit (duplex), multi-unit means a detached principal building designed for or occupied as a

dwelling by one household (single), two households living independently of each other in separate but attached dwelling units (duplex) or more than two households living independently of each other in separate dwelling units (multi-unit). None of these include hotels, motels or resorts, but must include at least one room plus a kitchen and bathroom.

Lot/platted lot means a designated parcel, tract or area of land established by plat or subdivision of at least a sufficient size to meet minimum requirements for use in the zoning district in which the lot is located and has direct access onto a public or private street.

Parcel means a tract or plot of land.

Setback means the required unoccupied open space between the nearest projection of a structure and the property line of the lot on which the structure is located. Setbacks are designated for front, rear and side yards and represent the distance from the building or structure to the designated property line.

(Ord. No. 2015-4, § 1, 11-16-2015)

ARTICLE 2**Regulations****Sec. 15-2-10. Lot size.**

The minimum lot size is a platted Town lot, as shown on the Plat of the Town of Saguache. A platted lot is generally 50 feet wide by 130 to 150 feet long, depending upon the block.

(Ord. No. 2015-4, § 1, 11-16-2015)

Sec. 15-2-20. Number of dwellings.

The maximum number of dwellings per lot is one house per lot. The house may be a single unit or a duplex. A duplex dwelling must have separate water and sewer taps for each dwelling.

(Ord. No. 2015-4, § 1, 11-16-2015)

Sec. 15-2-30. Setback requirements for buildings.

(a) Setbacks will be not less than ten feet minimum at the front and rear of the property. Side setbacks will be a minimum of six feet. Steps or ramps to the principal entrance and necessary landings are allowed to extend no more than six feet into the setback.

(b) Setback requirements for buildings on the two blocks of 4th Street between Denver and Christy Avenues. Front: shall be built on front property line. Minimum side setback may be to zero feet and minimum back setback is ten feet.

(Ord. No. 2015-4, § 1, 11-16-2015)

Sec. 15-2-40. Building height.

The maximum building height is two stories.
(Ord. No. 2015-4, § 1, 11-16-2015)

Sec. 15-2-50. Consolidation of lots.

Consolidation (an action that changes the Plat of the Town of Saguache) of lots is not permitted.

(Ord. No. 2015-4, § 1, 11-16-2015)

Sec. 15-2-60. Street access.

Any lot or parcel must have access to and from a normal platted Town street. It is not permitted to only have access to a lot or parcel from an alley unless that is the sole option according to the original Town plat.

(Ord. No. 2015-4, § 1, 11-16-2015)

Sec. 15-2-70. Accessory dwellings.

There shall not be more than one accessory dwelling located on a lot in addition to the single unit dwelling, and it must have a separate sewer and water tap.

(Ord. No. 2015-4, § 1, 11-16-2015)

Sec. 15-2-80. Sidewalk displays.

Any commercial retail display on a sidewalk must permit adequate pedestrian use and all must be taken in at the conclusion of business hours. The Board of Trustees may permit temporary seasonal displays to be kept on the sidewalk 24 hours a day for a specified time period. Commercial displays are not permitted on the Town streets.

(1) Sandwich board sign: Any sign that is of A-frame design and is posted periodically to reflect commercial "specials". The signs shall be no larger than three feet by four feet.

(2) Special pennants and banners: Cloth or paper pennants or banners announcing specials, products, special events or "Open" status shall be located so that traffic, either pedestrian or vehicular, is not impaired and that vehicular vision is not compromised. Banners for specific civic events, such as posted over a roadway, may be erected up to two weeks prior to the event and removed at the conclusion.

(Ord. No. 2015-4, § 1, 11-16-2015)

Sec. 15-2-90. Street closure for special events.

Permission must be obtained in advance from the Board of Trustees to close a street for a special event.

(Ord. No. 2015-4, § 1, 11-16-2015)

Sec. 15-2-100. Trash containers.

Placement of trash containers on the Town right-of-way may be not more than 24 hours in advance, and trash containers must be removed from the Town streets at the completion of trash pickup day.

(Ord. No. 2015-4, § 1, 11-16-2015)



ASBESTOS - RENOVATION AND DEMOLITION

Are you Remodeling, Renovating or Demolishing?

You may be subject to State and Federal Regulations requiring an inspection for asbestos. Avoid penalties and delays: If you are impacting greater than the trigger levels of suspect asbestos-containing materials ("ACM") – you must have your project inspected for ACM by a Colorado-certified asbestos building inspector before commencing work.

It is Dangerous and Illegal to Improperly Disturb ACM!

Asbestos can be found in these and many other common building materials: Ceiling textures, vinyl floor coverings and mastic, boiler and pipe insulation, heating and cooling duct insulation, ceiling tile, roofing products, clapboard shingles, etc. These materials may be regulated - a certified asbestos building inspector can determine which materials contain asbestos and which are regulated.

For ALL Renovation Projects:

- Buildings of **any** age may contain ACM; even those newly built may have ACM.
- **Inspection:** If the structures/components to be disturbed exceed the trigger levels, they **must be inspected for asbestos** by a Colorado-certified asbestos building inspector, unless the building was built after October 12, 1988, **AND** the architect or engineer who built it signs and submits documentation showing that no ACM was specified or used in the construction of the building – then no inspection is needed. Asbestos Consulting Firms and asbestos building inspectors can be found in the yellow pages of most telephone books under the heading "Asbestos Consulting and Testing" or go to our web site for a current list: www.colorado.gov/cdphe/asbestos.
- If the amount of ACM to be disturbed exceeds the following trigger levels, then an asbestos abatement contractor must remove the material:
 - **Single-Family Residential Dwellings ("SFRD")** - the trigger levels are: 50 linear feet on pipes; 32 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.
 - **Public and Commercial Buildings** (other than SFRDs) - the trigger levels are: 260 linear feet on pipes; 160 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.
- Under many circumstances, a Colorado-certified General Abatement Contractor (GAC) must remove ACM that is regulated or may become regulated before it is disturbed by renovation or demolition activities. GACs can be found in the yellow pages of most telephone books under the heading, "Asbestos Abatement" or go to our web site for a current list.
- **Notification:** A written application to CDPHE for a notice/permit may be required, along with payment of a fee and a **ten (10) working-day notification period (emergencies may be excluded)** before the removal (abatement) of regulated asbestos-containing materials. **ALL** ACM waste must be disposed of at an approved asbestos waste disposal site – regardless of the quantity or the necessity for a notice/permit.

Demolitions, Destructive Salvage, House Moving

If you demolish, perform destructive salvage, perform de-construction, burn, destroy, dismantle, dynamite, implode, knock down, level, pull down, pulverize, raze, tear down, wreck all of a structure or structural components, or you move a house, you may be subject to State and Federal regulations **even when there is NO asbestos in the facility**. **Demolition means:** the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations or the intentional burning of any facility.

For ALL Demolition Projects:

- **Inspection:** the building or area of the building to be demolished ***must be inspected for asbestos*** by a Colorado-certified asbestos inspector. Asbestos Consulting Firms and asbestos building inspectors can be found in the yellow pages of most telephone books under the heading "Asbestos Consulting and Testing" or go to our web site for a current list:
- **Asbestos Removal** (if necessary) may have to be performed by a Colorado-certified GAC. Removal, in accordance with Regulation No. 8, Part B, is required if the amount of asbestos-containing material that is friable or will become friable during demolition exceeds the trigger levels.
- **A Demolition Notification Application Form** must be submitted to the CDPHE, **even if no asbestos was found during the inspection**, along with payment of a notification fee and a **ten (10) working-day notification period** that is required before the demolition can commence.

During Demolition:

- Recycling of materials, such as concrete or wood, that are bonded or contaminated with asbestos-containing material (ACM), such as floor tile or mastic, is NOT permitted.
- Demolition of a building that has non-friable asbestos-containing vinyl asbestos tile (VAT) or tar-impregnated roofing materials remaining must be completed without causing the asbestos-containing materials to become friable. Concrete floors covered with floor tile shall be removed in large sections if possible. Operations such as crushing, pneumatic jacking, etc. of materials containing asbestos are not permitted.
- When imploding or burning a structure, ALL asbestos-containing material, regardless of type or quantity, **MUST** be removed prior to demolition.

For More Information or Forms, please contact:

Asbestos Compliance Assistance Group

Phone: (303) 692-3100

Fax: (303) 782-0278

Toll Free: 1-800-886-7689

Web page: <http://www.colorado.gov/cdphe/asbestos>

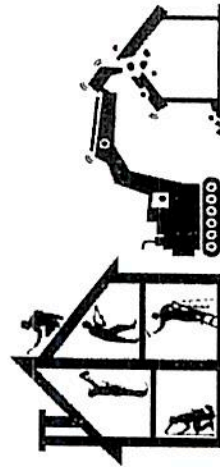
Email address: cdphe.asbestos@state.co.us

Have your project inspected by a Colorado-certified asbestos building inspector before you begin renovation or demolition activities

Violation of asbestos regulations can result in monetary penalties and project delays.



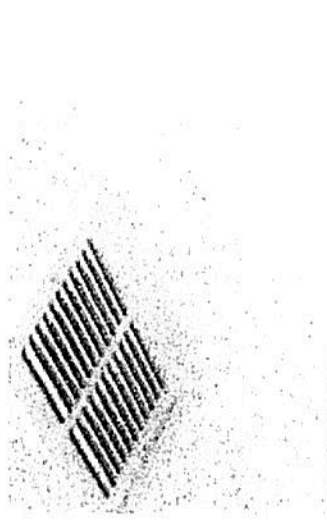
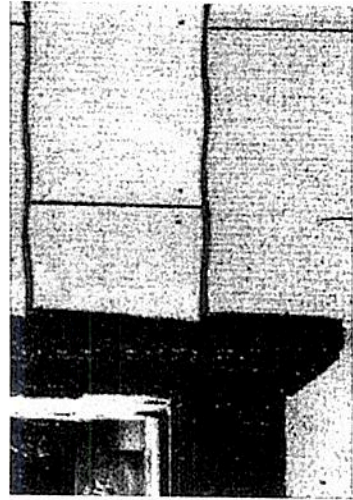
Colorado law requires
asbestos testing prior
to renovation or
Demolition!



www.colorado.gov/cdphe/asbestos

What is asbestos?

- Asbestos is a naturally occurring mineral fiber mined for its useful properties.
- Asbestos is a known carcinogen and can cause respiratory disease.
- There is a common misconception that asbestos use was completely banned in the United States.
- It is currently legal to manufacture certain asbestos containing materials (ACMs) and some ACMs are still being imported today.
- Asbestos fibers have been added to many different building materials regardless of the date of construction.

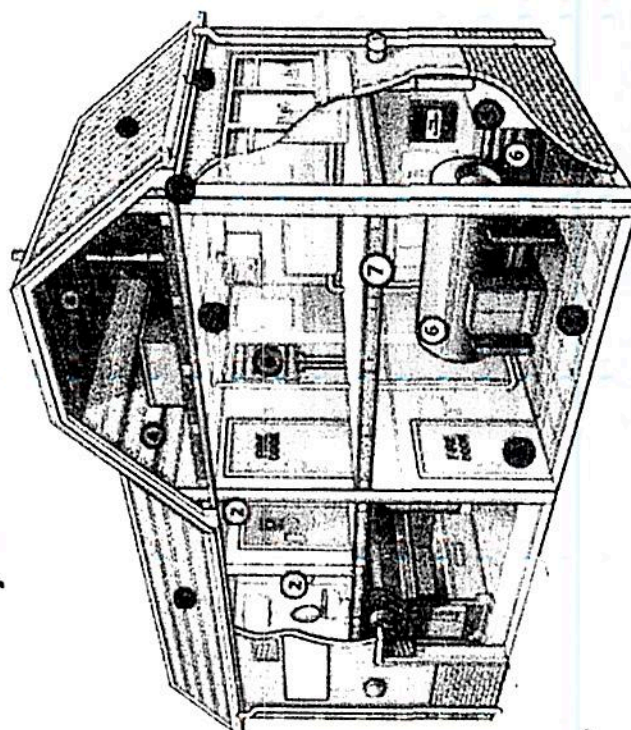


Some places asbestos containing materials can be found:

1. Cement like products such as shingles and siding.
2. Walls/ceilings (drywall, plaster, etc.), skim coating, texturing, joint compounds and acoustical texturing "popcorn ceiling".
3. Floor tiles, sheet vinyl, linoleum and their associated adhesives.
4. Sprayed on fireproofing seen on structural beams and decking.
5. Ceiling tiles, fire doors and soffits.
6. Insulation on pipes and boilers, including pipe/duct wrap.
7. Blown in insulation such as vermiculite.



Asbestos Materials: Likely Locations



- Asbestos Cement Products
- ② Textured Coatings
- ③ Floor Tiles, Textiles & Composites
- ④ Sprayed coatings on walls, beams/columns
- Asbestos insulating board
- ⑥ Lagging
- ⑦ Loose Asbestos in ceiling or floor cavity



DANGER
ASBESTOS
CANCER AND LUNG DISEASE HAZARD
AUTHORIZED PERSONNEL OR
RESPIRATORS AND PROTECTIVE CLOTHING
ARE REQUIRED IN THIS AREA