



Elbert County accepts electronic (.pdf) submission of information for all building permit applications

Note: Select documents may need to be submitted in a hard copy format. Staff will assist applicants in identifying those specific documents. If applicable, these select hard copies can be mailed or delivered to P.O. Box 7, 215 Comanche Street, Kiowa, CO 80107.

Electronic Submittal Requirements and File Naming Standard

All plans MUST be designed to the 2018 I Codes

- Electronic documents must be in .pdf format (note file size cannot exceed **150mb**).
- Multiple documents may be transmitted in one .pdf file based on file type (Ex. Architectural plans)
- Email digital submission to jenny.white@elbertcounty-co.gov and copy faith.mehrer@elbertcounty-co.gov
- File Names: files shall be named using the following convention:

[Project Name] . [Project Type-Document Title] – [Date].pdf

‘Project Name’: Last name of applicant/owner

‘Project Type’: New res; barn; garage, etc.

‘Document Title’: Architectural; foundation; trusses, etc.

‘Date’: date of your submittal

New Residence

Submittal check List and **File Name Examples:**

- Copy of Deed: **Lancaster.Newres-deed-4.1.2020.pdf**
- Current Statement of Taxes: **Lancaster.Newres-Taxes-4.1.2020.pdf**
- Site Plan: **Lancaster.Newres-siteplan-4.1.2020.pdf**
- Completed application packet: **Lancaster.Newres-application-4.1.2020.pdf**
- Copy of septic permit: **Lancaster.Newres-septicpermit-4.1.2020.pdf**
- Blue Prints including; **Lancaster.Newres-Blueprints-4.1.2020.pdf**
 1. Structural design by engineer or architect (digitally stamped)
 2. Floor plan of all floors, including basement; total square footage of all levels
 3. Room sizes and use, window and door locations and sizes, plumbing, attic access, location of furnace and water heater as applicable.
 4. Manuals J,S,T and D
- Engineered foundation or foundation observation if re-build on existing foundation (digitally stamped): **Lancaster.Newres-Foundation-4.1.2020.pdf**
- Soils test: **Lancaster.Newres-Foundation-4.1.2020.pdf**

Permit applications are accepted Monday through Thursday 9:00 AM – 1:00 PM

Project Address / Parcel

ID: _____

This applicant must contact their fire district:

5) Fire District _____

- Fire District review fees have been paid
- Fire District impact fees have been paid, or if impact fees for this district are collected by the County;
- \$_____ will be collected by the County.
- Fire District review of building plans are approved (all commercial structures must submit a full set of building plans to the fire district)
- All infrastructure requiring inspections by this fire district have been performed and approved:
- This applicant has been made aware of any additional inspections related to the structure that will need to be completed by the fire district prior to occupancy of the structure, if any (please list any additional inspections below):

Fire District Representative Signature: _____ Date: _____

NOTICE:

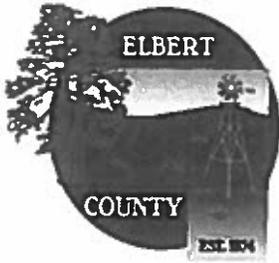
WHEN BUILDING IN WILD POINT

Appendix E – Rules and Regulations of Rangeview Metropolitan District
WILD POINTE SERVICE AREA SYSTEM DEVELOPMENT CHARGES

The Wild Pointe Service Area includes water service only, as customers in this service area receive sewer service from the Town of Elizabeth or use septic for wastewater disposal. The water tap fees for this service area are based on contract agreements between RMD and Elbert & Hwy 86 Commercial Metropolitan District.

**ELBERT COUNTY DOES NOT DETERMINE
OR COLLECT THESE FEES. YOU MUST
CONTACT RANGEVIEW METROPOLITAN
DISTRICT;**

Clinton Larson Allen, LLP
8390 East Crescent Pkwy, Ste 500
Greenwood Village, CO 80111-2811
303-779-4525



Elbert County Community and Development Services

You must submit a site plan, along with the attached document, for approval through the Community and Development Services Department **before submitting an application for a building permit.** Elbert County may request that you submit a site plan that is stamped by a licensed surveyor if there are any concerns with slope, floodplain, or no build areas.

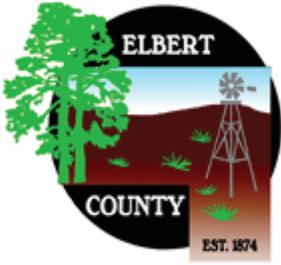
Upon site plan approval, you will turn your site plan, and the attached document containing approval signature, to the Building Department at the time you submit your building permit application.

This is referred to as the **Community and Development Services Sign off Sheet** on the building permit checklist.

A site plan is not required if your project does not change the footprint of a structure (basement finish, like for like deck replacement, etc.) **however**, the attached document must still be reviewed and approved by Community & Development services for compliance with zoning. For basement and other interior finishes, you must supply CDS with a drawing of the layout of your project, including labeled rooms and uses.

Your detailed site plan MUST include:

1. Address of property
2. North arrow
3. All streets adjacent to the property
4. All easements, no build, flood plain, slopes of greater than 20%,
All existing structures AND proposed structure
5. The distance of the proposed structure from the property boundaries
6. Driveway slope, width and location (for new residences)



Elbert County

Date Received: _____
Permit Number: _____

Building Permit Application (requiring plan review)

215 Comanche Street, Kiowa, CO 80117
P.O. Box 7
General: 303-621-3135 Building Inspector: 303-621-3172

Project Type (Circle One): New Residence (Modular or Stick Built)

Addition Basement Finish Remodel Conversion to Living Space
Accessory Structure Patio Cover Deck Pool
Commercial Structure Pre-manufactured Accessory Structure over 300 sf
Other: _____

PLEASE PRINT CLEARLY

Project Address: _____ City: _____ Zip: _____

Description of work (if modular please include make/model) : _____

Contractor is applicant: Y N Property owner is applicant: Y N

Property owner name: _____ Address: _____

Phone: _____ Email: _____

Contractor name: _____ Address: _____

Phone: _____ Email: _____

Colorado State licensed plumber: _____

Phone: _____ Email: _____

License pre-fix and number: _____ - _____ (for office use) Verified Y N staff initials: _____ Date: _____

Square Footage: 1st floor: _____ 2nd floor: _____ Other: _____

Basement Unfinished: _____ Basement Finished: _____

Attached Garage: _____ Patio Cover: _____ Deck: _____

Bedrooms: _____ # Baths _____

Application must be filled out completely for submittal, and must be signed to be valid.

Applicant Signature: _____ Date: _____

Permit Fee: \$ _____

Plan Review: \$ _____ Paid: _____ Check# _____ Adj Plan Review: \$ _____

Use Tax: \$ _____

Total Due: \$ _____

HOME OWNERS ASSOCIATION AND COVENANTS STATEMENT

PLEASE NOTE: YOU MUST SIGN THIS FORM REGARDLESS OF YOUR KNOWLEDGE OF AN EXISTING ACTIVE OR INACTIVE HOMEOWNERS ASSOCIATION

TO: APPLICANTS FOR BUILDING PERMITS

RE: COMPLIANCE WITH PROTECTIVE COVENANTS

As part of your application for a building permit in Elbert County, you are requested to contact the Architectural Control Committee or Home Owners' Association in your neighborhood to obtain their approval of you plans prior to a building permit being issued.

By signing below, you are attesting to Elbert County that to the extent that such entity exists, you have made contact with them for the review and approval of your plans.

Please be advised that Elbert County does NOT enforce protective covenant or police violation of such covenants. You are responsible for the necessary compliance with covenants applicable to your project. This notice is a public record and will be provided to any HOA that requests to view or copy it.

All building permit applicants must sing below regardless of whether or not an HOA or restrictive covenants exist with relation to the subject parcel.

BY SIGNING, I CERTIFY THAT I HAVE READ, UNDERSTAND & WILL COMPLY WITH THE ALL OF THE ABOVE:

Printed Name _____

Signature _____ Date _____

Thank you!

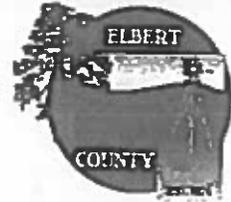
*Elbert County Community & Development Services
Department*



COUNTY OF ELBERT

**COMMUNITY & DEVELOPMENT SERVICES
OFFICE**

P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136 FAX: 303-621-3165



Disclosure Letter

I, _____ do hereby acknowledge my full awareness of the application being presented to Elbert County by _____, For the parcel of land indicated and for the reasons noted on the application. I hereby acknowledge the person or company noted herein is my authorized representative in this matter.

Signature (s) of property owner (s):

Signature _____ Date _____

Signature _____ Date _____

Printed name (s) and complete address of property owner (s):

Name: _____ Address: _____

Name: _____ Address: _____



COMMUNITY & DEVELOPMENT SERVICES

215 Comanche Street/P.O. Box 7 ~ Kiowa, CO 80117
303.621.3136

ADDITIONAL PERMITS REQUIRED

SEPTIC PERMITS

When building in Elbert County you will be required to pull separate permits for your septic (Elbert County Health and Environment).

Elbert County Health and Environment:
(Located in the smallest, most northern building on the Elbert County Fairgrounds)
75 Ute Avenue
Kiowa, CO 80117
303.621.3144

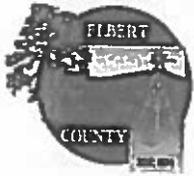
ELECTRIC PERMITS

When building in Elbert County, any structure with electric work involved, you will be required to pull separate permits for that work from the state of Colorado.

Colorado State Electrical Permitting:
Electrical Board Contact Information
State Electrical Board
1560 Broadway, Suite 1350
Denver, CO 80202
Phone: 303-894-2300 | Fax: 303-894-2310 | Email: dora_electricalboard@state.co.us
[https://www.colorado.gov/pacific/dora/Electrical Permit Inspection Info](https://www.colorado.gov/pacific/dora/Electrical%20Permit%20Inspection%20Info)

WELL PERMITS

**Well permits can be obtained through the Colorado Department of Water Resources:
303-866-3587**



VERY IMPORTANT

Regarding Engineered Foundations:

**Elbert County Requires that the following items be inspected
by the engineer of record on your project;**

1. Open hole (if required by engineer)
2. Pier/caisson placement
3. Footing size and steel placement
4. Foundation wall
5. Concrete encased electrode (as required July 1 by 2005 N.E.C.)
6. Beam placement
7. Perimeter drain
8. Water proofing
9. Any additional inspection requested by the Building Official

**Inspection letters with original wet stamp must be submitted prior to issuance of Certificate of
Occupancy.**

If you have any questions regarding this notice please contact the Elbert County Building
Department at 303-621-3135.



**RESIDENTIAL
PERMIT APPLICATION
ACCESS/DRIVEWAY**

Elbert County Public Works Department
P.O. Box 116, 215 Cheyenne St., Kiowa, CO 80117
Ph: 303-621-3157, Fax: 303-621-3159
Completed applications may be emailed to kyrei.zion@elbertcounty-co.gov

Permit # _____
Date Issued: _____
Expiration Date: _____

REVISION DATE: 12/19/18

Date:	Contractor Name:
Property Owner:	Contractor Address:
Address:	City/State/Zip
Phone:	Contractor Phone #:
Email:	

ADDRESS OF PROPERTY:

RESIDENTIAL ACCESS PERMIT FEE: \$150.00

REQUIRED ITEMS FOR SUBMITTAL:
1. Permit Application
3. Site plan outlining the location of the driveway.

IMPORTANT INFORMATION FOR THE APPLICANT

- Address must be clearly marked and staked within 24 hours of application.
- This is an application for a permit. Payment of fee does not constitute approval.
- Standard specifications are provided as an example – other requirements may apply.
- All failed inspections will be assessed a prepaid \$47.00 re-inspection fee.
- Applicant understands that driveway must be maintained to County specifications at all times.
- Any future repairs shall be at applicant/owner expense and will require a new permit application.
- Applicant shall be responsible for verifying his or her legal right for driveway construction and access.
- Issuance of permit by County does not grant legal access.

I certify that I have read and understand all of the above provisions of this permit.

_____	_____
Owner's Signature	Contractor Signature
_____	_____
Date	Date

Inspector Section

Initial Inspection Approved/Date _____ Disapproved/Date _____
Comments _____

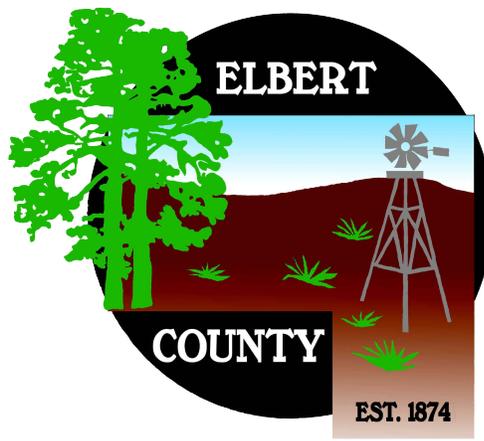
Inspected By: _____

Final Inspection Approved/Date _____ Disapproved/Date _____

Comments _____

Inspected By: _____

Address Marker Made: Yes _____ No _____ Address Marker Posted: Yes _____ No _____



ELBERT COUNTY PUBLIC WORKS RESIDENTIAL DRIVEWAY STANDARDS

760.00 PRIVATE DRIVEWAY DESIGN SPECIFICATIONS

761.00 Width:

Driveways shall provide for a minimum 14 foot all-weather driving surface (not including shoulders). A 16 foot surface is encouraged to facilitate larger fire apparatus.

Driveways will be a minimum 14 feet wide with two 1' shoulders from the property line to the residence or turnaround, whichever applies

The minimum width of the driveway within road right-of-way shall start at 24' tapering to 16' (14' driveway plus two 1' shoulders) at property line.

762.00 Vertical Clearance:

Driveways shall have an unobstructed vertical height of 13 feet 6 inches. Driveways shall have an unobstructed vertical height of 13 feet 6 inches.

763.00 Surface – Sub-Base:

All roadbase material shall be a minimum 6 inches thick and shall provide an all-weather driving surface capable of handling the imposed loads of fire apparatus (up to 67,000 pounds depending on the jurisdiction).

763.01 Aggregate surface – sub-base.

All roadbase material shall be a minimum 6” (compacted) and shall provide an all-weather driving surface – sub-base capable of handling the imposed loads of fire apparatus (up to 67,000 pounds depending on the jurisdiction).

The acceptable materials for an all-weather driving surface – sub-base are

- Class 5-6 aggregate
- Class 5-6 recycled concrete
- Class 5-6 recycled asphalt

Asphalt and concrete paved surfaces accompanied by a geotech report will also be considered an all weather surface.

Owner/contractor shall provide Elbert County with test results of the materials used.

763.02 Driveways accessing paved Elbert County/private roads.

All driveways that meet or join paved roads must be paved with asphalt and tacked at the seam.

Depth or thickness of pavement will be 4” minimum compacted.

Drive must be paved from the property line to the edge of the paved portion of the Elbert County/private road. Sub-base under pavement must be 6” (compacted) of the following :

- Class 4-7 aggregate
- Class 4-7 recycled concrete
- Class 4-7 recycled asphalt

Asphalt and concrete paved surfaces accompanied by a geotech report will also be considered an all weather surface.

Paved driveway access from shoulder of road to property line will be part of the final driveway inspection.

Any surface (asphalt, concrete, chip seal, etc.) applied over approved sub-base from property line to house will not be approved or inspected by Elbert County.

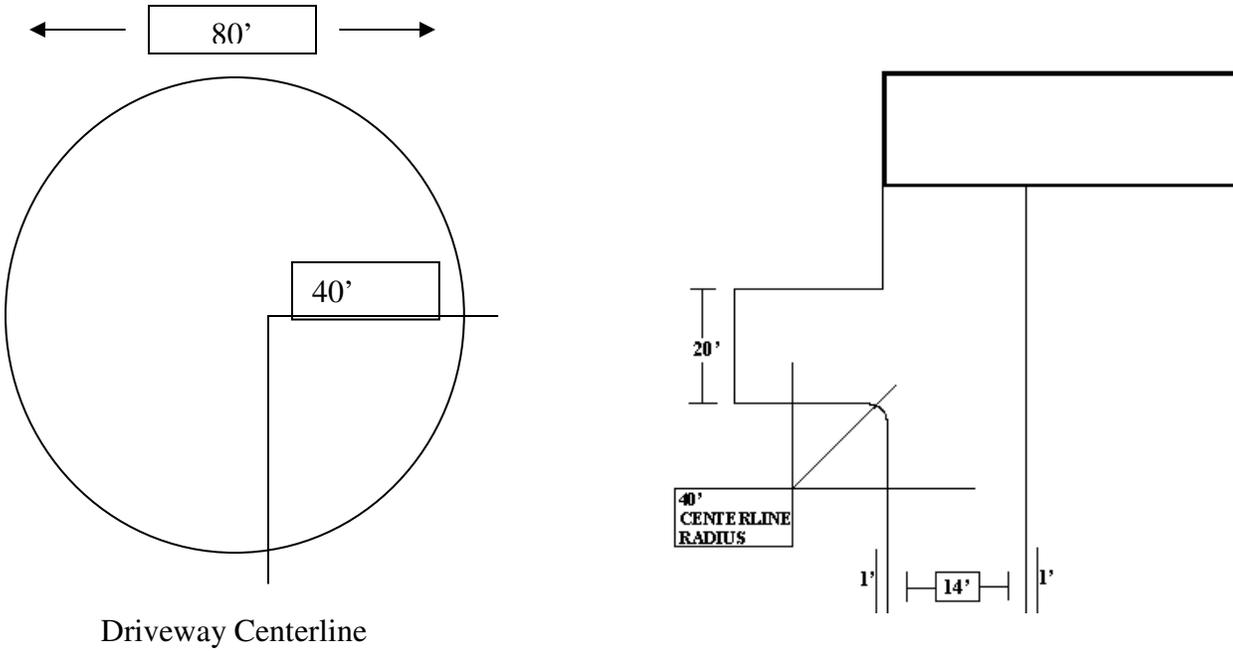
764.00 Approach:

All driveways must approach the roadway at a 70 -90 degree angle perpendicular to the intersecting roadway.

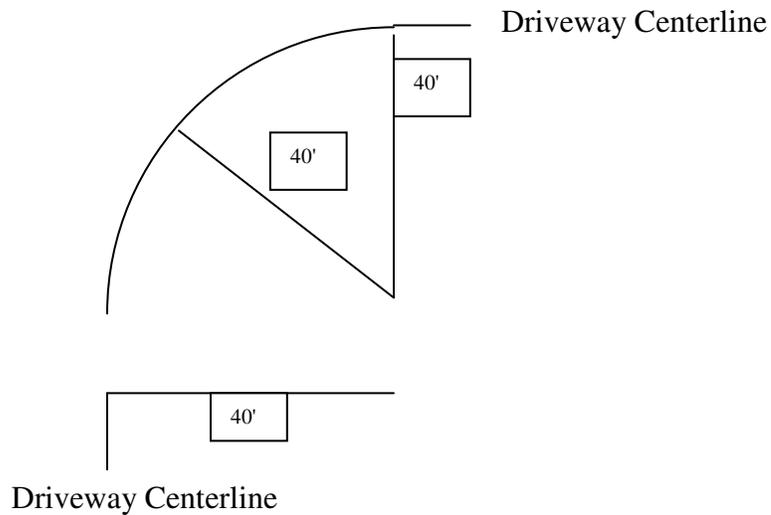
All driveways must approach the roadway at a 70 -90 degree angle perpendicular to the intersecting roadway.

765.00 Turning Radii:

All residential driveways 150 feet or longer in developed length shall provide a complete turnaround constructed with a minimum 40 foot center line radius as shown below



All turns associated with the driveway system shall provide a minimum 40 foot center line radius as shown below:



Exceptions:

A: Driveways greater than 20 feet in width.

B: Houses equipped with an approved automatic sprinkler system installed and maintained in accordance with NFPA 13D, Standard for the Installation of Sprinkler Systems in Single-family Dwellings.

C: Turning radius may be modified when approved by the authority having jurisdiction.

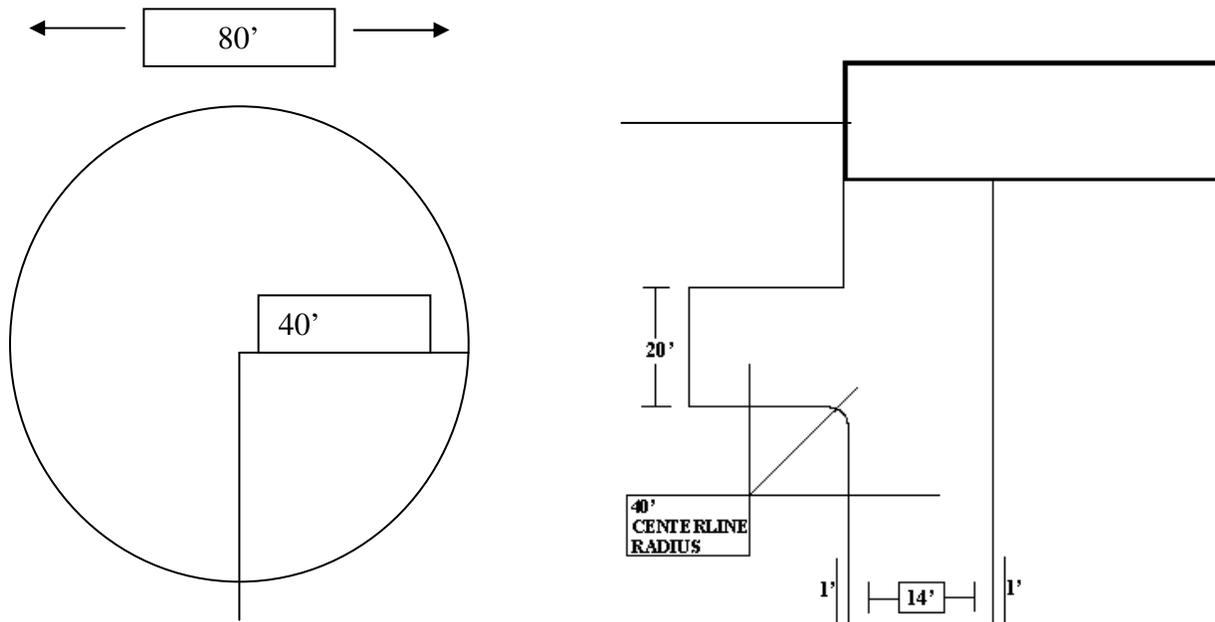
All residential driveways 150 feet or longer in developed length shall provide a complete turnaround constructed with a minimum 40 foot center line radius as shown below.

All turns associated with the driveway system shall provide a minimum 40 foot center line radius as shown below:

Regulations on turn outs and turning radiuses may be superseded by local Fire District regulations, which may include the following.

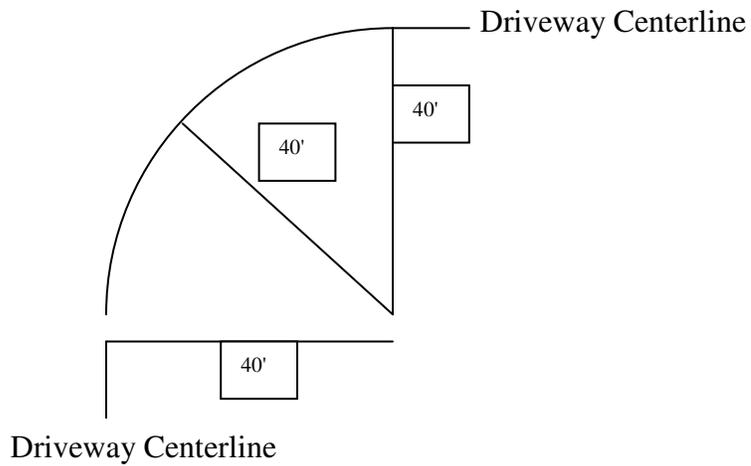
Driveways greater than 20 feet in width.

Houses equipped with an approved automatic sprinkler system installed and maintained in accordance with NFPA 13D, Standard for the Installation of Sprinkler Systems in Single-family Dwellings.



Driveway Centerline

All turns associated with the driveway system shall provide a minimum 40 foot center line radius as shown below:



766.00 Slope:

The maximum slope of residential driveways shall not exceed 10% once on the private property .

Exceptions:

A: Houses equipped with an approved automatic sprinkler system installed and maintained in accordance with NFPA 13D, Standard for the Installation of Sprinkler Systems in Single-family dwellings.

B: When approved by the authority having jurisdiction.

Maximum slope of a driveway will be determined by the Fire District under whose jurisdiction the residence falls under.

767.00 Bridges And Water Crossings:

Bridges and other water crossing appliances shall be designed and constructed to handle the imposed loads of fire apparatus in all weather situations. In many cases, bridges and crossings may require the approval stamp of a professional engineer.

Bridges and other water crossing structures will be designed and constructed to handle the imposed loads of fire apparatus in all weather situations. In many cases, bridges and crossings will require the approval stamp of a professional engineer.

768.00 Livestock Crossings:

Livestock crossings and grates shall be designed and constructed to withstand the imposed loads of fire apparatus (up to 67,000 pounds depending on the jurisdiction)

Exceptions.

A: When approved alternate means of access are provided around the grate, the provisions of 2-8 may be modified.

Livestock crossings and grates will be designed and constructed to withstand the imposed loads of fire apparatus (up to 67,000 pounds depending on the jurisdiction) In many cases, livestock crossings will require the approval stamp of a professional engineer.

When approved by the Elbert County Road and Bridge Department and the Fire District, an alternate means of access around the grate can be used. (See Section 12.3.6.3.1.2 of the Elbert County Roadway Design Construction Manual.)

769.00 Gates and Limited Access Appliances:

(See Section 12.3.6.9 of the Elbert County Roadway Design Construction Manual.)

Private dwelling gates shall provide a minimum 14 foot unobstructed width and shall be operable without special knowledge or force.

Exception:

-
- A. *Gates that utilize an approved access control device to ensure immediate access to the dwelling. Device information can be obtained by contacting the appropriate fire protection agency.*

Gates shall be located a minimum of 30 feet off the roadway to ensure a safe and unobstructed traffic flow during emergency response.

Private dwelling gates will provide a minimum 16 foot unobstructed width and will be operable without special knowledge or force.

Gates that utilize a control device must be approved by the Fire District.

All gates shall open inward, outward opening gates are prohibited.

Gates will be located a minimum 30' off the roadway shoulder to ensure a safe and unobstructed traffic flow during emergency response.