

FREMONT COUNTY

DEPARTMENT OF PLANNING AND ZONING

615 MACON AVENUE, ROOM 210
CAÑON CITY, COLORADO 81212

Telephone (719) 276-7360 – Facsimile (719) 276-7374
e-mail: planning@fremontco.com

APPLICATION FOR REBUILD LETTERS

In order to provide a rebuild letter it is necessary to determine whether the buildings and uses are allowed in the existing zone district, whether the buildings were legally constructed (building permits, etc) or whether they were constructed prior to regulations (prior to 1969), whether the lot was legally created (subdivision process) or created prior to June 1, 1972, and whether the buildings are in compliance with all development requirements of the zone district. **A minimum of ten (10) working days is required for receipt of rebuild letter, from the date of receipt of a complete application.**

1. Applicant name: _____ Telephone & Fax #: _____
Address: (City, State, Zip): _____
2. Address of subject property: _____
3. Legal description of subject property: _____

4. List the existing and proposed use for each building: _____

5. List all non-conformance items or other and explain in detail, what is being requested concerning these items? _____

6. Are the existing buildings legally created by issuance of building permits for each building?
___ Yes ___ No. If no, were the buildings constructed prior to regulations (prior to July 1, 1968)? *(This information may be obtained in the Building Department or the Assessor's Office).*
7. Do the setbacks for all buildings comply with the development requirements of the zone district? If no, please identify the buildings that do not comply: _____

8. Does the lot size conform to minimum lot size of the zone district? ___Yes ___No
9. Does the lot width comply with the minimum lot width of the zone district? ___Yes ___No
10. What is the acreage of the property? _____
11. Attach a copy of the zoning verification for the subject property.
12. Attach a copy of an “improvement lot certificate” if available, or a plot plan with lot dimensions. All building dimensions, yard setbacks may be required, depending on the non conformance. If one is available please provide.
13. Additional information as required by the Department necessary to determining whether a rebuild will be allowed.
14. Current deed of record.
15. Application fee.

Note: An application for a non-conforming use status may be required in conjunction with this application depending on the information provided.

By signing this application you are certifying that the above information and all attachments hereto are true and correct to the best of your knowledge and belief. In addition, your signature serves as your acknowledgment that you understand that if any information provided is found to be untrue or inaccurate, this application may be rendered null and void.

Applicants Signature _____ Date _____