

Parcel # _____ Reception # _____ approved date: _____

**SAGUACHE COUNTY LAND USE
PO BOX 326 - SAGUACHE, CO 81149
(719)655-2321 FAX (719)655-2321
PLAT VACATION/CONSOLIDATION APPLICATION**

BACA GRANDE PLAT VACATION/CONSOLIDATION APPLICATION

PROPERTY OWNER NAME _____
MAILING ADDRESS _____
CITY, STATE, ZIP _____ PHONE _____
PROPERTY ADDRESS _____
LEGAL DESCRIPTION OF PROPERTY _____

SUBDIVISION NAME _____

THIS REQUEST IS TO COMBINE _____ LOTS INTO _____ PARCELS CONTAINING
_____ ACRES.

TRANSPORTATION ACCESS _____

UTILITIES PROVIDED BY:

ELECTRICITY _____

TELEPHONE _____

ADEQUATE WATER SUPPLIED BY _____ PERMIT # _____

ADEQUATE SEWAGE DISPOSAL SUPPLIED BY _____ PERMIT # _____

PROPOSED LAND USE IF VACATION IS APPROVED _____

PLEASE SUPPLY THE FOLLOWING:

1. **A SURVEY PLAT SHOWING ALL REQUIREMENTS AND AN 8.5 x 11 INCH SURVEY COPY**
2. **PROOF OF OWNERSHIP**
3. **COUNTY ROAD ACCESS APPROVAL, IF NEEDED**
4. **FEE AS ESTABLISHED BY THE BOCC. \$500.00 PLUS \$50.00 PER LOT AND CERTIFIED MAILING FEE.**
5. **A LIST OF ALL LANDOWNERS THAT ADJOIN THE SUBJECT PROPERTY WILL BE ACQUIRED BY THE LAND USE OFFICE FOR CERTIFIED MAILINGS. CERTIFIED MAILING FEE MUST BE PAID PRIOR TO APPLICATION BEING HEARD BY PLANNING COMMISSION AND COMMISSIONERS. A STATEMENT WILL BE MAILED TO YOU.**
6. **ALL TAXES DUE MUST BE PAID ON ALL LOTS. (A fee of \$20.00 per lot will be charged for Certificate of Taxes due).**
7. **THERE MAY BE ADDITIONAL FEES REQUIRED BY THE BACA GRANDE WATER AND SANITATION DISTRICT.**

IF APPLICANT HAS NOT COMPLETED ALL REQUIREMENTS WITHIN ONE YEAR APPROVAL WILL BECOME VOID.

APPLICATION, DOCUMENTS AND FEES MUST BE RECEIVED AND PAID FORTY FIVE (45) DAYS PRIOR TO PLANNING COMMISSION MEETING.

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I understand the following:

1. There may be recorded protective covenants that apply to my property. Receiving County approval does not exempt me from meeting any applicable covenants.
2. Before constructing or modifying any access from a State of County road, you must obtain an approved access permit from the appropriate authority.
3. Receiving County approval on this Vacation does not exempt me from the requirements of other applicable county requirements, including building and septic permits, or applicable state requirements including water well, plumbing and electrical permits.
4. **All Consolidations must be completed, approved and recorded by June 1 to reflect tax value changes. Any consolidation completed after the deadline date will remain individual lots until the following year. Please note the tax year is always one year behind, for example in 2000 you are being taxed for the year 1999. All current taxes owed must be paid before application is presented to County Board.**

Application must be signed by landowner only. An agent for landowner may represent landowner at County meetings only if the landowner has signed and has had the attached form notarized.

I hereby certify that the above information is true and accurate to the best of my knowledge. I further certify that I or we are legal owner(s) of record of the property that is Vacation/Consolidation is being applied for.

Applicant need to be aware that by signing this application you are giving the Saguache County Land Use office staff permission to access your property for purposes relating to this application.

ALL APPLICATION FEES ARE NON-REFUNDABLE

Owner(s) Date _____

FOR OFFICE USE ONLY

The Land Use Office has determined that this property is in a:

_____	Geologic Hazard Area	_____	Wildfire Area
_____	Critical Wildlife Habitat Area	_____	Area with possible high groundwater levels
_____	None of the above		

Legal Description: Quarter Section _____ Section _____ Township _____ Range _____
Subdivision _____ Location _____
Lots _____ Block _____

Application received by: _____ Date _____

ARTICLE XI

NON-CONFORMING USES, STRUCTURES AND LOTS

XI.1. Non-conforming Uses, and Structures

Existing lawful structures or uses at the time these regulations, or any amendments thereto, become effective and which do not conform to the requirements of the district in which they are located are non-conforming.

XI.1.1. Continuance of Non-Conforming Uses or Structures

Under the following circumstances, a non-conforming use of structure may be continued.

- XI.1.1.1. A non-conforming use in existence prior to the adoption of these regulations shall be exempt from these regulations and be allowed to continue as a non-conforming use despite transfer of ownership.
- XI.1.1.2. Structures or uses existing prior to adoption of these regulations may be maintained in reasonable repair and subject to minor alterations, and still retain their exempt status. A non-conforming structure to be modified shall conform to the provisions of this resolution. A non-conforming activity may only be extended throughout any part of a structure which was arranged or designed for such activity at the time of enactment of the original resolution or amendment thereof.

XI.2. Discontinuance of Non-Conforming Uses or Structures

- XI.2.1. When a non-conforming use is discontinued for a period of one (1) year, such use of the area shall be discontinued and further use of the property shall be for a conforming use only.
- XI.2.2. An existing use such as salvage or junk yard which is non-conforming with respect to provision for screening shall be discontinued if such screening is not provided within such time as is prescribed by the Board of County Commissioners.
- XI.2.3. A non-conforming use may not be changed to another non-conforming use, nor may it be changed back to a non-conforming use once it has been changed to a conforming use.
- XI.2.4. If a non-conforming structure, or a structure containing a non-conforming use, is destroyed by fire, flood, wind, explosion, or act of God to an extent exceeding fifty (50) percent of the structure, a future structure or use on the property shall conform to the provision of these Regulations.

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- XI.2.5. If destruction is determined to be less than fifty (50) percent, restoration must be started within twelve (12) months of such calamity and completed within twenty-four (24) months of initiating such start to repair.

Nothing contained in these Regulations shall require any change in the plans, construction, alteration, or designated use of a structure for which construction work has commenced prior to the adoption of these Regulations, except that if the designated use will be non-conforming, it shall, for the purposes of 1.2.1 of this Article, be a discontinued use if not in operation within two (2) years.

XI.3. Non-conforming Lots of Record

In any district in which one-unit dwellings are permitted, a single-family residence and customary accessory structure may be erected on a single lot of record which exists as such at the time of adoption of these Regulations. This provision shall apply even though such lots fail to meet the requirements of the district in which it is located for area, or width, or both; provided, however, that the requirements of the district for minimum setback dimensions shall be met unless a variance to said requirements has been granted by the Board of Adjustment.

The provisions of Article XV, Native Rangeland Plow-out and Cultivation of Lands Subject to Wind Hazard, of this Code shall not apply to any non-conforming use existing on or before October 15, 1984, provided, however, that any such non-conforming use which may hereafter cease to be cultivated for a period of five (5) consecutive years shall thereafter become subject to the provisions of Article XV.

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APPENDIX E

CERTIFICATE FOR CONSOLIDATION / VACATION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT _____ is (are) the owner(s) of that real property situated in (legal description), Saguache County, Colorado and lying within the exterior boundary

_____.

THAT I (they) have caused said real property to be vacated and that those easements or streets or alleys or other public ways remaining as shown on the accompanying survey plat do hereby remain as easements or streets or alleys or other public ways for those uses as identified.

IN WITNESS WHEREOF _____ has (have) caused his (their) name(s) to be hereunto subscribed this ____ day of _____, A.D. 20_____.

Signed: _____

STATE OF COLORADO)
SS
COUNTY OF SAGUACHE)

The foregoing instrument was acknowledged before me this ____ day of _____, A.D. 20_____, by _____.
Witness my hand and seal.

Signed: _____

Notary Address

My commission expires: _____

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SURVEYOR'S CERTIFICATE

I, _____, a duly registered Land Surveyor in the State of Colorado, do hereby certify that this plat was prepared under my direction and supervision and is based solely on the plat of (Subdivision or Vacation plat title), filed under Reception Number(s) Reception number from Clerk and Recorder of the records in the office of the Saguache County Clerk and Recorder.

Surveyor
(Surveyor's stamp shall appear with the Certificate.)

COUNTY TREASURER CERTIFICATE

STATE OF COLORADO
COUNTY OF SAGUACHE

I, the undersigned, County Treasurer, in and for Saguache County, do hereby certify that there are not unpaid taxes or un-deemed tax sales as appears of record in this office on the above-described application request.

In witness whereof, I have hereunto set my hand and seal, this ____ day of _____, 20____.

Saguache County Treasurer

By _____, Deputy

PLANNING COMMISSION CERTIFICATE

APPROVED this ____ day of _____, A.D. 20____, County Planning Commission, Saguache County, Colorado.

CHAIRMAN

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COMMISSIONER'S CERTIFICATE

APPROVED this _____ day of _____, A.D. 20____, Board of Commissioners,
Saguache County, Colorado.

ATTEST:

CLERK OF THE BOARD

CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
SS
COUNTY OF SAGUACHE)

I hereby certify that this instrument was filed in my office at _____ O'clock __.m. this _____ day
of _____, A.D. 20____, and is duly recorded at Reception No. _____.

Fees \$ _____ paid

RECORDER

DEPUTY