



**APPLICATION FOR
RECREATIONAL CABIN EXEMPTION**

Rio Blanco County Community Development
555 Main Street, 1st Floor
P.O. Box 599, Meeker, CO 81641
Email: building@rbc.us Phone: (970) 878-9452

OFFICE USE ONLY
APPLICATION # _____
APPROVED BY:
BUILDING DIV _____/_____
PLANNING DIV _____/_____
USE TAX SETTLED _____/_____
MUST BE SIGNED BY ALL FOR APPROVAL

This form is to be utilized to apply for a Recreational Cabin approval, which will allow construction of a cabin meeting the definition of a Recreational Cabin without being required to be issued a Rio Blanco County (“RBC”) Building Permit or inspections, if the use and the proposed location of the Recreational Cabin meet all applicable requirements of the Rio Blanco County Land Use Resolution herein “LUR”.

PHYSICAL ADDRESS _____

ASSESSORS PARCEL # _____

PROPERTY OWNER _____

MAILING ADDRESS _____

CONTRACTOR _____

CABIN TYPE, SIZE AND HEIGHT _____

ESTIMATED PROJECT COST _____

(THIS COST ESTIMATE MUST INCLUDE ALL MATERIALS AND LABOR)

A. OWNER AGREEMENT: I/We agree by signing this application, that I/we have read and understand all requirements and possible issues associated with the construction and ownership of a Recreational Cabin as outlined on the following pages of this application, I/we agree that the cabin will be constructed at the approved site and:

1. Will be utilized for owner recreation or periodic ranching operations only.
2. Will not be used for permanent housing for any person for any time period of more than 180 days per calendar year.
3. Will not be used for any type of commercial purpose.
4. Will not exceed 800 gross square feet including any habitable loft or basement areas.
5. Other than allowed for ranching operations, the cabin will not be used as a place to house employees.
6. Will have an Onsite Wastewater Treatment System meeting the requirements of the LUR, Article 17 permitted, installed, inspected and approved before use and occupancy.
7. Will not be sold or transferred to any new owner without written notice stating that the cabin was not inspected nor issued a Certificate of Occupancy under the Rio Blanco County Building Code and is subject to the restrictions and requirements of the original approval. Once approved, Rio Blanco County will record this application in order to notice the Assessor’s Office.
8. If needed, Applicant will be issued any other required permits or approvals by any other agency or RBC Department, such as, but not limited to: RBC Road & Bridge Department, Meeker or Rangely Fire District or RBC Building Division Onsite Waste Water Treatment System (“OWTS”) permit.

B. APPLICATION REQUIREMENTS: What should be submitted with this Application?

1. The completed and signed Application.
2. A complete site plan showing all applicable information from the site plan checklist. (See below)
3. Simple construction drawings at a minimum showing square footage of all floors, general information floorplans, height of structure, at least two elevations, not any plumbing, mechanical or electrical to be installed.
4. A copy of the deed containing the legal description for the parcel the Recreational Cabin will be constructed on and confirming property ownership.
5. A complete, Engineer designed OWTS system drawings and specifications if applicable. An OWTS permit is required.
6. Proof of Use Tax agreement or copy of payment in full receipt.

C. SITE PLAN CHECKLIST:

1. Dimensions of all property lines (in feet) or acreage of property.
2. Scale used.
3. North Arrow.
4. Easements and utilities; if none, please state so.
5. Dimensions, square footage, use, and height of all existing and proposed structures.
6. Distances (in feet) between your well/cistern and septic system, other structures, property lines, and water features.
7. All adjacent roads with names, and the driveway location, width and slope. (LUR 7-305A)
8. Elevation of proposed building site.
9. The distance from the proposed structure to all property lines within 100 feet.

D. GENERAL INFORMATION:

1. Recreational Cabins are required to meet all applicable Colorado State Laws. If installed, State Electrical/Plumbing and Fuel Gas Codes must be followed and associated inspections passed. Electrical § 12-233-104 C.R.S., Plumbing § 12-58-104 C.R.S.
2. Recreational Cabins are exempt from the Driveway Standards § 7-305 A, of the LUR.
3. Only one Recreational Cabin will be permitted per contiguous parcel of land. Additional dwellings may be permitted through a Limited Impact Review (see § 4-204 of the LUR).
4. In order to be eligible for this permit, a minimum parcel size of 35 acres or more is required.
5. Construction of the Exempt Recreational Cabin must start within one year of approval or the approval will be deemed null and void.
6. Exempt Recreational Cabin approvals are non-transferrable.
7. Recreational Cabins will be required to have a Rio Blanco County assigned address posted at the driveway and on the cabin.

8. Recreational Cabins are not exempt from Rio Blanco County Use Tax and Property Tax.

E. APPROVAL PROCESS:

1. Complete and sign the Recreational Cabin Application and submit it, the site plan and all other required information in Section B. to the Rio Blanco County Development Department/Planning Division.
2. Your application will be reviewed for completeness and you will be notified of any deficiencies normally within 10 working days.
3. If the Rio Blanco County Building Official and Planner decide that all requirements are met, you will be issued a letter stating that the application has been approved and work can proceed.
4. The approval of this application will be recorded with the RBC Clerk & Recorder's office and the cabin documented as a recreational cabin.

I agree to release and indemnify Rio Blanco County its Commissioners and employees from any liability or responsibility for any injuries or claims resulting from any incident occurring at this Recreational Cabin as the result of this Recreational Cabin being constructed without a building permit, inspections by the Rio Blanco County Building Official or a Certificate of Occupancy. By signing this Application for Recreational Cabin Exemption, I certify that I have read and understand the terms and conditions governing construction of a Recreational Cabin in Rio Blanco County, Colorado.

EXECUTED THIS ____ DAY OF _____, 20____.

(Applicant Signature)

(Applicant Signature)