



Certificate of Nonconformance (NCU)

All submittal materials listed below must be submitted electronically in .pdf format.

_____ Completed Application for Certificate: [Administrative Certificate Application NCU, POR, MBC, and CCU](#)

_____ Letter of Request should contain, at a minimum, the following:

- _____ Date of Application.
- _____ Owner and Owner’s Representative or Consultant Mailing Addresses, Telephone Numbers, and Email Addresses
- _____ Site location, dimensions, and size of property in feet and acres, and present zoning.
- _____ Project description or project narrative
- _____ Action requested and the reason and purpose for the request.
- _____ Existing and proposed facilities, structures, roads, etc.

_____ View the Example [Site Plan Drawing](#) that includes, at a minimum, the following. The site plan must include all property boundaries, structures, easements, and other relevant features, drawn to scale

- _____ North Arrow, Written and Graphic Scale at an even numbered engineer scale (1” = 10’, 20’, 30’, etc.) - No larger than 11” x 17” in size – Aerial or Google maps will not be accepted. If the parcel is very large, in addition to the parcel dimensions, you can use a zoomed in shot for the details of structures. Distances to parcel boundary lines are still required.
- _____ Find the **Assessor’s Parcel Number** in [Parcel Records Search](#) by entering Address or Owner’s Name.
- _____ From the search, also get the **Address and Legal Description of the Property**
- _____ Next, in the map menu, click on the layers icon, check County Zoning to get the **Legacy Zone District. Then go to the UDC, Page 7, to get the updated zoning.**
- _____ Platted and Known Easements and Building Setback Lines as reflected upon the original subdivision plat, if applicable.
- _____ Location, Exterior Dimensions and Use Identification of **Proposed Structures and ALL Existing Structures** with Four (4) Distances from Structures to Front, Sides, and Rear Property Lines and Distance to or Separation between Other Existing Structures and or Proposed Structures.
Note: irregularly shaped lots need to have the four (4) distances depicted perpendicular to the closest property line.

- _____ Corner Lot measuring requirements, UDC Chapter 17.04.090(c): Where two streets intersect, the minimum sight triangle length is 30 feet. Where a driveway intersects with a street, the minimum sight triangle length is 15 feet.
- _____ Location, Type, and Height of Existing and Proposed Fences
- _____ Show the locations of existing or proposed access points with widths and distances to property lines from each side
- _____ Add the Road Names Adjacent to Property
- _____ Property Owner's Name
- _____ Historical Deeds Prior to Zoning Adoption, August 8, 1963, for Avondale and the rest of the County, January 6, 1967, for Beulah, Rye, and Colorado City, as applicable.
- _____ Current and Void Property or Mobile Home Cards from the Assessor's Office as applicable.
- _____ Proof of Current Ownership by Recorded Deed including associated recorded Powers of Attorney. POA must be recorded in Pueblo County.
- _____ If owner is other than Individual, please provide the following:
 - _____ Certificate of Good Standing and Operating Agreement or Recorded Statement of Authority as applicable to LLC property ownership.
 - _____ Articles of Incorporation and By Laws as applicable for Corporation Property ownership.
 - _____ Trust Documents as applicable for Trust Property ownership.