



**CITY OF MONTE VISTA
COMMUNITY DEVELOPMENT
4 Chico Camino • Monte Vista, Colorado 81144**

Frequently Asked Questions

When do I need a building permit?

Building permits are required for any new structure of 200 square feet or more, as well as for any addition to an existing structure. A permit is also necessary for any renovations that will change the footprint of an existing structure and for any roofing work that encompasses a significant portion of the roof. Fences do *not* need a permit unless they are higher than 8 feet high. Fences, however, must not interfere with visual clearance at street intersections. A building permit will be required for any deck that will stand 30 inches or more above the ground. Contact the Rio Grande County Building Department for any other building permit or building code questions: (719) 657-9472. All questions regarding land use (such as zoning and setback regulations) should be directed to the City Community Development Department: (719) 852-2692.

What is the permit process in Monte Vista?

All projects must be presented for a zoning permit at the City Community Development Department. Zoning permit applications must be accompanied by a site plan, showing property lines, existing structures, proposed structures, dimensions of all existing and proposed structures, as well as distances between structures and property lines. See the Zoning Code on the Community Development Department page for guidance on setback, lot coverage and other zoning rules as they may apply to your property. Contact the Community Development Department with questions regarding any of these: (719) 852-2692.

After the zoning permit is obtained, you must take it to the Rio Grande County Building Department when applying for a building permit. The Rio Grande County building inspectors handle inspections and building permit issuance by agreement with the City. Contact the Rio Grande County Building Department with questions regarding building permit requirements and building regulations: (719) 657-9472.

Do I need a permit to put up a sign?

Yes. You must apply for a sign permit at the Community Development Department. The application must include all dimensions of all proposed signage, as well as a color drawing or photo of how the sign is expected to look. The Sign Code is available for review on the Community Development Department page or at City Hall, 4 Chico Camino. An electrical

permit must be secured from the state (303-894-2985) for any electrical work on the sign, such as in internal lighting. A copy of the electrical permit must be submitted with the sign permit application.

What are the wind and snow loads for Monte Vista?

The wind load is 90 mph for a 3-second gust. The snow load is 30 pounds per square foot.

Do I need a contractor’s license to build in Monte Vista?

You do not need a contractor’s license if you will be performing the work on your own home. If you hire a contractor, they must be licensed by the City. If you are a contractor working on a project outside your own home, you must be licensed. Contact the Monte Vista City Clerk for an application or more information: (719) 852-2692.

Which Building Code does Monte Vista use?

Monte Vista projects must comply with the 2003 International Building and Residential codes.

Do I need a permit to open a home business?

Yes. You will need to submit an application for a Home Occupation License. Home occupations must not comprise more than 25 percent of the floor area in a home or 5 percent of the entire lot when conducted in an accessory building, such as a garage. Home occupations must not impact the residential nature of a neighborhood, such as causing excessive traffic, noise or fumes. Contact the Community Development Department with questions regarding allowable home businesses or any other questions pertaining to home occupations: (719) 852-2692.

What kind of animals can I have within the city limits?

Please refer to the chart below. To determine which zoning district your property is in, contact the Community Development Department: (719) 852-2692.

DISTRICT	ANIMALS					
	Cats, Dogs, Potbellied (Miniature) Pigs	Horse, Cows, Llamas, Mules, Buffalo, Ostrich, Emus, Goats, Sheep, Pigs, Miniature Horses	Chickens, Ducks, Turkeys, Racing or Domestic Pigeons, Quail, Pheasant and other typically domesticated fowl	Rabbits and Chinchillas	Non-domestic exotic or native animals, birds, reptiles (except any venomous reptiles, or constricting snakes greater than 6 feet in length)	Bee Keeping
RU	4: No limit on kittens and puppies up to 12 months old	No limit except on parcels of land less than 10 acres, then 1/acre	No limit	No limit	4: Must be kept indoors	No limit
RE	4: No limit on kittens and	Special Review permit required	Special Review permit required	4	4: Must be kept indoors	Special Review

	puppies up to 12 months old					permit required
RL RM RH MSW MfgH	4: No limit on kittens and puppies up to 12 months old	Not allowed	Not allowed	4	4: Must be kept indoors	Not allowed
CH CB	4: No limit on kittens and puppies up to 12 months old	Not allowed	Not allowed	Not allowed	4: Must be kept indoors	Not allowed
I	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed