

New Construction Checklist

This document and the information contained therein are intended for illustrative purposes only. No information contained within this document constitutes legal advice and should not be relied upon as a substitute for legal advice or business advice or consulting services. It is the responsibility of property owners to be aware and meet State regulations and requirements.

- 1. Determine Zoning Requirements and Property Lines**
Building applications shall be accompanied by a plat in duplicate completed by way of Survey. See Ordinance 220 (Title 18-Zoning) for more information on zoning restrictions.

- 2. Determine Materials and Labor Cost**
Material and labor estimates should be applied to building application. If you are doing the labor yourself, please provide an estimated cost. Labor will be calculated with the 50/50 rule based on approximate materials principle. Cost can be estimated up front, then recalculated and rectified at the end of build.

- 3. Determine which taps are needed if any, and cost.**
Water: 1-4 inches - \$750.00
Water: Greater than 4 inches - \$1,250.00
Sewer: 1-4 inches - \$750.00
Sewer: Greater than 4 inches - \$1,000.00
Electric: Residential - \$750.00
Electric: Commercial - \$1,000.00
Electric: Three Phase - \$1,500.00

All charges shown above may be accompanied by an additional labor and materials fee. Estimates can be made case by case at City Hall.



4. Apply for a Building Permit

No builder shall commence work on any structure for which a permit is required until such time as a permit is issued pursuant to City Code Chapter 15.08. Any builder commencing work prior to the issuance of a permit shall be in violation and subject to penalties, notwithstanding the separate liabilities of the owner. Review is on a case by case basis and may take up to two weeks.

All applications for building permits shall be accompanied by a plat in duplicate, drawn to scale, showing the actual dimensions of the lot or lots to be built upon, the size of the building or structure to be erected or structurally altered, the estimated cost thereof, its location on the lot or lots and such other information as may be necessary to provide for the enforcement of City regulations.

5. Pay all fees including Permit Fee, Tap Fee, and Use Tax on materials.

6. Install infrastructure

In general, the City is responsible from the utility main to the meter; Resident is responsible from meter to the home. All permits issued shall expire and be of no force and effect one year from their date of issue.

7. Apply for Utilities

Pay applicable fees. Standard charges are \$100.00 deposit and \$20.00 activation.

8. Close out Building Permit

Upon project completion, applicant must submit materials and labor invoices to City Hall in order to close out open building permit. Actual material and labor costs will be reconciled to building application, actual costs adjustments and permit fee and use tax adjustments will be made prior to permit close out.

CITY OF WRAY

245 W 4TH ST - PO BOX 35
WRAY, CO 80758
970/332-4431

Office Use Only

Permit #	_____	
Permit Fee	_____	4-4120
Tap Fees		
Electric	_____	17-1701
Water	_____	19-1902
Sewer	_____	20-2001
Mtl Cost	_____	
Use Tax (2.5%)	_____	3- 301 80%
	_____	23-2300 20%
Total Cost	_____	

BUILDING/ACTIVITY PERMIT

Use blue or black ink to complete this form.

Date _____ Site Street Address _____

Estimated Start Date _____ Estimated Completion Date _____

New Application Renewal Application

APPLICANT	Name: _____ Phone: _____ Address: _____ City/St/Zip _____ Applicant is: Owner Contractor
TYPE OF WORK <i>Mark all that apply</i>	Description of work: _____ <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Single Unit <input type="checkbox"/> Multi Unit <input type="checkbox"/> New Construct <input type="checkbox"/> Remodel <input type="checkbox"/> Brick <input type="checkbox"/> Frame <input type="checkbox"/> Roofing <input type="checkbox"/> Other
TAPS (new construction)	<input type="checkbox"/> Electric <input type="checkbox"/> Water <input type="checkbox"/> Sewer Additional fees including material, meters, and labor to install services will be billed separately when service is installed. Fees are for City Standard Installation only. Any request for deviation from standard must be included with this application.
PROJECTED COST	Material _____ Labor _____
CONTRACTORS/ VENDORS	Construction Contractor _____ Electrical Contractor _____ Plumbing Contractor _____ Materials Vendor _____

I hereby acknowledge that this information is complete and accurate; that the work will be in conformance with the ordinances and codes of the City of Wray; that I understand this is not a valid permit until approved, and no work will commence until approved and signed by the Building Inspector/City Manager. I further acknowledge this permit shall be valid for no more than one year from the date of approval.

Applicant Signature

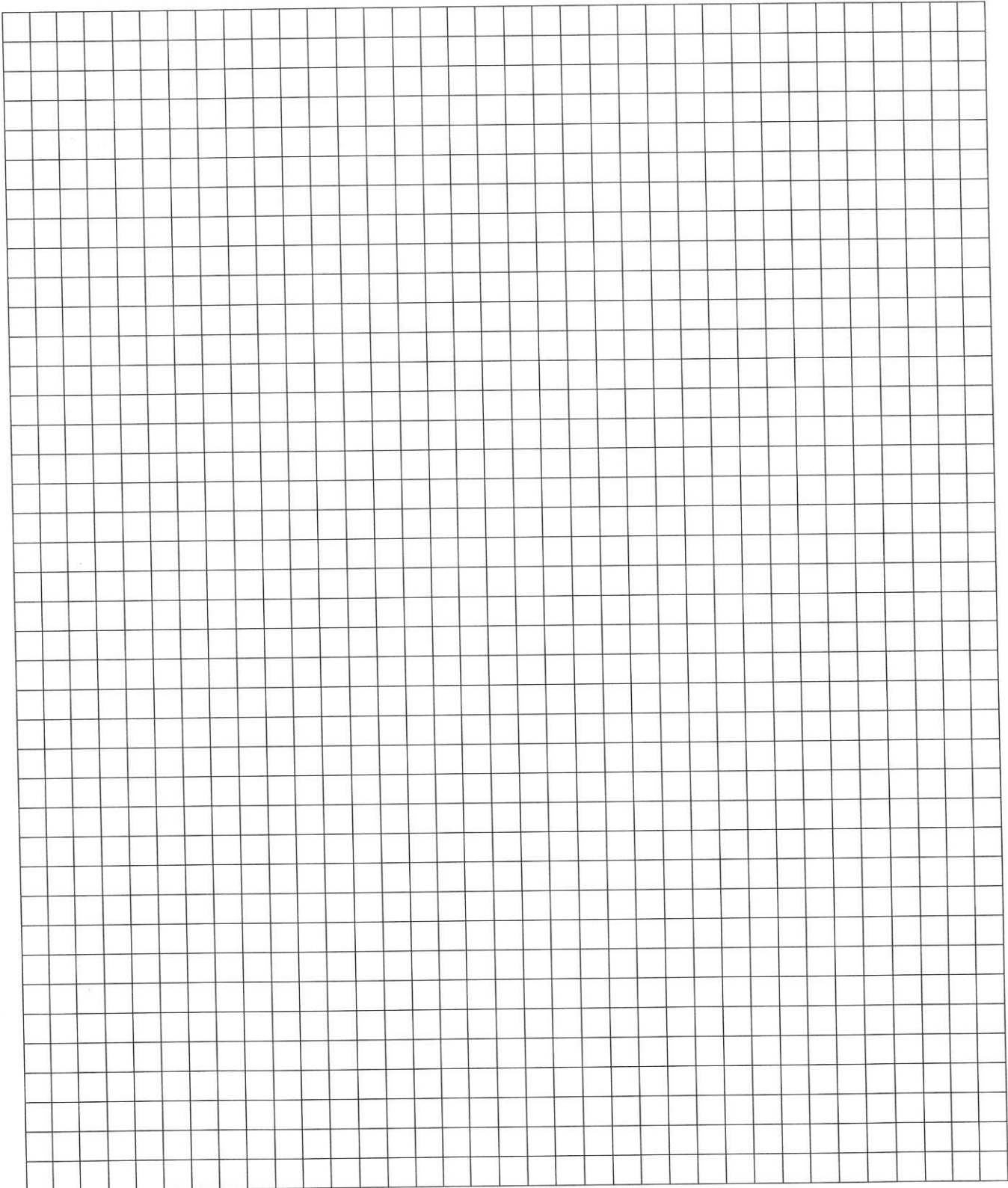
Applicant Printed Name

Approved this _____ day of _____, 20_____.

_____, Building Inspector/City Manager
(IF APPLICABLE – for Zoning Board Approval the following signature must be filed)

_____, Zoning Board Chairman

Please submit a plat or drawing on this page of the application. Include the location of the proposed building or addition giving the dimensions of lot size and new building within the boundaries.



CALL BEFORE YOU DIG

Call Colorado One Call at 1-800-922-1987/811 for protection against underground utility damage. Call at least two business days before you intend to dig to receive locates of underground utilities. Verification of locates or a current UNCC locate ticket number must be submitted with your building permit.

City of Wray Electric _____
City of Wray Water _____
City of Wray Sewer _____
Centurylink _____
Eagle Communications _____
Source Gas _____
MCI _____
Level 3 Communications _____
Y-W Electric _____



**Know what's below.
Call before you dig.**

**UTILITY NOTIFICATION CENTER
OF COLORADO**

1-800-922-1987 or 811

Please complete the form below BEFORE you call the Utility Notification Center of Colorado. Colorado Senate Bill 172(1981) requires that you notify the utilities before you dig, grade or excavate, two business days in advance, for marking of underground member utilities.

DATE _____ TIME _____

Explosives or directional boring? _____

Type of Work _____

Work being done for _____

County _____ City/Place _____

Address _____ Street _____

Nearest Intersecting Street _____

Location of work _____

Ticket # _____