

Town of Empire

30 East Park Avenue -P.O. Box 100 Empire CO 80438-0100
303/569-2978 - 303/569-2282 fax

Ordinance 170 Site Application for New construction and/or additions to existing Construction within the Town of Empire. Projects expanding the square footage of a structure require Planning Commission review. Projects **not** expanding the square footage only require the signature of the Zoning Officer and Planning Commission Chair.

Applicant / Property Owner Contact Information (Required):

Owner Name

Physical Address

Mailing Address

Phone Number

Email Address

If Application is completed by anyone other than the property owner, list contact information (Builder, Contractor, Architect, etc.):

Name

Title / Company

Physical Address

Mailing Address

Phone Number

Email Address

This project does does not expand the square footage of the structure.

The following applies to proposed structure additions or new construction for projects which expand the footprint.

An applicant desires to perform new construction or an addition to the existing structure at _____, Empire Colorado which is located in an [R1], [R2], [R3], [RC], [MH] District in the Town of Empire.

The following conditions are required by Ordinance 170, Town of Empire, for new construction or additions to existing construction; these requirements will be evaluated by the Planning Commission once building plans have been submitted.

1. Does the new construction or addition submitted fall entirely on the parcel of property owned by the applicant?
2. Does the new construction or addition fall within the Town of Empire?
3. Is there a minimum parcel area of 4800 SF or greater as required by Article VII, Standard Table in Section 3, and Section 4.3.1?
4. Will there be a minimum dwelling area/space of 700 SF as required by Article VII, Standard Table in Section 3, and Section 4.3.2?
5. Will the building structure have a minimum set back of 10 ft from any street adjacent to the parcel as required by Article VII, Section 2.5 and the Standard Table in Section 3, and Section 4.4.1?
6. Will the building structure have a minimum offset of 5 ft from any adjacent property owner's lot lines as required by Article VII, Section 2.5 and the Standard Table in Section 3, and Section 4.4.2?
7. Will there be a required minimum open space of 1500 SF per dwelling unit as required by Article VII, Section 2.6, and the Standard Table in Section 3, and Section 4.5?
8. There is a structure height restriction of maximum 36 ft as required by Article VII, Section 2.7 and the Standard Table in Section 3. Will the height restriction be met?
9. Will there be a maximum of 2 stories as required by Article VII, Standard Table in Section 3?
10. There is a minimum off-street parking area of 2 spaces per dwelling, each space 440 SF, as required by Article VII, Section 4.6. Will the parking requirement be met?
11. Ordinate 170 Article VI, 2.1.1(a) allows for non-conforming structures on a property to be expanded without requiring a variance provided, the expansion does not further encroach on required setbacks, offsets, and does not violate density and

open space requirements. Does the new addition meet these restrictions?

12. Are all invoices paid and not more than 30 days past due?

13. All supporting documents are required to have an engineering stamp. Do all plans have an official stamp?

If the answer to any of questions 1 through 13 is "[NO]", then the Applicant has failed to conform to the requirements of Ordinance 170. Applicant shall submit a letter explaining the failing items to the Planning Commission. Be advised, the Planning Commission may require a Variance Application for the project.

(Property Owner)

(Date Submitted)

(Applicant if other than Owner)

(Date Submitted)