

Town of Empire

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

Conditional Use permit ***(Article V, Section 8, Page 37)***

General Information

Petitioner: _____

Mailing Address: _____

Telephone Number: _____ Fax Number _____

Email Address: _____

Property Information

Location: _____

Tax Identification Number: _____ Deed Book: _____ Page: _____

Zoning District: _____

Requested Duration of Conditional Use Permit _____

Required Considerations

(use additional pages as necessary)

Describe the character and the quality of the area in which the use will be located;

Describe the appearance of the use, including suitability of architectural and landscaping treatment;

Is the location of the building or buildings on the lot appropriate?

Are the parking, loading and circulation facilities adequate?

What is the potential effect of the use upon off-site vehicular and pedestrian traffic circulation, with particular reference to potential traffic congestion?

Is there a potential effect on storm drainage in the area?

Are there adequate screens where necessary?

How will you provide operational controls where necessary to avoid hazardous conditions and/or eliminate potential air, water or noise pollution, or other noxious influences?

Is the proposed use compatible within the area in which it is to be located?

Does the conditional use conform to the lot size, building location, building size, open space and height limitation regulations of the district in which it is located?

Additional Requirements:

The names and addresses of the owners of all properties within one hundred (100) feet of any part of the land or adjacent to the property line of the property in question.

I certify that I am the owner of the property or have provided written notarized authorization that I am acting in his behalf in petitioning for this conditional use. Further, all information presented in this petition is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Board of Adjustment and Town Staff to visit the site in question for informational and advertisement needs. I agree that if this conditional use is granted on any information presented, it may be revoked in the event of any breach of representation or conditions which may be attached.

Property owner _____ Date _____

Received by _____ Date _____ Fee _____

Expiration Date _____

Conditional Use permit
Additional requirements for wireless facilities.
Article XIII, Section 6.2.1

Please include:

A scaled site plan clearly indicating the location, type and height of the proposed tower or alternate tower structure, on-site land uses and zoning, adjacent land uses and zoning (including when adjacent to other local governments), master plan classification of the site and all abutting properties, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower and any other structures, topography, parking, and other information deemed by the zoning officer to be necessary to assess compliance with this ordinance.

Legal description of the parent tract and leased parcel (if applicable).

The setback distance between the proposed tower and the nearest residential unit, platted residentially zoned properties, and unplatted residentially zoned properties.

The separation distance from other towers or alternate tower structures described in the inventory of existing sites submitted pursuant to Section 4.1.3. shall be shown on an updated site plan or map. The applicant shall also identify the type of construction of the existing tower(s) and the owner/operator of the existing tower(s), if known.

A landscape plan showing specific landscape materials.

Method of screening and/or fencing, and finished color and, if applicable, the method of camouflage and illumination.

A description of compliance with Sections 3.3 – 3.7 and 3.9 of this Article and all applicable federal, state or local laws.

A notarized statement by the applicant as to whether construction of the tower will accommodate collocation of additional antennas for future users.

A description of the suitability of the use of existing towers, other structures or alternative technology not requiring the use of towers or structures to provide the services to be provided through the use of the proposed new tower.

A description of the feasible location(s) of future towers or antennas within the Town of Empire based upon existing physical, engineering, technological or geographical limitations in the event the proposed tower is erected.

Conditional Use permit
Additional requirements for short-term rentals
Article VIII, Section 5.1.6

Before applying, make sure you meet ALL of the following requirements.

- Applicant must own all the property and improvements used for the short-term rental.
- When property and improvements are owned by more than one party, co-applicants are allowed.
- Applicant must have adequate short-term rental liability insurance for the duration of the permit.
- Applicant must supply and maintain fire extinguishers, smoke alarms and CO2 monitors.
- Applicant must provide approved off-street parking space for each rent-able unit or units.
- All sleeping rooms must have a secondary egress.
- An emergency contact person must available 24 hours/day and within one hour driving time.
- Applicant must post a list of the rules in a conspicuous place in the rental, including:
 - Contact information for an emergency contact person, available 24 hours and within an hour driving time.
 - The day of trash collection.
 - Town policies on fires, firearms, dogs, noise, etc.
 - A map detailing the rental boundaries, and the appropriate parking spaces.
 - A map detailing emergency exits.

Initial applications must include an inspection certificate from the Town, and renewals must attach a signed affidavit attesting to:

- Adequate short-term rental liability insurance for the duration of the permit.
- Operable fire extinguishers, smoke alarms and CO2 monitors.
- Adequate egress for all sleeping rooms.

Please be aware:

- Any violation of the Town Ordinances, and/ or State Ordinances can constitute the temporary suspension of the Conditional Use Permit, until a hearing is held.
- Two upheld suspensions within a calendar year will be cause for termination of the conditional use permit.
- Short-term rental permits may be used only for the property which they are issued and are not transferable upon the sale of the property.
- Compliance with the terms and conditions set forth herein shall be the non- delegable responsibility of the owner of the short term rental; and each owner of a short term

rental shall be strictly liable for complying with the conditions set forth by the Empire Board of Trustees.

- A current business license must be maintained
- Lodging and sales tax must be collected.
- Permits for short-term rentals will carry a one year term.
- No signage will be allowed.

Property owner _____ Date _____