

**Town of Empire Planning Commission Project List  
September 2025**

**\*Development Projects:**

Development Applications:

West Fork Village – Complete

Harmony Domes – Complete

Development Permits:

West Fork Village – improve Roads, Excavation, Best Management

Practices, Monitor. WFV Developers are giving the town updates on their project, and we will share them with the PC. If anyone would like to be on their email list, please request updates directly at

[westforkvillageempire@gmail.com](mailto:westforkvillageempire@gmail.com).

Materials for water and wastewater mains submitted to JVA for approval.

[Xcel has submitted final plans for utilities.](#)

Harmony Domes – waiting on CDOT/Shared Entryway

**Site Development Applications:**

Administrative Approvals:

104 E Park Avenue – foundation shoring complete, aware of fence condition issue. New fence is being installed.

26 S Freeman Street – fence not in compliance and need structural details on awning

Building Permits:

[85 E Mountain Avenue – Addition to accessory use structure halted. Process for proper permitting underway. Owner didn't know permit was required.](#)

209 E Park Avenue – approved, in permit process

187 E Sunny Avenue – not in compliance, ongoing. Several items have been approved but they are still not in compliance. The County will be responsible for the compliance of the retaining wall.

408 N Main Street – ongoing foundation in; structure dried in.

139 W Park Avenue – renewing permit, process ongoing

258 E Mountain Avenue WFV – approved, in permit process

433 E Park Avenue HD - approved, in permit process

**\*Variance Applications:**

53 West Park Avenue -- gate variance, construction ongoing. [Construction on the new stone wall in the front of the property is still underway. Work this year has included improvements to the steps and new flower beds and plants in front.](#)

**Mobile Home Applications:**

148 W Park Avenue (Victorian Village) – withdrew application to add a mobile home in June 2025. Original approval 10/2023, reevaluating approval to possibly move forward.

**\*Zoning Change Applications:**

**Demo Permits:**

203 S Guanella (Silver Spruce Mobile Home Park), Unit 13 is gone, awaiting more info on utilities. The owner still needs to bring in professionals to evaluate the utilities. Then the owner will inform permit holder Chris Doyle that work is complete. Final step is the permit holder will inform the town.

209 E Park Avenue – A demo permit must be pulled and executed before a C.O. will be issued on the new structure.

**Sign Permits:**

Administrative Approvals:

6 E Park Avenue (Lady Donuts) – installed, review pending.

Free Standing Sign Approvals:

420 E Park Avenue Empire's Edge – in process, needs inspection of piers, approximate date of inspection is June 12, 2025. Has not been installed, and the county will inspect the structural support posts. Unknown reason for delay.

322 E Park Avenue WFV Sign at the Empire School property – installation approved by Town Zoning Officer.

**Defensible Space Permits:**

**Excavation Permits:**

**Driveway Permits:**

**Water or Wastewater Service Line Permits:**

Pavement Repair:

3 Park Avenue – Talked with Doyle, will advise on pending work.

**CDOT Access Permits:**

Harmony Domes

**Miscellaneous:**

185 E Park Avenue – Tiny Home parked on private property, permission to park for limited time by PD. Discussed with owner on August 19, 2025, set a Deadline of 30 days from 8/19/25 for tiny home to be removed from property.

400 E Park Avenue – CDOT electrical meter address assignment

**\* Moratorium on Land Use Applications applies to these categories until November of 2025**

**Key: Brown projects have been completed since the last update. Blue is new information.**