

2/23

**COMMERCIAL
BUILDING PERMIT APPLICATION**

231 North 7th Street - P.O. Box 70
Silt, CO 81652
Phone (970) 876-2353 Ext. 110

PERMIT NO. _____

ZONE DISTRICT _____

PROPERTY USE _____

Job Address: _____

Legal Description: _____

Lot No. _____ Block _____ Filing _____ Subdivision _____

Owner/Applicant: _____ Phone No. _____

Mailing Address: _____ Email Address: _____

Contractor: _____ Town of Silt License: _____ Phone No. _____

Electrician: _____ Town of Silt License: _____ Phone No. _____

Plumber: _____ Town of Silt License: _____ Phone No. _____

Engineer: _____ State License: _____ Phone No. _____

Describe Work: _____

Sq. ft. of Lot (s): _____ Lot Coverage (Include Overhangs) of Work _____

Total Sq ft or Linear ft of project _____ Number of Stories _____

Number of Commercial Units _____ Number of Dwelling Units _____

Total Project Valuation: \$ _____ Total Material Valuation: \$ _____

NOTICE – READ BEFORE SIGNING

This permit requires progress inspections or other inspections within 180 days and becomes null and void after 12 months from date of issuance. If more time is needed to complete project you must file for an extension at least 30 days **prior** to expiration of this permit.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

**** REMINDER ****

You must call for utility locates at 811 or 1-800-922-1987 at least 3 business days prior to digging for your project to prevent possible fines. The law has changed regarding rules for excavation. For more information, call the number above or go to the Colorado Utility Notification website:

www.colorado811.org

Signature of Contractor

Date

Signature of Owner

Date

For office use only:

Building Plan Submittal Checklist:

- **First submittal for review must include 1 set of each of the following and an electronic submittal either emailed or brought on a flash drive**
- **Final submittal will need to include 2 sets of final, wet stamped and approved plans, as well as a digital copy emailed to the Community Development Department**

Please initial that the following are including in the application:

- Construction Plans**
- Drainage Plan**
- Location of water meter in pit at curb stop**
- Original wet stamped soils reports**
- Original wet stamped engineered foundation design**
- Site plans indicating distances from structure to property lines**
- Letter of approval from Home Owner's Association (if applicable)**
- Completed application**
- Deposit check**

Building Dept Approval: _____

Planning Dept Approval: _____

Flood Plain: Yes () No ()

Fees are calculated on separate Permit Fee Worksheet.



Billable Party Agreement

Property Owner(s): Name: _____ Phone: _____

Company: _____ Fax: _____

Address: _____

Authorized Rep.: Name: _____ Phone: _____

Company: _____ Fax: _____

Address: _____

Billable Party: Owner _____ Representative _____

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all billable staff time and contract services, including, but not limited to, planning, reviewing, inspecting, engineering, surveying and legal services rendered in connection with the applicant's request. A deposit will be required if deemed necessary by Town Staff. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Name (printed): _____

Address: _____

Phone: _____ Email: _____

Type of Identification Signature

County of _____)

§

State of _____)

Sworn to and subscribed before me this _____ day of _____, _____
(Day) (Month) (Year)

By _____ Witness my hand and official seal _____
(Notary Name) (Notary Signature)

(seal)

Notary Public
My Commission Expires _____



Building Permit Checklist

All applicants for building permits are responsible for investigating and understanding the Town of Silt Municipal Code regulations, including zoning requirements that are applicable to placement of a structure on a lot in the Town of Silt. Failure to comply with setback, height, lot coverage or other requirements can result in serious problems that may be expensive to remedy. It is your responsibility to know and conform to these regulations.

This checklist is provided only for your assistance in complying with the zoning code. The checklist may not cover all situations for all permits. If you need assistance, you should ask for help.

Most of the site plan information you will need is included in Title 17 “Zoning” in the Silt Municipal Code. Other requirements are detailed in other sections of the code. Make sure you find the appropriate code sections to obtain the information you need. Do not guess at the requirement, **PLEASE ASK FOR HELP IF YOU NEED IT!**

Building Site Plan Checklist

1. Zoning – Identify the zone district or plan unit development (PUD) in which your property is located. Name of Zone District _____
2. Identify your proposed use _____
3. Is your proposed use/structure allowed on the zone district? Yes _____ No _____
4. List the specific use identified in your zone district from the municipal code _____
5. What is your lot size? _____ (**THESE DIMENSIONS SHOULD BE DRAWN ON THE SITE PLAN**)
6. Is this lot located in a designated flood zone? Yes _____ No _____ (If so, the foundation must be engineered per specific flood plan requirements and a licensed surveyor or engineer will need to certify that the elevation of the top of the foundation is at least one foot above the designated flood pool level.)
7. List the minimum zone district lot size _____
8. Identify the maximum building height in the zone district _____
9. What is your proposed building height? _____
10. What are your zone district setbacks? (**THESE DIMENSIONS SHOULD BE DRAWN ON THE SITE PLAN**)
Front Yard _____ Rear Yard _____ Side Yard _____
11. Are your property corners properly pinned and identified? Yes _____ No _____
(If not, a survey may be required, as it is your responsibility to verify property corners prior to the footing/ 1st inspection)
12. Did you need to verify property corner locations by hiring a registered surveyor? Yes _____ No _____ (The Town recommends a registered surveyor be hired to verify proper property boundary locations even on newly created lots. If the Town deems it necessary, a site survey of this type may be required in order to complete the plan review)
13. Identify the anticipated parking requirements for the property. (See Title 17.52 of the Silt Municipal Code). Based upon the calculations in the Silt Municipal Code, I need _____ 9’X19’ parking spaces, _____ handicap spaces and _____ loading and unloading spaces.
14. All required parking spaces must be hard surfaced with asphalt or concrete. Is compliance with this requirement identified in your plans? Yes _____ No _____ (Please refer to §17.52 and § 17.56 of the Silt Municipal Code)

15. Is the proposed use an expansion or modification of a “non-conforming use”?
Yes _____ No _____ (See chapter 17.76 of the Silt Municipal Code)
16. Does your proposed use require a special use permit? Yes _____ No _____
17. Is your property or proposed use governed by subdivision covenants or PUD guidelines? Yes _____ No _____
18. Do you require approval from a subdivision or PUD architectural control authority? Yes _____ No _____
19. Are there any easements on your property? Yes _____ No _____
BE SURE THESE EASEMENTS ARE PROPERLY LABELED ON THE SITE PLAN
20. Are all improvements located outside any easements? Yes _____ No _____
ANY IMPROVEMENTS WITHIN EASEMENTS OR OFF THE PROPERTY MAY REQUIRE REMOVAL.
21. Are you proposing to build a fence? Yes _____ No _____ (Construction of a fence requires a building permit and conformance with fence regulations in the Silt Municipal Code)
22. Are you providing a dumpster or other trash receptacle for construction waste? Yes _____ No _____

Building Plan Checklist

1. Did you submit a site plan and Three (3) complete sets of construction plans (drawn to scale on substantial paper at least 8 1/2” x 11”) with the application? YES _____ No _____
2. Are the plans accompanied by a \$500.00 permit fee deposit for new construction or \$250.00 permit fee deposit for a small project? Yes _____ No _____ (No plans will be reviewed until this fee is paid, and this fee will be credited to the final permit fees)
3. Do the plans include the **ORIGINAL** copy of the soils report, wet stamped, by a Colorado State licensed engineer for this specific lot? Yes _____ No _____
4. Do the plans include the **ORIGINAL** copy of the engineered foundation drawings, wet stamped, by a Colorado State licensed engineer? Yes _____ No _____
5. Do your engineered plans reference the soils report, and indicate the size, location and spacing of all reinforcing steel? Yes _____ No _____
6. Do the plans indicate that the bottom of the foundation is below the frost line? (This depth is 36 inches in the Town of Silt) Yes _____ No _____
7. Does the site plan show the location of the water meter that is to be located at the curb stop, within the front yard utility easement? Yes _____ No _____
8. Do the plans include design loads as required by the International Building Code for roof snow loads and wind loads? (A minimum 40-pound snow load and 90 mph wind load are required in the Town of Silt) Yes _____ No _____
9. Does the plan include a building section drawing indicating foundation, insulation, wall, floor and roof construction? (Insulation requirements include R-20 in the walls, R-38 in the ceilings and R-10/13 in the basement and crawl space walls. Yes _____ No _____
10. Do the plans indicate the location and size of the ventilation openings for the under floor and roof structure spaces as required by the 2015 International Building Code? Yes _____ No _____
11. Does the building section drawing include the size and spacing of floor joists, wall studs, ceiling joists, roof rafters or joists or trusses? Yes _____ No _____
12. Does the building section drawing or other detail include the method of positive connection of all columns and beams? Yes _____ No _____

13. Does the plan indicate the height of the building or addition from the highest point of the building or addition measured at mid span between the ridge and the eave down to the existing grade contours? Yes _____ No _____
14. Does the plan include any stove or zero clearance fireplace planned for installation including make and model and Colorado Phase II certification? Yes _____ No stove or fireplace included _____
15. Does the plan include a masonry fireplace with a section drawing indicating the design to comply with the current 2015 International Building Code? Yes _____ No fireplace included _____
16. Does the plan include a window schedule or other verification that light and ventilation requirements per the IBC are met for all occupiable spaces?? Yes _____ Not Applicable _____
18. Do the plans indicate the location of glazing subject to human impact such as glass doors, glazing immediately adjacent to such doors, glazing adjacent to any surface normally used as a walking surface, sliding glass doors, fixed glass panels, shower doors and tub enclosures and specify safety glazing for these areas? Yes _____ Not Applicable _____
19. If there is a basement, will it be finished or remain unfinished during the construction scheduled for this permit? (If unfinished during this construction, another building permit will need to be applied for at the time the basement is to be finished) Finished _____ Unfinished _____ No Basement _____
20. Is the location of all gas furnaces, boilers and water heaters indicated on the plan? Yes _____ Not Applicable _____
21. Is any portion of your structure factory built? Yes _____ (Trusses & Wall Sections exempted) No _____
22. Will an irrigation system be installed in association with this project? Yes _____ No _____ If so, the Town must be notified and certain requirements will need to be fulfilled including but not limited to the installation of back flow prevention devices.
23. Does the gas appliance have outside combustion air provided to it per the requirements of the IBC and IMC? Yes _____ No _____

Please Initial the Following Acknowledgments

24. Do you understand that the signing of this permit application indicates that you will be responsible for the payment of a “Plan Review” fee, “Permit Fee”, “Use Fee”, “Impact Fee” and all applicable tap fees and water meter fees at the time the permit is issued? **Yes, I understand** _____
25. I understand that a plan review fee will be charged if this project is not able to be completed for any reason? **Yes, I understand** _____
26. Are you aware that construction may not begin on this project before the building permit is issued? **Yes, I understand** _____
27. Are you aware that forty-eight (48) hour notice (during the normal work week, holidays excluded) is required for all inspections? Failure to give forty-eight (48) hour notice for inspections will delay your inspection, until the next regularly scheduled inspection day. ***Inspections are to be called in, to the Town of Silt, not our contracted inspectors.***
Yes, I understand _____
28. Are you aware that you are required to call for all inspections required under the 2015 International Building Code, 2015 International Mechanical Code, 2015 International Plumbing Code, 2015 International Fire Code, Electrical Code (by State of Colorado inspector) and the Town’s Municipal Code, including approval on a final inspection **prior** to receiving a Certificate of Occupancy and occupancy of the building? **Yes, I understand** _____
29. Are you aware that the person signing the Permit Application, whether the “Owner”, “Agent of the Owner”, “General Contractor”, “Contractor” or otherwise, is the party responsible for the project complying with the International Codes? **Yes, I understand** _____
30. Are you aware that the Town of Silt requires that all construction conform to the 2015 International Building Code, 2015 International Mechanical Code, 2015 International Plumbing Code, 2015 International Fire Code and the 2009 Energy Conservation Code? **Yes, I understand** _____
31. Do you understand that all electrical and plumbing work must be completed by a state licensed electrician and plumber? **Yes, I understand** _____

32. Are you aware that a backwater valve will be required in all drainage pipes serving fixtures that have flood level rims located below the elevation of the next upstream manhole? **Yes, I understand** _____
33. Are you aware that most future changes to the building including but not limited to irrigation systems and remodel work will require additional permits? **Yes, I understand** _____
34. Are you aware that you must maintain a Town of Silt licensed general contractor at all times during the building process? **Yes, I understand** _____
35. Are you aware that this permit becomes null and void after 12 months from the date of issuance and that you must file for an extension at least 30 days prior to expiration? **Yes, I understand** _____
36. Are you aware that the Town of Silt Building Official rarely issues Temporary Certificates of Occupancy because they are only valid for thirty days? **Yes, I understand** _____
37. Are you aware that you are responsible for calling 811 for utility locates, at least 3 day prior to digging? **Yes, I understand** _____
38. Are you aware that your Sales Tax Exemption Certificate must be returned to the Town of Silt upon final inspection, otherwise a fee of \$250 will need to be collected, prior to the issuance of a C.O.? **Yes, I understand** _____
39. Are you aware that your permit card **MUST** be posted in a highly visible location in order to get an inspection and that it must be returned to the Town of Silt upon final inspection? **Yes, I understand** _____
40. Are you aware that lot identification (address) must be posted before construction starts on all lots and must be visible from the street for emergency purposes? **Yes, I understand** _____
41. Are you aware that your permit may fall under Ordinance 18, Series 2001 Design Review Criteria for Commercial and Multi-family Structures? **Yes, I understand** _____ (Would require application approval from Planning & Zoning and the Board of Trustees before construction can start)

Plan Submittal Format- All drawings shall be scaled 1/8" = 1' minimum

SITE PLAN – Sheet One (1) shall be the site plan and shall describe, readily identify and definitely locate the structure or work. The required information will include the following:

- 1) North arrow & scale identified – scale shall be a minimum of 1/8" = 1'
- 2) Legal description of property and address if known
- 3) Use or occupancy for which proposed work is intended
- 4) Proposed location and size of structure
- 5) Lot dimension lines
- 6) Set backs from property lines on both sides, front and rear
- 7) Public walks and drives
- 8) All easements of record, including those filed by separate instrument
- 9) Site drainage plan
- 10) Proposed location of all utilities – water, sewer, electricity, gas, cable phone
- 11) Location of water meter
- 12) Location of upstream man hole
- 13) All required parking spaces with dimensions and backing distances indicated
- 14) Landscaping plan, including species of shrubs/trees, types of decorative rock and grasses

EXTERIOR ELEVATION PLAN – Sheet Two (2) shall be the exterior elevation that would show all four (4) outside walls of the structure. Measurements are mandatory on all items. The required information will include the following:

- 1) Door and window locations and sizes
- 2) Porches or Decks
- 3) Roof slope and overhang
- 4) Type of roofing
- 5) Roof vents
- 6) Brick veneer or siding

- 7) Height to mid-span and peak of roof

FOUNDATION AND FOOTING PLAN – Sheet Three (3) shall be the details of the foundation and footing requirements. The required information will include the following:

- 1) Plans shall reference a site-specific soils report
- 2) Size of footing
- 3) Size of foundation wall
- 4) Anchor bolts, size and spacing
- 5) Reinforcing when utilized
- 6) Beam pockets – minimum bearing
- 7) Depth of foundation (frost line compliance) 36” below grade

NOTE: LOWER LEVEL (BASEMENT) FLOOR PLAN MAY BE COMBINED WITH THE FOUNDATION AND FOOTING PLAN.

LOWER LEVEL & MAIN LEVEL FLOOR PLAN – Sheets Four (4) and Five (5) shall be the details of the floor plan. The required information will include the following:

- 1) Indicate the use of rooms
- 2) Bathroom, kitchen, laundry and mechanical room layouts indicating fixtures and dimensions
- 3) Room sizes, door sizes, smoke detectors, exhaust fans, crawl space access and attic access
- 4) Window locations, size of window headers, size of windows and window type
- 5) Door sizes, floor levels and landings outside of doors, swing direction fire rating (where applicable) and header size
- 6) Floor joist size and spacing, floor sheathing, species of lumber and grade
- 7) Size of wood or steel support columns
- 8) Beam size and lumber species, steel beam designation
- 9) Roof framing plan – location of all rafters and trusses, lumber size & species, bearing location, columns and beams

NOTE: IF PREFABRICATED FLOOR OR ROOF TRUSSES OR WALL PANELS ARE USED, PLEASE SUBMIT A COPY OF THE FACTORY ENGINEERED DRAWINGS PRIOR TO INSTALLATION.

WALL SECTION – Sheet Six (6) shall be a detail of the wall sections. The required information will include the following:

- 1) Footing / foundation detail
- 2) Anchor bolts and spacing
- 3) Sill plate and floor joist (size and spacing, species and lumber grade)
- 4) Truss (floor) detail where used
- 5) Type and thickness of insulation (R-value)
- 6) Size of studs, wall sheathing, plates, ceiling joist, rafters and spacing (species and lumber grades)
- 7) Stair detail, (rise, run, headroom, and handrail, guardrail)

By signing below, I acknowledge that I have included all the requirements listed above, and confirm that each item is on my submitted plans. I understand that additional items may be requested, and agree to submit required documents, in a timely manner.

Printed Name: _____ Title: _____

Signature: _____ Date: _____

Plan Review and Permit Processing Time

The typical Plan Review takes an average of eight (8) weeks to complete. The amount of time quoted for the plan review process is an average that may vary depending upon workloads in various departments or on the complexity of your project. Also, please note that delays resulting from incorrect design and/or due to the failure to submit proper information will add time to the normal processing system.

Please make sure to send corrections in a timely manner, to prevent further delay in the processing of the re-review.

If it is determined by the Building Official that additional information is necessary to review the application and plans to determine minimum compliance with the adopted codes, the application may be placed behind more recent applications for building permits in the review process and not reviewed until required information has been provided possibly causing delays in proceeding with construction.

These checklists are intended as guides for complying with building permit requirements. While they may not cover all situations, it is your responsibility to obtain and understand all applicable adopted regulations of the Town of Silt. If you have any questions, please be sure to ask for assistance.

I _____ the undersigned do hereby acknowledge that I have read the aforementioned information and have provided accurate information in my responses to the best of my ability, based upon an investigation of the adopted regulations of the Town of Silt, Colorado.

Signature

Date

Phone _____ (Cell) _____ (Work)

Project Name _____

Project Address _____

Notes _____

THESE ARE THE MINIMUM APPLICATION REQUIREMENTS FOR CONSTRUCTION IN THE TOWN OF SILT. IF ADDITIONAL ASSISTANCE IS NEEDED, PLEASE CONTACT COMMUNITY DEVELOPMENT AT 876-2353 ext. 110

Chapter 17.42 - DESIGN REVIEW CRITERIA FOR COMMERCIAL AND MULTIFAMILY STRUCTURES

Sections:

17.42.010 - Purposes of this chapter.

Unless otherwise specified in this chapter, all new and substantially altered commercial and multifamily (three or more units within a building or upon one lot) development shall comply with all applicable standards within this code and within the town's adopted building code.

- A. The town shall evaluate the design and location of structures, landscaping, parking, utilities and other development features of those applications involving commercial and multifamily structures and/or improvements, according to the following standards of this chapter.
- B. The development standards set forth in this chapter are intended for the following purposes:
 1. To assist in planning an organized, thoughtful and harmonious pattern of commercial and residential multifamily uses reflective of a small town atmosphere which maintains a pedestrian friendly community for all ages, avoids traffic congestion, centralizes major commercial and civic centers, and scales development appropriately;
 2. To encourage important site layout and planning of new business and multifamily residential developments which will impact the shape, nature and character of the town's community for years to come;
 3. To allow for the preservation and enhancement of the natural, scenic and historic characteristics of the community by:
 - a. Encouraging a western architectural and development theme reflecting the town's ranching, mining, agricultural and natural heritage;
 - b. Restricting development in important natural, scenic, riparian or wildlife areas;
 - c. Requiring development impacts to be mitigated through landscaping, including planted streetscapes and parking lots;
 - d. Requiring thoughtful site layout of developments;
 - e. Encouraging environmentally sensitive development and building practices;
 4. To assist with the consistent application of all pertinent town codes for signs, lighting, streets, parking, utilities, building placement, landscaping, etc.

(Ord. 18-01 § 1 (part))

(Ord. No. 2-2013, § 1, 2-11-2013)

17.42.020 - Compliance.

This chapter governs all new development of property on or after the effective date of the ordinance codified in this chapter.

(Ord. 18-01 § 1 (part))

17.42.030 - Fee for site plan review.

The board of trustees shall set the fee for site plan review per this chapter annually by resolution, or as often as necessary, in the board's sole discretion. This fee is in addition to any other applicable fee by the code or by resolution. The applicant for a site plan review shall be responsible for all fees and charges

incurred by the town in connection with such application, including, but not limited to, legal fees, planning fees, outside consultant fees and engineering fees, plus appropriate administrative fees, if any.

(Ord. 18-01 § 1 (part))

(Ord. No. 8-2012, § 1, 4-23-2012)

17.42.040 - Criteria used in determining permitted use.

Examples of criteria used in categorizing permitted uses and their associated planned activities are listed below:

- A. Building characteristics and site arrangement;
- B. Relative amount of floor space, equipment, or site area dedicated to the planned activity;
- C. Similarity of actual or projected characteristics of the planned activity to the characteristics of each use category cited in the town's codes;
- D. Relative amount of sales expected from each planned activity;
- E. Type of customer or product associated with each planned activity;
- F. Relative number of employees associated with each activity;
- G. Hours of operation;
- H. Types of vehicles and intensity of vehicle usage associated with each planned activity;
- I. Degree of separation or isolation of the planned activity from other activities at the proposed location and from adjacent property activity;
- J. Type and magnitude of impact on the community's environment.

(Ord. 18-01 § 1 (part))

17.42.050 - Permitted uses requiring a site plan review.

All new construction for commercial and multifamily (defined as three or more units within one building or upon one lot) permitted uses as described in this code require a site plan review.

(Ord. 4-03 § 1 (part))

(Ord. No. 2-2013, § 1, 2-11-2013)

17.42.055 - Application process.

- A. An applicant for commercial or multifamily site plan review shall provide such written information on the land use application form and on forms provided by the town, plus any other supplemental information needed to convey information to the commission, including the following:
 1. A description of the proposed land use(s);
 2. A statement of the planning objective(s);
 3. A description of adjoining land use(s) and zoning;
 4. Existing zoning of the subject property;

5. A statement regarding the proposal's conformance with the comprehensive plan and zoning; and
 6. A site plan map(s) depicting all proposed land use, including utilities, landscaping, structures, parking, and other development of any kind.
- B. Following the town's review of an applicant's commercial and/or multifamily site plan application, the town staff shall determine whether application for site plan review is complete, and if it is, he shall refer the application to the planning and zoning commission within 30 days of such determination of completeness.
 - C. The planning and zoning commission shall review application for code compliance at a regularly scheduled meeting and shall approve, approve with conditions or deny the application.
 - D. If the planning and zoning commission approves such application, applicant may submit to the town a building permit application.
 - E. If the planning and zoning commission approves such application with conditions, applicant may either submit to the town a revised site plan with a building permit application, or conversely, if applicant does not agree to such conditions, applicant may appeal such conditions to the board at a regularly scheduled meeting, as determined by the town administrator or his designee.
 - F. If the planning and zoning commission denies the application, applicant may appeal such decision to the board at a regularly scheduled meeting, as determined by the town administrator or his designee.

(Ord. No. 2-2013, § 1, 2-11-2013)

17.42.060 - Uses requiring a special use permit and site plan review in all commercial districts.

- A. All new construction for commercial and multifamily (defined as three or more dwelling units within one building or upon one lot) special uses as described in this code shall also require a site plan review.
- B. Any use not specifically described in Title 17 of this code as a permitted use, special use or prohibited use shall be designated a special use for purposes of this chapter. In addition, specifically the following uses require a special use permit and a site plan review, which may occur concurrently:
 1. Buildings over three stories in height;
 2. Buildings over 35,000 square feet in gross floor area;
 3. Site plan proposals that include more than two accessory buildings on a lot; and
 4. Site plan proposals that have more than one land use on the property.

(Ord. 4-03 § 1 (part))

(Ord. No. 2-2013, § 1, 2-11-2013)

17.42.070 - Use limitations.

All new commercial and multifamily (three or more dwelling units within a building or upon one lot) development occurring within the town, whether constructed at one time or in phases, shall be done in strict accordance with all requirements established by the town, including, but not limited to, these standards:

- A. Maximum lot coverage for all buildings on a lot, including above grade parking structures, shall not exceed 80 percent;

- B. Streets shall be constructed in conformance with the town's design standards within Title 16 of this code relative to type and location, and subject to town's review and approval. All streets shall be identified on the site plan as local streets, collector streets, sub-arterial streets, or arterial streets for the purposes of establishing street and sidewalk (trail) parameters, appropriate setbacks, screening requirements, signage, etc.
- C. Notwithstanding those building setbacks related to commercial and multifamily zone districts in this code, residential multifamily structures shall adhere to the following:
 - 1. Street yard setback from property line to structure—20 feet;
 - 2. Front yard setback from property line to structure—20 feet;
 - 3. Right-of-way or parkland setback from property line to structure—20 feet;
 - 4. Side yard setback from property line to structure—ten feet;
 - 5. Rear yard setback from property line to structure—20 feet.
- D. Underground Setbacks from Property Line to Structure. All underground parking or other structures related to underground parking shall have a minimum 15-foot setback from property line to structure.
- E. Utility and Access Easements. In order to ensure that adequate space is reserved for the installation and maintenance of all utility services and public sidewalks, utility and pedestrian access easements of no less than 15 feet in width shall be provided within all yards that abut a street right-of-way, unless:
 - 1. The required yard abuts a local street, as defined in this code, that has adequate area within the street right-of-way to accommodate all utilities and public sidewalks;
 - 2. Provision for a utility and pedestrian access easement at least 15 feet in width, or a width as determined by the town that accomplishes the same purpose has been otherwise established; or
 - 3. Said utility and pedestrian access easements are already located on private property, parallel to, and abutting the street right-of-way line and fully extend across each property in order to create a contiguous utility easement along the entire length of the street right-of-way.
- F. Public Sidewalks and Pathways. All site plans shall graphically demonstrate consistency with the provisions of the comprehensive plan relative to public pathways or indicate in writing why the development site should not be obligated to provide such pathways. Additionally, the following provisions apply:
 - 1. Public Sidewalks. Applicant shall provide public concrete sidewalks in conformance with town standards in Title 16 of this code, and such construction of sidewalks shall be in conjunction with any street construction, including improvements to existing streets. Public sidewalks shall be located within street rights-of-way or within utility and pedestrian access easements as required herein. Installation of public sidewalks on private property otherwise may be permitted, provided the necessary public access easements are secured and subject to the approval of the town. Generally, concrete sidewalks shall be six feet wide on residential properties and ten feet wide on B-1, B-2 and B-3 commercial properties, unless the town determines another width is more desirable. Further, the town, in its sole discretion, shall determine if a sidewalk or a pathway is more desirable for B-industrial zoned properties.
 - 2. Public Pathway. Applicant shall install public pathways suitable for joint pedestrian and bicycle use as determined by the town. At a minimum, any development in proximity to (within 100 feet of) the Colorado River shall not preclude access to and around the existing river channel via public pathways suitable for joint pedestrian and bicycle use.

(Ord. 18-01 § 1 (part))

(Ord. No. 2-2013, § 1, 2-11-2013)

17.42.080 - Commercial building specifications.

- A. An applicant for commercial development in a commercial PUD, B-1, B-2 or B-3 zone district shall select building materials and shall design structures in order to achieve and maintain high architectural standards by avoiding boxy or monotonous industrial appearances. An applicant can achieve this effect by adding thoughtful architectural design elements into each building that may include some or all of the following:
1. Varying and/or intersecting rooflines;
 2. Dormers, porches, cantilevers, covered walkways;
 3. Architectural stone work or stucco; or
 4. Trim detail around lighting, windows, doors, soffit and fascia.
- B. An applicant for commercial development in a commercial PUD, B-1, B-2 and B-3 zone district shall provide exterior treatments as follows:
1. Applicants who propose building bays wider than 60 feet shall include such architectural features as columns, ribs, pilasters or the like;
 2. An applicant shall avoid building facades that have blank, uninterrupted lengths of more than 60 feet without containing at least two of the following: change in plane, change in texture or masonry pattern, large windows, columns, ribs, pilasters or the like;
 3. An applicant shall include consistent architectural materials and design characteristics on all sides of a proposed building, and may not use inferior or substandard quality materials for side or rear facades;
 4. An applicant utilizing lower exterior wainscoting shall conform to the following:
 - a. Integrally textured materials such as stone or other masonry;
 - b. Various textured material combinations such as stone/wood, stone/stucco, wood/stucco, brick/wood or any such combination;
 - c. Integrally colored and patterned materials such as smooth rock, granite or tiles;
 - d. Various colored and/or patterned materials such as mullions, panels or planters; and
 - e. Design patterns such as ledges, sills, headers, parapets or other wall variations.
 5. An applicant utilizing exterior facade treatments on or near the top of the building must be recognizable from any street, parking lot or open space and consist of one of the following:
 - a. Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry, or differently colored materials;
 - b. Sloping roof with overhangs or brackets;
 - c. Stepped parapets;
 - d. Clerestory windows or other window accents.
 6. An applicant shall utilize exterior building materials that are high-quality, including but not limited to brick, sandstone or other native stone, treated wood siding (may include reclaimed barn wood, if adequately integrated into facade), stucco or tinted/textured concrete masonry unit.
- C. An applicant for commercial development in the B-industrial zone district shall select exterior siding that is long lasting, non-fading and can withstand the elements, but may not include solely metal siding on all sides of the building, unless applicant proposes such landscaping improvements as to mitigate the effect of such boxy or monotonous industrial appearance.

(Ord. 18-01 § 1 (part))

(Ord. No. 2-2013, § 1, 2-11-2013)

17.42.085 - Multifamily building specifications.

- A. An applicant for multifamily residential development in any PUD or residential zone district shall select building materials and shall design structures in order to achieve and maintain high architectural standards that avoid boxy or monotonous appearances by using the following combination of two or more of the following elements:
 - 1. Varying and/or intersecting rooflines;
 - 2. Dormers, porches, cantilevers, covered walkways;
 - 3. Architectural stone work or stucco;
 - 4. Trim detail around lighting, windows, doors, soffit and fascia; or
 - 5. Other architectural enhancements reviewed and approved by town.
- B. An applicant shall include consistent architectural materials and design characteristics on all sides of a proposed building, and may not use inferior or substandard quality materials for side or rear facades.
- C. An applicant utilizing lower exterior wainscoting shall use a combination of the following:
 - 1. Integrally textured materials such as stone or other masonry;
 - 2. Various textured material combinations such as stone/wood, stone/stucco, wood/stucco, brick/wood or any such combination;
 - 3. Integrally colored and patterned materials such as smooth rock, granite or tiles;
 - 4. Various colored and/or patterned materials such as mullions, panels or planters; and
 - 5. Design patterns such as ledges, sills, headers, parapets or other wall variations.
- D. An applicant proposing exterior facade treatments on or near the top of the building shall design such treatments so that they are recognizable from any street, parking lot or open space and consist of at least one of the following:
 - 1. Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry, or differently colored materials;
 - 2. Stepped parapets;
 - 3. Sloped roof elements;
 - 4. Clerestory windows or other decorative window accents.
- E. An applicant shall utilize exterior building materials that are high-quality, including but not limited to brick, sandstone or other native stone, treated new wood siding, stucco or tinted/textured concrete masonry unit.
- F. An applicant shall not utilize corrugated metal unless it is used as an accent on the building (less than ten percent of total facade), or is treated to rust.
- G. An applicant shall not utilize untreated wood siding, with the exception of reclaimed barn wood, inspected and approved by the town.
- H. An applicant shall not utilize less than a 4:12 pitched roof with minimum one-foot wide eave overhangs.

(Ord. No. 2-2013, § 1, 2-11-2013)

17.42.090 - Landscape definitions.

A. Definitions:

1. "Berm" means an earthen mound designed to provide visual interest, screen undesirable views and/or decrease noise.
2. "Buffer/perimeter" means a combination of physical space and vertical elements, such as plants, berms, fences or walls, primarily on the perimeter of the property or parking lot, the purpose of which is to separate and screen incompatible land uses from each other.
3. "Building envelopes" shall be designated by lines enclosing an area in which a building is to be constructed. These lines indicate the maximum exterior dimensions of the proposed building but do not necessarily depict the shape of the exterior walls of the building.
4. "Caliper" means the diameter of a tree trunk measured in inches at a height of four inches from the top of the root ball unplanted, or four and one-half inches from ground level if planted.
5. "Deciduous plant" means a plant with foliage that is shed annually.
6. "Ecosystem" means a system made up of a community of animals, plants and bacteria and the physical and chemical environment with which it is interrelated.
7. "Evergreen" means a plant with foliage that persists and remains green year-round.
8. "Existing vegetation" means plant materials that are already established onsite of a number, size and species that accomplish the same general function as new plantings. This vegetation is of considerable value and may reduce the required amount of proposed landscaping.
9. "Ground cover" means plants that grow near the ground densely, and spread out, such as buffalo grass, creeping thyme, mat daisy, ice plant, creeping juniper, etc. Ground covers are highly recommended for steep slopes where mowing is difficult.
10. "Landscaping" means any combination of living plants such as trees, shrubs, plants, vegetative ground cover and turf grasses, and may include natural non-living elements such as rock, stone, bark, as well as structural features, including, but not limited to walks, fences, benches, works of art, reflective pools and fountains. Landscaped areas shall consist of at least 75 percent organic plant materials. The remaining 25 percent of the landscaped areas may consist of inorganic materials.
11. "Ornamental plant" means a deciduous woody plant planted primarily for its ornamental value or for screening purposes, which tends to be smaller at maturity than a shade tree.
12. "Landscape professional" means a landscape architect, draftsman, surveyor, architect or landscape designer who has been trained and educated in the field of landscaping and earns a living preparing landscape site plans.
13. "Screening" means a method of reducing the impact of noise and unsightly visual intrusions with less offensive or more harmonious elements, such as plants, berms, fences, walls or any appropriate or allowed combination thereof. Evergreen plant material provides a denser screen throughout the entire year. Vines soften the harsh effect of fencing. Any such screening and landscaping shall be subject to the provisions of this code.
14. "Shade/street tree" usually means a deciduous tree (rarely an evergreen), planted primarily for its high crown of foliage or overhead canopy, which provides shade and cooling properties.
15. "Shrub" means a woody plant, smaller than a tree, which consists of several small stems from the ground or small branches near the ground, and which may be deciduous or evergreen. All shrubs as required by this code must be a minimum size of five gallons.
16. "Specimen" means a particularly impressive or unusual example of a species of tree due to its size, shade, age or any other trait that epitomizes the character of the species.

17. "Tree" means a large, woody plant having one or several self-supporting stems or trunks and numerous branches (may be classified as deciduous or evergreen).

(Ord. 18-01 § 1 (part))

17.42.100 - Intent of landscape design guidelines.

The town landscape design guidelines have been created in order to enhance the town's unique character, to preserve the natural beauty and balance of the surroundings and to mitigate possible negative effects from growth. The town shall evaluate all applications in light of the following goals of this ordinance:

- A. Protect the natural ecosystem and strive toward the preservation of healthy plant materials;
- B. Minimize the visual impact of site development and restore areas subject to cuts and scarring, particularly hillsides;
- C. Preserve existing character of the area;
- D. Preserve visual corridors;
- E. Provide for well-designed development as well as natural landscapes within the town.

(Ord. 18-01 § 1 (part))

17.42.110 - Landscaping plan submittal and review.

- A. An applicant for commercial or multifamily site plan review shall submit to the town at the time of site plan application submittal a landscape plan drawn to a scale that adequately depicts all required landscaping elements required by this title.
- B. An applicant for a large project that includes 20 commercial and/or residential units or more, or includes more than 30,000 square feet of gross commercial floor area shall submit to the town a landscape plan prepared by a landscape architect or other landscape professional.
- C. Landscape Plan Review. An applicant for commercial or multifamily site plan review shall include the following in any landscape plan submittal at the time of commercial or multifamily site plan:
 1. Certified survey with two-foot contours and with a scale not to exceed one inch equals 20 feet that indicates the following:
 - a. Boundaries of lot or parcel proposed for development, including adjacent rights-of-way;
 - b. Location of existing and proposed improvements (curb, gutter, sidewalk, structures);
 - c. Proposed grading at a two-foot contour interval for all areas;
 - d. Existing and proposed vegetation;
 - e. Key that indicates the size and species of trees, shrubs and ground cover, which includes scientific and general names;
 - f. Existing and/or proposed automatic irrigation system, with rain-off sensor;
 - g. Written statement that lists lot coverage of buildings, parking lot area (sf), landscaping area (sf), etc.;
 - h. Proposed entry gates, signage plan and elevation drawings;
 - i. Phasing plan, if applicable;
 - j. Method of reclamation for the repair of cut/fill areas and other landscape disruptions caused by construction;

- k. Vicinity map at a scale of one inch equals 500 feet, that shows at a minimum three blocks around the subject site.
- D. The town may not issue a certificate of occupancy prior to landscaping installation, unless applicant submits a landscaping bond in an amount equal to the proposed cost of landscaping improvements.
- E. The town shall verify compliance with the approved landscape plan, prior to issuance of certificate of occupancy or prior to release of landscaping bond.

(Ord. 18-01 § 1 (part))

(Ord. No. 2-2013, § 1, 2-11-2013)

17.42.120 - Site planning and design standards.

The following design guidelines apply to all commercial projects and all multi-family projects with three or more dwelling units within one building or upon one lot:

- A. Critical wildlife areas as determined by the Colorado Division of Wildlife (CDOW), and natural open space, as determined by the town, shall be preserved. No construction, development or improvements within these areas shall occur other than those developments approved by the town, with recommendations from the CDOW.
- B. Driveways/access roads, due to impact on the site, require good planning and design. The approved access drives generally follow the natural contours of the site, around trees and significant landforms. Each access road plan shall address the following points:
 - 1. Cut slopes and fill embankments shall not exceed 2:1 (horizontal to vertical) without an engineered earth retention system. Soil surfaces should be covered with a layer of topsoil and appropriate vegetation. Slope stability should be addressed in the geotechnical (soils) investigation report. Grading plans and retention systems should be designed by the applicant's engineer(s) based on the recommendations of the geotechnical study.
 - 2. All efforts shall be made by the applicant to minimize the overall impact of access drive construction.
 - 3. Plant materials may not exceed 30 inches in height within the sight distance triangle, as defined elsewhere in this code, at intersections and at driveways or access points.
 - 4. Existing farm roads should be incorporated into subdivision design, if practical.
- C. Parking Lot Standards. All parking lots with 15 spaces or more, or 4,500 square feet or more, shall comply with this section. The requirements of this section are intended to reduce glare from car headlights, to separate pedestrians from automobile fumes and dust, to modify the rate of storm water runoff, to provide shade and noise attenuation, and to distribute plantings evenly in and around parking areas to prevent two lots, held in separate ownership, from becoming one large expanse of paving.
 - 1. Whenever a requirement for plantings is made based on square footage or linear footage, the requirement will always be rounded up to the next number of items required. For instance, if one tree for every 35 linear feet is required, two trees are required for 38 linear feet.
 - 2. Provisions must be made for permanent irrigation of all plant material in parking lots. The property owner shall be responsible to maintain any vehicular use area in good condition and free of refuse and debris. All landscaping must be kept in a green and growing condition.

(Ord. 18-01 § 1 (part))

17.42.130 - Grading.

Any grading shall be planned and accomplished to minimize disruption to the existing ecosystem and to minimize alteration of the topography. All new development, as defined by this chapter, shall adhere to the following guidelines:

- A. No grading shall occur outside the building envelope, except for erosion repair, access or drainage structures as approved by the town.
- B. Cut slopes and fill embankments shall be a maximum of 2:1 slope, unless engineered earth retention walls are reviewed and approved by the town. Cut slopes and fill embankments need to be re-vegetated as soon as possible. No exposed cuts or fills shall be allowed within the building envelope, including exposed drainage ditches. Areas requiring significant grade changes shall be accomplished with earth retaining systems, which may include architectural extensions of the building.
- C. All disturbed areas on a lot shall be re-vegetated with appropriate plant materials from the recommended plant list in this chapter.
- D. All natural drainages shall be maintained in their original configuration, as much as practical, with stabilization and re-vegetation of eroding segments. Retention and detention ponds and low-flow structures shall be designed in a natural fashion with curvilinear shapes, gentle slopes and vegetation.

(Ord. 18-01 § 1 (part))

17.42.140 - Public right-of-way.

The landscape strip standards are flexible, but an applicant must fulfill one of the next four options adjacent to the public right-of-way:

- A. Provide a berm on the property that is at least two and one-half feet higher than the finished floor elevation of the parking lot, to include one shade tree and five shrubs for every 35 linear feet of frontage. Berm shall be designed to achieve a 2:1 slope.
- B. Provide a six-foot wide landscaped strip between the right-of-way and the parking lot. One shade tree and five shrubs are required for every 35 linear feet of frontage.
- C. Provide a three-foot high fence of brick, stone or architectural concrete to screen the lot from the right-of-way. In addition, a four foot buffer strip must be provided, planted with one shade tree per 35 linear feet of frontage.
- D. Preserve a 25-foot wide strip the length of the property, in lieu of the landscaping requirement. This option may be appropriate along the Colorado River corridor.

(Ord. 18-01 § 1 (part))

17.42.150 - Perimeter landscaping.

Requiring perimeter landscaping between adjacent parking lots does not preclude the need to provide vehicular access between the lots. In addition, land-scape screening must be provided where a commercial lot is contiguous to a residentially zoned lot.

- A. If the parking lot is 5,000 square feet or smaller, the landscaped perimeter strip must be at least four feet wide. One tree and three shrubs are required for each 35 linear feet of perimeter.
- B. For parking lots larger than 5,000 square feet, the landscaped perimeter strip must be at least five feet wide. One tree and three shrubs are required for each 35 linear feet of perimeter.

- C. The owner may preserve at least 25 feet of existing approved vegetation along the parking lot perimeter. One tree and three shrubs are required for each 35 linear feet of perimeter.
- D. In addition, all sidewalks shall be separated from the back edge of curb by a minimum distance of four feet to accommodate a planting strip.
- E. All planting strips shall include street trees, shrubs and grasses. Plant materials may not impede sight lines or maintenance of the roadway or sidewalk. Up to 25 percent (including driveways and walkways) of the planting strip may be hard-surfaced with concrete, brick and composite pavers.

(Ord. 18-01 § 1 (part))

17.42.160 - Parking lot interior.

Interior parking lot landscaping adds shade, serves as a windbreak and assists with vehicular circulation. Landscaping also reduces heat and glare and screens cars from adjacent properties. The interior of all parking lots shall be landscaped as follows:

- A. One landscaped island, parallel to parking spaces, is required for each ten parking spaces.
- B. Landscape islands must be at least 80 square feet in area, and a minimum of 40 square feet of continuous pervious land area.
- C. One landscaped divider island, parallel to the parking lot drive aisles, designed to prevent diagonal movement across the parking lot, shall be located for every three parking lot drive aisles.
- D. A landscape island with raised concrete curbs is required at the end of every row of parking spaces, regardless of length or number of spaces.
- E. Barrier curbing on all sides adjacent to the parking lot surface is required to protect each landscape island from vehicles.
- F. A corner area (where it is not feasible to park a vehicle) may be considered an end island for the rows of parking on the perimeter of the parking lot.
- G. Landscaping of the interior of parking lot shall include trees and shrubs.
- H. Permanent irrigation systems must be installed to serve all vegetative material.

(Ord. 18-01 § 1 (part))

17.42.170 - Landscaping installation.

An applicant for commercial or multifamily site plan review shall adhere to the following landscaping installation guidelines:

- A. Applicant shall not plant or remove vegetation in native areas, except in the following instances, for purposes of: construction within building envelope, weed eradication, landscape restoration, wildlife enhancement, agricultural improvement and/or trail installation.
- B. Applicant shall, where possible, utilize plant materials that are not waterintensive, exclusive of initial planting and establishment.
- C. Applicant shall use new plant material that meets the following specifications:
 1. Deciduous trees shall be a minimum 2.5" caliper;
 2. Ornamental trees shall be a minimum 2.5" caliper or six-inch clump; and
 3. Shrubs shall be a minimum five-gallon container.

- D. Applicant may receive credit towards landscaping requirements for existing evergreen trees, as reviewed and approved by the town.

(Ord. 18-01 § 1 (part))

(Ord. No. 2-2013, § 1, 2-11-2013)

17.42.180 - Warranty for live plant materials.

The applicant and subsequent property owner shall guaranty that all plants remain in a healthy condition, and shall make any and all necessary replacements at his expense.

(Ord. 18-01 § 1 (part))

(Ord. No. 2-2013, § 1, 2-11-2013)

17.42.190 - Off-street parking improvements.

An applicant for commercial or multifamily site plan review shall provide adequate offstreet parking pursuant to this code to adequately provide for all anticipated users.

- A. Staged Parking Plan. An applicant for commercial or multifamily site plan review may request and the town may grant, upon its review, a staged development plan when the off-street parking spaces required are not immediately needed for a particular use. However, notwithstanding the foregoing, in no event shall the applicant initially pave fewer than 65 percent of the required spaces.
 - 1. Applicant shall submit a staged parking plan that clearly indicates both that portion of the parking area to be paved initially and that portion of the parking area proposed for future improvement, in compliance with code requirements regarding the total number of parking spaces. The applicant shall also provide a date by which the future improvements are to be completed, subject to the town's review and approval.
 - 2. Applicant shall submit a staged parking plan that includes a drainage plan that addresses and mitigates storm water (100-year event) without degradation to structure, landscaping or other improvements due to phasing of construction of parking lot, subject to the town's review and approval.
 - 3. Applicant shall apply ground cover to that area of the parking lot proposed for future construction, in order to prevent erosion and as a dust control measure, all subject to the town's review and approval.
- B. Applicant for commercial or multifamily site plan review shall propose off-street parking spaces constructed of an improved hard surface of concrete, asphalt or other town approved materials, constructed in accordance with the town's engineering standards.
- C. Applicant for commercial (B-1, B-2, B-3 and commercial PUD zone districts) or multifamily (residential zone districts) site plan review shall provide for bicycle parking situated in such areas as to minimize vehicular and pedestrian congestion, and provided such that two bicycle spaces are provided for every ten required off-street parking spaces.
- D. Applicant for commercial site plan on a B-industrial zoned parcel may request, and the town may grant, approval of a portion of the parking area that is improved with gravel and/or road base instead of a permanent surface. Applicant shall indicate within the application the reasons for such request and the method(s) by which parking and vehicular travel shall occur.

(Ord. 18-01 § 1 (part))

(Ord. No. 2-2013, § 1, 2-11-2013)

17.42.200 - Loading and receiving areas.

Adequate area shall be provided for on-site loading and receiving operations such that maneuvering of trucks and other vehicles do not encroach upon any street. The parking, storage, loading, unloading or staging of trucks or truck trailers on any street is strictly prohibited.

A. Loading Doors Placement. The orientation of loading doors shall be governed as follows:

1. Major Street. No loading doors shall face the street.
2. Secondary Streets. Loading doors may face the street provided that the building is set back a minimum of 85 feet from the street right-of-way line and the loading and receiving area is screened from view of all public streets and street rights-of-way in accordance with the landscaping and screening requirements established herein.
3. Truck Loading Berth Requirements. At a minimum, all uses shall provide and maintain on-site truck loading berths in the quantities stated below:
 - a. Office use:
 - i. 0 to 20,000 GSF (Gross Square Feet of structure(s)): none required;
 - ii. Over 20,000 GSF to 50,000 GSF: one additional space;
 - iii. Over 50,000 GSF to 100,000 GSF: one additional space;
 - iv. For each additional 100,000 GSF: one additional space;
 - b. Commercial and industrial uses:
 - i. 0 to 10,000 GSF: none required;
 - ii. Over 10,000 GSF to 20,000 GSF: one space required;
 - iii. Each additional 20,000 GSF up to 60,000 GSF: one additional space;
 - iv. Over 60,000 GSF to 100,000 GSF: one additional space;
 - v. Each additional 50,000 GSF: one additional space.
 - c. Warehousing, distribution and related uses: As approved on the site plan;
 - d. Hotel use: One space per each 100,000 GSF;
 - e. Restaurant use:
 - i. 0 to 10,000 GSF: none required;
 - ii. Over 10,000 GSF to 50,000 GSF: one additional space;
 - iii. Each additional 100,000 GSF: one additional space.
 - f. The town shall determine the number of on-site truck loading berths required for uses not specified, based on the most similar use listed above.
 - g. A structure containing more than one use must meet the truck loading berth requirements of each use unless one use occupies ninety percent or more of the gross building area, in which case the truck loading berth requirement is calculated as if that use occupied the entire structure.
 - h. Truck Loading Berth Dimensions. All truck loading berths shall measure no less than 12 feet in width and 60 feet in length.

(Ord. 18-01 § 1 (part))

17.42.210 - Pedestrian crossings.

Pedestrian crossing areas shall be provided for each building egress or for every 125 feet of building which fronts a part of the parking area. Pedestrian crossing areas in parking lots shall be constructed of surface pavers, such as brick, stone blocks, interlocking brick pavers, stamped concrete or other materials as may be approved by the town which form a smooth surface but contrast with asphalt.

(Ord. 18-01 § 1 (part))

17.42.220 - Screening.

All parking, truck loading and receiving areas, outdoor storage, refuse containers and mechanical equipment shall be screened from view of adjacent properties, street rights-of-way, and the existing I-70/river corridor, as follows:

- A. Automobile-parking areas facing a public street or street right-of-way shall be screened in accordance with the requirements set forth in the landscaping section of these standards.
- B. Loading and Receiving Areas. Truck loading and receiving areas facing a public street or street right-of-way shall be screened in accordance with the requirements set forth in the landscaping section of these standards.
- C. Outside Storage. Outdoor storage of any kind, if permitted within a zone district, shall be permitted strictly as an accessory use to a principal use on the same property. Outdoor storage shall not be permitted in front of a building facing a street or within one hundred feet of the flood control easement boundary line surrounding the existing Colorado River channel.
 1. All permitted outdoor storage shall be fully screened on all sides from view of adjacent properties, street rights-of-way and the Colorado River channel. No materials, supplies, equipment, products, goods or articles of any kind stored outdoors shall extend above the height of the required screening wall or berm.
 2. All permitted outdoor storage areas that face street rights-of-way shall be screened from view by a free-formed landscaped earthen berm averaging five feet in height. Said berm shall be located within a landscaped area adjacent to the street right-of-way and shall be at least 25 feet in depth from the street right-of-way line. Tree and berm design requirements as set forth in the landscaping section of these standards shall likewise be applicable.
 3. All permitted outdoor storage areas that do not face street rights-of-way shall be screened from adjoining properties by a solid, opaque screening fence or wall comprised of materials architecturally consistent with the main structure, and no less than six feet in height.
- D. 1-70/River Corridor Adjacency. All allowed outdoor storage areas and loading and receiving areas on any lot adjacent to the existing 1-70/river corridor, shall be screened from view by a free-formed landscaped earthen berm averaging five feet in height. Said berm shall be located within a landscaped area adjacent to the property line facing the existing I-70/river corridor and shall be at least 25 feet in depth from the property line. Tree and berm design requirements as set forth in the landscaping section of these standards shall likewise be applicable to ensure adequate and compatible screening of outdoor storage and loading and receiving areas facing the existing river path.
- E. Mechanical Equipment. All mechanical equipment associated with the main building or accessory building(s), not located inside the building, roof mounted or otherwise, shall be screened from view of all adjacent properties, street rights-of-way and the existing 1-70/river corridor.

- F. Refuse Containers. Each building site shall have a minimum of one commercial refuse container. Each refuse container shall be screened from view from all adjacent properties and street rights-of-way by a solid, opaque screening fence or wall, which may include a gate on one side, all of which shall be comprised of materials architecturally consistent with the main structure, and of a height equal to, or greater than the height of the refuse container, and in conformance with this code regarding fences.

(Ord. 18-01 § 1 (part))

17.42.230 - Potable water system.

All domestic water treatment and distribution systems, whether private or public, shall comply with all codes, regulations and specifications of the state and county health departments, as well as all town codes and regulations. All buildings must be served by an adequately sized water line, as determined by this code and the town after its careful calculation of proposed water usage (EQRs).

(Ord. 18-01 § 1 (part))

17.42.240 - Sanitary sewer system.

All sanitary sewer systems, whether private or public, shall comply with all codes, regulations and specifications of the state and county health departments, as well as all town codes and regulations. All buildings must be served by an adequately sized sanitary sewer line, as determined by the town engineer or public works director after careful calculation of proposed water usage (EQRs).

(Ord. 18-01 § 1 (part))

17.42.250 - Storm water management—Drainage plan

- A. Applicant shall provide drainage improvements designed to meet the criteria of this section, as well as the town engineering and construction specifications for streets, water and sewer.
- B. All developments must provide for on-site runoff collection and conveyance in accordance with the town's codes and regulations and as approved by the town. Every development plan shall include a drainage plan that shall:
1. Be produced and certified by a licensed engineer;
 2. Be subject to the approval of the town engineer;
 3. Be designed to restrict site drainage to a rate no greater than the historical rate, before development, for the twenty-five year storm, or include development of a storm drainage system to convey run-off water to an acceptable site;
 4. Identify existing channels, dry washes and streambeds with their twenty-five year storm calculations;
 5. Include calculations and quantities of flow at points of concentration;
 6. Identify possible breach points where irrigation ditches and dry washes intersect;
 7. Depict the above information for the entire drainage basin unless the town engineer determines other boundaries for the plan; and,
 8. Include a vicinity map locating the development and its drainage basin.
- C. Drainage easements shall be designed to meet the criteria of this section. The minimum width for a drainage easement shall be ten feet. Fifteen feet shall be required where needed, as determined by

the town engineer, for vehicular access to maintain the system. No permanent structure shall be located within the easement.

(Ord. 18-01 § 1 (part))

17.42.260 - Erosion and sediment control, stabilization and re-vegetation.

At the discretion of the town engineer, a development plan shall include plans for erosion and sediment control and for slope stabilization and revegetation. The town engineer shall base any decision to require such plans on the size and slope of the subject property, the amount of soil and vegetation to be disturbed, the extent to which natural topography will be altered and the likelihood of adverse impacts on neighboring properties and on the community as a whole.

- A. The plan for erosion and sediment control shall be designed to ensure:
 1. That natural drainage patterns are preserved, if practical, in a manner that will minimize disturbance of natural vegetation and soil cover;
 2. That natural drainage patterns are preserved and protected, if practical, from increased water flows that may otherwise tend to alter such patterns or subject existing channels and adjacent areas to increased erosion;
 3. That appropriate consideration of soil types is made in the design of cuts and fills, building sites and other land uses; and
 4. That drainage structures (for example: retention ponds or detention ponds) are provided as necessary to prevent or minimize sedimentation of rivers, streams and drainage structures.
- B. The following practices shall be incorporated into the plan for erosion and sediment control:
 1. Minimize "cut" and/or "fill" operations so as to create the least erosion potential;
 2. Retain and protect natural vegetation whenever feasible;
 3. Minimize the exposed ground area and the duration of exposure;
 4. Protect exposed critical areas with temporary vegetation and/or mulching during development;
 5. Trap sediment in runoff water by use of debris basins, sediment basins, silt traps or similar measures until any disturbed area is stabilized;
 6. Prevent surface water from damaging cut and fill slopes;
 7. Locate cuts and fills so as not to endanger adjoining property;
 8. Avoid fills on natural water courses or constructed channels;
 9. Develop the grading plan so that water is not diverted onto the property of another landowner unless a written agreement allowing such drainage is received from the other landowner; and
 10. Exercise measures for dust control during earthwork operations.
- C. A plan for slope stabilization and revegetation shall be designed to ensure:
 1. That adequate provision is made for revegetation and soil stabilization during and after development of the site; and
 2. That all cuts and fills are adequately designed, engineered and vegetated to control erosion as well as stability of the entire mass.
- D. The following practices shall be incorporated into the plan for slope stabilization and revegetation:

1. Stabilize disturbed soils as quickly as practicable;
 2. Establish and install permanent vegetation and structural erosion control measures as soon as practicable;
 3. Where cut and fill slopes are to be stabilized with vegetation, design the cut and fill to 2:1 grade or less
 4. Place and compact fills according to geotechnical engineering recommendations so as to minimize sliding or erosion of soil and to provide a stable surface for establishment of vegetation; and
 5. Reserve topsoil from site and reuse it after final site grading on slopes and other critical areas to be stabilized with vegetation.
- E. Construction equipment, temporary structures or materials shall be kept out of watercourses and drainage features, unless approved by the town and/or any other appropriate agencies;
 - F. Excavation shall be constructed so that a safe situation for site workers and passers-by is maintained at all times;
 - G. Vegetation, topsoil and other unsuitable materials (as determined by the town administrator or his designee) shall be removed from the ground surface prior to fill placement;
 - H. Adjacent structures and rights-of-way shall be protected against effects of the site grading operation;
 - I. Temporary erosion protection shall be installed prior to grading activities, to the extent practical;
 - J. Dust emissions (wind erosion) shall be controlled at all times;
 - K. All erosion control devices shall be maintained to function as designed;
 - L. All topsoil shall be conserved and redistributed on the site, to the extent practical;
 - M. Storm water drainage shall be discharged from the site in quantities and at velocities not to exceed historic levels; and,
 - N. Should earth material leave the site for any reason, and enter a public right-of-way, the lot owner shall clean up such material within seventy-two hours notice to owner by the town.

(Ord. 4-03 § 1 (part); Ord. 18-01 § 1 (part))

Chapter 17.43 - ARCHITECTURAL AND SITE PLANNING STANDARDS

Sections:

17.43.010 - Purposes.

The town shall evaluate the design and location of structures and other development features within residential zone districts according to the provisions of this chapter, in order to create neighborhoods that are well-planned and add to the overall appearance and functionality of the town. Unless otherwise specified in this chapter, all applications for new single-family structures and new duplex residential units shall comply with this chapter, as well as all applicable building codes and zoning codes as adopted by the town.

(Ord. 14-07 (part))

17.43.020 - Site planning.

- A. Applicant shall submit a grading plan that is based on slope geometry, and complies with the following:
1. Cuts, fills, grading, excavation, vegetation removal and building construction shall be confined to designated building envelopes (on submitted and approved site plans), except under either of the following circumstances:
 - a. Disturbance is directly related to building access, utility installation, roadways, trails, irrigation facilities, fences, trees and similar vegetative material and/or storm water drainage as determined by the town administrator or his designee; and, if in the town administrator's opinion absolutely necessary in order to site unit; and
 - b. Disturbance is approved by the town's engineer following a review of the applicant's soils report that indicates the exact amount of cut and/or fill proposed (such report shall be prepared by a licensed geotechnical engineer for the project).
 2. No placement of any structure upon a thirty percent or steeper grade, natural or man-made, unless a slope stability analysis is performed by a licensed geotechnical engineer and the town approves such work as necessary to the overall functionality of the home;
 3. No excavation prior to utility company notification and subsequent locating of utilities, and issuance of building permit; it is the property owner's responsibility to call for locates at least three business days prior to excavation; and
 4. Within one growing season of completion of unit, lot owner shall restore disturbed areas with vegetation or other substance such as wood and/or stone to minimize erosion; in no event during or after construction event shall the property owner allow the infestation of weeds upon the property.
- B. Driveways. Applicant shall submit a driveway plan that indicates a maximum eight percent grade, unless the town administrator or his designee determines that such a grade would present a practical hardship to the applicant. Such plan shall further indicate the following applicable standards:
1. Adequately sized culverts where driveways and walks cross ditches and drainage trenches; the size, placement and cover of such culverts as recommended by a soils engineer and/or a Colorado licensed and registered engineer specializing in storm water drainage;
 2. Any required or necessary culvert(s) with flare ends and grates or bar racks on each end to keep animals and debris from entering the culverts;

3. Driveways shall be installed perpendicular to the street, unless the size and/or shape of the lot warrant another driveway design, as reviewed and approved by the town administrator or his designee;
 4. Driveways shall be flared at the point where it meets the street in order to allow for appropriate entrance to and exit from parking spaces;
 5. Driveways that have a length in excess of seventy-five feet shall be designed with a minimum width of twelve feet and shall also be designed to afford all reasonably-sized vehicles to enter and exit the driveway in a forward-facing direction, by means of a hammerhead, T-turnaround or circular driveway; and
 6. Driveways shall be maintained for structural integrity during the life of the structure. Cracking, settling and lifting that is determined to be a problem to the structural integrity of the driveway shall be remedied within thirty days notice by the town.
- C. Ridgeline Protection. Applicant shall submit a building plan that indicates that ridgeline protection (as defined by this code) shall occur, complete with a site specific geotechnical study.
- D. Utility Meters. Applicant shall submit a site plan that clearly indicates the location of all utility meters to each proposed unit, and further shall comply with the following:
1. Applicant shall purchase (from the town) and install at his expense a water meter for each unit to be placed in a location approved by the town within the front yard utility easement adjacent to the right-of-way, or another location as determined by the town;
 2. Each duplex unit shall have its own utility meters installed on its own real property, assuming that the unit will be subdivided at a later date, without the need for easements across another unit's property for maintenance and/or replacement;
 3. Exposed plumbing and piping shall be painted to match exterior colors of the primary structure prior to issuance of a certificate of occupancy.
- E. Storm Drainage. Applicant shall submit a storm drainage plan showing compliance with the following criteria:
1. Finished floor elevation certified by a Colorado registered professional engineer or licensed surveyor shall be shown for those properties located within the floodplain;
 2. Storm water is routed away from the structure in a location approved by the town and away from adjoining properties; and
 3. Institution of the following techniques to divert storm water to the appropriate locations, including, but not limited to, the following:
 - a. French drain;
 - b. Re-grading of lot;
 - c. Berm(s);
 - d. Swale.
 4. In no case shall a homeowner grade his lot such that the subdivision's drainage plan is altered.

(Ord. 14-07 (part))

17.43.030 - Exterior elevations.

The town's intent in requiring covered front porches and/or a decoratively railed entryway off the front entrance to a home is to minimize the impact of protruding and front loading garages that could be up to twenty-four (24) feet in front of the home. The town recommends that garages be side-loading or built with access of alleys, if possible.

- A. Garage compatibility
 - 1. Any proposed detached garages shall be compatible in architecture, materials and color with the main residential structure.
- B. Main Entrance Door. Applicant shall submit a site plan that indicates the following provisions:
 - 1. The main entrance door, including porch and/or covered entryway, shall be a primary decorative feature to the home and shall face at least one street or alternately, the face of the door when closed shall not exceed a forty-five degree angle with the street, when the plane of the closed door is extended to the street.
 - 2. Width of the stairway shall equal the height of the stairway up to six feet, unless a landing is provided midway between finished grade and the elevation of the entrance (i.e. a stairway with the highest tread and/or landing of six feet shall be no less than six feet in width.) If a landing is provided midway between the finished grade and the elevation of the main entrance, then the width of the stairway shall be no less than four feet wide.
 - 3. For corner lots, the main entrance of the home shall be no less than twenty feet from the front lot line.
- C. Windows and Doors. Applicant shall submit a window and door schedule that clearly indicates compliance with the following criteria:
 - 1. No door or window may have bare aluminum on any portion; and
 - 2. Windows and doors comply with Chapter 15.24 (energy efficiency standards) of this code.
- D. Roofs. Applicant shall submit roof plans that indicate the following criteria:
 - 1. Roof material is shingled (asphalt or wood shake), tile or treated metal roofs (copper or roofs that are shiny must be treated immediately in order to minimize glare);
 - 2. Roof material does not include galvanized corrugated metal or asphalt rolled exterior roofing materials, but may include metal purposely designed to rust;
 - 3. Roof pitch shall in no case be less than four vertical inches for each twelve horizontal inches (4:12), unless the structure is designed to have a flat roof (such as a southwestern style roof), as determined by the town administrator or his designee; and
 - 4. No fewer than three roof features, upper level accents or architectural features shall be added to the front and/or side of the structure and clearly visible from the street, as determined by the town administrator or his designee. A schedule is provided in this section to lend assistance in calculating the points for these types of roof features or upper level accents. Each home must have twenty-five points in order for the community development department to authorize issuance of a building permit:

Cupola	3 points
Dormer(s)	10 points
Masonry fireplace chimney	8 points
Upper level deck(s)	10 points

Palladian window(s)	8 points
Oriel window(s)	8 points
Clear-story or mezzanine window(s) (2nd level)	8 points
Bay window(s) on the front of the home, which extend from the plane of the home more than twelve inches	8 points
Hip roof	10 points
Mansard roof	10 points
Gable roof with pitch greater than 6:12	8 points
Copper accent(s) (pre-finished patina)	8 points
Treated rusting metal roof accent(s)	8 points
Pillar(s)	8 points
Pilaster(s)	8 points
Fanlight window(s)	8 points
Shutter(s) on second floor windows	8 points
Brick quoin(s) at corner of building	10 points
Wainscot for at least 1/3 of the building height	8 points
Wainscot to eave line as an accent	10 points
Flared eave	8 points
Round turret	10

	points
Intersecting ridgelines (3 or more)	10 points
Artistic accents on front of home	5 points

Any other architectural accent proposed shall be reviewed according to the preceding list of points, and the closest points shall be awarded for like features, in the town administrator's sole discretion.

- E. Exterior Finishes. Applicant shall submit a building plan that indicates the exterior material proposed for the unit that complies with one of the following, or a combination of the following:
1. Wood or a wood product treated to resist weathering and decay;
 2. Brick;
 3. Stucco;
 4. Cultured stone;
 5. Stone;
 6. Vinyl siding no less than .042 inches thick;
 7. Painted fiber cement;
 8. Faux brick product (polyurethane); and
 9. Hard board siding.
- F. Eave Overhangs. Applicant shall submit elevational plans showing eave overhangs that include the following criteria:
1. Eave overhangs shall be a minimum depth of twelve inches, as measured from the edge of the eave to the sidewall structure, exclusive of gutters;
 2. All eave overhangs shall include some type of soffit structure or be finished in a manner that is architecturally pleasing (i.e. no exposed wiring).
- G. Sheds and Outbuildings. Applicant shall submit a site plan for any shed or outbuilding (where allowed by zoning) that clearly indicates the following:
1. Any proposed detached building shall be generally compatible in architectural materials and color with the main residential structure; and
 2. Sheds or outbuildings measuring one hundred and twenty square feet or less shall have a sidewall height equal to or less than eight feet.
- H. Landscaping.
1. Disturbed portions of any lot, following excavation or site preparation, shall require re-vegetation, with the exception for garden and/or landscape preparation;
 2. Lots shall be landscaped within six months of issuance of a certificate of occupancy for the primary residential structure;

3. All plants over thirty inches shall be planted outside of the sight visibility triangle for a corner lot, as determined by this code;
 4. Native species not considered noxious weeds in this code are encouraged, as well as "xeric" scaping (xeriscaping), to reduce water consumption;
 5. Those trees as described in Chapter 12.16 (desirable trees) are encouraged;
 6. All plants shall be kept living and healthy. All landscaping replacements shall be made within one season of plant mortality; and
 7. All residential lot owners are responsible for landscaping or maintaining the right of way between their property line and the street, to include weed management. Since public safety is a must, all trees must be trimmed to avoid sidewalk encroachment by branches.
- I. Curb, Gutter and Sidewalk. Applicant shall submit a site plan indicating curb, gutter, sidewalk, and a drainage swale on all those properties devoid of such items within the town's right-of-way that conform to the following criteria, unless modified further in this section:
1. Sidewalks shall be a minimum of four (4) inches of concrete and four (4) feet in width, over a suitable material as described in the town's public works manual, or as approved by the town administrator or his designee;
 2. Sidewalks shall be installed in a location and at an appropriate elevation as approved by the town administrator or his designee; and
 3. Square or rollover curbs shall be installed adjacent to the street per the town's public works manual; and
 4. For those residential lots located between 1st Street and 16th Street, and between Main Street and Linda Avenue together with Sheryl and Kim Avenues, that have not historically had curb, gutter and sidewalk, applicant shall submit a site plan in conformance to the following:
 - a. Street side swales, also known as barrow ditches, shall have no steeper slope than three (3) feet (vertical) to one (1) foot (horizontal) and be constructed within the town right-of-way;
 - b. Sixty (60) foot rights-of-way shall be designed for two (2) ten-foot driving lanes, a seven (7) foot wide parking lane on each side of the street, and a drainage swale on each side of the street, as depicted in the town's public works manual, or such street profile as determined by the town administrator or his designee;
 - c. Fifty (50) foot rights-of-way shall be designed for two (2) ten-foot driving lanes, a seven (7) foot wide parking lane on the south and east sides of the street, and a drainage swale on each side of the street, as depicted in the town's public works manual, or such street profile as determined by the town administrator or his designee;
 - d. Forty (40) foot rights-of-way shall be designed for two (2) ten-foot driving lanes and a drainage swale on each side of the street, as depicted in the town's public works manual, or such street profile as determined by the town administrator or his designee.
- J. Width and Depth of Home on Lot. Applicant shall submit building plans indicating that the width of a home at the front building line shall be at least two-thirds ($2/3$) the depth of the home, as measured from the front building line to the rear lot line, as determined by the town administrator or his designee.
- K. Roof Projections and Appurtenances. Applicant shall submit "elevational" drawings that indicate that evaporative coolers (swamp coolers) are located on the non-street side of the structure, so as to not be completely visible from the street. Notwithstanding the foregoing, the town

administrator or his designee may grant special consideration to an applicant requesting a structure on a corner lot, whereby placement of an evaporative cooler may be problematic.

- L. Request for Board of Adjustment Review. Upon written application on a form provided by the town, applicant may request a deviation(s) from the preceding architectural guidelines. The board of adjustment shall consider the application in a regularly scheduled meeting no less than thirty days following receipt by the town of a complete application. At a minimum, the applicant shall provide additional drawings, submittal items and any additional materials that support the applicant's request for deviation(s) from code, including but not limited to the following:
1. A scaled site plan indicating all property boundaries, all setbacks to structure, easements of record, utility locations and existing conditions (including topography) that may be a reason for the request:
 2. A scaled elevational drawing indicating the following:
 - a. Each side of the building from a directional perspective (north, south, east, and west);
 - b. Roof pitch of all roof sections, including any appurtenances, if applicable; and
 - c. Architectural features on each side of the building, including all exterior materials and dimensions of all features proposed.
 3. A detailed letter requesting the exact deviations(s) from this section, including reasons for the deviations and impact(s) the deviation may have on adjoining properties.
 4. A fee of two hundred and fifty dollars, plus any engineering, planning, administrative, copying, printing or other costs incurred by the town for review of the application.

(Ord. 14-07 (part))

(Ord. No. 3-2011, § 1, 6-13-2011; Ord. No. 5-2011, § 1, 7-11-2011)

STATE OF COLORADO

STATE ELECTRICAL BOARD
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Division of Registrations
Rosemary McCool
Director



Bill Owens
Governor

Attention Builders: We need your help

For all projects permitted on or after July 1, 2005, Article 250.50 of the 2005 National Electrical Code will require that a concrete encased grounding electrode be a part of the grounding electrode system of a building supplied with electrical service. Grounding electrodes that we currently use and you are probably familiar with include the metal water pipe and ground rods. With this requirement, ground rods will no longer be needed.

As defined in Art. 250.52A3, a concrete encased electrode is at least 20 feet of steel reinforcing bars (1/2 in. diameter min.), consisting of one or more bars tied together using the normal steel wires, or not less than 20 feet of bare copper conductor not smaller than #4 AWG, encased in at least 2 inches of concrete located within and near the bottom of a concrete footing or foundation that is in direct contact with the earth. Tests have shown that this consistently provides a low resistance ground path.

Typically when the foundation is poured there are no electricians around to install a connection to the steel in the foundation. If you the builder, were to see that a piece of rebar connected to the rebar at the bottom of the footer was stubbed out at an accessible above grade location near where the electrical service to the building will be installed, this would provide the electrician with a point to connect to the steel. An alternate method would require the electrician to install 20 feet or more of #4 min. bare copper in the footing before it is poured.

This will be required on new construction ONLY. If an accessible point to connect to the concrete encased electrode is not provided on new construction, it will likely require damaging the concrete to provide a point of attachment for the grounding electrode conductor. Therefore, we request that you to help us by working with your electrical contractor to see that this connection point is provided.

EXTERIOR LIGHTING REQUIREMENTS

17.61.050 General provisions.

- A. All lighting fixtures shall be full cut-off and designed to direct lighting below a ninety-degree (90°) horizontal plan extending from the lowest point of the light source.
- B. All lighting fixtures shall be designed and aimed so that they do not cast or reflect light on adjoining properties.
- C. All lighting fixtures shall be designed and constructed to minimize or eliminate the direct visibility of the light source from adjoining properties.
- D. No lighting shall be aimed upward without a ceiling or overhanging structure that eliminates lighting of the sky.
- E. The following shall be used, in order of preference, to operate exterior lighting fixtures: a functioning motion detector switch, a timer/photocell combination switch, a photocell, a timer, or a switch (only in residential districts). Note: motion sensors are not advisable for HID sources.
- F. To achieve uniform lighting levels, variation between the minimum and maximum measured footcandle lighting levels identified in the allowed standards table shall not exceed a ratio of 15:1.
- G. Continuous uninterrupted use of exterior lighting is prohibited.

15.02.100 - Application for permit.

A. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the community development department for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made;
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify the proposed area of construction;
3. Indicate the use and occupancy for which the proposed work is intended;
4. State the valuation of the proposed work;
5. Be signed by the applicant, and the property owner, if not the applicant; and
6. Give such other data and information as required by the building official.

B. A survey of the building lot may be required by the building official or his designee to verify that the structure is located in accordance with the approved site plan(s);

1. A site development plan shall be submitted with any building permit application which involves the construction of a new building or the expansion of any existing building.
2. The site development plan shall be submitted in duplicate, shall be drawn to scale, and shall show the actual dimensions of the lot to be built upon, the size of the building to be erected, the location of the building on the lot with reference to legally established property lines, and such other information as may be necessary to provide for the enforcement of the municipal code.
3. Prior to issuance of a building permit, the building official may require monumentation of property boundaries and corners in accordance with the standards set forth in C.R.S. 38-51-101 et seq., as amended, in order to fulfill the purposes of this section. A record of all site development plans and other survey information shall be kept in the office of the community development department for a period of at least three (3) years.

4. Applicant shall, within seven (7) days of the footing inspection, shall complete and deliver to the town an improvement location certificate (ILC) or foundation location certificate (FLC) that indicates that the applicant is in conformance with setback regulations.

C. A building permit shall also be required for installing individual manufactured homes in a mobile home park or subdivision, for tying down of a previously installed manufactured home and for the repair, alteration, or construction of accessory structures.

D. The building official or his designee shall in no case grant any permit for the construction, enlargement, alteration, moving, removal, demolition, occupancy, equipment, use, height, area, maintenance, reconstruction, repair, remodeling or other construction activity within the town which is in violation of any provision of the Silt Municipal Code.

(Ord. 4-06 § 1 (part))

METER
INSTALLATION

