

Town of La Veta
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Huerfano County

SPECIAL USE PERMIT APPLICATION – NEW OR NON-COMPLYING RV PARK

NON-REFUNDABLE FEE OF \$50.00 APPLICATION MUST BE SUBMITTED BY THE PROPERTY OWNER

This application must be received for placement on the agenda one week prior to the Town Board meetings, which are held on the 1st and 3rd Tuesdays of each month at 7:00 p.m. at the La Veta Municipal Building, 204 S. Main Street, La Veta, Colorado.

18.40.010 Special Use Permit: The special use permit provision of this title permits additional uses to be instituted in each zone when property conditions exist which will permit such use to be in harmony with existing and proposed land use. If the proposed use is not listed as an allowed special use within the zoning district where the property is located, the presumption shall be that the special use permit will not be granted. Planned unit developments, however, are permitted as a special use in any zone. If a special use permit is granted by the town board such permit must be posted in a conspicuous place of such premise.

Owner Name(s): _____

Address of Property: _____

Owner Mailing Address: _____

Phone # _____ **Email:** _____

Legal Description of the property: _____

Current Zoning: _____

R-1 District Special Uses

- Home Occupations
- Bed and Breakfast

R-3 District Special Uses

- Mobile home parks
- Transient mobile home parks (RV parks)

Industrial District Special Uses

- Junkyard

R-2 District Special Uses

- Motels, hotels or inns
- Multiple-family dwelling
- Rooming houses

Commercial District Special Uses

- Same as R-3
- Nursing home
- Residential care facilities

Railroad Support District Special Uses:

Functions related to tourist excursion railroad operations that provide a direct service or benefit to tourist excursion railroad users and/or operators

- | | | | |
|---|----------------|-------------------------------|-----------------------|
| • Retail | • Self-storage | • Park | • Museum |
| • Warehouse | • Studio | • Meeting hall | • Professional office |
| • Temporary structures (6 months or less) | | • Limited capacity restaurant | |

Attach a description and site plan of the property. The site plan shall show the boundary of the property, proposed buildings, parking, landscaping and signing concepts, streets and other facilities to be developed. The plan shall be drawn to reasonable scale for easy interpretation. Topographic information shall be provided when drainage may affect the site development plan.

Attach a time schedule of construction.

A. **Do you allow RV's to remain within your RV Park in excess of 180 days in each calendar year?**

☐ In Compliance

☐ Not in Compliance

Describe non-compliance: _____

B. **Do you provide rental parking spaces and sites for storage of unoccupied RV's?** Yes ☐ No ☐

1. How many storage spaces do you provide? _____

2. Does this number exceed the limits of 18.52.070(B)? Yes ☐ No ☐

3. Are these sites dedicated exclusively for storage on a year-round basis? Yes ☐ No ☐

4. Have you designated these sites on the site plan? Yes ☐ No ☐

C. **Do your records reflect license number / registration information along with arrival and departure dates?** Yes ☐ No ☐

D. **Does your site plan clearly designate all spaces and sites?** Yes ☐ No ☐

1. Do the spaces and sites face or abut a driveway or access road not less than 30 feet in width if used for 2-way traffic or 15 feet in width for one-way traffic? Yes ☐ No ☐

2. Do any curves have a 40-foot turning radius? Yes ☐ No ☐

3. Do your roads/driveways provide sufficient crown and adequate surface material to ensure travel in all weather conditions? Yes ☐ No ☐

E. **Do 80% of your spaces or lots provide a surface area** (gravel, asphalt or concrete to ensure proper drainage and minimize dust) **of not less than 20 ft by 30 ft and contain hookups for water, sewer and electricity?** Yes ☐ No ☐

1. Are you connected to sewer service provided by the Town of La Veta in compliance with 18.52.080(B)? Yes ☐ No ☐

2. Do all plumbing and electrical systems conform to all state and local laws and regulations? Yes ☐ No ☐

3. Do you or will you allow occupation or habitation of a RV in cold weather if such RV is not independently capable of serving the inhabitants in a safe and operable manner? Yes ☐ No ☐

F. **Do you provide rental spaces that are not served by water/ sewer/ electrical hookups?** Yes ☐ No ☐

1. Do you provide toilets and showers in an appropriate number to serve sites without hookups an accessible, adequate, safe and potable supply of water from the Town of La Veta? Yes ☐ No ☐

2. Are these facilities connected to the Town's water and sewer system and maintained in a clean and sanitary condition at all times? Yes ☐ No ☐

- G. **If a RV Park owner chooses not to have toilet or shower facilities, the park may only rent spaces for temporary residency purposes to RV's that have operable independent water and sewage systems.**

☐ In Compliance

☐ Not in Compliance

Describe non-compliance: _____

- H. **Minimum space or lot size shall be 600 sq. ft. for those that are surfaced and contain hookups and shall be 300 sq. ft. for others.** Such minimum square footage shall not include any area required for driveways or access roads, off street parking, service buildings, recreation/open space areas, offices or other common Park amenities.

☐ In Compliance

☐ Not in Compliance

Describe non-compliance: _____

- I. **No less than 10% of the total area of the RV Park shall be devoted to open space / recreational facilities** exclusive of streets, driveways, access roads, alleys and parking spaces.

☐ In Compliance

☐ Not in Compliance

Describe non-compliance: _____

- J. **Does the RV Park meet the setback and yard requirements as stated in 18.52.080(G)?** Yes ☐ No ☐

- K. **One interior off road parking space shall be provided for each RV.** No parking shall be allowed on an interior road.

☐ In Compliance

☐ Not in Compliance

Describe non-compliance: _____

- L. **Do you provide a sanitary disposal station for the sole purpose of removing and disposing of wastes from holding tanks?** Yes ☐ No ☐

1. If yes, does it meet the requirements of 18.52.080(I)? Yes ☐ No ☐

- M. **All utility lines shall be underground.**

☐ In Compliance

☐ Not in Compliance

Describe non-compliance: _____

- N. **Water system shall be designed, constructed and maintained in compliance with state and local health laws and regulations and supplied by water from the Town of La Veta water department.**

☐ In Compliance

☐ Not in Compliance

Describe non-compliance: _____

- O. **Does the storage, collection and disposal of refuse comply with the requirements of 18.52.080(L)?**

☐ In Compliance

☐ Not in Compliance

Describe non-compliance: _____

- P. **Has landscaping design been approved by the Town Board?** Yes ☐ No ☐

1. Have you attached a landscape design and installation schedule which meet the requirements of 18.52.080(M) for approval? Yes ☐ No ☐

- Q. **Temporary structures may be erected but must be completed removed when space is vacated. No other structures including storage sheds shall be allowed within a rental space.**

☐ In Compliance

☐ Not in Compliance

Describe non-compliance: _____

R. **Has a notice regarding the “No open fires” regulation been posted to remain in compliance with the requirements of 18.52.080(O)?** Yes ☐ No ☐

S. **Tents or other collapsible temporary shelters are allowed in RV Parks if the Park provides potable water, operable toilets and showers as required under 18.52.080(C).**
☐ In Compliance ☐ Not in Compliance

Describe non-compliance: _____

T. **Are you required to provide pedestrian walkways to prevent a safety hazard?** Yes ☐ No ☐
1. If yes, please provide information in site drawing.

U. **Interior streets and walkways shall be illuminated during hours of darkness to permit safe movement of individuals and vehicles.**
☐ In Compliance ☐ Not in Compliance

Describe non-compliance: _____

Procedure before the town board:

After initial information is provided, the town board will consider the application at a board meeting and if accepted a public hearing will be scheduled and no later than 60 days after the hearing the town board will render its approval or denial. The applicant shall be notified of the decision by the town board and, if denied, the reason for such denial.

Upon acceptance, the Town Clerk will prepare a notice of public hearing that must be published 10 days prior to the public hearing. The applicant must also post the notice on the property 10 days prior to the public hearing. The property notice shall contain the same information as the publication and shall be on poster board, lettering to be 1" in height.

It is in your best interest to attend all meetings and public hearings on this matter.

If denied, no new request for the same or substantially the same special use shall be accepted for a period of 6 months. The town board cannot reconsider the request without another notice and hearing.

Special use permits shall expire if the use authorized by the permit is not commenced within one year from the date of the permit or if the construction work or new use of land or building(s) authorized by the permit is suspended or abandoned at any time after such is commenced for a period of one year. The permit shall become null and void upon failure of the applicant to meet the stated conditions of the permit. A special use permit is granted for a limited period of time. Renewal may be obtained, if allowable.

Signature of Owner

Signature of Owner

Signature Date: _____