

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

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 posed in a conspicuous place of such premise.

Name of Owner: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Phone No. \_\_\_\_\_

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.

Current Zoning: \_\_\_\_\_

Zoning in Area: \_\_\_\_\_

Legal Description of the property: \_\_\_\_\_  
\_\_\_\_\_.

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. (1) Do you provide rental parking spaces and sites for storage of unoccupied RV's?

Yes  No

(2) How many storage spaces do you provide? \_\_\_\_\_

(3) Does this number exceed the limits of 18.52.070(B)? Yes  No

(4) Are these sites dedicated exclusively for storage on a year round basis? Yes  No

(5) Have you designated these sites on the site plan? Yes  No

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

D. Does your site plan clearly designate all spaces and sites? Yes  No  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  Do any curves have a 40 foot turning radius? Yes  No  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  Are you connected to sewer service provided by the Town of La Veta in compliance with 18.52.080(B)? Yes  No  Do all plumbing and electrical systems conform to all state and local laws and regulations? Yes  No  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  Do you provide toilets and showers in an appropriate number to serve sites without these hookup in and an accessible, adequate, safe and potable supply of water from the Town of La Veta? Yes  No  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. Do you 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  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  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 completely 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. Have you posted a notice regarding our "No open fires" regulation 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   
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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Additional information requested by the town board: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

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.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner