

Title 15

BUILDINGS AND CONSTRUCTION

Chapters:

15.04 House Numbering

15.08 Development Permits

Chapter 15.04

HOUSE NUMBERING

Sections:

15.04.010 House numbering--Required.

15.04.020 Maps.

15.04.030 Numbers on buildings.

15.04.040 Violation--Penalty.

15.04.010 House numbering--Required. All lots, buildings and structures in the town shall be numbered in accordance with the following plan:

North and south numbers shall commence at the south town limits, east and west numbers shall commence at Main Street. Odd numbers shall be on the west and north sides of the street; even numbers shall be on the south and east sides of the streets. House or building numbers for structures set behind existing buildings shall have the same number as the building in front with proper fraction added. Apartments, office or business suites, trailer courts and condominiums shall have a street address assigned to the structure with the addition of either a numerical or alphabetical designation for each separate unit. (Ord. 82-7 §1, 1982)

15.04.020 Maps. The town clerk's office shall keep a record showing the proper street number of every lot or structure in town of which the owner or occupants of such property has requested for and received such designation. These records shall be open to inspection by any interested person. (Ord. 82-7 §2, 1982)

15.04.030 Numbers on buildings. It is the duty of the owner and occupants of every house and occupied building in the town to have placed thereon, in a place visible from the street which such building faces, figures at least three inches high, showing the number of the house or building. Any person, firm or corporation failing to do so number any house, building or other structure occupied by him or after receiving notice to do so from the police shall have ninety days to comply with this chapter. (Ord. 82-7 §3, 1982)

15.04.040 Violation--Penalty. Any person, association of persons, firm or corporation who or which violates this chapter will be fined five dollars. Each day upon which any violation of the

ordinance codified in this chapter exists shall be considered a separate violation. (Ord. 82-7 §4, 1982)

Chapter 15.08

DEVELOPMENT PERMITS

Sections:

- 15.08.010 Development Permit Required
- 15.08.020 Application for Development Permit
- 15.08.030 Town Clerk Review
- 15.08.040 Planning and Zoning Commission Review and Recommendation
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15.08.010. Development Permit Required.

A. All proposed land development and use, construction, and site improvements including the placement of mobile homes and enlargement of existing uses and structures, shall require a permit and shall conform to the applicable zoning standards prescribed in Title 17 of the Marbleton Municipal Code.

B. At all times during development and construction, an issued Development Permit shall be posted in a prominent and visible location at the envelopment site.

C. The Town shall not knowingly issue a permit which is in violation of any private covenants or restrictions upon the property. (Ord. 2006-10, 7/10/2006)

15.08.020. Application for Development Permit.

A. An applicant for a development permit shall complete and file an application with the Town Clerk on a form prescribed by the Town.

B. The application shall be accompanied by the application fee and by a site plan and other documents setting forth the following information:

1. The name and address of the owner or applicant;
2. A legal description or other information necessary to identify the site;
3. A site plan, showing the proposed layout of improvements, including buildings and other structures and off-street parking;
4. All additional materials which the applicant shall choose to submit or which the Town Clerk shall request in order to determine if the application conforms to the applicable zoning regulations. (Ord. 2006-10, 7/10/2006)

15.08.030. Town Clerk Review.

A. The Town Clerk shall review the application and materials submitted therewith to determine if the proposed development or use conforms to the applicable zoning regulations.

B. If an application is not complete, the Town Clerk shall advise the applicant of any deficiencies. When a completed application has been received; the Town Clerk shall refer the application to the Planning and Zoning Commission for further review. (Ord. 2006-10,

7/10/2006)

15.08.040. Planning and Zoning Commission Review and Recommendation.

A. The Planning and Zoning Commission shall promptly review the application, request such further or additional information as the Planning and Zoning Commission determines to be necessary to make a recommendation, and hold public reviews if the Planning and Zoning Commission determines a hearing to be appropriate.

B. Within 45 days after completing its review, the Planning and Zoning Commission shall make recommendations to the Town Council, recommending that the Council grant the permit, grant the permit subject to conditions or modification, or deny the permit. (Ord. 2006-10, 7/10/2006)

15.08.050. Town Council Action.

A. The Town Council shall review the application and the recommendations of the Planning and Zoning Commission at a regularly scheduled meeting of the Council, not more than 45 days after the recommendations of the Planning and Zoning Commission have been received.

B. The Council may grant the Development Permit if the use is in compliance with zoning regulations and other requirements of the Chapter, or if the Council determines that the application is not in compliance with the requirements for approval, the Council may deny the permit, or grant the permit subject to such modification or conditions as are deemed necessary to bring the application into compliance with the applicable requirements. If the Council denies the permit, the Council shall specify the reasons for the denial. (Ord. 2006-10, 7/10/2006)

15.08.060. Revocation of Permits. In the event that any applicable provisions of this Chapter or of zoning regulations is violated by the holder of a Development Permit, or in the event that any condition or modification established by the Council is not complied with, the Council shall have the right to revoke the development permit. No revocation shall be approved by the Council unless the permit holder has been given notice of the violation, and has been provided an opportunity to appear before the Council. The power to revoke is in addition to the other provisions of these regulations regarding enforcement and penalties. (Ord. 2006-10, 7/10/2006)

15.08.070. Lapse of Development Permit. The permit shall lapse and become null and void one year following the date on which it was issued, unless prior to the expiration date construction or development is commenced and diligently pursued to completion, or unless the use for which the permit is granted is commenced within one year, or unless a renewal of the permit is applied for and approved by the Town Council prior to the expiration date. (Ord. 2006-10, 7/10/2006)