

## TITLE 6

### SPECIAL CONSTRUCTION PERMIT

#### SECTION:

- 6-1-1: Permit
- 6-1-2: Fees
- 6-1-3: Application

**6-1-1: SPECIAL CONSTRUCTION PERMIT:** Any person or persons, agents or employees of these persons must, prior to any excavation or disturbance of any facet of a Town street, R.O.W., or appurtenance thereto which is included on the Town street system within the boundaries of the Town of Norwood or owned by the Town of Norwood, comply with certain restrictions as listed below. (Ord. 0809, series 1994)

- 1) All activities must be commenced only upon arrival of a Special Construction Permit and the payment of an application fee (per the fee schedule attached as Exhibit "A") by the Board of Trustees and/or that of the Public Works Director.
- 2) Each and every activity, other than normal public use of the Town streets and R.O.W.'s and appurtenances shall be considered as being included in this ordinance.
- 3) Each and every activity shall be considered as a separate incident, and each will be bonded by a surety and performance bond according to the scope of activity and to the satisfaction of the Board of Trustees and/or to the Town Public Works Director, or in the case of an established public utility company be covered by an approved letter of responsibility in form and substance approved and satisfactory to the Board of Trustees of the Town of Norwood.
  - a) A major project whereby more than one thousand dollars (\$1,000.00) damage may be done to the streets, R.O.W.'s or appurtenances, and/or having a duration of more than ten (10) days, may be bonded by a project bond in the amount deemed necessary by Town authorities in charge. The amount of bond will be adequate to cover the cost of all possible foreseeable damages incurred.

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- 4) **Any private maintenance activity undertaken on Town streets shall be bonded, and under the supervision of Town authority.**
- 5) **In the event of damages being repaired by other than Town forces, performance must be guaranteed from all aspects, for a period of one year from the date of completion of repairs, and the bond will be released upon proof of satisfactory performance under actual conditions.**
- 6) **Each of those involved in any of the above activities must take all necessary precautions to protect the public from any danger attributable to said activities, all current OSHA standards for safety must be followed. Contractor must hold the Town, its agents, or employees, harmless and free forever of all liabilities concerning same. Uniform Traffic Code for size and placement must be followed.**
- 7) **In the event that the above requirements are not met and at all times current, by decision of the Board of Trustees and the Public Works Director, the bond posted must be forfeited, payable to the Town, and those who failed to perform must pay any and all additional expenses incurred, including all legal fees, court costs, and additional damages necessary and pertinent to the case.**
- 8) **All repairs must be made to place the street, R.O.W.'s and appurtenances back into a like condition prior to commencement of the project, or to meet or exceed Town street standards deemed acceptable at the time of completion of work.**
- 9) **Those performing the work will, upon notice by Town authority of failure to meet the above standards, immediately cease and desist from further action, except protecting the public, and public and private property from danger, until such notice is properly rescinded by Town authority.**
- 10) **All emergency repair work done by Town forces within and upon a damaged area will be paid for by those having caused the damage on a cost-plus basis and without recourse on the Town, its agents or employees. Failure to adhere to these regulations will be punishable by fines of \$100.00 per violation. Each day work on an unpermitted activity remains incomplete shall constitute a separate violation.**
- 11) **No excavation after November 1 or before April 1 except approved by the Town Board of Trustees or the Public Works Department.**

RESOLUTION NO. 2025-\_\_\_\_\_  
 TOWN TRUSTEES,  
 OF \_\_\_\_\_, COLORADO

**A RESOLUTION ESTABLISHING EXPEDITED REVIEW POLICIES FOR  
 AFFORDABLE HOUSING PROJECTS**

WHEREAS, the voters of Colorado approved Proposition 123 in 2022 creating the State Affordable Housing Fund to make certain funds available to local governments as defined by [C.R.S. 29-32-104](#); and

WHEREAS, Town of \_\_\_\_\_, Colorado is a statutory municipality duly and regularly organized and validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado and is eligible for Proposition 123 funding and programing; and

WHEREAS, the Town of \_\_\_\_\_, has not adopted zoning, however, recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents; and

WHEREAS, the Town of \_\_\_\_\_ has set a baseline and commitment to increase affordable housing as defined in [C.R.S. 29-32-105](#); and

WHEREAS, the Town of \_\_\_\_\_’s current process for reviewing proposed housing projects already meets the requirement for a 90-day review process; and

WHEREAS, the Town of \_\_\_\_\_ also creates this policy for expedited review to ensure that affordable housing projects are reviewed and a decision rendered within 90 days of a complete application in alignment with the requirements of C.R.S. 29-32-105(2) et seq., as determined by the [relevant department]

WHEREAS, The Town of \_\_\_\_\_ recognizes that an affordable housing development project which has at least 50% of the units as affordable, as defined in statute (C.R.S. 29-32-101 and C.R.S. 29-32-105(2)) would be eligible for expedited review; and

WHEREAS, The Town of \_\_\_\_ recognizes the following application types which require expedited review: Site Plan, Development Plan, Conditional Use Permit, Building Permit, Special Use Permit, Variance or Waiver, Administrative Modifications, and... [list other application types used locally].

WHEREAS, The Town of \_\_\_\_'s expedited review process for affordable housing projects does not apply if a developer chooses to opt-out of the process or when the Town is the applicant.

WHEREAS, The Town of \_\_\_\_ recognizes the allowable extensions in C.R.S.

29-32-105(2), both for applicants and for the Town, and recognizes the circumstances under which the expedited review timeline may be extended or the application may be removed from the expedited review process. [add any specific local details about extensions,, incomplete application submissions, significant unforeseen issues]

NOW, THEREFORE, BE IT RESOLVED by the Town Trustees of \_\_\_\_, Colorado, creates the following policy to implement a system to expedite the development review process for affordable housing. The Trustees establish a formal policy that any complete application received by the Town for an affordable housing development will be placed on the next available agenda once proper public notice has been posted and a decision rendered on the application within 90 days to ensure an expedited and timely review of the affordable housing project, with the intent to comply with the requirements in C.R.S. 29-32-105(2) et seq.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST: TOWN OF \_\_\_\_, STATE OF COLORADO:

\_\_\_\_\_  
Name, Town Clerk

\_\_\_\_\_  
Name, Mayor