



# SKETCH PLAN TECH FORM

Project Name:

Project Name:

APP.	TOWN
<p><b>Pre-Application Conference</b>            Discuss goals for the property, Town vision / expectations as identified in the Comprehensive Plan, requirements of the Land Use Code, character / quality the Town is seeking, Town regulations and standards, application / review process, submittal requirements, and schedule.</p>	
<p><b>Application Fee Amount; \$250</b>            Due within 72 hours of submittal by check or after the acceptance of the submittal online at <a href="https://www.colorado.gov/payment/townoftimnath">https://www.colorado.gov/payment/townoftimnath</a></p>	
<p><b>Signed Fee Agreement: New Agreement Amount: \$_____ (Check with Planning Dept.) or Use Existing</b>            Due within 72 hours of submittal by check or after the acceptance of the submittal online at <a href="https://www.colorado.gov/payment/townoftimnath">https://www.colorado.gov/payment/townoftimnath</a></p>	
<p><b>Poudre Fire Authority Development Review Fee of \$250</b>            Due within 72 hours of submittal by check or after the acceptance of the submittal online at <a href="https://www.colorado.gov/payment/townoftimnath">https://www.colorado.gov/payment/townoftimnath</a></p>	
<p><b>Current Title Commitment</b>            Dated less than 30 days from date of sketch plan application submittal.</p>	
<p><b>Neighboring Property Owner List</b>            Mailing labels with current names and addresses of all property owners within 500 ft.</p>	
<p><b>Context / Vicinity Map - 1½ mile radius around property</b></p> <ul style="list-style-type: none"> <li>_ Title of project.....</li> <li>_ North arrow, scale (not greater than 1"=100') and preparation date.....</li> <li>_ Boundary of proposed project .....</li> <li>_ Legal description .....</li> <li>_ Basis for establishing bearing .....</li> <li>_ Existing or proposed land uses for the properties - label each use as either existing or proposed .....</li> <li>_ Major streets (show and label street names) .....</li> <li>_ Existing public water and sewer lines and proposed connections .....</li> <li>_ Regional open space/trail networks per the Town Comprehensive Plan .....</li> <li>_ Major ditches, rivers and bodies of water .....</li> <li>_ Adjacent properties identified by subdivision name or zoning district .....</li> </ul>	
<p><b>Sketch Plan</b></p> <ul style="list-style-type: none"> <li>_ Title of project.....</li> <li>_ North arrow, scale (not greater than 1"=100') and preparation date.....</li> <li>_ Vicinity map .....</li> <li>_ Legal description .....</li> <li>_ Acreage of property.....</li> <li>_ USGS topographic contours .....</li> <li>_ Existing easements and rights-of-way on or adjacent to the property .....</li> <li>_ Existing streets on or adjacent to the property (show and label street name). .....</li> <li>_ Note indicating how the 12% public dedication will be met.....</li> <li>_ General land use table including: land uses, approx. acreage of each and percentage of each .....</li> <li>_ Table including the following data for each land use area: total acreage; proposed density or floor area ratio; proposed number of dwelling units; and approx. size of proposed residential lots .....</li> <li>_ Proposed collector and arterial streets.....</li> <li>_ General locations of existing utilities on or adjacent to the property .....</li> <li>_ Graphic and/or verbal explanation of how the property will be served with utilities .....</li> <li>_ Location of any proposed sewer lift stations.....</li> <li>_ Trails - show how the development will tie into the regional trails network .....</li> <li>_ Floodplain boundary &amp; source of information (if one does not exist on the property, state on plat) .....</li> <li>_ Geologic hazard areas .....</li> <li>_ Existing and proposed zoning on and around the property .....</li> </ul>	



ESTABLISHED 1882  
**Planning Department**  
**970-224-3211**

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<u>APP.</u>	TOWN
<b>Conceptual Landscape Plan</b> Graphic and written description of landscaping in public spaces.	
<b>Conceptual Open Space Plan</b> Graphic and written description of the size, location, characteristics and function of public and private open spaces.	
<b>General Development Information</b> Written description of existing conditions on the site and the proposed development, including: _ Design rationale ..... _ Proposed number of residential lots or dwelling units, typical lot width and depth, price ranges of lots and dwelling units (not needed if information is shown on the sketch plan) ..... _ General description of plan for drainage and stormwater management ..... _ Water supply information..... _ Indicate whether or not commercial mineral deposits are located on site ..... _ Description of any floodplain hazards on the site, <i>if applicable</i> ..... _ Compliance with the Comprehensive Plan .....	
<b>Soils Report and Map</b> Based on USDA Soils Conservation Service information. Discuss existing conditions and any potential constraints/hazards. Address groundwater issues.	
<b>Geologic Report, <i>if applicable</i></b> Only for areas that have the potential for subsidence. Must be prepared by either a registered professional engineer or professional geologist who has experience in mine subsidence. Address the following: site conditions; geologic conditions; engineering / geologic considerations; and limitations and any necessary additional investigations.	