



Planning Department
970-224-3211

FINAL PLAT TECH FORM

Project Name:

This plat application must conform to the approved preliminary plat and meet any conditions of approval. Each phase of development must be submitted separately and meet all requirements below. Use separate copies of this form for each phase. Application for the first phase of development must be submitted within 12 months from approval of the preliminary plat. The application must be submitted a minimum of 60 days prior to the Town Board meeting at which the application will be reviewed.

APP.	TOWN
<input type="checkbox"/> Application Fee: Amount: \$500 Due within 72 hours of submittal by check or with the submittal online at https://www.colorado.gov/payment/townoftimnath (please note that the above website does not open in Google Chrome)	<input type="checkbox"/>
<input type="checkbox"/> Signed Fee Agreement: New Agreement Amount: \$_____ (Check with Planning Dept.) or Use Existing _____ Due within 72 hours of submittal by check or with the submittal online at https://www.colorado.gov/payment/townoftimnath (please note that the above website does not open in Google Chrome)	<input type="checkbox"/>
<input type="checkbox"/> Poudre Fire Authority Development Review Fee: \$250 Due within 72 hours of submittal by check separate from the Application Fee or with the submittal online at https://www.colorado.gov/payment/townoftimnath (please note that the website does not open in Google Chrome)	<input type="checkbox"/>
<input type="checkbox"/> Updated Title Commitment Dated less than 30 days from date of preliminary plat application submittal.	<input type="checkbox"/>
<input type="checkbox"/> Final Plat <u>Plat must include the following information</u> <ul style="list-style-type: none">▪ Title of project▪ North arrow, scale (not greater than 1"=100') and preparation date▪ Vicinity map▪ Legal description▪ Basis for establishing bearing▪ Names and addresses of owners, applicant, designers, engineers and surveyors▪ Total acreage of subdivision▪ Bearings, distances, chords, radii, central angles and tangent links for the perimeter and all lots, blocks, rights-of-way and easements▪ Lot and block numbers, numbered in consecutive order, and square footage of each lot or tract▪ Parcels excepted from inclusion noted as "not included in this subdivision" and the boundary completely indicated by bearings and distances▪ Existing rights-of-way in and adjacent to property (labeled and dimensioned)▪ Existing and proposed street names for all streets on and adjacent to the property▪ Existing easements and their type in and adjacent to property (labeled and dimensioned)▪ Location and description of monuments▪ Floodplain boundary & source of information (if one does not exist on the property, state on plat)▪ Signature block for registered land surveyor certifying to accuracy of boundary survey and plat▪ Signature block for certification of approval by the Town Board with a signature for the Mayor and Town Clerk ..▪ Signature block for utility providers▪ Certification of ownership▪ Dedication of streets, rights-of-way, easements and public sites to the Town of Timnath	<input type="checkbox"/>



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<input type="checkbox"/>	<p>Final Plat Address Map <u>Plat must include the following information</u></p> <ul style="list-style-type: none"> ▪ Title of project ▪ North arrow, scale (not greater than 1"=100') and preparation date ▪ Lot and block numbers, numbered in consecutive order ▪ Parcels excepted from inclusion noted as "not included in this subdivision" and the boundary completely indicated by bearings and distances ▪ Existing rights-of-way in and adjacent to property (labeled and dimensioned) ▪ Existing and proposed street names for all streets on and adjacent to the property..... ▪ Address of each lot in sequential order for N-S or E-W based on the Town's addressing convention..... ▪ Excel spreadsheet listing each address by street, lot, block, and road orientation..... 	<input type="checkbox"/>
<input type="checkbox"/>	<p>General Development Information (Narrative) Written description confirming that the final plat conforms to the preliminary plat. Must address how the proposed development conforms to the Land Use Code.</p>	<input type="checkbox"/>
<input type="checkbox"/>	<p>Report and Plan Updates Updates/changes to reports that were submitted as part of the preliminary plat are required for submittal with this Final Plat application as well as any other reports or plans that have been updated since the Preliminary Plat:</p> <p style="padding-left: 20px;"> <input type="checkbox"/> Final Drainage Report (required) <input type="checkbox"/> _____ <input type="checkbox"/> Traffic Impact Study (required) <input type="checkbox"/> _____ <input type="checkbox"/> Geotechnical Investigative Report (required) <input type="checkbox"/> _____ </p>	<input type="checkbox"/>
<input type="checkbox"/>	<p>Construction Plans and Profiles (including road, utility, drainage, grading, lighting plans)</p> <ul style="list-style-type: none"> ▪ Prepared by a registered professional engineer licensed in the State of Colorado ▪ Horizontal to vertical scales chosen to best depict the aspects of the design (minimum horizontal scale: 1"=100', minimum vertical scale: 1"=10') ▪ Typical road geometric and structural cross-section shown on each plan sheet..... ▪ Plan must show right-of-way lines and widths, road names, lot lines, tangent lengths and bearings, curve radii, delta angles, curve lengths, chord lengths and bearings, stationing at all beginning of curves and end of curves, intersections, structures, angles, curb lines, cross pans, traffic control devices, drive cuts, curb returns and radii, and all other features to enable construction in accordance with approved standards and standard engineering practice. Must include water, sewer, sanitary sewer and any other utilities..... ▪ Profiles must include ground lines, grade lines of curb and gutter or centerline of street elevation at point of intersection of vertical curves, intersections and other critical points, structures, and all other features required to enable construction in accordance with approved standards..... ▪ Signature blocks for all utility providers unless otherwise provided in agreement form..... ▪ Structure Details ▪ Sewage Collection and Water Supply Distribution Plans, Profiles and Specifications ▪ Final Drainage Plans ▪ Final Grading Plan ▪ Final Street Lighting Plan..... 	<input type="checkbox"/>



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LAND USE APPLICATION

Project Name:

I. Application is made for:

- | | |
|--|---|
| <input type="checkbox"/> Administrative Plat \$50 | <input type="checkbox"/> Planned Development Overlay \$500 |
| <input type="checkbox"/> Administrative Waiver \$100 | <input type="checkbox"/> Preliminary Plat \$500 + \$10 per lot over 25 lots |
| <input type="checkbox"/> Annexation Application \$500 + 150 per acre | <input type="checkbox"/> Rezoning \$500 |
| <input type="checkbox"/> Annexation Petition \$500 + \$300 per acre | <input type="checkbox"/> Sketch Plan \$250 |
| <input type="checkbox"/> Comprehensive Plan Amendment \$250 | <input type="checkbox"/> Site Plan \$500 |
| <input type="checkbox"/> Conditional Use \$100 | <input type="checkbox"/> Variance \$50 |
| <input type="checkbox"/> Final Plat \$500 | <input type="checkbox"/> Wireless Telecom Facility \$250 |
| <input type="checkbox"/> Minor Subdivision \$100 | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Modification to Prior Approval \$250 | |

II. Project Name: _____

- Signed Fee Agreement; New Agreement Amount: \$ _____ or Use Existing

III. Contact information: *(please attach any additional contacts)*

Owner: _____	Telephone: _____
Address: _____	Fax: _____
_____	E-mail: _____
Applicant: _____	Telephone: _____
Address: _____	Fax: _____
_____	E-mail: _____

IV. Property Description:

Address or Location: _____

Existing Zoning: _____ Existing Use: _____

Proposed Zoning: _____ Proposed Use: _____

V. Purpose of Application: *(please attach any additional information)*



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LAND USE APPLICATION

Project Name:

VI. Certification: *Must be signed with **BLUE INK**.*

OWNER CERTIFICATION OF COMPLETED APPLICATION

Signed: _____ Date: _____

APPLICANT CERTIFICATION OF COMPLETED APPLICATION

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the Town of Timnath must be submitted prior to having this application processed.

Signed: _____ Date: _____
