



# SKETCH PLAN TECH FORM

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>Context / Vicinity Map - 1½ mile radius around property</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Title of project.....</li> <li><input type="checkbox"/> North arrow, scale (not greater than 1"=100') and preparation date.....</li> <li><input type="checkbox"/> Boundary of proposed project .....</li> <li><input type="checkbox"/> Legal description .....</li> <li><input type="checkbox"/> Basis for establishing bearing .....</li> <li><input type="checkbox"/> Existing or proposed land uses for the properties - label each use as either existing or proposed .....</li> <li><input type="checkbox"/> Major streets (show and label street names) .....</li> <li><input type="checkbox"/> Existing public water and sewer lines and proposed connections .....</li> <li><input type="checkbox"/> Regional open space/trail networks per the Town Comprehensive Plan .....</li> <li><input type="checkbox"/> Major ditches, rivers and bodies of water .....</li> <li><input type="checkbox"/> Adjacent properties identified by subdivision name or zoning district .....</li> </ul>	
<p><b>Sketch Plan</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Title of project.....</li> <li><input type="checkbox"/> North arrow, scale (not greater than 1"=100') and preparation date.....</li> <li><input type="checkbox"/> Vicinity map .....</li> <li><input type="checkbox"/> Legal description .....</li> <li><input type="checkbox"/> Acreage of property.....</li> <li><input type="checkbox"/> USGS topographic contours .....</li> <li><input type="checkbox"/> Existing easements and rights-of-way on or adjacent to the property .....</li> <li><input type="checkbox"/> Existing streets on or adjacent to the property (show and label street name). .....</li> <li><input type="checkbox"/> Note indicating how the 12% public dedication will be met.....</li> <li><input type="checkbox"/> General land use table including: land uses, approx. acreage of each and percentage of each .....</li> <li><input type="checkbox"/> 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><input type="checkbox"/> Proposed collector and arterial streets.....</li> <li><input type="checkbox"/> General locations of existing utilities on or adjacent to the property .....</li> <li><input type="checkbox"/> Graphic and/or verbal explanation of how the property will be served with utilities .....</li> <li><input type="checkbox"/> Location of any proposed sewer lift stations.....</li> <li><input type="checkbox"/> Trails - show how the development will tie into the regional trails network .....</li> <li><input type="checkbox"/> Floodplain boundary &amp; source of information (if one does not exist on the property, state on plat) .....</li> <li><input type="checkbox"/> Geologic hazard areas .....</li> <li><input type="checkbox"/> Existing and proposed zoning on and around the property .....</li> </ul>	



# SKETCH PLAN TECH FORM

Planning Department  
970-224-3211

APP.	TOWN
<p><b>Conceptual Landscape Plan</b> Graphic and written description of landscaping in public spaces.</p>	
<p><b>Conceptual Open Space Plan</b> Graphic and written description of the size, location, characteristics and function of public and private open spaces.</p>	
<p><b>General Development Information</b> Written description of existing conditions on the site and the proposed development, including:</p> <ul style="list-style-type: none"> <li>_ Design rationale .....</li> <li>_ 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) .....</li> <li>_ General description of plan for drainage and stormwater management .....</li> <li>_ Water supply information.....</li> <li>_ Indicate whether commercial mineral deposits are located on site .....</li> <li>_ Description of any floodplain hazards on the site, <i>if applicable</i>.....</li> <li>_ Compliance with the Comprehensive Plan .....</li> </ul>	
<p><b>Soils Report and Map</b> Based on USDA Soils Conservation Service information. Discuss existing conditions and any potential constraints/hazards. Address groundwater issues.</p>	
<p><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.</p>	



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970-224-3211

# LAND USE APPLICATION

<b>Project Name:</b>
_____
_____
_____

## 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: \_\_\_\_\_