

Project Name:		

Planning Department 970-224-3211

Project Name:		
☐ Signed Fee Agreement; New Agreement	nt Amount: \$ or Use Existing	
Contact information: (please attach any add	'ditional contacts)	
Owner:	Telephone:	
Address:	Fax:	
	F. mail:	
Applicant:	Telephone:	
Address:		
	E-mail:	
Property Description:		
Address or Location:		
Existing Zoning:		
Proposed Zoning:	Proposed Use:	
Purpose of Application: (please attach any	additional information)	



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This plat application must <u>conform to the approved preliminary plat</u> 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.

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APP.		TOWN
	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)	
	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)	
	Poudre Fire Authority Development Review Fee: \$250* *Plus applicable Scope Fees, Refer to PFA Fee Schedule 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)	
	Updated Title Commitment Dated less than 30 days from date of preliminary plat application submittal.	
	Final Plat Plat must include the following information Title of project	



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Final Plat Address Map Plat must include the following information	
 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 	
General Development Information (<i>Narrative</i>) Written description confirming that the final plat conforms to the preliminary plat. Must address how the proposed development conforms to the Land Use Code.	
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: Final Drainage Report (required) Traffic Impact Study (required) Geotechnical Investigative Report (required)	
Construction Plans and Profiles (including road, utility, drainage, grading, lighting plans) Prepared by a registered professional engineer licensed in the State of Colorado	



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	Final Landscape Plan	_	
Ш	(required)		
	Prepared by a registered professional landscape architect licensed in the State of Colorado		
	• Plan must show right-of-way lines and widths, road names, lot lines, grading intersections, structures, curb		
	lines, cross pans, drive cuts, curb returns, and must include water, sewer, sanitary sewer and any other utilities		
	Landscape Schedule		
	Landscape Legend		
	Landscape, Irrigation, and General Notes		
	Planting Details		
	Park Furnishings and detail		
	Fencing detail		
	Digital Copy of Final Drawings		
Ш	Upload PDF drawing files of the Final Plat, Construction, Landscape, and any other reports to the Accela Site.	Ш	
	Please note, any type of application that uses AutoCAD® to prepare any of the drawings for this plat should set		
	the system variable EPDFSHX to 0.		
	Special Documents		
Ш	(if needed)		
	Special agreements (as may be required)		
	Floodplain Use Permit		
	State Highway Utility Permit		
	State Highway Access Permit		
	Construction Dewatering Permit		
	• 404 Permit		
	Air Pollution Emission Notice (APEN)		
	Work in Ditch Right-of-Way Permit		
	Rare Species Occurrence Survey		
	Subdivision Improvement Agreement (SIA)		
	Improvements Guarantee		
	Approved Adjudication of Water Rights and a Plan of Augmentation		
	 The following documents finalized and in a form for recording: Protective Covenants, Homeowners 		
	Association (HOA) Documents, Articles of Incorporation for HOA, and Architectural Design Guidelines		
	FEMA approved applications		
	 Documentation showing who will own and maintain the open space 		
	Documentation for dedication of public sites for open space or other civic purposes		
Ce	rtification: Must be signed with BLUE INK .		
CC.	OWNER CERTIFICATION OF COMPLETED APPLICATION		
	Signed: Date: APPLICANT CERTIFICATION OF COMPLETED APPLICATION		
	bighedbutc		
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.			
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	Signed: Date:		