



PLANNED DEVELOPMENT (PD) OVERLAY TECH FORM

Project Name:

Must be submitted and processed simultaneously with the processing of subdivision applications for the property.

Gross land area (acres) of proposed development: _____

APP.	TOWN
<input type="checkbox"/> Application Fee; CK#: _____ ; Amt: \$500	<input type="checkbox"/>
<input type="checkbox"/> Signed Fee Agreement (§16-1-12); CK#: _____ ; Amt: \$ _____	<input type="checkbox"/>
<input type="checkbox"/> Poudre Fire Authority Development Review Fee of \$250	<input type="checkbox"/>
<input type="checkbox"/> Written Consent of Landowner(s) No PD may be approved by the Town without the written consent of the landowner(s) whose property is included within the PD.	<input type="checkbox"/>
<input type="checkbox"/> Written PD description _ List all subdivision regulation exceptions proposed for the PD _ Identify underlying zoning district(s) for the property and describe any proposed modifications and/or restrictions to the allowed uses and/or standards within the district(s) _ If any conditional uses are requested, explain how the conditional use review criteria will be addressed..... _ Identify and explain the benefits which will be provided by the PD to offset the impact of the modifications requested..... _ Explain how the proposed PD will be compatible with adjacent neighborhoods which now exist or are proposed in the future. Describe any proposed buffering techniques which serve to achieve such compatibility..... _ Provide any additional relevant information which the Town considers necessary	<input type="checkbox"/>
<input type="checkbox"/> PD Plan Map (24" x 36" copies) Prepare this map using the preliminary plat map, or sketch plan as the base. Include on the base a clear graphic and/or written representation of: _ All principal, conditional, and accessory uses within each land use category within the PD..... _ Any modifications to the uses of the underlying zone district(s) _ Standards for minimum lot area for principal and accessory uses..... _ Standards for maximum lot coverage for principal and accessory uses _ Standards for maximum floor area ratio (total floor area to total lot area) for principal and accessory uses _ Standards for maximum building height for principal and accessory uses..... _ Standards for parking requirements for principal, accessory, and conditional uses _ Any additional relevant information which the Town may deem necessary	<input type="checkbox"/>
<input type="checkbox"/> Proposed Development Phasing	<input type="checkbox"/>

Property Description:

Address or Location: _____

Existing Zoning: _____ Existing Use: _____

Proposed Zoning: _____ Proposed Use: _____

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



PLANNED DEVELOPMENT (PD) OVERLAY TECH FORM

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

Owner: _____

Telephone: _____

Address: _____

Fax: _____

E-mail: _____

Applicant: _____

Telephone: _____

Address: _____

Fax: _____

E-mail: _____

Property Description:

Address or Location: _____

Existing Zoning: _____

Existing Use: _____

Proposed Zoning: _____

Proposed Use: _____

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: _____