



SKETCH PLAN TECH FORM

970-244-3211 x 5

Project Name: _____

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: _____

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



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APP.	TOWN
<p>Pre-Application Conference or Concept Review 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>Application Fee Amount; \$250 Due within 72 hours of submittal by check or after the acceptance of the submittal online at https://www.colorado.gov/payment/townoftimnath</p>	
<p>Signed Fee Agreement:</p>	
<p>Poudre Fire Authority Development Review Fee of \$250 Due within 72 hours of submittal by check or after the acceptance of the submittal online at https://www.colorado.gov/payment/townoftimnath</p>	
<p>Current Title Commitment Dated less than 30 days from date of sketch plan application submittal.</p>	
<p>Context / Vicinity Map - 1½ mile radius around property</p> <ul style="list-style-type: none"> – Title of project..... – North arrow, scale (not greater than 1"=100') and preparation date..... – Boundary of proposed project – Legal description – Basis for establishing bearing – Existing or proposed land uses for the properties - label each use as either existing or proposed – Major streets (show and label street names) – Existing public water and sewer lines and proposed connections – Regional open space/trail networks per the Town Comprehensive Plan – Major ditches, rivers and bodies of water – Adjacent properties identified by subdivision name or zoning district 	
<p>Sketch Plan</p> <ul style="list-style-type: none"> – Title of project..... – North arrow, scale (not greater than 1"=100') and preparation date..... – Vicinity map – Legal description – Acreage of property..... – USGS topographic contours – Existing easements and rights-of-way on or adjacent to the property – Existing streets on or adjacent to the property (show and label street name). – General land use table including: land uses, approx. acreage of each and percentage of each – 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 – Proposed collector and arterial streets..... – General locations of existing utilities on or adjacent to the property – Graphic and/or verbal explanation of how the property will be served with utilities – Location of any proposed sewer lift stations..... – Trails - show how the development will tie into the regional trails network – Floodplain boundary & source of information (if one does not exist on the property, state on plat) – Geologic hazard areas – Existing and proposed zoning on and around the property 	



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Conceptual Landscape Plan / Open Space Plan Graphic and written description of landscaping in public spaces, description of size, location, characteristic and function of public and private open space.	
General Development Information (Narrative) Written description of existing conditions on the site and the proposed development, including: <ul style="list-style-type: none"> – 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 commercial mineral deposits are located on site – Description of any floodplain hazards on the site, <i>if applicable</i>..... – Compliance with the Comprehensive Plan 	
Soils Report and Map Based on USDA Soils Conservation Service information. Discuss existing conditions and any potential constraints/hazards. Address groundwater issues.	
Geologic Report, <i>if applicable</i> 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.	

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: _____