



TOWN OF EATON
LAND DEVELOPMENT APPLICATION

223 1ST Street, Eaton, CO 80615 • (970) 454-3338 • Fax (970) 454-3339 • www.colorado.gov/townofeaton

COMPLETE ALL BOXES

Applicant Name:	Applicant Address & Zip Code:
Applicant Phone:	Applicant Email:
Property Owner Name:	Property Owner Address & Zip Code:
Property Owner Phone:	Property Owner Email:
Project Name:	Project Description:
Project Address/Location:	Project Parcel Number:
Subdivision/Lot/Block:	Section/Township/Range:
Existing Zoning:	Proposed Zoning:
Existing Use:	Proposed Use:

APPLICATION AGREEMENT:

I, as the applicant, hereby certify that I believe to the best of my knowledge that all information supplied with this application is true and accurate and that consent of the property owner listed above, without which the requested action cannot lawfully be accomplished, has been granted. Permission is also hereby granted to the Town of Eaton staff and their consultants to physically enter upon and inspect the subject property and take photographs as necessary for preparation of the case. In addition, by signing this application I am agreeing that I am authorized to sign on behalf of the property owner, or business-owner, or applicant and commit and agree to signing a Developer Cost Reimbursement Agreement and deposit with the Town the sum of \$_____ to be used to pay the Town's expenses to review, evaluate and process the Application ("Deposit"), which funds may be used to pay the cost of third-party consultants plus fifteen percent (15%) of such actual costs for Town staff administrative costs and supplies. I agree that I am not acquiring any rights by virtue of the payment of the Town's expenses. I also understand that Land Use approvals do not entitle, nor grant building permits. Building permits are required in addition to and after land use approval and prior to site improvements including but not limited to grading, earth work, or construction of utilities or buildings.

Applicant's Signature _____ Date: _____



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LAND DEVELOPMENT APPLICATION – SUBMITTAL REQUIREMENTS
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Project Name:	Applicant:	Date:
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APPLICATION TYPE

<input type="checkbox"/> Rezone <input type="checkbox"/> Planned Unit Development (PUD) <input type="checkbox"/> Subdivision – Preliminary Plat <input type="checkbox"/> Subdivision – Final Plat <input type="checkbox"/> Site Plan	<input type="checkbox"/> Annexation <input type="checkbox"/> Disconnection <input type="checkbox"/> Vacation of Right-of-Way <input type="checkbox"/> Variance	<input type="checkbox"/> Special Review Use <input type="checkbox"/> Temporary Use <input type="checkbox"/> Nonconforming Use <input type="checkbox"/> Oil and Gas Drilling
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REQUIRED SUBMITTAL ITEMS (to be filled out by staff)

<ul style="list-style-type: none"> ✓ 1) Land Development Application Form: A fully completed and executed application on the form provided by The Town of Eaton ✓ 2) Cover Letter/Narrative: The cover letter must provide a clear and concise description of the proposal ✓ 3) Vicinity Map: Project location and context ✓ 4) Proof of Ownership: A copy of recorded deed(s) reflecting current ownership. If there is a mortgage on the property, a copy of recorded deed(s) of trust/mortgages to any and all lending agencies and any and all liens of record are also required ✓ 5) Proof of Clear Title: Title commitment or title policy guaranteeing clear title, including legible copies of any reported documents referenced by book and page or reception number, dated no earlier than three (3) months prior to the date this application is submitted ✓ 6) Written legal description of property boundary ✓ 7) Explanation of Water and Sewer sources ✓ 8) Explanation of Access and/or Copy of Access Permit ✓ 9) Signed Developer Cost Reimbursement Agreement as provided by the Town ✓ 10) Payment of deposit in the amount of \$ _____. <input type="checkbox"/> 11) List and map of property owners and addresses in accordance with public notice requirements <input type="checkbox"/> 12) Planned Unit Development (PUD) Graphic Exhibit <input type="checkbox"/> 13) Annexation Plat <input type="checkbox"/> 14) Rezone Graphic Exhibit <input type="checkbox"/> 15) Concept Plan <input type="checkbox"/> 16) Preliminary Plat <input type="checkbox"/> 17) Final Plat <input type="checkbox"/> 18) Right-of-Way Vacation Exhibit 	<ul style="list-style-type: none"> <input type="checkbox"/> 19) Survey of the property showing property dimensions, existing structures, adjacent roadways, existing easements, etc. <input type="checkbox"/> 20) Site Plan <input type="checkbox"/> 21) Preliminary Drainage Report and Plan OR Drainage Letter <input type="checkbox"/> 22) Final Drainage Report and Plan OR Drainage Letter <input type="checkbox"/> 23) Floodplain Report (if property is within mapped flood hazard area) <input type="checkbox"/> 24) Geologic Report <input type="checkbox"/> 25) Grading and Erosion Control Plan <input type="checkbox"/> 26) Civil Construction Plans for on site improvements <input type="checkbox"/> 27) Preliminary Plans for public improvements <input type="checkbox"/> 28) Final Plans for public improvements <input type="checkbox"/> 29) Quantities and cost estimates for public improvements (Engineer's Estimate) <input type="checkbox"/> 30) Traffic Analysis (fewer than 1,000 VPD) or Traffic Study (greater than 1,000 VPD and must be prepared by a Professional Engineer) <input type="checkbox"/> 31) Utility Report and/or Plan <input type="checkbox"/> 32) Landscape Plan <input type="checkbox"/> 33) Building Elevations <input type="checkbox"/> 34) Development Agreement (prepared by the Town) <input type="checkbox"/> 35) Certification of notice from property owner to mineral estate owners of record pursuant to CRS 24.6.55-103, within 30 days before hearing, if lot lines are changed or created <input type="checkbox"/> 36) Other _____. <p>Note: All surveys, plats, and plans to be scaled and dimensioned.</p>
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