



CLUSTER SUB-DIVISION APPLICATION

400 Gasper St. • P.O. Box 130 • San Luis, CO 81152
Phone: (719) 672-9109 • Fax: (719) 672-3003

Fee \$1500.00 + \$50.00 per lot

NOTE: Unless specifically waived by the Costilla County Planning Department, all items in this application must be completed. (Your application will not be scheduled for a planning Commission hearing if this application is not fully completed).

Docket #: _____ Major Development Application #: _____
 Name of Subdivision: _____
 Applicant: _____
 Address: _____
 Telephone: _____ Fax: _____

Complete LEGAL DESCIRTION OF THE PROPERTY (attach a copy of deed or survey plat):

Section _____ Township _____ Range _____
 Quarter Section _____ Number of Acres _____
 Subdivision _____ Block _____ Lot _____

Property Owner: (If different than applicant, a copy of a contract for sale or lease between applicant and owner, or a notarized letter from the owner consenting to this application, must be submitted).

Name: _____
 Address: _____
 Telephone: _____ Fax: _____

Authorized Representative:

Name: _____
 Address: _____
 Telephone: _____ Fax: _____

Common Description of Location of Property: (By address, Mileage from Highway or County Road , or other recognized landmarks). _____

Attach Proof Of Ownership: (Attach a copy of deed or survey plat):

Submittal Requirements:

- | | |
|-----------------------------|-----------------------|
| 1. Application Form and Fee | 4. Exemption Map |
| 2. Vicinity Map | 5. Development Report |
| 3. Site Plan | 6. Referral Packets |

Subdivision Information

	# of Dwelling Units	Area (Acres)	% of Total Area
Type of subdivision:			
___ Single Family	_____	_____	_____
___ Townhomes	_____	_____	_____
___ Apartments	_____	_____	_____
___ Condominiums	_____	_____	_____
___ Manufactured Homes	_____	_____	_____
___ Commercial	N/A	_____	_____
___ Industrial	N/A	_____	_____
___ Cluster	_____	_____	_____

Total Acres _____ Total lots in this application.

List all landowners, landowners addresses and land uses which are adjacent to the boundaries of the entire piece of property which is proposed to be subdivided. (Including all properties located immediately across any highway or road) _____

Plot Plan: (Include all land proposed for immediate or future development. Must be legible, drawn to scale, must include all items listed below and must be signed and dated by the person who drew it)

Unless specifically waived by the Planning Department all items on this checklist must be provided.

- Total acreage
- Adjacent landowners and land uses
- Roads, streets, highway, and access easements which will serve this subdivision
- Stock drive easements and fence lines
- Irrigation and drainage ditches, and patterns
- Topographic features (as shown on US geological Survey Map and including streams, lakes, contour lines, and elevations)
- Driveways/parking areas, both existing and proposed
- Location and sizes of existing structures
- Location and sizes of proposed structures
- Utilities to be places underground

Access:

Transportation access is provided by:

- Highway _____ Route Designation
- County Road _____ Numbers(s)
- Street, Lane, or Trail _____ Name(s)

Indicate if either of the following is required

- Colorado Department of transportation highway access permit
- Costilla County Driveway access permit

Plan for Sewage Disposal: This property must either have available service from an existing central system, or determination must be made that an individual wastewater treatment system is feasible. The Costilla County Planning Office must review and comment on the proposed system prior to the Planning Commission scheduling a hearing for this application.

Is this subdivision within the boundaries of a sanitation district? Yes No

- Letter of agreement to tie-on from waste treatment facility district or municipality
- Engineer's statement/plan attached; and
- Approval/comments from Costilla County Health Department attached
- Colorado Department of Health and Environment site approval application if required

Water Availability:

Water source on site now? Yes No

Will there be a centralized water source and distribution system for the supply of water? _____

Source and type of water supply: _____

Attach copies of well permits, court decreed, augmentation plan or other deeded water rights and list them here. _____

TRAFFIC expected to be generated by this subdivision(per day trips and types of vehicles). _____