



SUBMITTAL REQUIREMENTS FOR CONDITIONAL USE PERMITS

CLASS 2 DEVELOPMENT REVIEW PROCESS – 31 RIVER OVERLOOK CT

Per the provisions of Section 12003 of the Summit County Land Use and Development Code (“Code”), as adopted by the Keystone Town Council, it is hereby acknowledged that situations will occur when all of the listed submittal requirements will not be needed, and situations will also occur when items not listed as submittal requirements will be needed in order for the County to have sufficient information to fully evaluate the impacts of an application. Accordingly, the Community Development Department is authorized by Keystone Town Council, per the provisions of Section 12003 et seq. of the Code to determine, based on the nature of an application, whether to waive Town Council adopted submittal requirements or require additional information based on the nature of each application.

The following shall be submitted to the Community Development Department with a Class 2 development review application for a conditional use permit for an administrative approval, except for items that may be waived, or additional items that may be required, in accordance with Section 12003 et seq. of the Code:

Initial & date when required (Office use only)	Initial & date when submitted (Office use only)	A. Written Material
X		1. Application Form: Attached to the packet.
X – Letter from owner allowing you to apply on their behalf for a CUP		2. Letter from Property Owner(s): Letter from property owner indicating that such owner is applying for a development review application, or a letter from the property owner giving permission for another person or entity to apply for a conditional use permit.
X		3. Legal Description and Acreage: If unplatted, prepared by registered land surveyor. If legally platted, the legal description can be on the application form.
X		4. Preliminary Title Report: An applicant shall submit a preliminary title report (Schedule B).
X – describe the request (how many outdoor parking spaces, how many occupants, etc.		5. Project Narrative: <input type="checkbox"/> Description of development goals and key components of such development. <input type="checkbox"/> Total development area. <input type="checkbox"/> Land uses proposed, and total area devoted to each use. <input type="checkbox"/> Percentage of area devoted to each use. <input type="checkbox"/> Number of any residential units proposed. <input type="checkbox"/> Floor area of proposed residential density (as defined by the Code). <input type="checkbox"/> Residential densities proposed (Units/acre).

<p>A discussion on how the STR is managed and operated would be helpful as well.</p>		<ul style="list-style-type: none"> <input type="checkbox"/> Floor area of non-residential uses proposed, by type of use (as defined by the Code). <input type="checkbox"/> Number of any lodging rooms proposed. <input type="checkbox"/> Amount of any open space proposed. <input type="checkbox"/> Proposed phasing. <input type="checkbox"/> Commitments for preservation of natural features and open space. <input type="checkbox"/> Commitments for providing trails. <input type="checkbox"/> Design criteria for development per the applicable provisions of the Code, such as Section 3505 et seq. and Section 8104 et seq. <input type="checkbox"/> Description of development goals and key components of such development. <input type="checkbox"/> Methods of operation. <input type="checkbox"/> Hours of operation. <input type="checkbox"/> Characteristics having impact on adjacent properties. <input type="checkbox"/> Proposed time limits for use.
<p>X – see Snake River Master Plan and provide brief discussion on how the CUP would meet master plan compliance</p>		<p>6. Master Plan Conformance Statement: Statement of how proposal generally conforms to the applicable master plan goals and related policies/actions.</p>
<p>X – See criteria from Section 3821.05 of the Code</p>		<p>7. Criteria for Decisions Statement: Statement of how the required criteria for decision can be met.</p>
<p>X – show that existing water supply service is still in good order</p>		<p>8. Water Supply: Description of water supply proposed:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Amount of water needed (in gallons per day). <input type="checkbox"/> Type of water system proposed. <input type="checkbox"/> Copy of a well permit. <input type="checkbox"/> Status of water rights. <input type="checkbox"/> Copy of water augmentation plan. <input type="checkbox"/> Letter from the applicable district.
<p>X – show that existing sewage disposal is in good order</p>		<p>9. Sewage Disposal: Description of means of sewage disposal:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Amount of wastewater to be generated (in gallons per day). <input type="checkbox"/> Type of wastewater disposal system proposed. <input type="checkbox"/> Amount of solid waste to be generated (in pounds). <input type="checkbox"/> Method of solid waste disposal proposed. <input type="checkbox"/> ISDS permit. <input type="checkbox"/> Letter from the applicable district.
<p>N/A</p>		<p>10. Provision of Other Utilities: Statement of proposed method of providing utilities (i.e., gas, electric, phone).</p> <ul style="list-style-type: none"> ✓ Letters of consent from utility companies.

3821.05 (combine with #7)		11. Statement on Compliance with Specific Code Criteria: If special criteria have been established for the proposed use in the Code, a narrative on how such criteria will be met.
		12. Required Covenant: If a covenant is required per the provisions of the Code, an executed covenant will be submitted.
		B. Graphic Material
		1. Vicinity Map
X – up to date site plan/survey of the property		2. Existing Conditions Plan: To engineering scale (1":10', 1:20 or 1":30' scale), showing: <ul style="list-style-type: none"> <input type="checkbox"/> Property boundaries and dimensions and easements. <input type="checkbox"/> Certified topographic survey of the property in the areas where development is proposed in two foot contour intervals (shown with a dashed line) prepared by a Colorado Licensed Surveyor. <input type="checkbox"/> Certified survey of wetland delineation flagged by a qualified consultant, prepared by a Colorado Licensed Surveyor. <input type="checkbox"/> Steams, ponds, lakes and other water features. <input type="checkbox"/> Certified survey of all existing development and improvements, such as buildings and structures, utility lines, wells, septic and leach fields, sewer and water line connections, trails, driveways, and parking areas prepared by a Colorado Licensed Surveyor. <input type="checkbox"/> Slope analysis showing all slopes that are 30% or greater.
X – can submit same as 2019 if nothing has changed		3. Development Plan (1":10', 1:20 or 1":30' scale) including: <ul style="list-style-type: none"> <input type="checkbox"/> Proposed building or structure layout. <input type="checkbox"/> Proposed parking area layout per Section 3700 et seq. and Chapter 5 of the Code. <input type="checkbox"/> Proposed landscaping layout per Section 3600 et seq. of the Code. <input type="checkbox"/> Proposed grading and drainage layout, with proposed grading shown in two foot contour intervals by solid lines and spot elevations on any foundations, parking areas, trails, sidewalks and roadways. <ul style="list-style-type: none"> ✓ Maximum 2:1 side slope allowed. ✓ Indicate direction of flow. ✓ See Chapter 6, 7 and 8 of the Code, or contact the Engineering Department at (970) 668-4200, for more information regarding grading and drainage requirements. <input type="checkbox"/> Proposed snow storage plan per Section 3505.19 et seq. of the Code. <input type="checkbox"/> Proposed recreational vehicle storage area per Section 3505.12 of the Code. <input type="checkbox"/> Proposed setbacks per Section 3505.13 et seq. of the Code. <input type="checkbox"/> Proposed dumpster location per Section 3505.03 et seq. of the Code if a development's trash service will be provided by a dumpster. <input type="checkbox"/> Proposed access plan (roadways, driveways, etc.) per Chapter 5 of the Code. <input type="checkbox"/> Proposed open space and trail plan. <input type="checkbox"/> Other intended uses by area (outdoor storage areas, etc.). ❖ The proposed activity or use should be designed to avoid, to the greatest extent practicable, visual impacts, steep slopes, ridgelines, wetlands, waterways, wetlands and wetland setback areas, wildlife habitat and other significant natural features.
X – submitted in 2019, can		4. Architectural Plans

<p>submit the same if nothing has changed</p>		<ul style="list-style-type: none"> <input type="checkbox"/> Floor Plans: Dimensioned floor plans to ¼:1 to 1/8:1 architectural scale, or other scale as may be approved by the Planning Department based on the extent of a proposed building, including: <ul style="list-style-type: none"> ✓ Use of interior spaces and proposed configuration of countertops, kitchens, wetbars, bathrooms, sinks, etc. ✓ Location of all entries and doors. ✓ Location of all windows and wall openings. ✓ Location of all interior walls and doors. ✓ Finished floor slab elevations in a USGS datum. ✓ Patios, decks, stairs, bay windows, chimneys and all other improvements associated with the dwelling. ✓ Exterior walls with a solid line and the roof dripline in a dashed line. ✓ Size of cabinet areas for wetbars or kitchenettes as provided for in the Code. <input type="checkbox"/> Elevations: Dimensioned elevations to ¼:1 to 1/8:1 architectural scale, or other scale as may be approved by the Planning Department based on the extent of a proposed building, including: <ul style="list-style-type: none"> ✓ Proposed exterior materials. ✓ Proposed windows, doors, chimney(s), deck(s), stair(s), roof appendage(s), trim, columns, beams and other proposed elevation details. ✓ Proposed building mass and scale per Section 3505.05B of the Code. ✓ Primary building entrances per Section 3505.05.C of the Code. ✓ Proposed building and roofing material and colors per Section 3505.05.D of the Code. A separate materials and colors board will need to be submitted, along with an exact color copy of such, will need to be submitted. ✓ For mixed use or commercial development, proposed design standards per Section 3505.05.E of the Code. ✓ Proposed roof ridge elevations in a USGS datum (Please refer to the building height requirements listed above). ✓ Proposed location of all exterior lights and cut sheets for each type of exterior light fixture. ✓ Proposed water quality protection plan per the provisions of Chapter 6 and 7 of the Code.
<p>N/A</p>		<p>5. Wildlife Habitat Overlay District Requirements: Land within Summit County is categorized by the land cover classifications used on the official Wildlife Overlay District Map (See Section 4200 of the Code).</p> <ul style="list-style-type: none"> <input type="checkbox"/> Map of property showing approximate areas of land cover classifications (see attached), or <input type="checkbox"/> In narrative, include a breakdown of the land cover classifications by the percentage of land area covered by each type of classification.
<p>X – lighting fixtures shall be compliant with Code; show evidence of fixtures</p>		<p>6. Exterior Lighting Fixtures: Cut sheet or illustrations of exterior lighting fixtures that will be utilized, including the height of such fixtures on building or structure elevations. Where parking area lighting or walkway lighting is required, or other exterior lighting is desired, an elevation of all proposed lighting standards and fixtures shall be submitted.</p> <ul style="list-style-type: none"> ✓ See the requirements of Section 3505.07 et seq. of the Code.

N/A		<p>7. Wetlands: If soil disturbance is proposed within 25 feet of a wetland, or wetland fill is proposed, information as required by the Wetland Regulations contained in Section 7105 of the Code will need to be submitted, including but not limited to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A narrative on how a proposed soil disturbance in the wetland setback or wetland fill will meet the criteria for allowing such activity per Section 7105. <input type="checkbox"/> A proposed disturbance plan that quantifies the wetland setback area or wetland area proposed to be impacted. <input type="checkbox"/> A mitigation plan. <input type="checkbox"/> Evidence of compliance with Section 404 of the Federal Clean Water Act. <input type="checkbox"/> A site plan improvements agreement and associated financial guarantee. <input type="checkbox"/> A wetland delineation by a certified wetland consultant is required to prove compliance with the above-mentioned items. The Planning Department has a list of approved consultants who can perform the delineation.
		<p>C. Information Required for Public Hearing</p>
X – we will post		<p>1. Affidavit of Posting: Certain Class 2 development review applications require a posting notice per the provisions of Sections 12000.10 et seq. and 13100 et seq. Prior to a decision on a Class 2 development review application, an applicant shall submit an affidavit that signs advertising the application were posted on the project site by the applicant at least 15 days prior to the decision by the Planning Department.</p>
		<p>D. Other Materials</p>
\$650		<p>1. Development Review Processing Fee: Required fee and adjacent property owner notification printing & mailing cost (payable to Summit County Government).</p>
N/A		<p>2. If a geotechnical report or other geologic study is required, Colorado Geologic Survey Fee (Payable to Colorado Geological Survey with Separate Check).</p> <ul style="list-style-type: none"> <input type="checkbox"/> \$600.00 for Very Small Residential Subdivision Review (1-3 dwelling units and less than 100 acres). <input type="checkbox"/> \$950.00 for Small Subdivision Review (greater than 3 dwelling units and less than 100 acres). <input type="checkbox"/> \$1550.00 for Large Subdivision Review (greater than or equal to 100 acres and less than 500 acres). <input type="checkbox"/> \$2500.00 for Very Large Subdivision Review (greater than or equal to 500 acres).
N/A		<p>3. Colorado State Forest Service Fee (Payable to Colorado State Forest Service with Separate Check).</p> <ul style="list-style-type: none"> <input type="checkbox"/> \$100.00 for total area less than 35 acres. <input type="checkbox"/> \$150.00 for total area from 36 up to 100 acres. <input type="checkbox"/> \$200.00 for total area greater than 100 acres.
Submit everything electronically		<p>4. Number of Copies Required:</p> <ul style="list-style-type: none"> <input type="checkbox"/> ____ copies of stapled packets of the graphic material, in the scale as outlined above at 24" x 36" in size, folded to 8½"x11". <input type="checkbox"/> ____ copies of stapled packets of the graphic material that are scalable at 11" x 17" in size, folded to 8½"x11".

		<input type="checkbox"/> _____ copies of the written materials. <input type="checkbox"/> Individual PDF's of each item required as part of the submittal, separated and labeled according to the submittal requirements.
X		5. The Community Development Department may require you to submit additional information needed for review of your application.

I, _____ understand and acknowledge the above listed submittal requirements are needed in order to make application for a Conditional Use Permit Application. The application includes all the submittal requirements as indicated by an initial and date on the submittal requirement checklist. All applicable fees, any required plans and any other submittal documents so indicated “*When Required*” on this checklist are also included in the submittal.

Date of Pre-Submittal Meeting: 08/07/2024 Community Development Director: Lindsay Hirsh