



Zoning Checklist

- ☐ **CLOUDPERMIT ONLINE APPLICATION** must register for an account if first time applicant.
- ☐ **APPLICATION FEE** must be submitted at the time application is submitted, (see adopted Fee Schedule).
- ☐ **AGENT AUTHORIZATION LETTER** must include all requirements shown on page 3, and signature of the owner (separate digital file).
- ☐ **LETTER OF INTENT** must include all letter of intent requirements including waiver requests shown on page 4, and signature of the owner or authorized agent (separate digital file).
- ☐ **PROOF OF OWNERSHIP** including a copy of a Tax Certificate for the subject property showing no taxes are owed.
- ☐ **LEGAL METES & BOUNDS** field notes on a sheet including surveyor seal and signature (separate digital file).
- ☐ **TRAFFIC IMPACT ANALYSIS**
 - **DETERMINATION FORM** if form indicates a study is required; please contact the Development Services Department to discuss the scope of the study required.
 - **COMPLETE TRAFFIC IMPACT ANALYSIS** if indicated as required on determination form and after discussion with Development Services Department
- ☐ **PLANNED DEVELOPMENT DISTRICT (PDD) REQUIREMENTS** If the application is for a Planned Development District the following additional items will be required to submit:
 - ☐ **CONCEPTUAL SITE PLAN / MASTER PLAN** include general layout of structures and site, phases of development, acreage and land use per phase, easements, buffers and setbacks, Master Throughfare Routes if applicable, and any other information staff deems necessary (separate digital file)
 - ☐ **PDD DESIGN STANDARDS** indicate which specific Unified Development Codes (UDC) that will be altered in the PDD.



AUTHORIZED AGENT LETTER REQUIREMENTS

If acting as an agent on behalf of the owner of the property, then an Authorized Agent Letter is required.

- Separate digital file submission
- Authorized Agent Letter must be notarized.
- Include following language:

“With this letter, **(owner name)**, authorizes you to recognize **(authorized agent name)**, as its Agent, and acting on its behalf may sign for development applications, waivers and requests, and permits for constructions in relation to **(property address and/or application number)**, and by its signature, **(owner name)** recognizes and approves these actions and willfully accepts responsibility as the owner of this project.”

Authorized Agent Letter must be notarized



LETTER OF INTENT REQUIREMENTS

- Header

Date

City of Caldwell
Development Services Department
114 S. Echols St. Caldwell, TX 77836
979-567-3271 ext. 104

Letter Contents:

- Define acreage of subject property.
- Specify existing and/or proposed zoning district.
- Describe in detail the location of the property.
 - ***(Example: approximately 125 feet South of Main Street or distance from an intersection.)***
- Specify proposed uses with specific operations defined.
- Please specify if the proposed development will be developed in phases.
- Special considerations such as waivers, or variances.
- **The Letter of Intent must provide the signature and contact information of the owner or owner's authorized agent.**