



## PRELIMINARY PUD CHECKLIST

**An application for a Preliminary PUD shall be accompanied by the following information, unless one or more items are specifically waived in writing by the Planning Director:**

- The Development Review Application form.
- The applicable Preliminary PUD fee.
- Proof of legal ownership in the form of a current title policy.
- A project narrative or Letter of Interest, including a statement of the purpose of the application and a description of how the application meets the preliminary PUD review and approval criteria of Section 18.03.450 D of this title.
- A letter of representation, signed and notarized by the property owner(s), for any applicant that is not a property owner.
- A site plan prepared in accordance with the Site Plan Checklist (attach). Include Preliminary PUD signature blocks; see next page for signature block text and format.
- A chart or charts describing proposed land uses, percent of total acreage for each use, gross residential density, maximum number of dwelling units, and maximum nonresidential square footage or FAR (floor area ratio), as applicable. Include specifications for minimum lot area, minimum setbacks, maximum building height, maximum lot coverage and any other proposed bulk and area standards. Include areas devoted to open space and/or public land dedication and streets.
- A list of any proposed modifications to any the development standards within Chapter 5 of this title.
- A list of any proposed use definitions that are in addition to those found in Chapter 7 of this title.
- Design Guidelines that include: Intent Statement, General Design Concept, Authority and Objectives, Architectural Design Guidelines, Exterior Finishes and Materials, Landscape Guidelines, and Signage Criteria.
- Building elevation drawings, to include all four sides, and specify all color, and materials, and identify functions of all exterior architectural features, including exterior wall mounted lighting.
- A preliminary landscape plan prepared in accordance with the Monument Landscape Guidelines.
- A drainage study and/or preliminary drainage plan.
- A preliminary utility plan and/or technical studies.
- A preliminary traffic impact analysis and access management plan.
- A geotechnical report.
- A wildlife impact report.
- A wildfire mitigation plan and/or Gambel Oak and tree preservation plan (if in a forest/wooded area).
- A weed management plan.
- A noise study for residential developments proposed adjacent to I-25, the railroads, and for other projects that are expected to generate high sound levels or for residential projects that are expected to be significantly impacted by noise.
- Descriptions of Operations and Period of Operation. Daily starting time and closing time, length of total operating season and length of peak operating season. Required for uses that generate significant truck traffic and/or include outdoor operations with significant activity, noise, odors, dust, or other activities that could be a nuisance to neighbors
- HOA or merchant association documents, if needed to hold and maintain common property.
- Any other reports and information deemed necessary by Town Staff at the pre-application meeting.
- Copies of the submittal materials in a format and quantity as specified by Town Staff.

**Town of Monument  
645 Beacon Lite Road  
Monument, CO 80132-0325  
Ph: 719-884-8015**



**TOWN APPROVAL:**

THIS PRELIMINARY PUD IS APPROVED.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

TOWN OF MONUMENT

\_\_\_\_\_  
MAYOR                      DATE

ATTEST:

\_\_\_\_\_  
TOWN CLERK              DATE

Note: The Preliminary PUD is not recorded.

**WATER AND SANITATION DISTRICTS**

WOODMOOR WATER AND SANITATION DISTRICT NO. 1

**NOT FOR CONSTRUCTION**

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH THE RULES, REGULATIONS, AND POLICIES OF THE WOODMOOR WATER & SANITATION DISTRICT NO.1 (WWSO). APPROVAL OF THIS PLANNING DOCUMENT DOES NOT CONSTITUTE AS AN APPROVAL FOR ALTERATION, EXTENSION, OR CONNECTION TO ANY WWSO WATER OR SEWER INFRASTRUCTURE.

**Note: Duplicate signature block above for the Tri-View Metro District, Forest Lake Metro District, and Monument Sanitation District, as applicable.**