An application for a PUD Major Amendment 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 PUD Major Amendment fee will apply for this Application.
- 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 PUD Major Amendment 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 (attached). Include PUD Major Amendment signature blocks; see next page for signature block text and format.
- Plan detail sheets (street cross sections, trash enclosures, fence/retaining wall elevations, etc.)
- 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, minimum 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 of 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.
- 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.
- Floor plans with use areas and square footage (for non-residential or multi-family uses or buildings).
- A preliminary/final landscape plan, irrigation plan and plant schedule, prepared in accordance with the Monument Landscape Guidelines.
- A preliminary/final drainage study, drainage/grading plan and erosion control plan.
- A preliminary/final utility plan.
- A preliminary/final control plan and final traffic impact analysis or updated traffic letter signed by a Traffic Engineer.
- A preliminary/final lighting plan, including the location and type of exterior outdoor lighting, with photometrics and cut sheets.
- 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.
- A Master Sign Plan prepared in accordance with Section 18.06.230 of this title.
- A final PUD in a GIS shapefile format compatible with the County GIS database.
- 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.