

Application for Planned Development Overlay District (PDOD) – Final Development Plan



The Town of Granby allows for PDODs to encourage innovation and creativity in development that serves the long range goals of the community, as expressed in the Granby Comprehensive Plan. PDODs include four main steps: 1) a pre-application conference; 2) completion of a Sketch Plan; 3) completion of a Preliminary Development Plan (PDP); and 4) completion of a Final Development Plan (FDP). Section 16.90 outlines the requirements for these steps in the PDOD process. This application form includes the information pertaining to FDP submittals under the PDOD process.

Staff Use Only	
Date Application Submitted: _____	
Fee Paid:	
<input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> Credit Card	
Receipt # _____	

Applications must be made online and via email:

Online: <https://us.cloudpermit.com/gov/login>

+ Email: planning@townofgranby.com

Payments of fees can be submitted in three ways:

In-Person: Town Hall, Zero Jasper Street, Planning & Zoning

Online: <https://www.townofgranby.com/onlinepayments>

USPS: Town Hall, Planning & Zoning, PO Box 440, Granby, CO 80446-0440

Applicant Information	
Applicant's Name:	Applicant's Mailing Address:
Phone Number:	Email:

Submittal Requirements Checklist
<p><u>The Final Development Plan (FDP) shall include the following information (Section 16.90.140):</u></p> <p>The FDP shall include all of the information required in the preliminary plan in its finalized, detailed form plus any additional items included below. Omissions are cause to continue or deny the application.</p> <p><u>Written Documents:</u></p> <ol style="list-style-type: none"> (1) A final development schedule indicating the approximate date(s) when construction of the PDOD or phases of said development can be expected to begin and to be completed. (2) A description of the proposed open space to be provided at each stage of development; (3) Copies of proposed final covenants, declarations, architectural design standards, grants of easements or other restrictions (4) Physiographic and environmental studies of the proposed site (5) Any required dedication, documentation and/or improvement agreements and bonds plus an updated title insurance commitment. (6) Any new items not submitted with the preliminary planned development plan. (7) Applicant shall submit required fees. (8) Quantitative data for the following: final number of dwelling units, number of bedrooms in each unit, final figures for previously agreed upon design standard, negotiable items and footprint sizes of all proposed buildings. (9) A statement that integrates pertinent elements of any preannexation and development agreements and contracts previously negotiated with the town. (10) A detailed study of the traffic impact of the PDOD on the town and regional street system.

