

Application for Planned Development Overlay District (PDOD) – Sketch 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 Sketch Plan 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 sketch plan shall include the following information (Section 17.020.020 (a)):</u></p> <ol style="list-style-type: none"> (1) Proposed name of the subdivision. (2) Location, boundaries and legal description of the project. (3) Names, addresses and phone numbers of the owner(s), applicant(s), planner(s), and engineer(s). (4) Date of sketch map preparation, map scale and a symbol reflecting true north. (5) Topography of the proposed subdivision (please see Section 17.20.020 (a) for additional requirements). (6) General location and dimensions of all existing and proposed lots, streets, alleys, easements, road rights-of-way, existing utilities, irrigation ditches and water courses within and immediately adjacent to the proposed development; The applicant shall identify if any known PDOD or owners' association is associated with the property. (7) Description of any natural or man-made features bordering on or within the development (8) Vicinity map (please see Section 17.20.020 for additional requirements). (9) Land use breakdown, including existing and proposed zoning changes (if applicable). <p>In addition, the application shall include the following items (Section 17.020.020 (b)):</p> <ol style="list-style-type: none"> (1) A sketch plan application form, along with fees and a signed reimbursement agreement. (2) Source and amount of water supply. (3) Proposed type of sewage disposal. (4) USDA Natural Resources Conservation Service soil designations, with interpretation tables attached. (5) Statement assessing the impact of the proposed subdivision on the lakes, streams and topography of the site (6) Evidence that all lots and parcels created by the subdivision will have access to a public right-of-way (7) Anticipated source of electricity, natural gas, telephone, Internet, and cable TV services. (8) Compatibility / conformance with applicable water, sewer, drainage and roadway master plans (9) Phase I drainage report

