



Final Planned Unit Development (PUD)

The purpose of this guide is to provide general information about the Final PUD process. This guide is not intended to be all inclusive. Please refer to the City of Greeley Development Code, Chapter 18.32, for additional information. Additional submittal information may be requested during the application process.

FEES:

\$2000

TIMELINE:

2-3 weeks per review cycle*

*Typical development review process takes 3-4 months

A Planned Unit Development (PUD) is a development that is planned, designed and constructed with specific standards as an integral unit and which typically consists of a combination of land uses and provides for a higher than typical level of standards. The intent of the PUD is to provide for innovative design which is equal to or better than what would occur under standard zoning.

The PUD process requires a two-step application. The first step rezones the property to PUD and contains a Preliminary PUD Plan. The Preliminary PUD Plan specifies the range of land uses and general layout of improvements, landscaping and buffering, circulation, setbacks, open space and height and massing of buildings and structures proposed for the site. The second step requires the approval of a more detailed Final PUD Plan and may contain a Filing Plat if dedication of right-of-ways and easements or subdivision of the property is required. This application packet applies only to the Final PUD process.

The Final PUD Plan application must be in substantial conformance with the approved Preliminary PUD Plan. The Final PUD Plan must also comply with the standards and follow the processes contained in the Development Code. The Filing Plat format must also comply with the Subdivision Regulations. City staff evaluates the application using applicable adopted planning and engineering criteria. The Planning Commission reviews the request and staff's evaluation, holds a public hearing and either approves, approves with conditions or denies the proposed PUD.

**FINAL PLANNED UNIT DEVELOPMENT (PUD)
SUBMITTAL CHECKLIST AND PROCEDURAL FLOWCHART**

NOTE: Electronic submittals of applications are accepted. For instructions on how to submit documents electronically, please contact Mike Garrott, Planning Manager, at 970-350-9784.

SUBMITTED

REQUIREMENTS

- | | | | |
|--------------------------|---|-------------|----------------|
| <input type="checkbox"/> | Pre-application Conference | _____ | _____ |
| | | Date | Planner |
|
 | | | |
| <input type="checkbox"/> | Application Form* (Attached) | | |
| <input type="checkbox"/> | Required Fees | | |
| <input type="checkbox"/> | Project Narrative. A detailed written description of how the Final Plan conforms with the approved Preliminary Plan, conditions added at the time of Preliminary Plan approval and any other changes or variances which were not a part of the Preliminary PUD Plan. | | |
| <input type="checkbox"/> | Development Agreement. (Will be provided by City of Greeley staff.) Said agreement shall specify all improvements to be constructed by the developer, as well as the time table for the construction of improvements, any special conditions of construction, and cost estimates at one hundred percent (100%) of the total cost of required improvements. Standard sample Development Agreements are available at the Planning Division Office. | | |
| <input type="checkbox"/> | Final Site Plan. Final site plan and applicable number of copies of required supporting data and documents. The information required as part of the Final Plan submittal shall be shown graphically or by note on plans and may comprise several sheets showing various elements of required data. Please refer to Section 18.16.040 of the Development Code for complete site plan requirements. (8 copies) | | |
| <input type="checkbox"/> | Final Plat. Final plat consisting of all information as required in Section 18.04.530.A of the Subdivision Regulations. (8 copies) | | |
| <input type="checkbox"/> | Phasing Plan. Plan demonstrating the proposed phasing schedule for all public improvements and detailing temporary construction required to support each phase of development. (8 copies) | | |
| <input type="checkbox"/> | Final Engineering Plans. Plans prepared by a Professional Engineer registered in the State of Colorado (8 copies) , containing:
(a) alignment and dimensions of all proposed roadways and sidewalks;
and
(b) maximum and minimum grades for all roadways and sidewalks. | | |

- ❑ **Final Utility Plans.** Plans prepared by a Professional Engineer registered in the State of Colorado (**8 copies**), required on separate sheets if so determined by the City Engineer, and containing:
 - (a) detailed drawings of all easements, physical lines and other equipment and apparatus for providing water, sanitary sewer, fire protection, electricity, natural gas and any other required utility services; and
 - (b) detailed drawings showing grades and cross-sections of all streets, alleys and sidewalks.

- ❑ **Final Landscape Plan.** Plan addressing the requirements of Chapter 18.16 and 18.44 including required buffering and the final perimeter treatment plan, if applicable, showing materials, techniques and sizes proposed for the site's perimeter treatment, such as landscaping, fencing, screening walls or a combination of such items and addressing the applicant's responsibility to establish a mechanism for the installation and long-term maintenance of such materials placed between the back of curb and property line. (**3 copies**)

- ❑ **Final Architectural Elevations.** Copies in sufficient detail to show the architectural intent of proposed buildings and structures including the identification and samples of all proposed materials and color samples of all proposed improvements. (**8 copies**)

- ❑ **Perspectives and/or Cross Sections.** Eight (8) copies as may be required to demonstrate compatibility.

- ❑ **Final Drainage Plan and Report.** Plan prepared by a Professional Engineer registered in the State of Colorado. A brief summary of drainage requirements is listed in Section 18.04.530.B.7 in the Subdivision Regulations. For a complete list of requirements, see the City's Storm Drainage Design Criteria Manual. (**2 copies**)

- ❑ **Dust Abatement and Construction Traffic Control Plan.** A written description of methods to control dust and routes planned for construction traffic to access and exit the construction site.

- ❑ **Storm Water Management Plan.** A plan for erosion and sediment control. This plan may include the drainage plan and report as required above.

- ❑ **Final Soils Report. Eight (8) copies** containing:
 - (a) description of soils existing on the site, accompanied by analysis as to the suitability of such soils for the intended construction;
 - (b) description of the hydrologic conditions of the site with analysis of water table fluctuation and a statement of site suitability for the intended construction; and
 - (c) location and extent of recoverable gravel areas, if applicable.

- Traffic Impact Study. Three (3) copies**, unless waived by the Public Works Director, prepared by a Traffic Engineer, containing:
 - (a) projected traffic generated as a result of the proposed development;
 - (b) review of existing traffic volumes in the area of the proposed developments; and
 - (c) analysis of affected roadways to accommodate both the existing and projected traffic.

The applicant and/or the Traffic Engineer should contact the Transportation Planner to discuss the scope of this study prior to proceeding.

- Biologist's Report.** This report is required if a development site contains or is adjacent to a mapped ecological impact area. The report shall be prepared by a qualified biologist or ecologist. Contents of the report must comply with the standards contained in Section 18.48.050 of the Development Code.
(3 copies)
- Evidence of Property Owner's Association.** Evidence that a property or homeowner's association is or will be established.
- Covenants and Restrictions. One (1) copy** of any existing or proposed deed restrictions or covenants for the property.
- Signage.** Information on all proposed signs, including location, dimensions, materials and colors.
- Reductions. One (1)** 11" x 17" reduction of the site plan, plat, architectural elevations, landscape plan, perspectives and/or cross sections, if applicable.
- Evidence of Ownership.** Copies of deed(s) and/or title insurance policies for all properties within the PUD.
- Property Tax Information.** Evidence that current property taxes for the subject property have been paid, if subdividing is involved.
- Mineral Rights Notice.** Certification that written notice was mailed to mineral rights owners and lessees at last known address of record and that a legal notice was placed in a local newspaper by the applicant regarding the proposal.
- Legal Description.** Typed legal description (8½" x 11") of the property area including the identification of the person responsible for preparing it.
- Additional Information.** Such additional information as may be required by the Community Development Director in order to ensure a complete and comprehensive review of the proposed final plan or required to address any conditions of preliminary plan approval.

***Application Note: Incomplete applications will delay the review process.**

Final PUD Roadmap

Prior to submitting an application for a Final Planned Unit Development (PUD) it may be worthwhile to schedule a pre-application meeting or apply for a preliminary “scoping” review. Having early feedback on a land-use proposal can often make a formal application proceed quicker. To schedule a pre-application or scoping review contact the Planning office at (970) 350-9780.

SUBMIT

- Submit application for review (incomplete submittals will cause delays)
- Projects submitted by 5pm **Monday** are scheduled for review the following Wednesday

REVIEW • REVISE • RESUBMIT

- Staff reviews completed application (2-3 weeks per review cycle)
- Substantial correction comments will **require** resubmittal
- Once **all** comments have been addressed the project is scheduled for the next available Planning Commission hearing

NOTICE

- City provides courtesy neighborhood notice to property owners
- Neighborhood meeting held (if necessary)
- Applicant provides 30 day mineral notice (if required)

HEARING

- Planning Commission considers USR request, staff recommendation, along with citizen input and makes a final decision.
- Planning Commission meets every 2nd and 4th Tuesday of the month

FINISH

- Staff prepares an approval document; and
- Applicant may proceed to building permit (if necessary); or
- The decision may be appealed (within 10 working days) to City Council

City Review Team Contact Information

Every project is assigned to a planner and an engineer, who will contact you after the project has been assigned. If you have any questions in the meantime, please contact the Administrative Assistant at 970-350-9780 who will connect you to the appropriate person.

You may also wish to contact individuals from other agencies or utilities who are invited to contribute to the meeting. They include:

Atmos Energy	Jerry Adams	970-304-2075
Colorado Department of Transportation	Gloria Hice-Idler	970-350-2148
Xcel Energy	Terry Stencil	970-395-1207
Poudre Valley REA	Terry Willis	970-282-6432
Weld School District #6	Wayne Eads	970-348-6405
Century Link	Carson Ortega	970-392-4837
Comcast Cable	Bill Blair	720-490-3891

18.32.110 Time limit for validity of Preliminary Plan.

(a) Approval of a Preliminary Plan shall be valid for a period of three (3) years from the date of approval by the City Council. Within this three-year period, the applicant shall file a Final Plan with the Community Development Department. Upon written application, and for good cause, the Community Development Director shall extend the preliminary approval period for two (2) consecutive six-month periods. Any additional six-month extensions may be approved, if at all, by the City Council. A request for extension of preliminary approval must be submitted by the developer prior to the date of expiration. Failure to submit a written request within the specified time period shall cause forfeiture of the right to extend the Preliminary PUD approval. If no Final Plan is filed with the Community Development Department within such time, the approved Preliminary Plan shall be considered null and void. The City Council may hold a public hearing to rezone the property or may leave the property with an expired PUD; however, before any development of such parcel may proceed, a new PUD Plan or rezone must be approved by City Council and be resubmitted as a new proposal under the provisions of this Chapter. In the event that the Final Plan covers only a portion of the territory covered by the Preliminary Plan, such approval of the Preliminary Plan shall be automatically renewed for additional periods of three (3) years following the approval of each Final Plan.

(b) After denial of a Preliminary PUD Plan, no application for the same or substantially similar request shall be made for twelve (12) consecutive months immediately following the denial.

(c) Vesting of the land use approval in a PUD shall occur at final PUD approval. (Ord. 65, 2002 §1; Ord. 27, 1998 §1)

18.32.120 Combined Preliminary and Final Plan submittal.

(a) Combined Preliminary and Final Plan submittals shall be reviewed by the Community Development Director and shall be accepted or rejected as a combined submittal by the Director. If rejected, the City shall consider the submittal solely as a Preliminary Plan which shall be processed under the provisions of Section 18.32.100. Criteria for consideration of a combined submittal shall include such things as the size of the tract of land, percent of the site already developed and the nature of existing and proposed land uses.

(b) Combined Preliminary and Final Plan submittals shall provide all information and supporting data and documents required in Sections 18.32.090 and 18.32.130.

(c) Combined Preliminary and Final Plan submittals shall be processed and reviewed as a Preliminary Plan under the provisions of Section 18.32.100 and, upon approval, shall be deemed a Final Plan for the purposes of the provisions of Section 18.32.150. Combined Preliminary and Final PUD Plan submittals may be reviewed and considered as separate decisions on both the Preliminary and the Final by the City Council. With a combined application, the Final PUD Plans shall be approved by City Council. (Ord. 65, 2002 §1; Ord. 27, 1998 §1)

18.32.130 Final PUD Plan submittal and required information.

(a) After approval by the City Council of the Preliminary Plan and within the time that such approval remains effective, the applicant shall present a Final Plan for review and approval by the Planning Commission. Plans approved under a previous code shall be bound by all applicable provisions and all conditions under which the plan was approved, and the Final Plan shall be designed to be in substantial conformance with the approved Preliminary Plan. For the purposes of this Chapter, "substantial conformance," including design adjustments made to meet any conditions of Preliminary Plan approval, is determined as follows:

(1) Does not change the land use of the proposed plan and includes a similar proportionate mix of land uses.

(2) Does not alter the number of residential dwelling units by more than five percent (5%), or increase or decrease the amount of gross floor area in a nonresidential use by more than ten percent (10%).

(3) Does not alter access locations, unless at the direction of the City, nor increase any impacts of traffic circulation in the area.

(4) Does not alter the use or character of the development which would result in a change in the outward appearance of the development as a whole.

(5) Does not contain changes which would normally render the final plan to be in nonconformance with the requirements of this Chapter.

(6) Final plans determined by the Community Development Director to have changes that exceed the definition of *substantial conformance* shall be treated as a preliminary plan and shall be referred to the Planning Commission for consideration, unless the applicant withdraws the request.

(7) Variances to the approved Preliminary Plan which show on the Final PUD Plan may result in suspension of the final PUD review process.

(b) Eight (8) copies of the final plan and required supporting data and documents prepared in accordance with requirements as set forth in Subsection (c) below shall be filed with the Community Development Department staff, along with related application fees. All submittal materials shall be collated into sets by the applicant. Additional copies of the plan and supporting data may be requested by staff and, upon request, shall be provided by the applicant.

(c) The information required as part of the Final Plan submittal shall be shown graphically, by note on plans or by narrative, and may comprise several sheets showing various elements of required data. All mapped data for the same plan shall be drawn at the same engineering scale, said scale having not more than one hundred (100) feet to one (1) inch and shall be provided on pages measuring twenty-four (24) inches by thirty-six (36) inches. All final site plan submittals shall contain all applicable information specified in Chapter 18.16, Submittal Requirements. In addition to the final site plan, the following supporting documents and data shall be submitted:

(1) If applicable, a development agreement (three [3] copies), which is the agreement to construct any such required improvements. Said agreement shall specify all improvements to be constructed by the developer, as well as the timetable for the construction of the improvements, any special conditions of construction, and cost estimates at one hundred percent (100%) of the total cost of required improvements.

(2) All final plans and reports as required in Section 18.04.530(b) of this Title, as follows:

a. Final utility plans (eight [8] copies), prepared by a Professional Engineer registered in the State of Colorado, required on separate sheets if so determined by the City Engineer, and containing:

1. Detailed drawings of all easements, physical lines and other equipment and apparatus for providing water, sanitary sewer, fire protection, electricity, natural gas and any other required utility services; and

2. Detailed drawings showing grades and cross-sections of all streets, alleys and sidewalks.

b. Final drainage plans and report (two [2] copies) prepared by a Professional Engineer registered in the State of Colorado. A brief summary of drainage requirements is listed in Section 18.04.530(b)(7) of this Title. For a complete list of requirements, see the City's Storm Drainage Design Criteria Manual.

c. Dust abatement and construction traffic plan, consisting of a written description of methods to control dust and routes planned for construction traffic to access and exit the construction site.

d. Storm water management plan, including a plan for erosion and sediment control. This plan may include the drainage plan and report as required in Paragraph b above.

(3) If applicable, final plat containing all information as required in Section 18.04.530(a) of this Title.

(4) Project narrative, consisting of a written description of how the Final Plan conforms with the approved Preliminary Plan, conditions added at the time of Preliminary Plan approval and any other changes or variances which were not a part of the Preliminary PUD Plan.

(5) Final landscape plan (three [3] copies) meeting all requirements of Chapter 18.44, including buffering and the final perimeter treatment plan, if applicable, showing materials, techniques and sizes proposed for the site's perimeter treatment, such as landscaping, fencing, screening walls or a combination of such items and addressing the applicant's responsibility to establish a mechanism for the installation and long-term maintenance of such materials placed between the back of curb and property line.

(6) Final architectural elevations, including the identification and samples of all proposed materials and color samples of all proposed improvements.

(7) Soil and pavement design report documenting soil conditions and proposed pavement installation with the structural cross-sections for parking lots and streets.

(8) Copy of any existing or proposed deed restrictions or covenants for the property.

(9) Information on all proposed signs, including location, dimensions, materials and colors.

(10) Perspective and/or cross-section drawings as needed.

(11) Evidence that the homeowners' association is or will be established.

(12) Evidence that current property taxes for subject property have been paid, if subdividing is involved.

(13) Such additional information as may be required by the Community Development Director in order to ensure a complete and comprehensive review of the proposed final plan, or required to address any conditions of preliminary plan approval. (Ord. 4, 2006 §1; Ord. 65, 2002 §1; Ord. 46, 1999 §1; Ord. 27, 1998 §1)

18.32.140 Final Plan review.

(a) Upon determination by Community Development Department staff that the Final Plan submittal is complete and that the Final Plan is in substantial conformance with the approved Preliminary Plan, the staff shall furnish interested and affected agencies and offices with a copy of such plan and related supporting documents for review and comment.

(b) All such reviewing agencies and offices will have two (2) weeks from the date of distribution of the plan and supporting documents to make any objections or comments to Community Development Department staff. This time period may be extended to the minimum needed to complete the review. The Community Development Department staff shall provide written comments to the applicant within a reasonable time after a complete submittal is made. The Community Development Department staff shall include a summary of all comments received on the Final Plan along with the staff recommendation in a report which shall be presented to the Planning Commission for consideration of the final plan.

(c) The Planning Commission shall hold a public hearing on the Final Plan and shall provide notice of said hearing as provided for in Chapter 18.18, Notice. In making a decision on a final plan, the Planning Commission shall consider any comments received from agencies or offices receiving copies of the Final Plan, the staff recommendation and all comments received from the applicant and citizens. If the Final Plan is determined to be in substantial conformance with the approved Preliminary Plan, the Final Plan shall be approved by the Commission. In addition to all other requirements and conditions set forth herein, it shall be a condition of the Final Plan that all required City and recording fees be paid.

(d) The decision of the Planning Commission on a Final Plan shall be considered final unless a party-in-interest elects to appeal the Planning Commission decision to the City Council, in which case, the decision of the City Council shall be final. Appeals must be filed in writing with the Community Development Department within ten (10) working days of the decision of the Planning Commission. Such appeal period may be suspended if written release is provided by the applicant and if no other parties-of-interest are involved. Appeals shall meet all provisions of Chapter 18.24, Appeals.

(e) After approval of a Final Plan and upon completion of all related documents to the satisfaction of the City, the Community Development Director shall cause the PUD approval document to be recorded in the County Clerk and Recorder's Office. Site work shall not commence until all such documents are recorded.

(f) With approval of a Final Plan and plat, the developer shall be deemed to have agreed to construct, at the developer's expense, all improvements required by Chapter 18.04, Subdivision of Land, including those improvements noted on the Final Plan and plat, final landscape plan, streets and alleys and improvements shown on the drainage and utility plans. The developer shall provide a written agreement with the Final Plan submittal, legally binding the developer to construct improvements required by Chapter 18.04, Subdivision of Land, and shall also provide final as-built construction plans of streets and other public improvements. Said agreement shall be mutually acceptable to the developer and the City and shall specify all improvements to be constructed by the developer, either for the entire development or for a particular phase of the development, and shall include a time table for the construction of the improvements, any special conditions of construction and a cost estimate at one hundred percent (100%) of the total construction costs. In lieu of the completion of all required improvements prior to the issuance of building permits as provided in Section 18.04.1270, the developer may elect to post a financial guarantee acceptable to the City, in the amount of one hundred twenty-five percent (125%) of the total installed cost of all required improvements, as required under other adopted City regulations, to assure completion and payment for all improvements. Said financial guarantee may be reduced in increments of ten thousand dollars (\$10,000.00) upon the completion of a portion of the required improvements, as deemed appropriate by the City and as provided for in the development agreement. This agreement shall be recorded in the County Clerk and Recorder's Office.

Final Planned Unit Developments (PUDs)

Step 1: Application and plans submitted for review of final PUD plan (final site and landscape plan, other studies and documents required)



Step 2: Staff reviews final PUD submittal for compliance with approved preliminary PUD plan



Step 3: Notice sent & neighborhood meeting held upon request from area residents



Step 4: Final PUD scheduled for Planning Commission hearing and public notice given



Step 5: Planning Commission considers final PUD plan, staff recommendation, comments received from applicant and public, and makes decision



Step 6: Planning Commission decision may be appealed to City Council by a party-in-interest

(Ord. 65, 2002 §1; Ord. 27, 1998 §1)

18.32.150 Time limit for validity of Final Plan.

(a) The developer shall undertake and complete all work within the public right-of-way of an approved Final Plan or plat within three (3) years from the date of final approval, or for phased developments, within three (3) years of the completion of each phase. Final PUD Plans approved prior to the adoption of this Code shall have three (3) years from the effective date of this Code to have all work completed within the public right-of-way. For the purposes of this Section, a Final Plan or plat is considered complete once all public improvements (water, sewer, streets, curbs, gutters, sidewalks, street lights, fire hydrants and storm drainage improvements) are installed and completed in accordance with City regulations. In the event that construction or development is intended to occur over a period of time in phases, each phase shall provide the necessary level of improvements as determined and required by the City to support the particular phase and the determination of whether a development is considered "complete" for the sole purpose of defining this time limit shall be based solely on those improvements required with that particular phase. Construction drawings may be amended from time to time and shall not be affected by this time limit and such amendments shall not be construed to extend the time limit.

(b) Extensions, for good cause, for successive periods of not more than twelve (12) months shall be granted by the Planning Commission. A request for extension of final approval under this Section must be submitted to the Commission in writing prior to the date of expiration. Failure to submit a written request within the specified time period shall cause forfeiture of the right to extension of the final approval. Failure to develop within the specified time limit shall cause forfeiture of the right to proceed under the Final Plan or plat and require re-submission of all materials and re-approval of the same. All dedications as contained on the final plat shall remain valid unless vacated in accordance with law. The City reserves the right to require changes to the approved Final Plan or plat as a condition to granting the

extension. Decisions made on extensions may be appealed by the applicant to the City Council under the provisions of Chapter 18.24, Appeals.

(c) Three (3) years from the effective date of this Code, the City Council may conduct annual hearings on concept PUD plans or Final PUD Plans approved prior to the effective date of this Code, which have never been undertaken, or which have not completed all work within the public right-of-way, to determine whether such plans have been abandoned by their applicants or whether to permit continuation of the original approved concept PUD plan or approved Final PUD Plans. Such decisions of the City Council shall be recorded with the Final PUD documents. In the event the City Council exercises this Section of the Code, new zoning shall be considered by the City. (Ord. 65, 2002 §1; Ord. 46, 1999 §1; Ord. 27, 1998 §1)

18.32.160 Amendments to approved Final Plans.

(a) Minor changes to an approved Final Plan may be authorized administratively by the Community Development Director. Such changes may be authorized without additional public hearings and shall be reviewed on the basis of conformance with the City's Comprehensive Plan, Development Code, Subdivision Regulations and approved Final Plan. The Community Development Director may refer the decision regarding proposed changes to an approved Final Plan to the Planning Commission and, if so referred, the decision by the Planning Commission shall constitute a final decision which may be appealed to the City Council as provided in Chapter 18.24, Appeals.

(b) Major changes to an approved Final Plan may require that an amendment to the Preliminary Plan be approved and, if so, shall be treated as a new Preliminary Plan application under the provisions of Section 18.32.100. Other major changes to an approved Final Plan shall be reviewed on the basis of conformance with the City's Comprehensive Plan, Development Code and Subdivision Regulations and must follow the same review process required for approval of Final Plans. Any changes approved in the Final Plan shall be recorded as amendments to the Final Plan in accordance with the procedures established for the filing of the original approved Final Plan.

(c) Major changes shall be defined as:

- (1) A change in the land uses allowed under the Preliminary PUD Plan;
- (2) A change in the character of the development which would result in a change in the outward appearance of the development as a whole, or increase impacts on the surrounding area;
- (3) An increase in the impacts of traffic circulation and/or public utilities;
- (4) A change which would result in the development no longer meeting the standards of this Chapter under which the project was approved;
- (5) An increase of greater than two percent (2%) in the approved gross leasable floor areas of commercial or industrial developments;
- (6) An increase of greater than one percent (1%) in the approved number of residential dwelling units; or
- (7) Removal of a recreational amenity.

(d) In order for the City to consider a proposed PUD amendment, the applicant shall provide written approval of the proposed amendment by not less than seventy-five percent (75%) of the owners of not less than seventy-five percent (75%) of the land area for PUD plans approved after the effective date of this Code. PUD plans approved prior to the effective date of this Code shall require approval by one hundred percent (100%) of the property owners within the PUD. The applicant may submit at the time of initial Final PUD approval, and the City may approve, a provision which permits less than seventy-five percent (75%) of the owners of not less than seventy-five percent (75%) of the land area in a PUD to approve of a proposed PUD amendment. In no event shall an amendment be permitted which has less

than fifty-one percent (51%) of the owners of less than fifty-one percent (51%) of the land area giving written approval for the proposed amendment.

(e) Plans approved under a previous code shall be bound by all applicable code provisions and all conditions under which the plan was approved. (Ord. 65, 2002 §1; Ord. 46, 1999 §1; Ord. 27, 1998 §1)



Land Use Application

1

Please print or type all required information. This form is **NOT** the complete submittal. The application fee and all associated materials are to be provided with this form. Staff will review the submittal and advise you of its completeness for processing.

2

Project Name:

Land Use Request:

Address/Location:

	Existing		Proposed (if different)	
Zoning				
Site Use				
Site Area	Acres:	Sq. Ft.:	Acres:	Sq. Ft.:

3

Owner

Submittal Contact (if different)

Name			
Business			
Address			
Phone #			
Fax #			
E-Mail			

4

This application must be signed by ALL owner(s) of record or the authorized officer, if a corporation; current proof of ownership, such as a warranty deed, is to be submitted with this application. A letter of authorization should be submitted if the authorized representative will be acting on the owner's behalf.

I/We, the owner(s), depose and state under penalties of perjury that the application and support materials provided to the City of Greeley for the identified request(s) are true and accurate. I/We am/are fully aware of all requests being made to the City of Greeley and authorize individuals or firms to represent our interest in this/these request(s).

Name:

Name:

Signature:

Signature:

Date:

Date: