

WHAT IS A LIMITED PUD ?

A Limited PUD is a County process to subdivide land into a maximum of 3 lots or parcels. By State Statute, you can subdivide to create parcels 35 acres or greater in size, without going through a County Process. However, if you desire to create parcels less than 35 acres, you must follow the local County process.

ZONING

You must first check your zoning district to determine if regulations allow for anysubdivision of your parcel. If allowed, you can subdivide up to 3 lots through this process. A Planner will help you determine how many lots can be created based upon your lot size and zoning district.



HOW LONG DOES THE PROCESS TAKE?

Typically, a Limited PUD takes a minimum of 6 months to obtain final Board approval. This time may vary depending upon several factors such as conditions placed upon the application by the Planning Commission or the Board of County Commissioners.

WHAT DOES THE PROCESS LOOK LIKE ?

A basic overview of the Limited PUD process is as follows:

- After an initial review, application is formally accepted by County Staff for processing. Application is assigned to a Planner who will work with the Applicant through the entire process.
- Application is referred to additional County Departments and outside agencies for review and comment. Agencies have 35 days to respond.
- Review by Colorado Geological Survey (Required by State Statute - fees apply.)
- Based upon feedback from the various agencies, application and supporting documentation may be required to go through several revisions and updates.
- Once all major issues are resolved, application is scheduled for review by the Planning Commission.
- Planning Commission may chose to deny, table, approve, or approve with conditions. If approved, application is sent to the Board of County Commissioners (BOCC) for final review. The application may be tabled, denied, approved, or approved with conditions by the BOCC as well.
- Prior to recording the final plat, the Applicant must show evidence that water & electrical service are in place for each individual lot. Road improvements may also be required.
- Once all conditions have been met, the Final Plat or *mylar* is brought back to the Board of County Commissioners for signature.
- Plat is recorded with the County Clerk. The Applicant or property owner is now able to sell lots if so desired.

WHAT ARE SOME OF THE COSTS ?

Below are some of the *estimated* costs involved when processing a Limited PUD. Additional costs may be incurred for engineering reviews as required.

Total of all County Fees	\$ 3000
Surveyor Fees	\$ Varies
Soils Testing /per lot	\$ 500 & up
Colo. Geological Survey	\$ 590 & up
Drainage Analysis (Engineer)	\$ 2000 & up
Updates to Preliminary Plat	\$ Varies
Water Taps/each	\$ 400 & up
Electrical Taps/each	\$ Varies
Recording Fees per page	\$ 16 & up
Road Improvements	\$ Varies



WHAT DO I DO NEXT ?

You can schedule a meeting with a Land Use Planner to review your proposal and answer any questions you might have. Once your application has been accepted, it will be assigned to a Planner who will walk you through the process and help you each step of the way!