



## Straight Zone Checklist

**A complete Straight Zone submittal will contain the following information. Please check off the items to ensure that your application is complete. Please submit one (1) electronic copy of each document required. PDF format is preferred.**

Pre-Application Meeting Date: \_\_\_\_\_ Project Manager: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Req'd	Cmpl'd	Subm'd	<b>Submittal Checklist</b>
			<b>LAND USE APPLICATION</b> (completed/signed)
			<b>SUBMITTAL CHECKLIST</b> (completed)
			<b>DEVELOPMENT REVIEW FEE</b> (Amt. Req'd \$ _____ Amt. Rec'd \$ _____)
			<b>TITLE COMMITMENT</b> (dated within 180 days of the application) Dated _____
			<b>PROJECT NARRATIVE</b>
			<u>Compliance.</u> Description of compliance with the Vision 2020, 2020 Comprehensive Master Plan, Douglas County/Castle Rock Land Use Intergovernmental Agreement, zoning codes, general design principles, technical manuals.
			<u>Interchange Overlay District (if applicable).</u> Description of compliance with Interchange Overlay District (Chapter 17.44).
			<u>Infrastructure.</u> Demonstrate adequacy of access, roadways, water, sanitary sewer and stormwater quality and detention.
			<u>Impacts.</u> Description overall project benefits, impacts on surrounding properties and mitigation of those impacts.
			<u>Phasing.</u> Description of proposed phasing plan.
			<u>Development Agreement.</u> Items for discussion.
			<b>MINERAL RIGHTS NOTICE (Section 17.04.080)</b>
			<b>LAND SUITABILITY ANALYSIS REPORT (LSAR)</b> slope analysis, geologic hazard, soil types/conditions, vegetation cover, wildlife habitat/migration, wildfire mitigation zones
			<b>FISCAL IMPACT REPORT</b> The study should include a comparison of the project's projected direct revenues (property, sales, use tax generation) to the projected costs of providing urban services to the development.
			<b>TRAFFIC IMPACT ANALYSIS</b> as required by Transportation Criteria Manual.
			<b>CONCEPT UTILITY LETTER</b> Provide letter consistent with Conceptual Utility Letter checklist and Water and Wastewater Manuals.
			<b>PHASE I DRAINAGE REPORT</b> Provide report consistent with Phase I Drainage Report checklist and Stormwater Manual.
			<b>PROPOSED ANNEXATION and DEVELOPMENT AGREEMENT PROVISIONS</b>