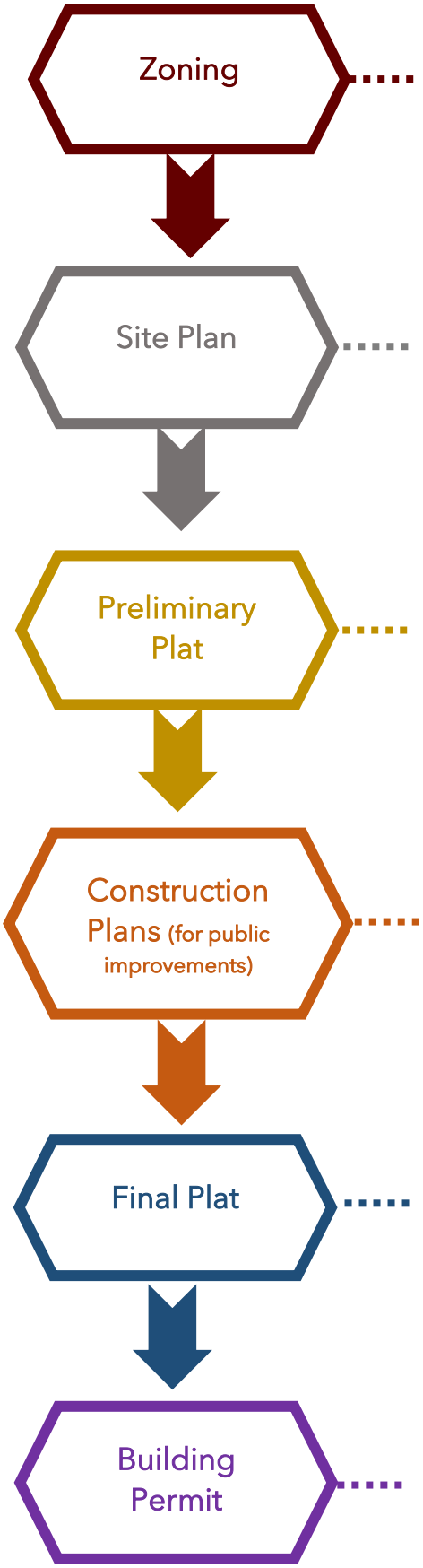
DEVELOPMENT PROCESS



The first step in the development process is to determine if the zoning is appropriate for the intended use and proposed plan. If the project cannot be constructed with the regulations in place with the existing zoning, then rezoning process is required.

If the property has the appropriate zoning for the intended project, then the site plan process is the next step, depending on the type of project. The site plan process specifies the site layout, location of improvements, landscaping, elevations etc. The site plan is recommended by the Planning and Zoning Commission and approved/denied by Town Council.

Preliminary plat is the next step once a site plan is approved. This process is approved by the Planning and Zoning Commission. Not all projects may need this step, staff can assist in determining when it is needed. Preliminary engineering documents may be required during this stage.

The construction plan review process consists of reviewing complete engineering documents for the site. This process is administrative.

The final plat is the last substantial step before the submittal for permits may occur. This process is approved by the Planning and Zoning Commission.

Once the final plat is filed with the County, the applicant can start applying for various permits associated with the development of the project.