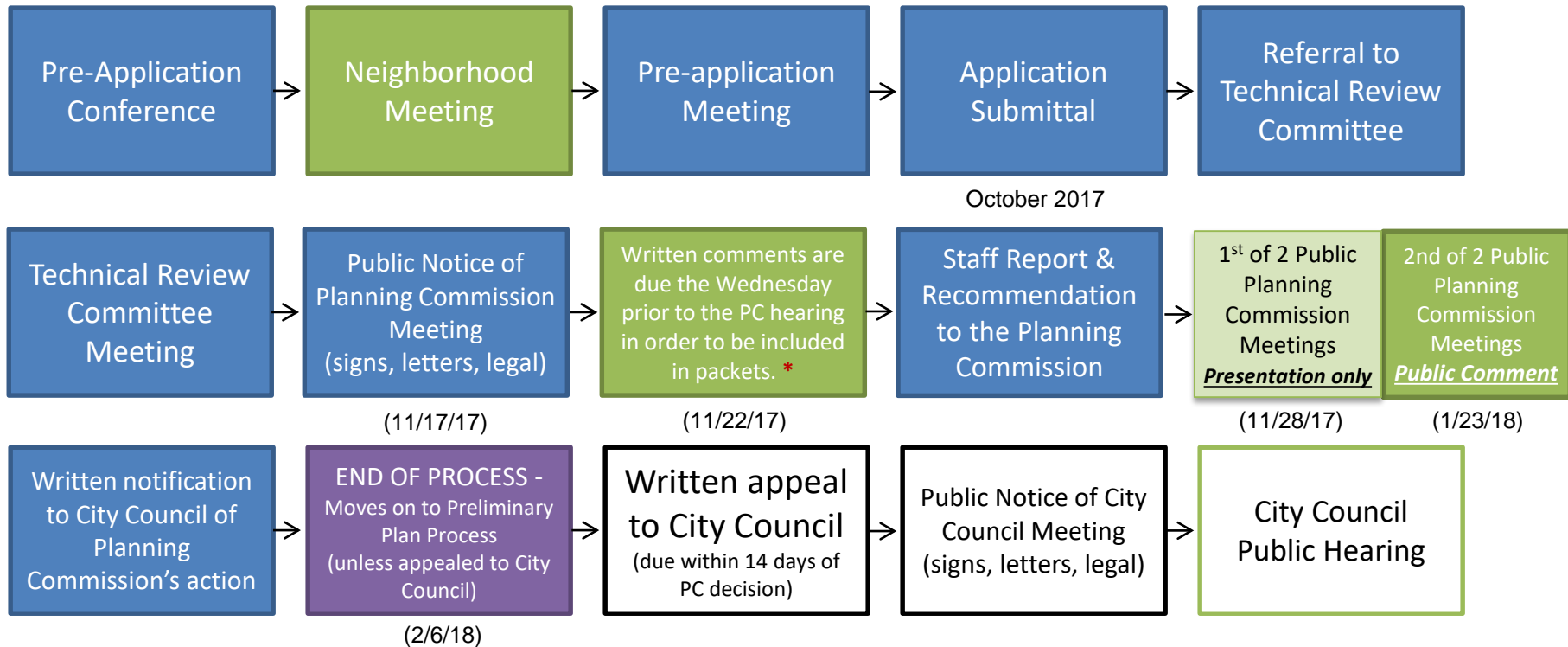


SKETCH PLAN – 40 North Property (Page 1 of 3)

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Updated November 2017



- City Staff Tasks
- Public Meetings or Hearings
- Possible Actions (Occurs only if Planning Commission's decision is appealed to City Council)

Estimated process time from application submittal:

- To Planning Commission: 30 days
- To City Council: 60-120 days

A **Sketch Plan** includes concepts and general ideas of what a project entails. It is valid for 2 years unless extended by Planning Commission.

The **Preliminary Plan** process occurs only if a sketch plan is approved and the developer decides to move forward with the project. It is valid for 90 days from the end of process unless extended by Planning Commission or an approved phasing plan.

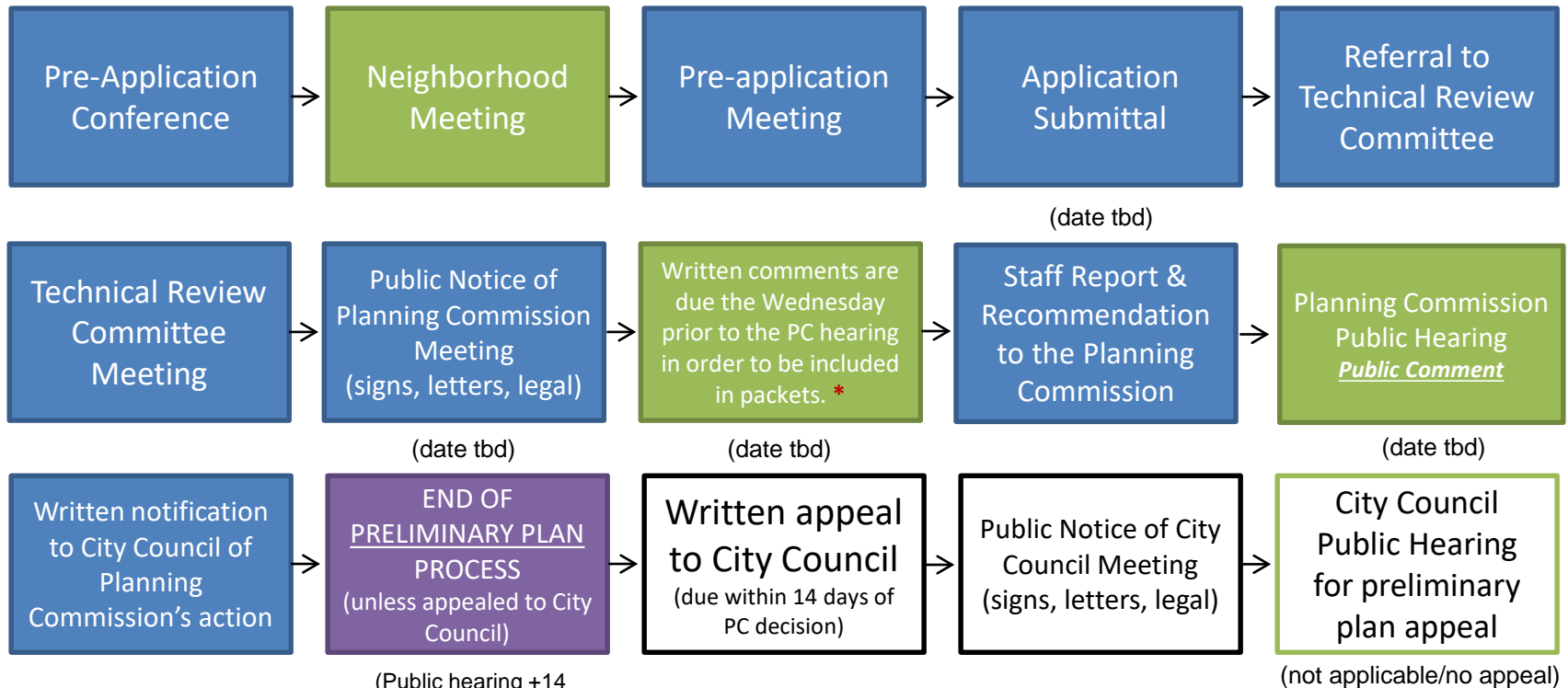
* Comments submitted after this day will be provided in hard copy format to the Commissioners at the beginning of the public hearing.

PRELIMINARY PLAN PUD/Rezoning/Site Plan & Architecture

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- City Staff Tasks
- Public Meetings or Hearings
- Possible Actions (Occurs only if Planning Commission's decision is appealed to City Council)

Estimated process time from application submittal:

- To Planning Commission: 30 days
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A **Sketch Plan** includes concepts and general ideas of what a project entails. It is valid for 2 years unless extended by Planning Commission.

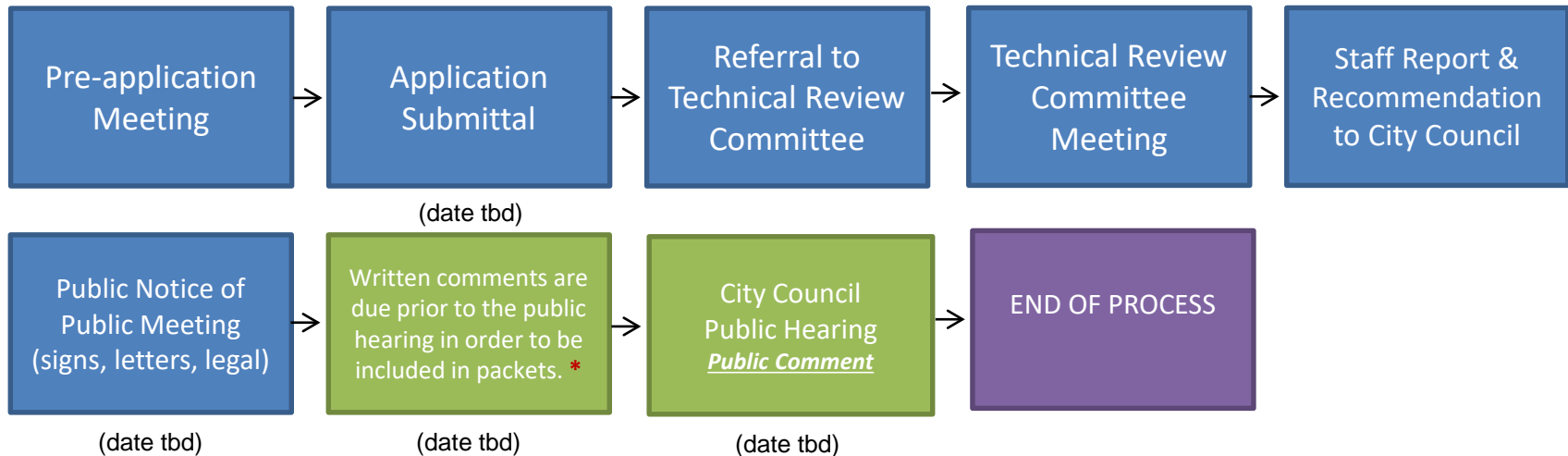
The **Preliminary Plan** process occurs only if a sketch plan is approved and the developer decides to move forward with the project. It is valid for 90 days from the end of process unless extended by Planning Commission or an approved phasing plan.




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FINAL PLAN PUD/Rezoning/Site Plan & Architecture

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-  City Staff Tasks
-  Public Meetings or Hearings
-  Possible Actions (Occurs only if Planning Commission's decision is appealed to City Council)

Estimated process time from application submittal:

- To Planning Commission: 30 days
- To City Council: 60-120 days

A **Sketch Plan** includes concepts and general ideas of what a project entails. It is valid for 2 years unless extended by Planning Commission.

The **Preliminary Plan** process occurs only if a sketch plan is approved and the developer decides to move forward with the project. It is valid for 90 days from the end of process unless extended by Planning Commission or an approved phasing plan.

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