Current Process

Concept Rev	iew Proc	cess		Required	d prior to submit	tal of PUD Pla	ans & Site Develo	pment Plans					Standa	rd Review	Process	200															
Prior to Submittal	Week 1	1 We	eek 2	Week 3	Week 4	Week 5	5 Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Week 13	Week 14	Week 15	Week 16	Week 17	Week 18	Week 19	Week 20	Week 21	Week 22	Week 23	Week 24	Week 25	Week 26	Week 27	Week 28	Week 29	Week 30
Meet With Staff to Review Plan & Set Date for Meeting	Applicatio Received		Review	Prepare Staff Memo	Distribute Drat Staff Memo fo Review	t Distribute I Revie	Draft Staff Memo ew by Manager	Staff Review Concept Review Hearing (Hearing is 3rd Tues. o Every Month	Applicant Di Cor	rafts PUD Plan o cept Review Co	or SDP based or omments	Meet With Staff to Revie Plan	Application Received/ Referred to Ir House and Outside Agencies	1 -	Staff and A	gency Review		Referral & Staf Comments Compiled & Returned to Applicant	Applicant Re	visions & Plans Reports Resubm		Staff & Ap		Distribute Draf Staff Report fo Review	Planning and Zoning Commission Public Hearing (Hearings are 2nd & 4th Monday of each month)	Revisions Based on Public Hearing & Preparation of Subdivision Agreement (If required)	Resubmit Plans, Engineering Reports and Signed Agreement		t Distribute Draf Review b	/ Manager	City Council Hearing (Hearings are 2nd & 4th Tuesday of each month)

Expedited Process (Overlap between Concept Review and Standard Review is Permitted)

Concept Revi	ew Proces	is	Required prior to submittal of PUD Plans & Site Development Plans								
Prior to Submittal	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7				
Meet With Staff to Review Plan & Set Date for Meeting	Application Received	Staff Review	Prepare Staff Memo	Distribute Draft Staff Memo for Review	Distribute Diar	t Staff Memo for y Manager	Staff Review & Concept Review Hearing (Hearing is 3rd Tues. of Every Month)				

Expedite	d Review	Process														
Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Week 13	Week 14	Week 15	Week 16	Week 17	Week 18	Week 19	Week 20
Meet With Staff to Review Plan	Application Received/ Referred to In- House and Outside Agencies	Staff and Ag	iency Review	Referral & Staff Comments Compiled & Returned to Applicant	Applicant Re- and Engine	visions & Plans ering Reports bmitted	Follow-up Cor Staff & Applic Plans Res	nments From ant Revision/ ubmitted	Distribute Draf Staff Report for Review	(Hearings are	Revisions Based on Public Hearing & Preparation of Subdivision Agreement (If required)	Reports and	Distribute Draft Staff Memo for Review	Distribute Draf Review b	t Staff Memo for y Manager	City Council Hearing (Hearings are 2nd & 4th Tuesday of each month)

The expedited process provided to potential development projects within the City and County of Broomfield allows overlap among the various required development reviews.

By following the expedited process, a potential developer of the proposed project accepts risk associated with the overlapping reviews. The expedited process is strongly discouraged for proposals that are not in full compliance with the Broomfield Comprehensive Plan and/or have significant issues identified by staff during the Concept Review process.

Week 12	Week 13	Week 14	Week 15	Week 16	Week 17	Week 18	Week 19	Week 20	Week 21
Application Received		nd Applicant Be ermit and Wildlife	gins Working on Requirements	Staff Comments Returned to Applicant		visions & Plans bmitted	Applicant submits revised plans for review	Staff Review	Construction

Early Grading Permit

Week 17 | Week 18 | Week 19 | Week 20

Begin early grading subject to approval by City Engineer

Week 12	Week 13	Week 14	Week 15	Week 16	Week 17	Week 18	Week 19	Week 20	Week 21
Application Received		Staff Review		Staff Comments Returned to Applicant	Applicant Rev Resub	isions & Plans mitted	Applicant submits revised plans for review	Staff Review	Building Permi Issued