

# Administrative Development Review Process (For projects of Economic Significance)

An application for a conceptual site plan or development permit which is found by the city council to create significant economic benefits or redevelopment benefits for the city, and where these benefits will be realized earlier by accelerated development review, may be approved to follow the administrative process.

## Conceptual Site Plan

The Conceptual Site Plan Review establishes the framework for development on a site. The Conceptual Site Plan identifies the site plan, architecture, and landscaping for a development.

## Development Permit

A Development Permit is a review of the site plan, landscape plan and architectural design that ensures compliance with the zoning and design sections of the Development Code.

## Subdivision Plat

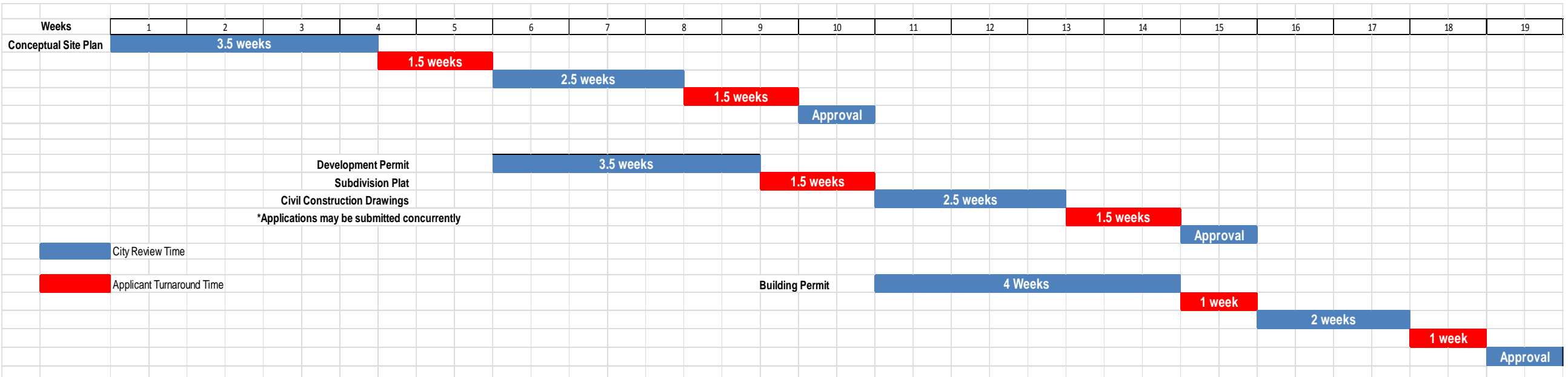
A Subdivision Plat is a legal document that describes a tract/parcel of land by bearing and distances, locates and defines easements, and dedicates the necessary rights-of-way for streets and easements for utilities. Related public improvements must be in place or promised to be in place with a Developer's Agreement prior to recordation of the subdivision.

## Construction Drawings

Construction Drawings are detailed documents that define the work to be constructed for specific sites or projects and adhere to the City of Thornton [Standards and Specifications](#). Construction Drawings are not used to permit the construction of a building or structure.

## Building Permit

A building permit is required to erect, construct, enlarge, remodel, alter, repair, move, improve, remove, convert, demolish, or change the type of occupancy of any building, structure or utility



\*All timeline estimates are contingent upon a complete initial submittal by the applicant, and timely and responsive resubmittals throughout the development review process.