



# CITY OF THORNTON, COLORADO

## PROJECTS OF ECONOMIC SIGNIFICANCE DESIGNATION

City of Thornton trims regulatory time for Primary Employment projects

### About the Program

The City of Thornton is now offering faster, easier approvals for new primary employment projects by making them Projects of Economic Significance. Approvals for office and industrial projects will now be handled administratively and there will not be any public hearings before Thornton City Council or the Development Permit and Appeals Board. This will save businesses on average, 90 days in processing an application through the City and hopefully development costs.

This modification was instituted to improve the City of Thornton's competitiveness for the attraction of office and flex space users and developers. Building for a primary employer facility from the ground-up can happen in Thornton on a much-accelerated timeline, saving time and money for the end-user.

### How to Qualify

In order to qualify as a Project of Economic Significance, it must be for primary employers and the use must fit within the existing zoning of the property. If the property has to be rezoned or is not yet annexed into the City of Thornton then Economic Significance would not apply.

The City of Thornton understands that development, and the resulting jobs, come from the private sector. And while we believe that local governments have the responsibility to regulate development so it occurs in a way that is compatible with the community's desires, we also believe that regulation should occur as timely and cooperatively as possible. Thornton has a multitude of available greenfield sites zoned and ready for development. With Thornton's new fast-tracking tool, employment center project development can be done without any public hearings.

### City Development Review

#### TIME FRAMES

- First Review for major applications - 15 days
- Subsequent Review for major applications - 10 days

### Contact

Please contact the City of Thornton Economic Development Department at 303-538-7605 if you are interested in developing office or industrial space in Thornton or to discuss Projects of Economic Significance in more detail.

303-538-7605

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