

The chart identifies the time limit for initiating the next action.

	Pre-application	Time Limit	Application	Time Limit	Development Review Committee	Time Limit	Survey review	Time Limit	Staff Report/Planning Administrator approval	Time Limit	Application to Appeal of Planning Administrator's Decision	Time Limit	Application to Appeal of Planning and Zoning Commission	Time Limit	Planning and Zoning Commission Recommendation/Decision	Time Limit	Application to Appeal of Planning and Zoning Commission's Decision	Time Limit	Board of County Commissioners' Decision	Time Limit	Application Reconsideration of Board's Decision	Time Limit	Board Hears and Makes Decision of Reconsideration	Time Limit	Appeal to District Court	Time Limit	Next Step
Legislative Review																											
Comprehensive Plan Amendment	N	-	Y	65 Days	Y	20 Days	-	-	Y-Recommendation	65 Days	-	-	Y	65 Days	Y-Recommendation	95 Days	-	-	Y-Decision	14 Days	Y	65 Days	Decision on the Reconsideration	28 Days	Final	-	-
Land Use Code Text Amendment	N	-	Y	65 Days	Y	20 Days	-	-	Y-Recommendation	65 Days	-	-	Y	65 Days	Y-Recommendation	95 Days	-	-	Y-Decision	14 Days	Y	65 Days	Decision on the Reconsideration	28 Days	Final	-	-
Quasi-Judicial Review																											
Over-Time Only Lot Split	Y	65 Days	Y	65 Days	-	Y	65 Days	Y-Decision	14 Days	Y	60 Days	Y	65 Days	Decision on the Appeal	14 Days	Y	65 Days	Decision on the Appeal	14 Days	Y	65 Days	Decision on the Reconsideration	28 Days	Final	6 months	Submit Survey/ Deeds	
Land Division	Y	65 Days	Y	65 Days	Y	65 Days	Y	65 Days	Y-Recommendation	65 Days	-	-	Y	65 Days	Y-Recommendation	95 Days	-	-	Y-Decision	14 Days	Y	65 Days	Decision on the Reconsideration	28 Days	Final	6 months	Submit Survey/ Deeds
Short Plat	Y	65 Days	Y	65 Days	Y	20 Days	-	-	Y-Recommendation	65 Days	-	-	Y	65 Days	Y-Recommendation	95 Days	-	-	Y-Decision	14 Days	Y	65 Days	Decision on the Reconsideration	28 Days	Final	6 months	Submit Matter Plat
Concept Plat	Y	65 Days	Y	65 Days	Y	20 Days	-	-	Y-Recommendation	65 Days	-	-	Y	65 Days	Y-Recommendation	95 Days	-	-	Y-Decision	14 Days	Y	65 Days	Decision on the Reconsideration	28 Days	Final	1 year	Apply for Performance Plat
Preliminary Plat	Y	65 Days	Y	65 Days	Y	20 Days	-	-	Y-Recommendation	65 Days	-	-	Y	65 Days	Y-Recommendation	95 Days	-	-	Y-Decision	14 Days	Y	65 Days	Decision on the Reconsideration	28 Days	Final	2 years	Apply for Final Plat
Final Plat	Y	65 Days	Y	65 Days	Y	20 Days	-	-	Y-Recommendation	65 Days	-	-	Y	65 Days	Y-Recommendation	95 Days	-	-	Y-Decision	14 Days	Y	65 Days	Decision on the Reconsideration	28 Days	Final	1 year	Improvements completed then Final Plat Recorded
Administrative Review																											
Site Plan Review	N	-	Y (Building Permit)	65 Days	-	-	-	-	Y-Decision	14 Days	Y	60 Days	Y	65 Days	Decision on the Appeal	14 Days	Y	65 Days	Decision on the Appeal	14 Days	Y	65 Days	Decision on the Reconsideration	28 Days	Final	3 years	Until Building permit expires
Design Review	Y	65 Days	Y	65 Days	-	-	-	-	Y-Recommendation	65 Days	-	-	Y	65 Days	Y-Recommendation	95 Days	-	-	Y-Decision	14 Days	Y	65 Days	Decision on the Reconsideration	28 Days	Final	1 year	Building permit/ Substantial progress
Quasi-Judicial Review																											
Conditional Use Permit	Y	65 Days	Y	65 Days	Y	20 Days	-	-	Y-Recommendation	65 Days	-	-	Y	65 Days	Y-Recommendation	95 Days	-	-	Y-Decision	14 Days	Y	65 Days	Decision on the Reconsideration	28 Days	Final	1 year	Building permit/ Substantial progress
60-Day Map Amendment	Y	65 Days	Y	65 Days	Y	20 Days	-	-	Y-Recommendation	65 Days	-	-	Y	65 Days	Y-Recommendation	95 Days	-	-	Y-Decision	14 Days	Y	65 Days	Decision on the Reconsideration	28 Days	Final	-	-
Variance	Y	65 Days	Y	65 Days	Y	20 Days	-	-	Y-Recommendation	65 Days	-	-	Y	65 Days	Y-Recommendation	95 Days	-	-	Y-Decision	14 Days	Y	65 Days	Decision on the Reconsideration	28 Days	Final	1 year	Building permit/ Substantial progress

Y-Decision: This time period may be extended if both the applicant and the Board of County Commissioners agree on an extension.
 Colored steps represent appeal procedure