EXHIBIT 1
DATE 3/29/05
SB 116

MAJOR SUBDIVISION REVIEW PROCESS SCHEMATIC

PRE-APP MEETING
Pre-Application meeting required within 30 days of written request by developer.

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APPLICATION SUBMITTAL
Preliminary Plat, Fee, and EA, if needed, is presented to the Governing Body or its Designated Agent. (GB/DA)

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"PART" REVIEW
A review to ensure that all the necessary "parts" are included in the application must be conducted within 5 working days of receipt of the application.

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"INFORMATION" REVIEW
A review to ensure that all the necessary "information" is included in the application must be conducted within 15 working days. Note: The 60-day review "clock" starts here. Any deficiencies in these 5 and 10-day review period will start those clocks over.

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PUBLIC HEARINGS
At least one hearing by GB/DA must be held on the application. If two hearings are held and "new" information is received, the GB may disregard the new information and make a decision on the application - or - the GB may refer the new information back to another public hearing. An additional 45 days is added to the 60-day review period if an additional hearing is held. After the additional hearing on the new information is held, the GB may not consider any new information regarding the application.

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DECISION
GB decision must be made within 60 days after presentation of Preliminary Plat.

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WRITTEN FINDINGS
GB decision must be accompanied by written findings regarding "608" criteria and justification for the imposition of any conditions or plat denial under "625". GB can only deny or impose conditions as set forth in the denial criteria in statute and must reference where in the record the evidence for such denial or conditions is located.