# **Pleasant Grove City Development Process**

#### Concept Plan Submittal

- Refer to attached checklist
- Submit Community Development Application with Owner's Affidavit
- Pay application fee(s)



#### Development Review Committee Meeting (DRC)

- Approves or denies concept plan
- May not be required for all developments



#### Preliminary Plans and Preliminary Plat Submittal

- Refer to attached checklist
- Resubmit until all comments have been addressed or otherwise approved for PC agenda



## Design Review Board (DRB)

- For commercial and multi-family site plans
- Recommends approval with conditions on site plan, including architecture and landscaping



## Planning Commission Meeting (PC)

- Approves or denies preliminary subdivision plans
- Approves or denies preliminary site plans (Grove zone)
- Approves or denies final site plans (non-Grove zone)
- Public hearing is held at PC on all of the items above



#### Final Plat and Improvement Drawings Submittal

- Refer to attached checklist
- Resubmit until all comments have been addressed or otherwise approved for CC agenda

## City Council Meeting

- Final plat is approved
- Final site approval (Grove zone)



#### **Pre-Construction Meeting**

- "Final" plans distributed
- Contractor must be licensed (E100) and insured



#### **Construction Period**

- Complete within 12 months
- Schedule inspections
- Maintain as-built plans reflecting all deviations from improvement drawings
- Submit a bond release request to the City Engineer
- No more than 90% of construction bond will be released prior to completion of construction



## **Final Inspection**

- Address all punch list items
- Upon completion of punch list schedule a refinal



## Warranty Bond Release Request

- After 1 year warranty period, submit a final bond release request to the City Engineer.
- A warranty inspection must be passed.

