

Action	July ➔ December										
Pre-application Meeting	Required – Scheduled at least 2 weeks in advance – Refer to City website for scheduling and submittal docs										
Review	Submit complete application – appointment required <i>Dates represent the last day to submit for hearing dates below</i>	7/5/23	8/4/23	8/22/23	9/5/23	9/19/23	10/3/23	10/25/23	11/7/23	11/22/23	12/6/23
	Return 1st review comments to applicant <i>Assumes 3 weeks for staff review</i>	7/28/23	8/28/23	9/14/23	9/28/23	10/12/23	10/26/23	11/17/23	11/30/23	12/15/23	12/29/23
	Applicant resubmits for 2 nd review <i>Assumes 2.5 weeks for applicant revisions</i>	8/15/23	9/15/23	10/2/23	10/16/23	10/30/23	11/13/23	12/5/23	12/18/23	1/2/24	1/16/24
	Return 2nd review comments to applicant <i>Assumes 3 weeks for staff review</i>	9/5/23	10/6/23	10/23/23	11/6/23	11/20/23	12/4/23	12/26/23	1/8/24	1/22/24	2/5/24
	Applicant resubmits for 3 rd review <i>Assumes 2.5 weeks for applicant revisions</i>	9/20/23	10/23/23	11/8/23	11/22/23	12/6/23	12/20/23	1/10/24	1/24/24	2/7/24	2/21/24
	Return 3 rd review comments to applicant <i>Assumes 3 weeks for staff review</i>	10/11/23	11/13/23	11/29/23	12/13/23	12/27/23	1/10/24	1/31/24	2/14/24	2/28/24	3/13/24
<i>*Some projects, including those with civil construction documents (CDs), may require additional review or longer review periods. The public hearings for major subdivisions will be delayed until comments have been appropriately addressed; confirm hearing schedule with assigned case manager.</i>											
Planning Commission	Resubmittal due from applicant prior to publishing	10/20/23	11/22/23	12/8/23	12/22/23	1/5/24	1/19/24	2/9/24	2/23/24	3/8/24	3/22/24
	Publish request for PC public hearing / final docs due <i>Friday before posting date – publishing is staff responsibility</i>	10/27/23	12/1/23	12/15/23	12/29/23	1/12/24	1/26/24	2/16/24	3/1/24	3/15/24	3/29/24
	Post property for hearing / applicant presentation due <i>2 weeks before hearing date – applicant responsibility</i>	11/2/23	12/7/23	12/21/23	1/4/24	1/18/24	2/1/24	2/22/24	3/7/24	3/21/24	4/4/24
	Staff report and presentation(s) published on WRS <i>By close of business 2 Fridays before hearing</i>	11/3/23	12/8/23	12/22/23	1/5/24	1/19/24	2/2/24	2/23/24	3/8/24	3/22/24	4/5/24
	PC public hearing/recommendation <i>1st and 3rd Thursday of each month</i>	11/16/23	12/21/23	1/4/24	1/18/24	2/1/24	2/15/24	3/7/24	3/21/24	4/4/24	4/18/24
City Council	Publish request for CC public hearing <i>Thursday after 1st reading – staff responsibility</i>	11/17/23	12/15/23	12/29/23	1/19/24	2/2/24	2/16/24	3/1/24	3/15/24	3/29/24	4/19/24
	Final application documents due <i>Needed to finalize staff report/presentation – applicant responsibility</i>	11/21/23	12/19/23	1/2/24	1/23/24	2/6/24	2/20/24	3/5/24	3/19/24	4/2/24	4/23/24
	Post property for CC public hearing <i>2 weeks before hearing date – applicant responsibility</i>	11/27/23	12/22/23	1/8/24	1/29/24	2/12/24	2/26/24	3/11/24	3/25/24	4/8/24	4/29/24
	Applicant presentation due for WRS <i>Refer to WRS Applicant Guide – applicant responsibility</i>	11/30/23	12/28/23	1/11/24	2/1/24	2/15/24	2/29/24	3/14/24	3/28/24	4/11/24	5/2/24
	Staff report and presentation(s) published on WRS <i>By close of business 2 Fridays before hearing</i>	12/1/23	12/29/23	1/12/24	2/2/24	2/16/24	3/1/24	3/15/24	3/29/24	4/12/24	5/3/24
	City Council public hearing/decision <i>2nd and 4th Mondays of each month</i>	12/11/23	1/8/24	1/22/24	2/12/24	2/26/24	3/11/24	3/25/24	4/8/24	4/22/24	5/13/24

Please note that the above standard schedule represents the optimal review process and assumes no delays which may become necessary depending on staff workload, quality and timeliness of the application submittal(s), complexity of the project, and cancellation of public hearing dates.

Relevant Applications:

- Major Subdivision

Acronyms:

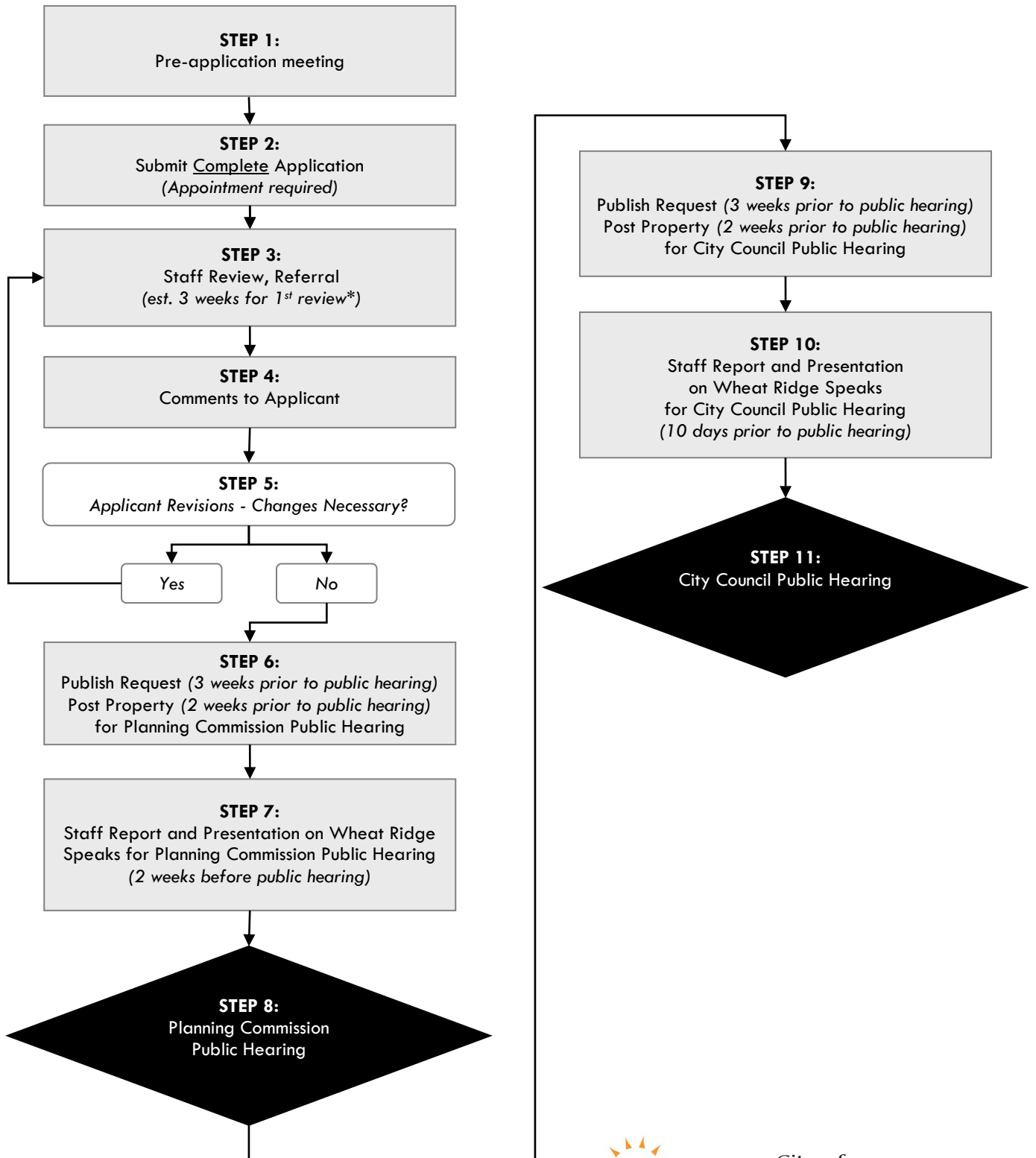
PC = Planning Commission
CC = City Council

WRS = Wheat Ridge Speaks (www.wheatridgespeaks.org)
also refer to WRS Applicant Guide)

**Community Development
Department**
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Duplicate submittal windows and/or Council dates result from holidays and months with five (5) Mondays or five (5) Thursdays.

MAJOR SUBDIVISION REVIEW PROCESS



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