



# CITY OF VISTA

## **Brief Overview of City Development Process**

(Rev. 3-27-08)

Pre-application meeting

Planning application submittal: Site Plan, Plot Plan, Special Use Permit, Minor Use Permit, Tentative Subdivision Map, Tentative Parcel Map

Letter of Incompleteness

Resubmittal of complete application

Environmental Review (if required)

Discretionary Decision – Conditions of Approval: City Planner, Zoning Administrator, Planning Commission, City Council

Engineering Plan, Landscape Plan and Planning final mylar submittal: Final Map, Grading Plans, Improvement Plans to Land Development Division, Landscape Plans and final mylar to Planning Division. NOTE: Water and utility plans should be submitted to service providers.

Engineering Plan, Landscape Plan and Planning final mylar check processes

Final Map approval, Improvement Plan approval, Grading Permit issued, Landscape Plan approval, Planning final mylar approval

Submittal of Building and Final Grading Plans

Building and Finish Grading Plans checked

Engineering inspections

Rough Grading approval

Building and Finish Grading Permits issued

Planning, Landscape, Engineering, Fire and Building Inspections

Fire Department Annual Permits

Building Final / Meter release / Certificate of Occupancy

Fire Inspections

Submittal and approval of As-Build Engineering Plans

Bond Release