

## **Pre-application / Conceptual Development Review**

- a. An applicant is strongly encouraged to request a pre-application development review meeting with the Zoning Administrator for the purpose of determining the approval type and process that will be followed.  
The pre-application development review meeting is non-binding and informal review of the proposal intended to provide information to the applicant on the procedures and policies of the Fremont Community and does not confer upon the applicant any development approvals or other rights.
- b. The pre-application development review shall be used to advise the applicant of the development review method to be used and applicable regulations and policies and may be used to suggest development alternatives, as appropriate.
- c. If a pre-application development review meeting is requested, the review determination shall be provided either at the review meeting or within a reasonable time following the meeting.
- d. The Zoning Administrator may, at his or her discretion, require an applicant to follow the pre-application review process, if he/she believes that the application is of sufficient complexity to require careful initial review.

## **Preliminary Site Plan Review**

- a. If desired by the applicant, a preliminary site plan review may precede the final site plan review, in accordance with the procedures of this Chapter. The purpose of this procedure is to allow discussion between the applicant and the Joint Planning Commission to better inform the applicant of the acceptability of the proposed plans prior to incurring extensive engineering and other costs which might be necessary for final site plan approval.
- b. If a preliminary site plan review is elected, eighteen (18) copies of a preliminary site plan meeting the requirements outlined in Appendix 3 shall be submitted for review by the Joint Planning Commission.
- c. The Joint Planning Commission shall review the preliminary site plan and make recommendations to the applicant that will cause the plan to be in conformance with the requirements of this Ordinance and the review standards of this Chapter. The Joint Planning Commission shall advise the applicant as to the general acceptability of the proposed plan, but shall not be bound by any statements or indications of acceptance of the plan.