



Department of Comprehensive Planning

Revised Plans Process – effective 07/23/26

The intent of the Revised Plans section is to allow changes to plans and documents related to or for a prior land use application or tentative map.

*** A Revised Plan is not required in order to demonstrate compliance with conditions of approval of a land use application or tentative map.

Acceptance of Revised Plans does not absolve compliance with Title 30 or conditions of approval of a land use application or tentative map.

Submittal requirements:

- Detailed written description of the proposed changes (Revision Letter), as well as plans with the revised areas “clouded,” clearly identifying the changes to the plans or tentative map.
- Any subsequent revisions shall include a summary and calculation in the Revision Letter indicating the cumulative changes do not exceed the limits in Section 30.06.06G.2.i(b).
- The review of the changes will be limited to the description. A complete plan review will not be conducted; however, all requirements and regulations related to the change shall meet Title 30 and any conditions of approval of all land use applications or tentative map.

Revised plans may be accepted as follows: ***An application is NOT required for changes less than 10% (submit plans to planner)

- i. Greater than 10% up to 25% reduction in the area of any open space, parking area, lot area, or other area as shown on the original approved plan.
- ii. Greater than 10% up to 25% reduction in landscape buffers or width of street landscaping strip of the originally approved plans.
- iii. Greater than 10% up to 25% reduction in setback as shown on the original approved plan.
- iv. Greater than 10% up to 25% increase in the size of any non-single-family residential building or structure, or the total area of multiple buildings, or the total land area covered by any building or structure.
- v. Greater than 10% up to 25% increase in the number of non-single-family residential buildings or structures shown on the original approved plan provided the total land area covered by all buildings and structures does not increase more than 25%.
- vi. Greater than 10% up to 25% increase of the height of any building or structure or of any part thereof.
- vii. A modification of the design, or architectural style of residential models within the size range of the approved models. ***Models that have been previously approved and stamped as meeting architectural design standards are not subject to a Revised Plan and can be included in subsequent land use

applications.

viii. Modifications to Tentative Maps per the criteria below.

1. Decrease in the lot area greater than 10% up to 25% for up to 10% of the lots within the map.
2. Revised Plan or new Tentative Map is NOT required to decrease the number of lots or increase the lot area within the map.
3. An increase in the number of lots, modifications to the street network and overall lot layout requires approval of a NEW Tentative Map.

ix. As determined by the Zoning Administrator or Director.

Applications are prohibited for the following:

- Increased density.
 - Minimum lot area for properties subject to the Lone Mountain Interlocal Agreement when the resulting net lot size would be reduced below 18,000 square feet.
 - Minimum driveway length requirements for single-family residences.
 - Structures over 200 feet in height.
 - Changes to further increase or reduce a previously approved Waiver of Development Standards or Variance, or result in further reduction in separation to a less intense use.
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- The processing time for revised plans is 10 working days from the date of acceptance.
*** You will receive a message from you planner within 4 working days.
 - The expiration date of the revised plans shall match the expiration of the original application; an extension of time is not required to extend the Revised Plan.