

## PRELIMINARY PLAT EXTENSION

### Subdivision Code, Sec. 14-4-5 (D)

#### A. Significance of Preliminary Approval

Preliminary plat approval constitutes authorization for the developer to proceed with preparation of the final plat and the improvement plans and specifications for public improvements. Preliminary plat approval **does not** authorize the developer to cut roads or other easements, begin site preparation and grading, or any similar such work **unless authorized in writing** by the City. Preliminary approval is based on the following terms:

1. **Subject to the Basic Approval** - The basic conditions under which preliminary approval of the preliminary plat is granted will not be substantially changed prior to the expiration date.
2. **One (1) Year Approval** - Approval of the preliminary plat is valid for a period of twelve (12) months from the date of Commission approval. An extension of the preliminary plat approval may be granted for an additional six (6) months upon reapplication and review by the Commission.
3. **Two (2) Year Approval** - Approval of a preliminary plat for a Planned Area Development (P.A.D.), approved by the City of Maricopa, shall be effective for two (2) years in accordance with an approved phasing plan, but may be extended upon reapplication and review by the Commission and verification that the development is in compliance with all current applicable codes of the city.
4. **No Authority to Record** - Preliminary approval, in itself, does not assure final acceptance of streets for dedication nor continuation of existing zoning requirements for the development or its environs nor constitute authorization to record the plat.

## Over-All Review Time Frames

City will either grant or deny each type of permit (license) that it issues. The time frame includes an administrative completeness review period to accept or reject the application, and a substantive review period to provide a technical review of the request. The City shall approve or deny the request within the overall time frame listed below, however, should the City extend the review period for additional submittal(s), said extension's shall not exceed 25% of the overall time frame.

**Please note: These are projected time frames only and may change due to workload and staffing considerations**

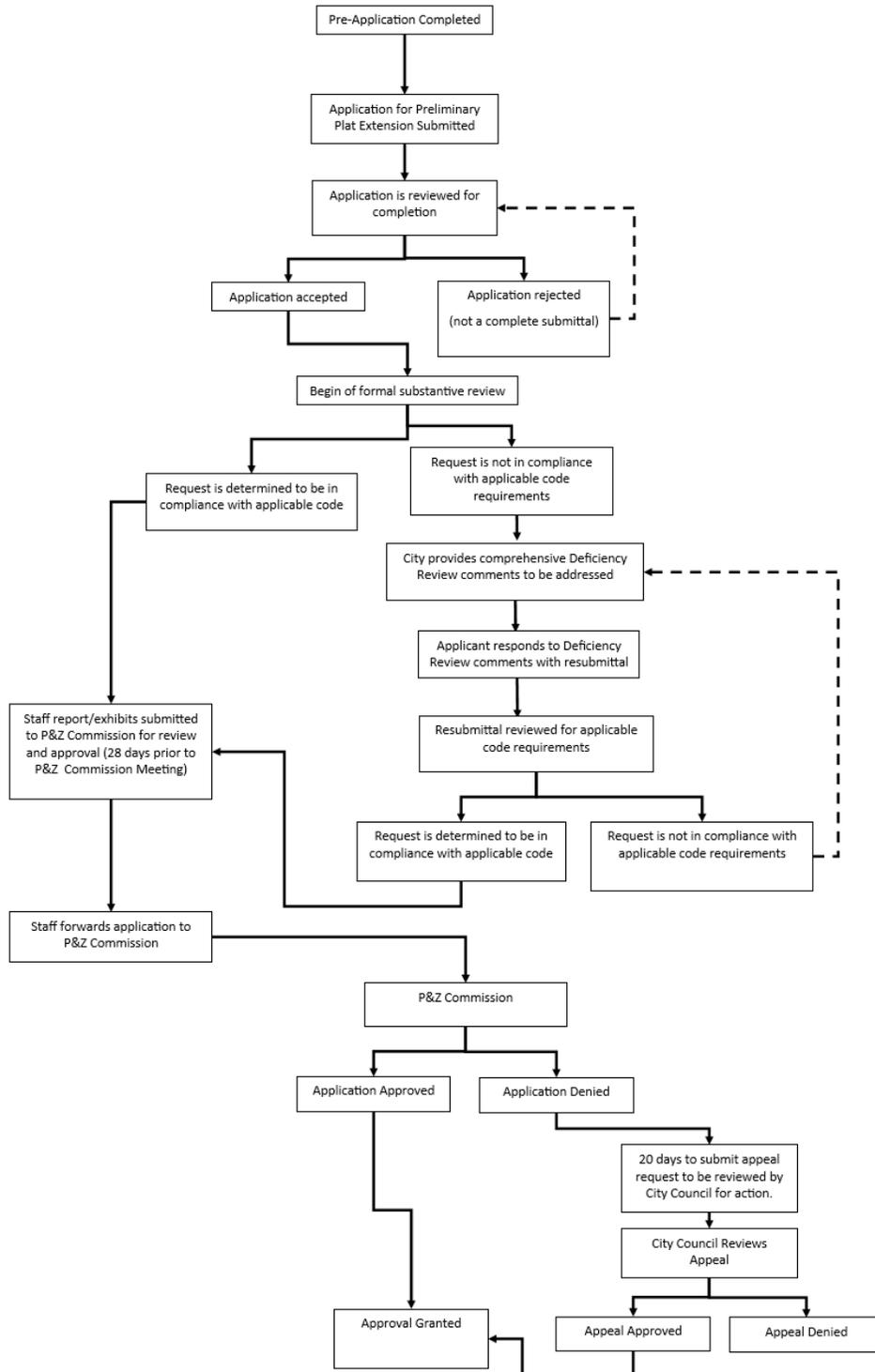
Application Type	Administrative Completeness Review (business days)	Substantive Review (business days)	Total Time Frame (business days)
<b>Preliminary Plat Extension</b>	<b>10</b>	<b>30</b>	<b>40</b>

## Submittal Review Turn Around Time Frames

Timeframes exclude all holidays, weekends and during the period where the applicant is revising plans. The listed timeframes are not all-inclusive and are subject to change. These timeframes are for plan review only and do not apply to submittals that require public notification outreach and approval through the Planning and Zoning Commission.

Application Type	First Review (business days)	Subsequent Reviews (business days)
<b>Preliminary Plat Extension</b>	<b>15</b>	<b>15</b>

## PRELIMINARY PLAT EXTENSION PROCESS FLOW CHART



**PRELIMINARY PLAT EXTENSION APPLICATION**

*Extension requests must be submitted at least 30 working days prior to the expiration date.*

**SECTION I: PROPERTY OWNER(S)**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

**\*If more than one owner, attach additional sheet with names, addresses and signatures as requested below**

**SECTION II: APPLICANT INFORMATION & PRIMARY CONTACT INFORMATION**

Applicant Name: \_\_\_\_\_

Affiliation with Project: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Affiliation with Project: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**SECTION III: PROPERTY/REQUEST**

Subdivision Preliminary Plat Name: \_\_\_\_\_

Original preliminary plat approval date: \_\_\_\_\_

Original preliminary plat expiration date: \_\_\_\_\_

Case # of existing preliminary plat: \_\_\_\_\_

General Location: \_\_\_\_\_

Assessor's Parcel Number: \_\_\_\_\_

Legal Description (Section, Township & Range): \_\_\_\_\_

Size (Gross Acreage): \_\_\_\_\_ sq. ft. \_\_\_\_\_ acres

Existing Zoning: \_\_\_\_\_ General Plan Land Use: \_\_\_\_\_



## REGULATORY BILL OF RIGHTS

This past legislative session (Fiftieth Legislature, First Regular Session), the Arizona Legislature passed **Senate Bill 1598**. This “Regulatory Bill of Rights” went into effect on **July 20, 2011 (with full implementation on December 31, 2012)**. The rights afforded private regulated parties under the new law are provided below.

### **A.R.S. § 9-832: REGULATORY BILL OF RIGHTS**

TO ENSURE FAIR AND OPEN REGULATION BY CITIES, A PERSON:

- IS ELIGIBLE FOR REIMBURSEMENT OF FEES AND OTHER EXPENSES IF THE PERSON PREVAILS BY ADJUDICATION ON THE MERITS AGAINST A CITY IN A COURT PROCEEDING REGARDING A CITY DECISION AS PROVIDED IN A.R.S. § 12-348.
- IS ENTITLED TO RECEIVE INFORMATION AND NOTICE REGARDING INSPECTIONS AS PROVIDED IN A.R.S. § 9-833 (EFFECTIVE JUNE 30, 2012).
- IS ENTITLED TO HAVE A CITY NOT BASE A LICENSING DECISION IN WHOLE OR IN PART ON LICENSING CONDITIONS OR REQUIREMENTS THAT ARE NOT SPECIFICALLY AUTHORIZED AS PROVIDED IN A.R.S. § 9-834.
- MAY HAVE A CITY APPROVE OR DENY **THE PERSON’S LICENSE APPLICATION WITHIN A** PREDETERMINED PERIOD OF TIME AS PROVIDED IN A.R.S. § 9-835 (EFFECTIVE DECEMBER 31, 2012).
- IS ENTITLED TO RECEIVE WRITTEN OR ELECTRONIC NOTICE FROM A CITY ON DENIAL OF A LICENSE APPLICATION (EFFECTIVE DECEMBER 31, 2012).
  - THAT JUSTIFIES THE DENIAL WITH REFERENCES TO THE STATUTE, ORDINANCE, REGULATION, DELEGATION AGREEMENT OR AUTHORIZED SUBSTANTIVE POLICY STATEMENT ON WHICH THE DENIAL IS BASED AS PROVIDED IN A.R.S. § 9-835.
  - **THAT EXPLAINS THE APPLICANT’S** RIGHT TO APPEAL THE DENIAL AS PROVIDED IN A.R.S. § 9-835.
- IS ENTITLED TO RECEIVE INFORMATION REGARDING THE LICENSE APPLICATION PROCESS AT THE TIME THE PERSON OBTAINS AN APPLICATION FOR A LICENSE AS PROVIDED IN A.R.S. § 9-836.
- MAY INSPECT ALL ORDINANCES, REGULATIONS, AND SUBSTANTIVE POLICY STATEMENTS OF A CITY, INCLUDING A DIRECTORY OF DOCUMENTS, AT THE OFFICES OF THE CITY AS PROVIDED IN A.R.S. § 9-837.
- UNLESS SPECIFICALLY AUTHORIZED, MAY EXPECT CITIES TO AVOID DUPLICATION OF OTHER LAWS THAT DO NOT ENHANCE REGULATORY CLARITY AND TO AVOID DUAL PERMITTING TO THE MAXIMUM EXTENT PRACTICABLE AS PROVIDED IN A.R.S. § 9-834.
- MAY FILE A COMPLAINT WITH THE CITY COUNCIL CONCERNING AN ORDINANCE, REGULATION OR SUBSTANTIVE POLICY STATEMENT THAT FAILS TO COMPLY WITH A.R.S. § 9-832.