

# Development Process Checklist

**Everything you will need to proceed with new commercial construction post Planning & Zoning.**

## ENGINEERING

- On Site Improvement Plans (separate from Off Site)
  - Project Narrative, Traffic Impact Analysis, Water Report, Sewer Report, Paving Plan, Grading & Drainage Plan, Water Plan, Sewer Plan, Grading & Drainage Report, Lighting (Photometric) Plan, Geotechnical Soils Report, Landscape Plan, SWPP.
- Off Site Improvement Plans (separate from On Site)
  - Project Narrative, Traffic Impact Analysis, Water Report, Sewer Report, Paving Plan, Grading & Drainage Plan, Water Plan, Sewer Plan, Grading & Drainage Reports, Lighting (Photometric) Plan, GeoTechnical Soils Report, Landscape Plan, SWPP

## BUILDING

- 2018 IBC, 2017 NEC, 2010 ADA
- Building permit
  - Project Narrative, Site Plan, Construction Plans (Building/Structural Only), GeoTechnical Soils Report, Utility Will Serve Letters from ED#3, Pinal County, Global Water, and Maricopa Domestic as applicable.
- Include details on site plan/layout or elsewhere to detail distances between buildings, emergency egress, etc

## FIRE

- Underground Fire Line permit
- Sprinkler System permit
- Fire Alarm permit
- Note:
  - All buildings shall be sprinkled, alarmed, & 3<sup>rd</sup>-party monitored
  - All buildings shall have approved emergency responder radio coverage
  - Automatic gates shall be equipped with OPTICOM device
  - Fire hydrants shall be provided that meet minimum fire flows per 2018 IFC

## OTHER PERMITS NEEDED

- Address permit for new building (if applicable)
- ADOT permit (if performing work in the Right of Way)
- Floodplain Use permit from Pinal County (if property is within floodplain)
- Dust permit from Pinal County
- Platting Permit (processed via Planning & Engineering)

## NOTES

- Permits can be submitted concurrently, but Building will need approval from Engineering before issuance
- Everything, including inspections, can be completed at [MaricopaVIPportal.com](http://MaricopaVIPportal.com)