

**AS-BUILT PLAN OF DEVELOPMENT (POD)
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Note: As of December 31, 2012, all Land Use applications are subject to ARS § 1605.

- As of September 13, 2013 all Residential uses are excluded per ARS §11-1605 M.2

As-Built Plan of Development is available as Electronic Document Review (EDR) - digital application submittal & review. The EDR Overview webpage includes information on how to get started with EDR submittal and processing.

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Any questions with EDR, please contact us at 602-506-8573 or use the On-line chat feature within the On-line Permit Manager click on **Let's Talk!**



APPLICATION PROCESS AND TIMEFRAME

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The statute sets up two types of review timeframes: Administrative and Substantive. The Board of Supervisors (BOS) through the P-30 Licensing Timeframes Ordinance has adopted a 25 day administrative timeframe and a 75 substantive timeframe for Land Use applications. An application related to a residential use is not subject to the statute. An application that is part of design build project may establish negotiated time process during the pre-application meeting.

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Only one review is allowed for the substantive review period. The County can amend the substantive review comments to address legal requirements not identified on the original substantive review comments.

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APPLICATION PROCESS AND TIMEFRAME (Continued)

After receipt of an application, the administrative review period begins and staff will review for administrative completeness. The applicant will receive a formal response from their assigned planner and may be required to submit additional information. Once administrative comments have been given to the applicant, the timeframe clock will stop and will resume upon resubmittal of the application materials. Once the application is deemed administratively complete, the planner will formally notify the applicant that the project has entered the substantive review period and technical comments will be given to the applicant within a reasonable timeframe. The substantive timeframe clock stops from receipt of comments until the applicant makes a formal resubmittal.

At any time during the process, an applicant can check the status of their application by viewing the Citizens Access Portal on the Planning and Developments website:

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The applicant's assigned planner can also be utilized as a resource for checking application status. If at any time comments are given to the applicant, a notation will be made as to the administrative or substantive timeframe remaining which will not resume until a resubmittal is made. **Note:** It is very important to return the planner's comment memo upon resubmittal so that the appropriate statutory timeframe can resume.

Depending on the comments received, the application materials may need revisions. The owner or authorized agent must submit revised materials to the OSS. The applicant's resubmittal must meet the County's technical requirement or it will be denied. Additionally, an administrative decision of denial can be made if the Director finds that it is not possible to grant the application within the timeframe or the applicant has not provided additional or supplemental information within 180 days (not working days) of a written or electronic request for said information.

Once staff is satisfied that technical requirements have been met, staff may approve or deny the request. At this time, the substantive timeframe clock will stop. After a decision has been made, a decision letter will be issued.

The conditions of approval of this application may be appealed to the Hearing Officer pursuant to ARS § 11-832. Provide request for appeal to the Hearing Officer Liaison at this address within 30 calendar days of the administrative/ministerial approval date to schedule an administrative hearing.

Note: If an applicant has not made a resubmittal of application materials in either administrative or substantive review periods after six (6) months, the application will be closed due to inactivity.



INFORMATION REQUIRED FOR SUBMITTAL

1. **Application: completed and signed – 2 copies**

2. **Proof of ownership (recorded deed or unofficial copy) – 1 copy.**
 - If applicable, lease agreement. If the subject property is part of a land lease, the Lease Agreement should include the terms of the lease, and the proposed use of the leased land. Additional information may be required after reviewing the Lease Agreement.

3. **Site Plan – 2 copies (11"x17" or 8 1/2" x 14") of the property, indicating the following:**
 - The site plan must be drawn to a recognizable scale, i.e. 1" = 20'.
 - North arrow and scale (written and graphic scale) shown on plan.
 - All property lines must be clearly shown and dimensions indicated.
 - Location and dimensions of all existing and proposed structures (including fences, signs and pools) from property lines and distance between structures.
 - Location and width of dedicated streets, recorded easements, (provide recording number) and patent easements on or adjacent to property (include names of streets if applicable).
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4. **Narrative – 2 copies, describing the proposed use in detail, including:**
 - Description of proposal, including use(s), business operations, hours/day of operation, and number of employees.
 - Description and location of existing buildings, also discuss if any additional construction is proposed.
 - Address the utility providers for water, sewer, police and fire services.

5. **Photographs**
 - Submit photographs of the site, taken on all four corners of the property and looking inward to the property (minimum of four photographs).
 - Please label each photograph with the view, direction and date.
 - A site plan or key map may also be used in conjunction with the photographs with notations showing what direction the photograph faces and where it is taken.



6. **Electronic copies of application materials saved in Adobe PDF files – 1 jump drive. Example Narrative Report should be saved as NARR-RPTS-1.pdf**

Application Document	Required Naming Convention for the Adobe PDF documents
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Site Plan	SITE-PLAN-1
Narrative Report	NARR-RPTS-1
Photographs	PHOT-DETL-1
Patent Easement (if applicable)	PEAS-DETL-1

7. **Copy of the Patent Easement Deed (if applicable)** which may be acquired at the Bureau of Land Management, 1 N. Central, Phoenix, (602) 417- 9200 – **1 copy**

8. **Evidence of As-Built existence – 1 copy**

- For commercial properties prior to **September 22, 2008**; and evidence of Industrial developments are subject to the effective date of **October 15, 1984**. The burden of proof is on the owner/owner’s authorized agent to provide adequate verifiable documentation of the claim involving an As-Built POD. One or more of the following are acceptable examples:
 - An original copy indicating flight data of an aerial photograph showing the use/activity prior to May 29, 1969, the structure prior to January 1, 2000, or other effective date of the zoning ordinance that applies.
 - Previous permit(s) with all necessary information.
 - Documentation from the Assessor’s Office, Recorder’s Office, utility company, or other official entity, and two notarized Affidavits of Non-Conforming Use (sample attached).

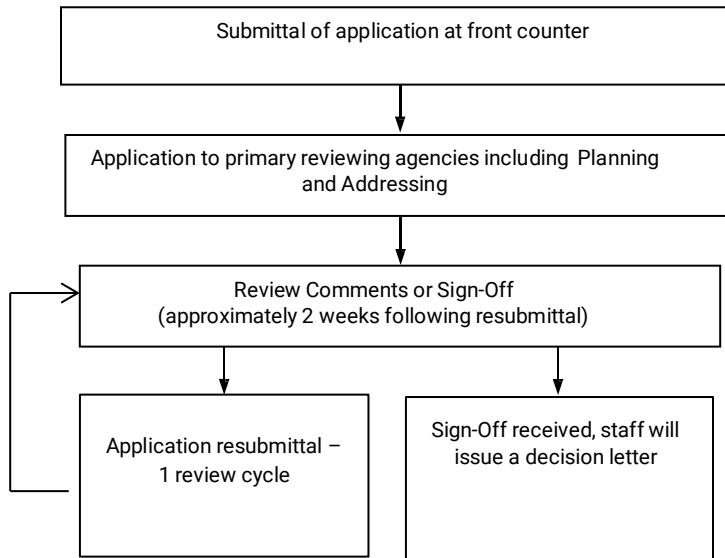
9. **Fees:**

- Zoning Clearance (Residential – **\$100** or Commercial/Industrial – **\$250**)
- Addressing Review Fee of **\$10** to verify an existing address or **\$50** to assign an address (This fee is a separate fee but can be combined with the zoning clearance fee).
- Change to an application for a license in progress – **\$50**
- For an application to be added to an application for a license in progress – **\$50**
- To re-initiate application for a license administratively denied due to time (within 180 days) – **\$50**
- Appeal of administrative denial of a license due to time (within 30 days) – **\$150**

See Maricopa County Zoning Ordinance, Chapter 16 – (www.maricopa.gov/planning) – Please be aware that an additional investigation fee equal to the zoning clearance fee will be charged when a request is related to an active zoning violation case. This investigation fee will be assessed upon implementation of a signed compliance agreement, or upon a Hearing Officer’s determination that the respondent(s) is/are responsible for the applicable code violation(s).



PROCESS FLOW CHART & PROJECTED TIMEFRAME



Approximate timeframe of 1 month



REQUEST	
Title of Project: _____	
Description of Request: _____	
Existing Use of Property: _____	
Existing Zoning District: _____	
Related Case Number: _____	
PROPERTY INFORMATION	
Address (if known): _____	
General Location (Include nearest city/town): _____	
Size in Acres: _____	Square Feet: _____
Legal Description Section: _____	Township: _____ Range: _____
Assessor's Parcel Number(s): _____	
OWNER'S AUTHORIZED AGENT INFORMATION	
Name: _____	Contact: _____
Address: _____	
City: _____	State: _____ Zip: _____
Phone #: _____	Fax #: _____
E-mail Address: _____	
PROPERTY OWNER INFORMATION	
Name: _____	Contact: _____
Address: _____	
City: _____	State: _____ Zip: _____
Phone #: _____	Fax #: _____
E-mail Address: _____	
PROPERTY OWNER AND OWNER'S AGENT AUTHORIZATION	
<p>I (property owner) _____ authorize (owner's agent) _____ to file this application on all matters relating to this request with Maricopa County. By signing this form as the property owner I hereby agree to abide by any and all conditions that may be assigned by the Maricopa County Board of Supervisors, Maricopa County Planning and Zoning Commission, or Maricopa County Planning and Development Department staff as applicable, as part of any approval of this request, including conditions, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property.</p>	
INSPECTIONS	
By submitting this application, I am inviting County staff to conduct all site inspections they deem necessary.	
PROPOSITION 207 WAIVER – Signature required	
<p>The property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Maricopa County as result of the filing of this application.</p>	
Property Owner Signature: _____	Date: _____
VERIFICATION OF APPLICATION INFORMATION – Signature required	
I certify that the statements in this application and support material are true. Any approvals or permits granted by Maricopa County in reliance upon the truthfulness of these statements may be revoked or rescinded.	
Owner or Authorized Agent Signature: _____	Date: _____
ARS § 1605 TIMEFRAME EXTENSION	
I authorize a 50% timeframe extension for the review of my application as adopted by the Board of Supervisors per ARS § 1605 and as amended.	
Property Owner Signature: _____	Date: _____



AFFIDAVIT SAMPLE

Maricopa County Planning &
Development

Reference: **123 Sample Road, Sample City, AZ 85000**

Assessor's Parcel Number: **123-45-678**

To Whom It May Concern:

I hereby certify the referenced property's existing use as a **LANDSCAPING BUSINESS** was established prior to May 29, 1969, the effective date of the Maricopa County Zoning Ordinance. The use has been continued without an interruption that exceeded 12 consecutive months. I have personal knowledge of this property because; **I HAVE LIVED IN THE AREA SINCE 1959 AND PASS BY IT FOUR OR FIVE TIMES A WEEK.**

Name: **Joe Smith**

Signature: **Joe Smith**

Address: **40 Example Road, Sample City, AZ**

Date: **May 22, 2003**

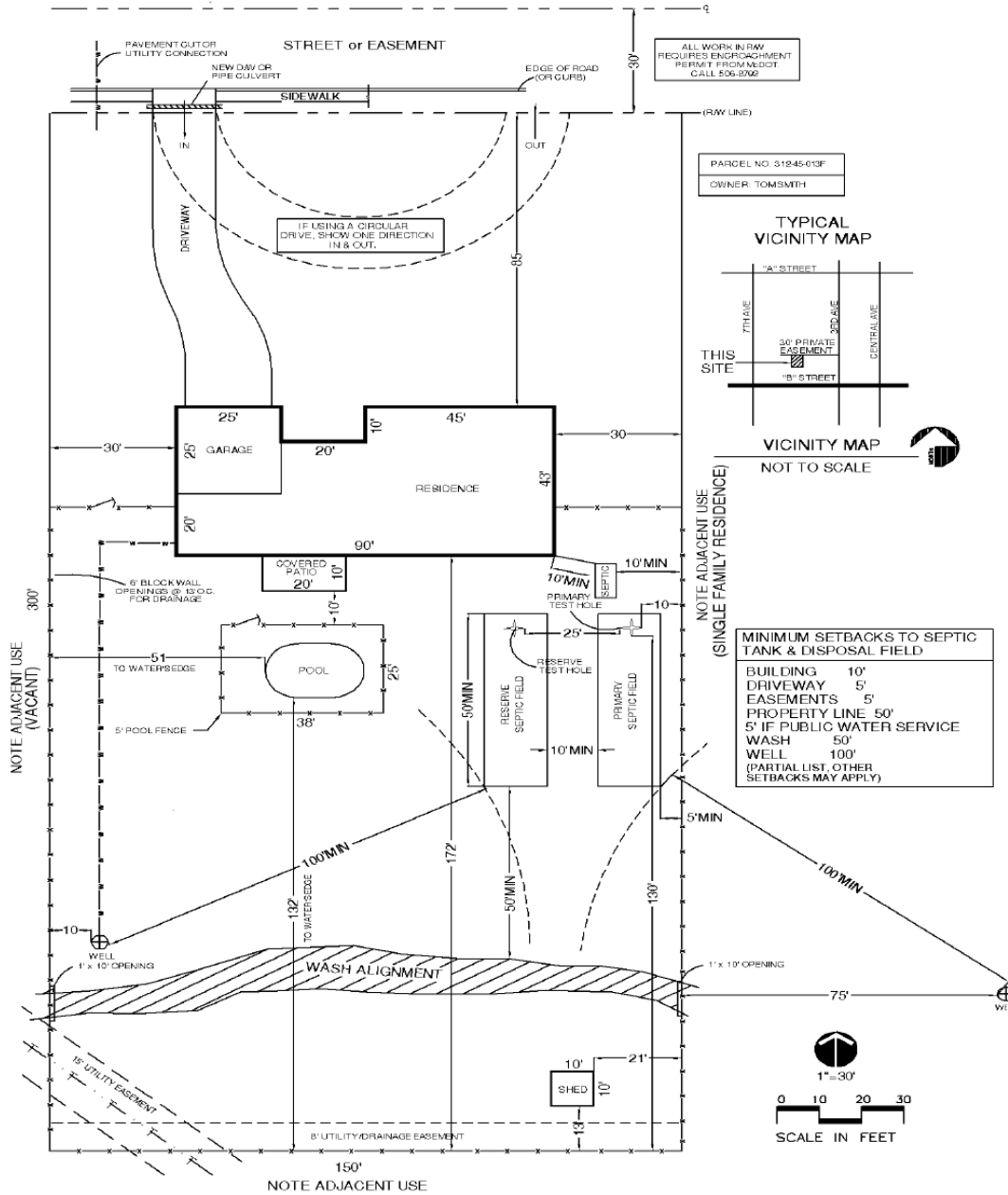
SUBSCRIBED AND SWORN before me this _____ of _____, _____.

Notary Public

My Commission Expires: _____



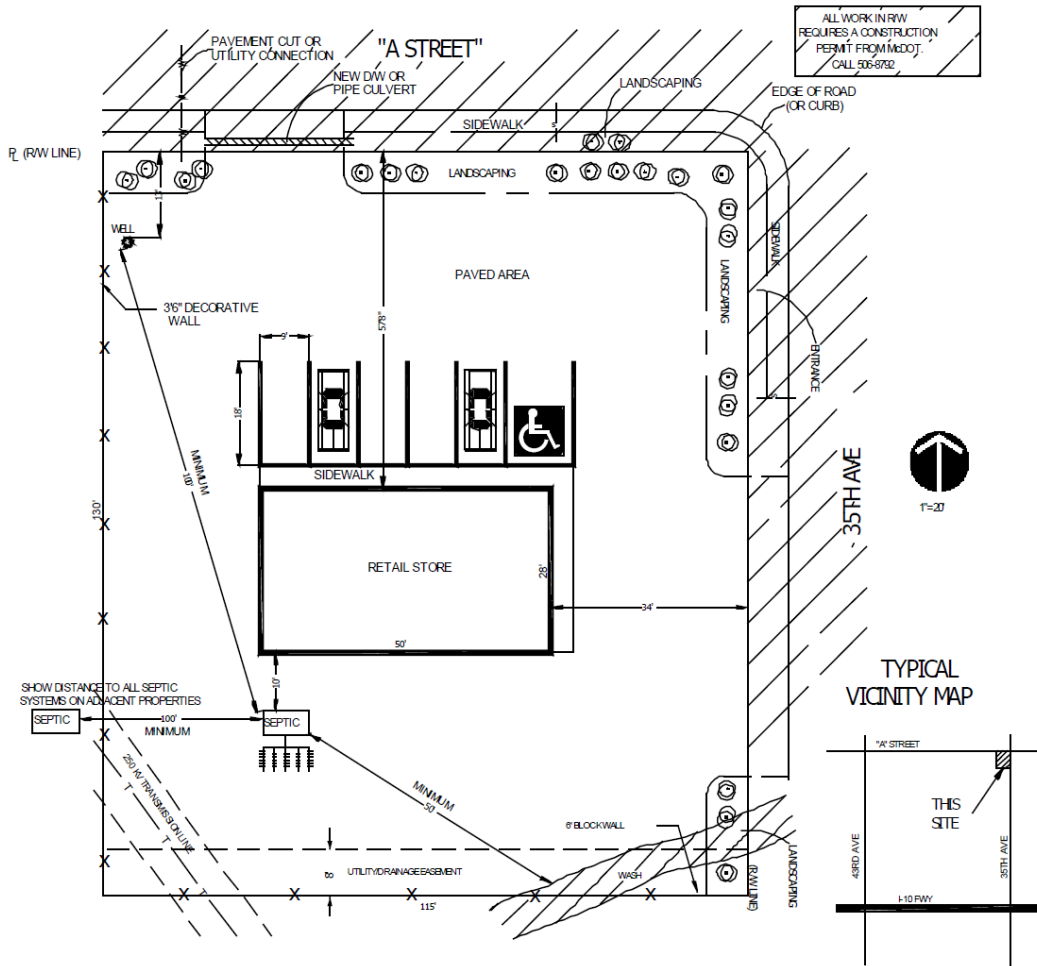
EXAMPLE OF A TYPICAL RESIDENTIAL SITE PLAN



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Planning & Development Department

301 W. Jefferson St., Suite 170 Phoenix, Arizona 85003

P: 602.506.3301

As-Built Plan of Development Application Packet

6/9/23

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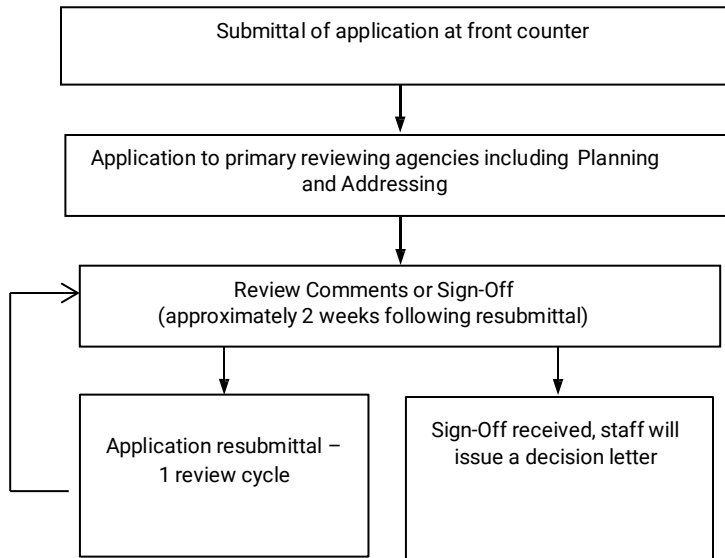
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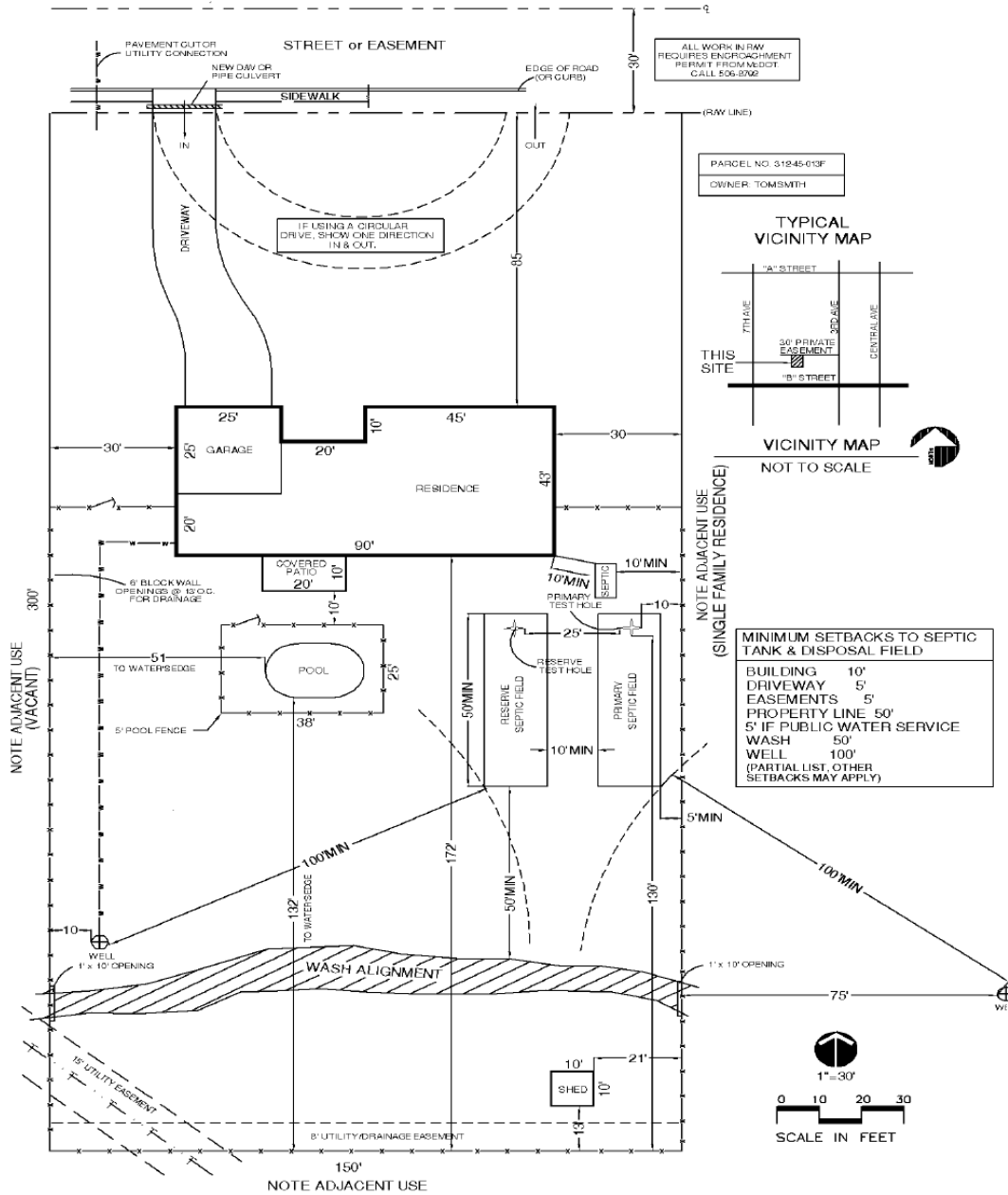
SUBSCRIBED AND SWORN before me this _____ of _____, _____.

Notary Public

My Commission Expires: _____



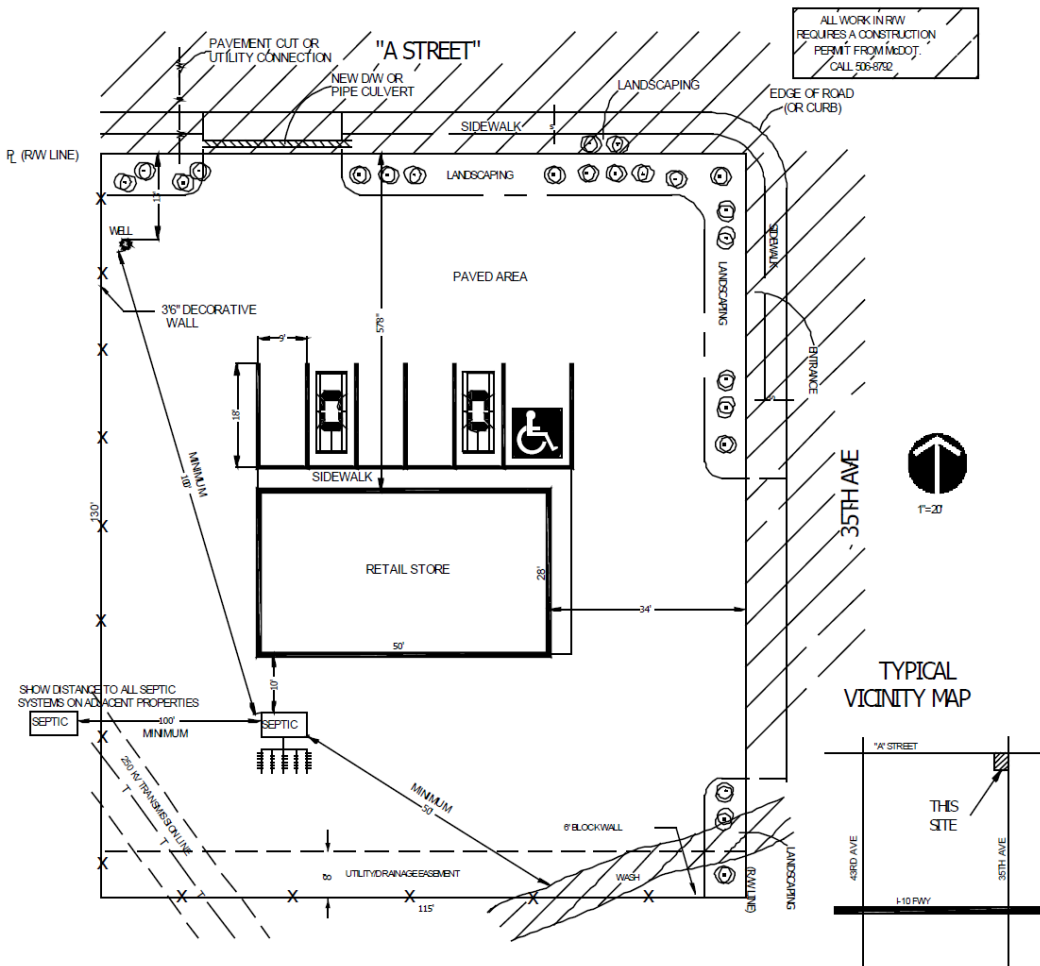
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