



# Maricopa County

## Planning & Development Department

### Department Directive

Department Directive:  
DD-2013-09

Supersedes: DD-2001-15

Effective: Immediately

Initiator: Tom Ewers

Director: *Debra W. Stark*

**PURPOSE:** To clarify and standardize requirements and procedures for Power Plant Permits.

**REFERENCE:** ARS Section 11-865 and Title 40 "Public Utilities and Carriers"  
Maricopa County Zoning and Building Codes  
Maricopa County Zoning Ordinance  
State and Federal Regulations

#### **POLICY/PROCEDURE:**

Power companies operating under a franchise or certificate of convenience and necessity from the Arizona Corporation Commission are partially exempt from the County Building Code and building permit fees. To verify if a power company has such a certificate, refer to the Arizona Corporation Commission website list at:

<http://www.cc.state.az.us/divisions/utilities/>

Maricopa County Infrastructure or Building permits will not be issued until the necessary final plat, Comprehensive Plan Amendments, Special Use Permit Plans or other zoning entitlement is approved by the Maricopa County Planning and Zoning Commission and the Maricopa County Board of Supervisors. Check the status of the approval process for any power plant with Current Planning.

Salt River Project (SRP) has a Federal exemption from all County permit and fee requirements; however, other utility company's work on SRP property will be subject to County regulations.

The following is a list of permits necessary for power plant construction. This list includes all Maricopa County permits but may not include all permits required by State or Federal Authorities.

#### **1. Planning and Development**

Building/Zoning Clearance permit and Temporary Use or Conditional Use permit for construction yard and/or trailers.

Building/Zoning Clearance permit for demolition of existing structures, one permit required for each parcel of land.

Building/Zoning Clearance permit for site grading.

Zoning Clearance permit for entire site infrastructure, production facilities and equipment. This permit will be based on the SUP or other zoning entitlement approved plans including any approved revisions or amendments and will be a record permit for the entire site development. Supplements or revisions to the plans can be submitted for review prior to construction of new work or with required SUP annual reports filed to show compliance. With these annual reports as-built plans may be submitted as revisions or supplements to these permits. As long as the as-built plans are in compliance with the parameters of the development approved by the SUP, these supplements will be



approved. This Zoning Clearance permit will serve as the record permit for the entire site to ensure compliance with the SUP and any approved amendments.

Building permit fees will **not** be required for any underground, foundation, building or equipment work directly related to production facilities but special plan review and inspection arrangements for this work will be accomplished throughout the special inspection program specified by the International Building Code.

Building/Zoning Clearance permit for each occupied building. Application forms and submittal requirements may be found at:

<http://www.maricopa.gov/planning/BuildingServices/docs/pdf/Forms/Commercial.pdf>

## **2. Flood Control**

Drainage Clearance and/or Floodplain Use permit for entire site, including any necessary section 404 Army Corps. of Engineers approvals.

## **3. Environmental Services**

Permit for any on-site waste water treatment (i.e. septic systems, treatment plants).

Permit for earthmoving and dust control for disturbing any site greater than 1/10 of an acre. A single permit may be issued for the entire site.

Permit for air quality compliance per Federal EPA and Arizona Department of Environmental Quality.

Permit for water systems facility.

Permit for Title V Prevention of Significant Deterioration (PSD) for air quality.

## **4. Department of Transportation**

Permit for any work on County rights-of-way.

## **5. State of Arizona**

Certificate of Environmental Compatibility and Certificate of Convenience and Necessity from Arizona Corporation Commission.

Permit for wells from ADWR.

Permit for on-site ponds from ADEQ including Aquifer Protection Permit (APP) and NPDES Storm Water N.O.I.

Arizona State Historic Preservation Office concurrence on no effect to historic properties.

Arizona Game and Fish development permit and/or desert tortoise handling permit.

Permit for fire protection/detection from Arizona Fire Marshal.

## **6. United States of America**

U.S. Bureau of Land Management Finding of No Significant Impact (FONSI) and Decision Record pursuant to the National Environmental Policy Act.



U.S. Fish and Wildlife Service concurrence on no adverse effect to endangered species.

U.S. Army Corps of Engineers 404 permit to modify drainages carrying Waters of the U.S. and demonstration of the absence of wetlands.

Federal Aviation Administration No Hazard Declaration.

**All permits must be issued prior to construction with the exception of some Zoning Clearance Record permits, which may have an ongoing supplement or revision process based on as-built plans. Handouts are available from each of the agencies listed above that detail the plan and information submittal requirements for each type of permit.**

**Each Agency listed above must be contacted for their individual final approval of any work done under their permits.**