



Maricopa County

Planning & Development Department
Department Directive

Department Directive:
DD-2013-21

Supersedes: DD-2012-08

Effective: Immediately

Initiator: Darren Gerard

Director: *Debra W. Stark*

PURPOSE: All approved Preliminary Plats valid as of 10/1/10 or subsequent date will remain valid through 12/31/2015.

REFERENCE:

Maricopa County Subdivision Regulations, Section. 202.4.d.2 Preliminary Plat Approval
Maricopa County Board of Supervisors, Resolution of Policy C-44-13-103-M-00

POLICY/PROCEDURE:

There is a preliminary plat validity period of 24 months from the date of Planning & Zoning Commission approval per Section 202.4.d.2 of the Maricopa County Subdivision Regulations. However, the Board of Supervisors adopted a Resolution on 12/14/11, establishing a validity period through 12/31/13 for all preliminary plats valid as of 10/1/10 or later date. On 5/22/13, the Board of Supervisors adopted a resolution extending the validity period through 12/15/13 for all preliminary plats valid as of 10/1/10 or later date.

Any associated final plat must be approved before the preliminary plat validity expires on 12/31/15. The final plats must comply with all current requirements at time of review and/or approval and the subject property must be free of any open violation case. Final plat cases will be administratively closed if inactive for six months.

A copy of the Resolution follows this directive.

RESOLUTION

Maricopa County Board of Supervisors

C-44-13-103-11-00

RESOLUTION EXTENDING THE VALIDITY OF APPROVED PRELIMINARY PLATS TO
DECEMBER 31, 2015 IN UNINCORPORATED MARICOPA COUNTY

BE IT RESOLVED by the Maricopa County Board of Supervisors as follows:

WHEREAS, Arizona Revised Statutes mandate Maricopa County to regulate the subdivision of all unincorporated lands within its boundaries; and

WHEREAS the Arizona Revised Statutes enable Maricopa County to adopt general regulations of uniform application governing plats and subdivisions of unincorporated lands within its boundaries to protect the public health and safety; and

WHEREAS in accordance with the Arizona Revised Statutes, the Maricopa County Board of Supervisors has adopted the Maricopa County Subdivision Regulations providing for the regulation of subdivision development within the unincorporated area of the County, defining its terms, setting forth subdivision platting procedures and requirements, establishing subdivision design principles and standards, establishing street and utility improvement requirements; and

WHEREAS the purpose of the Maricopa County Subdivision Regulations is to provide for the orderly growth and harmonious development of the County; to insure adequate traffic circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions and public facilities; to achieve individual property lots of reasonable utility and livability; to secure adequate provisions for water supply, power, drainage, protection against flood, storm water retention / detention, sanitary sewerage; paved streets and other accesses; and other health and safety requirements; to consider adequate sites for schools, recreation areas and other public facilities; to promote the conveyance of land by accurate legal

description; and to provide practical procedures for the achievement of this purpose; and

WHEREAS, the Board of Supervisors has determined that regulated subdivision plats is the preferred method of land development in unincorporated Maricopa County and is in the best interest of Maricopa County and its citizens; and

WHEREAS, a number of proposed subdivision developments have received benefit of a preliminary plat approval; and

WHEREAS, the Maricopa County Subdivision Regulations establishes a two year validity period for a preliminary plat approved by the Maricopa County Planning and Zoning Commission with potential for a one year extension to be administratively approved by staff of the Maricopa County Planning and Development Department; and

WHEREAS, the preliminary plat becoming invalid on a date certain is established in the Maricopa County Subdivision Regulations and not mandated in the Arizona Revised Statutes; and

WHEREAS, due to the current state of the national, state and local economy, subdivision developers are not able to financially pursue a final plat approval by the Maricopa County Board of Supervisors prior to the expiration date of an approved preliminary plat;

NOW, THEREFORE, BE IT RESOLVED that the Maricopa County Board of Supervisors does hereby extend the expiration date of all valid and approved preliminary plats and preliminary plat extensions in unincorporated Maricopa County, which are scheduled to become invalid or did become invalid on or after October 1, 2010, to December 31, 2015 subject to the following conditions:

- The preliminary plat or preliminary plat extension must have been previously approved or must be approved subsequent to this Resolution, but shall not have achieved the date of invalidity before October 1, 2010;
- The preliminary plat or preliminary plat extension shall be on a property (or properties) where all outstanding fees and fines owed to the Maricopa County Planning and Development Department shall be current and paid in full;

- The preliminary plat or preliminary plat extension shall be on a property (or properties) free of all violations of Maricopa County laws, codes, regulations and ordinance;
- Any final plat and infrastructure permit associated with any preliminary plat or preliminary plat extension benefitting from this Resolution shall not be inactive for a period exceeding six months, or the applications will be administratively closed and new final plat and infrastructure permit applications and fees shall be required;
- The final plat and infrastructure permit associated with any preliminary plat or preliminary plat extension benefitting from this Resolution, shall comply with all regulations, policies and best engineering practices in place at the time of the final plat approval by the Maricopa County Board of Supervisors; and
- After December 31, 2015, the validity period of a preliminary plat subject to this Resolution may be administratively extended for an additional one year period by the Maricopa County Planning and Development Department if there is an associated final plat and infrastructure permit that have remained active.



MAY 22 2013

Chairman

Date



MAY 22 2013

Attest:

Clerk of the Board

Date



5-27-2013

Director,
Planning and Development Department

Valid Preliminary Plats or Extensions without an approved Final Plat

Subdivision Case Number	Subdivision Name	Approval Deadline Date	Extension by Resolution
S2005020	Zanjero Trails Phase 1	8/4/2013	12/31/2013
S2005076	Rio Verde Highlands	7/23/2011	12/31/2013
S2006064	Vista Montana Estates	5/7/2011	12/31/2013
S2007009	Avalon	10/17/2010	12/31/2013
S2007019	Desert Whisper Phase 1	1/15/2011	12/31/2013
S2007020	Desert Whisper Phase 2	2/12/2011	12/31/2013
S2007021	Desert Whisper Phase 3	1/15/2011	12/31/2013
S2007025	Hassayampa 78	1/29/2011	12/31/2013
S2007038	Broadstone Ranch Phase 1A	1/5/2014	12/31/2013
S2007040	Hidden Waters Ranch Phase 1	10/8/2011	12/31/2013
S2007053	Desert Whisper Phase 4	2/12/2011	12/31/2013
S2007060	Preserve at Goldfield Ranch	1/15/2011	12/31/2013
S2009005	Twelve Oaks Estates II Extension	5/7/2011	12/31/2013
S2009008	Rancho Cabrillo H, I, J, K, V, W	10/4/2010	12/31/2013
S2009009	Desert Hills Estates	8/22/2011	12/31/2013
S2010006	Shoppes at Cortessa	12/31/2011	12/31/2013
S2010004	Riverside Estates	5/8/2011	12/31/2013
S2010001	Riggs Ranch Estates	2/7/2011	12/31/2013