



Development Applications Process

Enhanced Application Review

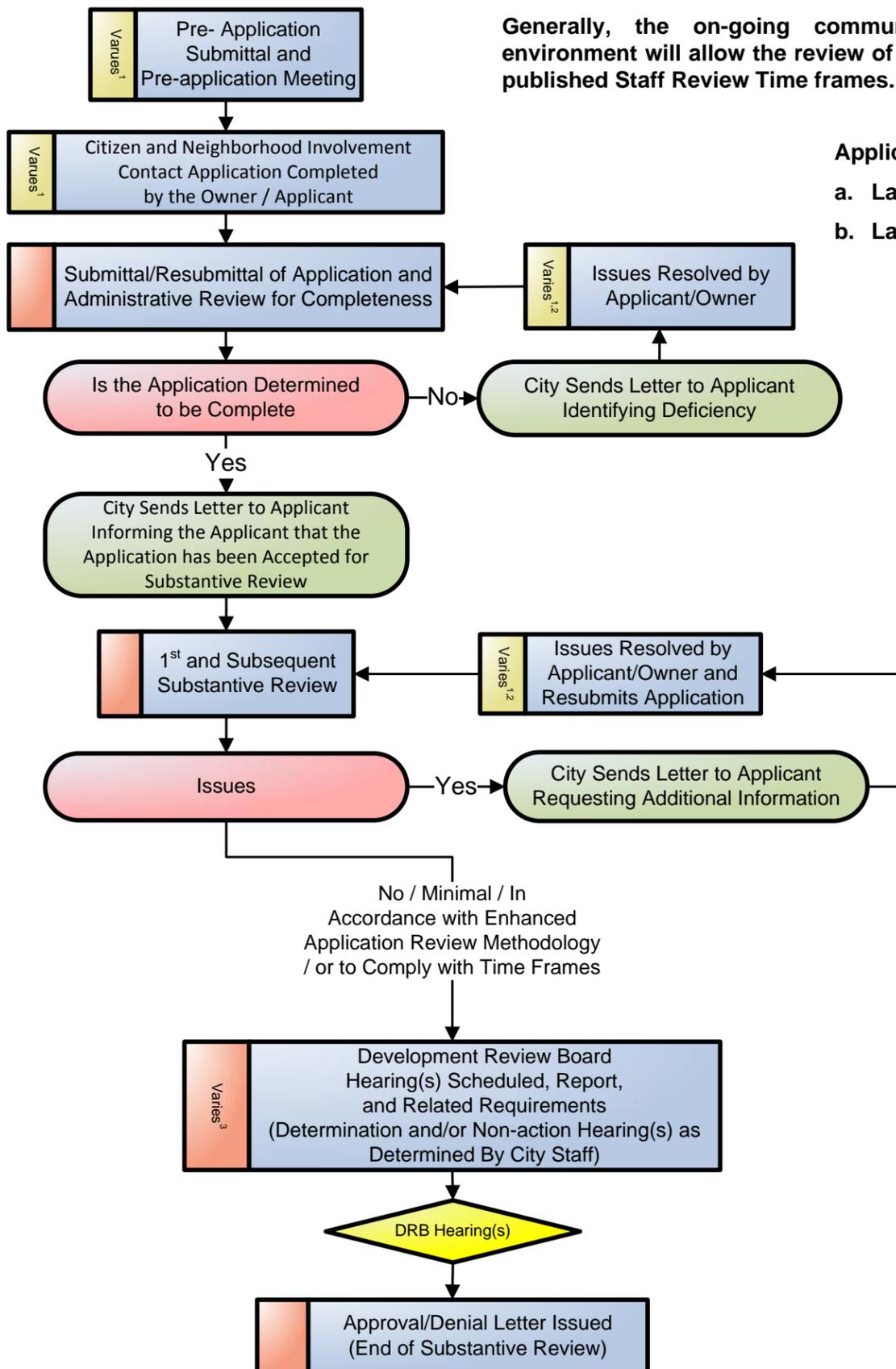
Preliminary Plat (PP)

Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.



Application Types:

- Land Divisions – Subdivision (PP)
- Land Divisions – Master Planned Property (PP)

Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 25 percent

Time Line

| | | | |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------|----------------------------------|
| Administrative Review 15 Staff Working Days Per Review | Substantive Review 95 Total Staff Working Days, Multiple Reviews in This Time Frame ^{2,3,4} | Public Hearing Process Time Frames Vary ³ | Approval/Denial Letter Issued |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------|----------------------------------|



Development Applications Process

Standard Application Review

Preliminary Plat (PP)

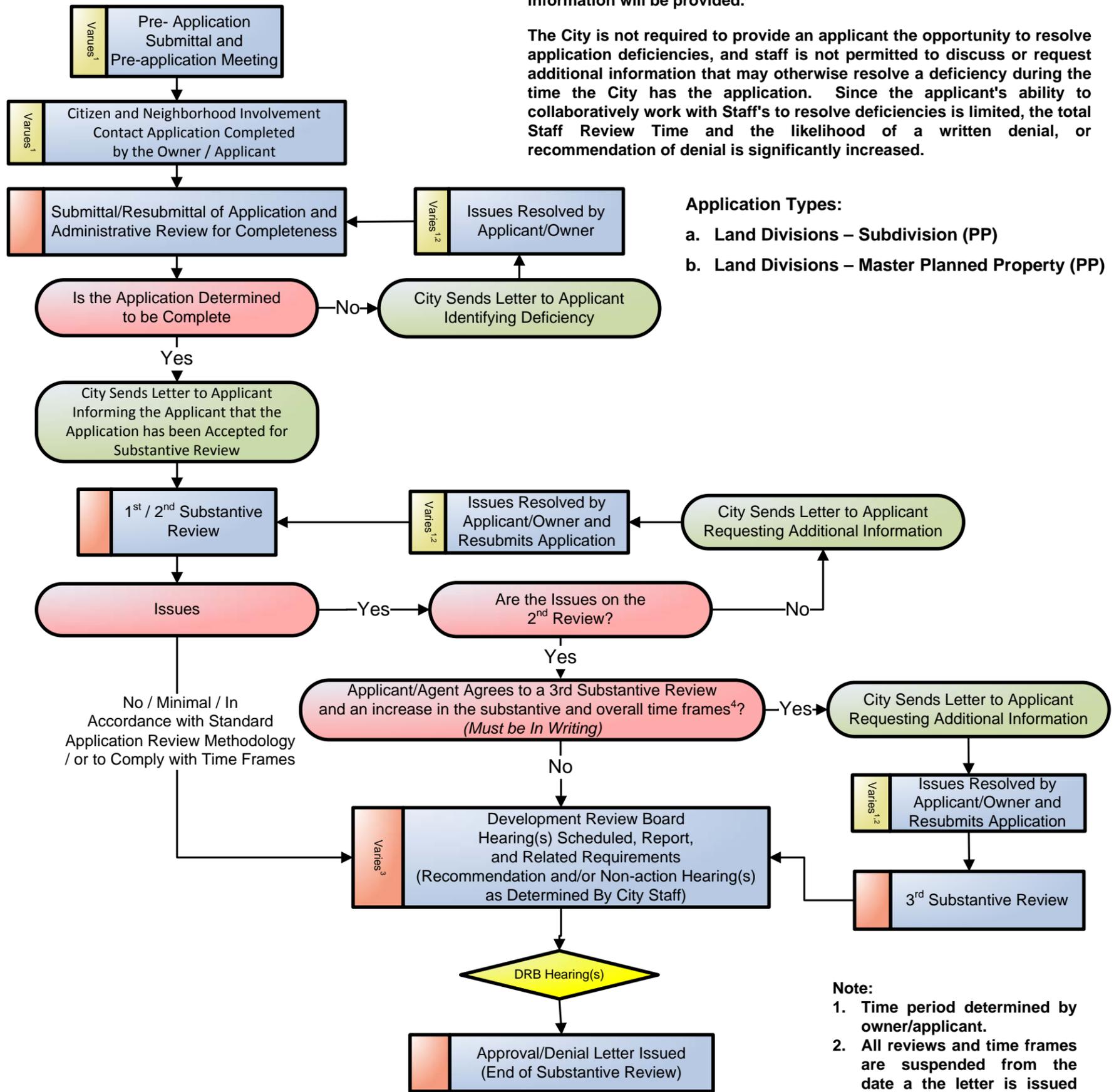
Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

Application Types:

- a. Land Divisions – Subdivision (PP)
- b. Land Divisions – Master Planned Property (PP)



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 25 percent

Time Line

| | | | |
|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| Administrative Review 15 Staff Working Days Per Review | Substantive Review 95 Total Staff Working Days, Two Reviews in This Time Frame ^{2,3,4} | Public Hearing Process Time Frames Vary ³ | Approval/Denial Letter Issued |
|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|