



Planning & Development Department

MINOR AMENDMENT TO A DEVELOPMENT MASTER PLAN

SUBMITTAL FORMS INDEX

MINOR AMENDMENT TO A DEVELOPMENT MASTER PLAN APPLICATION
MINOR AMENDMENT PROCESS & TIMEFRAME
MINOR AMENDMENT TO DMP CHECKLIST
DRAINAGE REQUIREMENTS

Minor Development Master Plan 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.

<https://www.maricopa.gov/4687/Electronic-Document-Review-EDR-Overview>

Download the EDR User Guide – Minor Development Master Plan and the Minor Development Master Plan application packet at the following website:

<https://www.maricopa.gov/4688/EDR-Guides-Tutorials-and-Applications#packets>

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!**



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APPLICATION MUST BE COMPLETED IN FULL. ALL FEES ARE DUE AT TIME OF APPLICATION AND ARE NON-REFUNDABLE

REQUEST

Project Name: _____
 Description of Request: _____

 Current Land Use: _____
 Proposed Land Use: _____
 Supervisor District: _____

PROPERTY INFORMATION

Address (if known): _____
 General Location (include nearest City/Town): _____

 Gross Acres: _____
 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

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.

PROPOSITION 207 WAIVER

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.

Property Owner Signature: _____ Date: _____

VERIFICATION OF APPLICATION INFORMATION

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: _____

CASE INACTIVITY

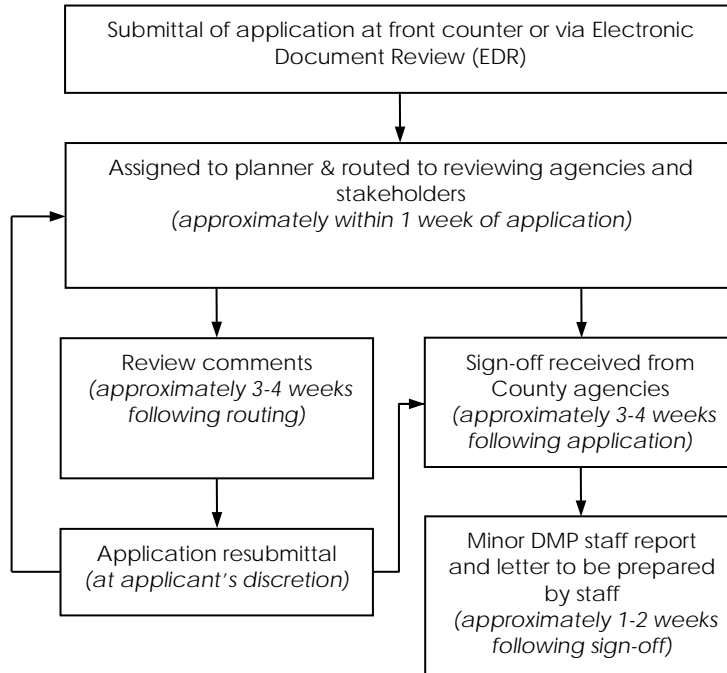
Cases which are not active within six (6) months will be considered inactive and closed by staff. A letter addressing the inactivity will be sent to the owner's authorized agent or property owner with notification of the case to be closed within thirty (30) days. To pursue entitlement after the closing of the case, a new application and associated fees will need to be filed.



Planning & Development Department

MINOR DEVELOPMENT MASTER PLAN PROCESS & TIMEFRAME

PROCESS FLOW CHART & PROJECTED TIMEFRAME



Approximate timeframe of 2 months for administrative decision by staff.



**Planning & Development
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APPLICATION SUBMITTAL CHECKLIST**

Applications submitted to the Maricopa County Planning and Development Department shall include all of the exhibits, items and information listed in this checklist. This information is requested by Department Staff in order to adequately review the proposal. An application will only be accepted by the Planning Department when all of the items listed below are submitted, unless otherwise deemed unnecessary by staff. Application(s) determined to be incomplete shall not be processed by staff. Additional information, detail and/or copies may be required after review by the Technical Advisory Committee (TAC). **PLEASE BE ADVISED THAT COMPLIANCE WITH TAC/STAFF REQUIREMENTS DOES NOT GUARANTEE STAFF SUPPORT OF THE REQUEST OR FINAL APPROVAL OF THE REQUEST.**

1. **PRE-APPLICATION MEETING FORM – 1 Copy**
2. **APPLICATION DOCUMENTS:**
 - A. Completed and signed application – **2 Copies**
 - B. Proof of ownership- unofficial recorded deeds (**1 copy**):
3. **ELECTRONIC COPY OF APPLICATION MATERIALS – Adobe PDF Format (1 jump drive).** Completed application form, narrative report, land use exhibit. Example a Narrative Report should be saved as NARR-RPTS-1.pdf

	Electronic Copies of Application Materials	Required Naming Convention for the Adobe PDF documents.
<input type="checkbox"/> A.	Pre-application meeting form	PREA-FORM-1
<input type="checkbox"/> B.	Completed Application form	APPL-FORM-1
<input type="checkbox"/> C.	Official recorded deed or unofficial deed	DEED-DETL-1
<input type="checkbox"/> D.	Narrative report with Land Use maps	NARR-RPTS-1
<input type="checkbox"/> E.	Master Drainage Plan	DRAI-RPTS-1

4. **NARRATIVE REPORT: 2 copies**, including 8½" x 11" proposed land use maps (color). The narrative report must include the information identified in the Maricopa County Development Master Plan Guidelines. The narrative report must be organized as follows:
 - A. Title page
 - B. Table of Contents
 - C. Executive Summary
 - D. Location Description
 - E. Site Analysis
 - F. Plan Amendment Description
 - G. Suitability Analysis
 - H. Land Use Display Map
 - I. Other materials as necessary or required
5. **DRAINAGE REVIEW:** Submit **2 copies** of the master drainage plan.

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6. _____ FEES:

Fee Schedule for Minor Development Master Plan Amendments per Maricopa County Zoning Ordinance Chapter 16 – Section 1602 Fees. Please note fees are non-refundable and are rounded up to the nearest acre.

No application shall be scheduled for hearing by any board or commission or administratively approved unless and until all fees and fines owed to the Department as a result of any activity or inactivity attributable to the property that is the subject of the application are brought current and paid in full or any amounts owed pursuant to an agreement of compliance are current, as the case may be. This requirement shall not be waived by the Board of Supervisors or Planning and Zoning Commission.

Agency	Phone Number	Minor Amendment to a Development Master Plan
Planning & Development	602-506-3301	\$1,500 + \$10 per acre or portion thereof - Maximum fee of \$30,000
Transportation	602-506-3301	\$500
Environmental	602-506-0371	\$225
Drainage Administration	602-506-3301	\$3,000 up to 640 acres plus an additional \$5.00 per acre over 640 acres. Maximum fee \$40,000 Submittal: 2 copies of master drainage plan
Flood Control District	602-506-1501	No Review



Planning & Development Department

DRAINAGE REQUIREMENTS FOR MASTER PLAN

The master plan needs to be signed and sealed by an Arizona Registered Civil Engineer. The following information will need to be provided for the Master Drainage Plan:

1. **Offsite Hydrology**- Need to determine the quantity, the entrance and exit points, and how the flow is to be routed through the site.
2. **Onsite Hydrology**- Need to show how the flows are to be routed to retention basins. Need to determine quantity for pre and post development conditions.
3. **Onsite Retention**- Need to retain water for the 100-year, 2-hour storm for the site, including adjacent right of way. Determine volume needed and the size and location of basins
4. **Retention Disposal** – Provide preliminary design in accordance with Standard 6.10 for disposal of total ponding volume within 36 hours.
5. **Onsite Hydraulic Calculations** – Need to show preliminary hydraulic analysis for any proposed channels or watercourse encroachments.
6. **Contours**- Need to show natural and proposed contours or spot elevations on the plans.
7. **Streets**- Need to show the layout of major streets.
8. **Floodplains**- Need to show the delineated floodplain boundaries if the site is within a Federal Emergency Management Agency's (FEMA) special flood hazard area. Will also need to apply for a floodplain use permit. Delineation of floodplains (non-FEMA) for major washes is required.
9. **Erosion Setbacks**- For washes and other water course channels an erosion setback will need to be determined, which meets Arizona State Standard 5-96.
10. **Floodplains** – Need to show the delineated floodplain boundaries if the site is within a Federal Emergency Management Agency's (FEMA) special flood hazard area. Will also need to apply for Floodplain Use Permit.
11. **Erosion Setbacks** – For washes and other watercourse channels an erosion setback will need to be determined, which meets Arizona State Standard 5-96.

Since complex drainage systems may require more detailed information, a meeting should be arranged with personnel from Drainage Review.

FEE*:

Master Plans (including Development Master Plans)
\$ 6,000 + \$ 10/acre (for each acre over 640 acres) maximum \$ 80,000

Master Plans Amendments
\$ 3,000 + \$ 5/acre (for each acre over 640 acres) maximum \$ 40,000

* See the Drainage Regulation for current fee schedule

SUBMIT 2 COPIES