



Development Services

9875 N. 85th Avenue
Peoria, AZ 85345
Phone: 623-773-7225
Fax: 623-773-7245

1598 Notice and Summary

In 2011, the Arizona State Legislature passed Senate Bill 1598, referred to as the Regulatory Bill of Rights. Among other things, the bill modifies the way municipalities must structure and complete their review process on applications submitted for various activities and permits. Some of the major changes resulting from this bill are the stringent reviews processes that must occur. As such, the City of Peoria will be offering a Flexible option. Major points of each option are noted below. The Bill becomes effective as of Jan. 1, 2013.

Senate Bill 1598 Option:

- The reviewing authority must comply with posted timeframes.
 - Review timeframes are as established on the City of Peoria website.
 - If posted review timeframes are not met, the reviewing authority must refund any application fees in conjunction with that particular application.
 - The applicant must make a complete submittal the first time.
 - Any modifications to the submittal, which do not directly address 1st review comments will result in a new submittal and new submittal fees.
- If the applicant fails to receive, approval after the 2nd review the application is deemed denied and a new submittal with new fees will be required.
- The reviewing authority must include in any review comments and or denials explanations for such determinations along with the applicable code references.
- Partial submittals will not be accepted.
- There are only a limited number of opportunities to confer with staff and supply the necessary information and materials.

Flexible Process Option:

Alternatively, the City of Peoria does offer a “Flexible Application Process”. In order to proceed with the “Flexible Application Process” the applicant must select this option at the time of their initial submittal. Once the application has been submitted, the applicant may not switch between review processes. The “Flexible Application Process” allows for:

- Multiple reviews are permitted
 - No new submittal fees are necessary after denial of the 2nd review.
 - There is no refund if the review timeframes are not met.
- Reasonable modifications during the submittal process are permitted.
- Multiple application conferences are available before the submittal and during the process.



Development Services

9875 N. 85th Avenue
Peoria, AZ 85345
Phone: 623-773-7225
Fax: 623-773-7245

Flexible Option Waiver

COMPANY NAME: _____

PROJECT NAME: _____

PROJECT/PERMIT/CASE #: _____

The Applicant knowingly and voluntarily waives the requirements of A.R.S § 9-835 with regard to the development at _____
- (property description can be written in or separate legal description attached).

In signing this Waiver, Applicant voluntarily elects to proceed pursuant to the City's Flexible Application Process in lieu of proceeding in accordance with the timeframes and processes instituted in accordance with A.R.S. § 9-835, and Applicant voluntarily waives compliance with same, including but not limited to: (i) the utilization of an Overall Administrative and/or Substantive Review Time Frame; (ii) a Notice of Administrative Completeness; (iii) limited extension(s) of time frames; and (iv) any claim for a refund of application fees.

The undersigned represents and warrants that s/he has the legal authority to sign this waiver and bind the Applicant to its terms.

Signature

Applicant Name (print)

Title

Date

REVIEW TIMES - SB1598

Division & Project/ Permit/License/Case Types	Administrative Review Time (Working days - 4 day work week)	Substantive Review Time (Working days - 4 day work week)	Overall Review Timeframe (Working days - 4 day work week)
PLANNING:			
Site Plan, Conditional Use Permit, Preliminary Plats	15	120	135
Other (TUP, Wall Waiver, Hillside Waiver, Group Home and Design Review Waivers)	15	120	135
BUILDING:			
Tenant Improvement, New Commercial Tenant, New Residential Custom, Multifamily, Standard Residential Plans	15	60	75
Commercial Accessory Use, Misc. Commercial	15	60	75
Misc. Residential, Residential Additions, Alterations, patios, C of O only	15	60	75
SITE DEVELOPMENT/ENGINEERING:			
Civil Plans (includes, but not limited to Water, Sewer, Grading, MID, SLID, Street lights, Final Plat, etc...)	15	60	75
Other (Minor Land Divisions, Permits not related to Project, Signs, Landscaping, etc...)	15	60	75