

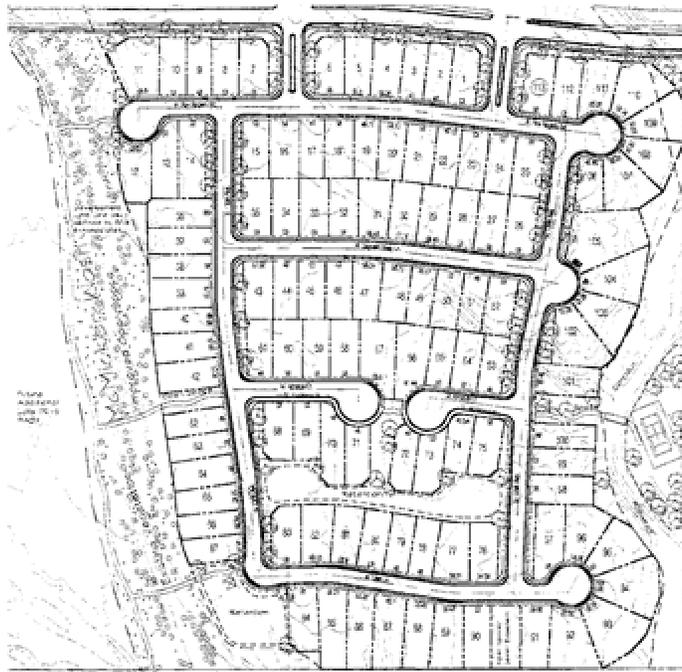


City of Peoria

Desert Lands Conservation Ordinance

Application Package

- Pre-Application Submittals
- Preservation Submittals
- Native Plant Permits

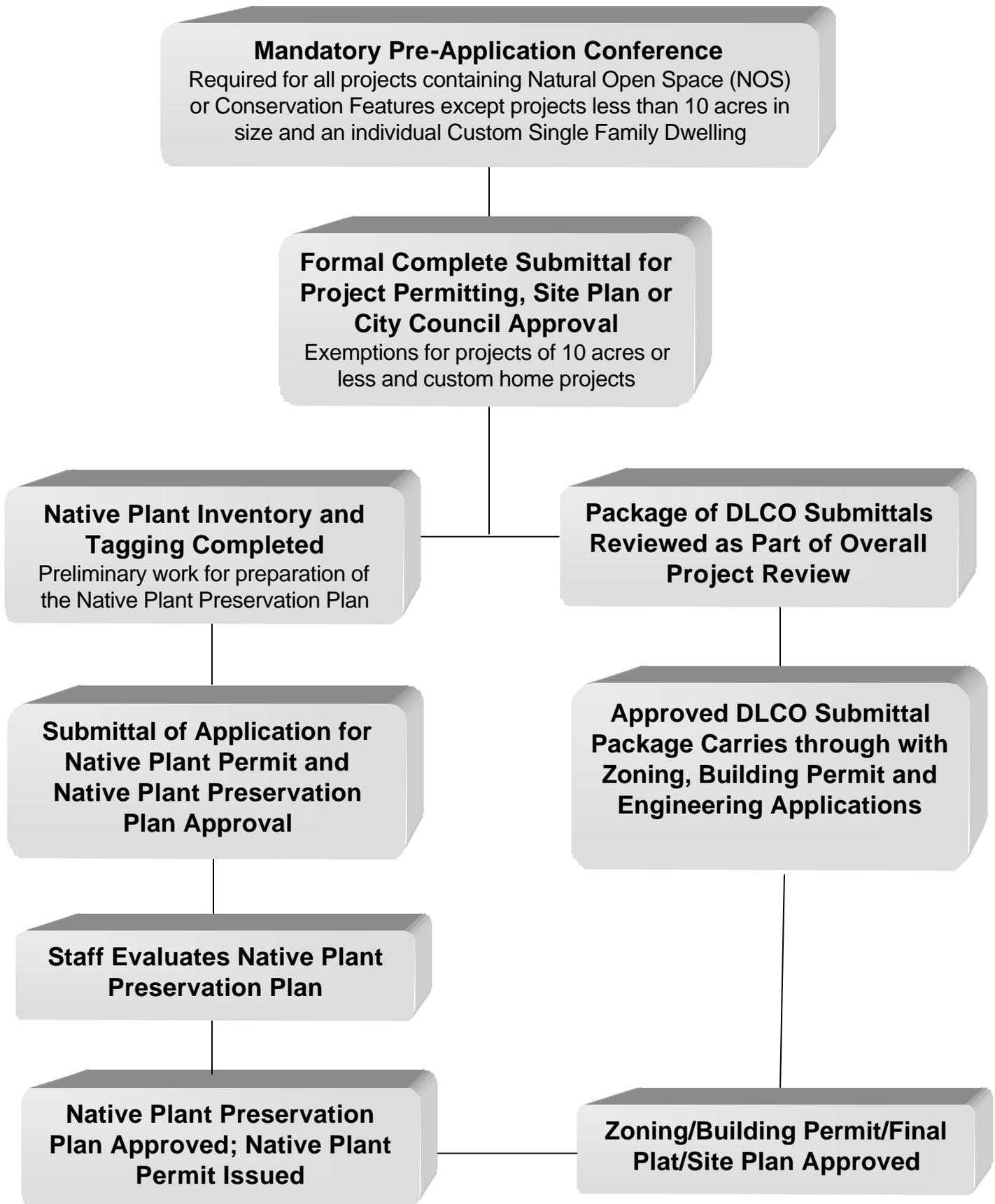


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DLCO PROCESSING FLOW DIAGRAM



City of Peoria

Submittal Requirements in Connection with the Peoria Desert Lands Conservation Overlay District

Introduction

On October 5, 2004 the City of Peoria adopted the Desert Lands Conservation Overlay (DLCO) District (Article 14-22B). The purpose of this application Process Guide is to assist the developer or property owner in preparing the submittals needed to comply with the new ordinance. The ordinance applies to all lands north of Pinnacle Peak Road that contain a Natural Feature or Protected Native Plant. Article 14-22B, which includes definitions for the terminology used in this guide, is attached for your information. A Native Plant Preservation Plan must be approved and a Native Plant Permit issued prior to any plant removals or establishment of the temporary plant nursery.

Pre-Application Conference Attendance Exemptions - Individual Single Family Dwellings and Developments of 10 Acres or Less

Development of projects containing a single family dwelling on one lot and projects containing 10 acres or less need not attend a pre-application conference in connection with the DLCO.

- (1) For Single Family Dwellings preservation of Natural Features and location of Natural Open Space shall be indicated on the plot plan prepared for the building permit application.
- (2) Projects of 10 acres or less need only submit a Master Conservation Plan (MCP) with the appropriate development permitting or action request.

Preparation for the Pre-Application Conference

The applicant must perform an initial due diligence analysis of the physical attributes of the land that is being proposed for development. Methods of reporting this analysis at the Pre-Application Conference ("Pre-App") are outlined herein and are in addition to the routine Pre-App submittals required. Where convenient, DLCO submittals may include the information requested in the Pre-App submittal guide. A required information/submittal list is shown below. This information must be researched preliminarily at the Pre-App stage in order for the City to provide development information on lands subject to the ordinance.

Aerial Photograph	Topographic Map
Native Plant Inventory & Native Plant Communities (Protected Native Plants Only)	Soils Report
Natural Features	Drainage Map
Cultural & Historic Features	Wildlife & Habitat Inventory
Geologic Formations	Park Sites & Open Space
Trails & Access Points	Master Conservation Plan

Much of this information can be included on a map or series of maps that indicate the results of analysis. When any of this information has not been included in the submittals a statement must be provided that indicates investigations have concluded that there is an absence of features or conditions that would warrant the information.

Formal Submittals

DLCO submittal packages shall accompany building permit applications, rezoning applications, site plan applications and applications for preliminary or final plats. 12 copies of all submittal documents shall be provided.

Submittals shall be in 8½" x 11" format unless a larger format is necessary to provide the required information. One color copy of the Master Conservation Plan (MCP) in the 8½" x 11" format and one digital version of the 8½" x 11" format (pdf or jpg) shall also be submitted.

DLCO submittals need not duplicate information required for other submittals in the application package.

DESERT LANDS CONSERVATION ORDINANCE APPLICATION CHECKLIST

Project Submittal Checklist – DLCO

- _____ 10-Acre Exemption (Go to #14 below)
- _____ Individual Single Family Dwelling Exemption (Show Conservation Features and NOS on Site Plan)

Desert Lands Conservation Report

- _____ 1. Name of the Development
- _____ 2. Location (Section, Township, Range)
- _____ 3. Name & Address of Contact Person
- _____ 4. Project Narrative (Location, size, existing uses, proposed uses, proposed land uses, including total number of dwelling units, number of dwelling units by net density range, gross building area for non-residential uses, building coverage for non-residential uses, building heights, and required parking)
- _____ 5. Aerial Photograph (same scale as map containing the native plant inventory)
- _____ 6. Plant Community Identification (Native Plant Inventory and Location of Significant Vegetation Areas)
- _____ 7. Topographic Map (2 ft Intervals at 10% Slopes or Less; 10 ft Intervals at 10% or Greater)
- _____ 8. Drainage Map (100 year Flood Plain Map & 500 cfs wash locations)
- _____ 9. Soils Report
- _____ 10. Geologic Formation Locations
- _____ 11. Cultural & Historic Feature Inventory
- _____ 12. Wildlife and Habitat Inventory
- _____ 13. Dedicated or Planned Parks, Open Space & Trails & Access Points
- _____ 14. Master Conservation Plan (Aerial Photograph Containing an Inventory of Natural Features, Significant Native Plant Areas, Protected Native Plants and Proposed Natural Open Space Areas with an Overlay of the Proposed Development)