

CHAPTER 20 – PLANNING AND DEVELOPMENT

Sec. 20-21. Land Use Appeals; diminution in value; definitions.

In this Chapter, the following terms shall be defined as follows:

(a) Diminution in Value Claim means a claim submitted by the owner of real property that is subject to a land use law, other than an exempt land use law, adopted or enforced by the City that restricts the use of the owner's private real property in a manner that is alleged to result in a diminution in value of the of the real property from its fair market value.

(b) Directly regulate means the definition provided in Section 14-2-2 of the Zoning Ordinance of the City of Peoria, Arizona.

(c) "Existing rights to use, divide, sell or possess private real property" are those statutory rights to use, divide, sell, or acquire title to real property that were existing and vested as of December 5, 2006. Speculative, inchoate, private, or merely reasonably expected (but not yet obtained) rights are not and cannot become existing rights.

(d) "Owner" means the definition provided in Section 14-2-2 of the Zoning Ordinance of the City of Peoria, Arizona.

(e) "Vested Rights" means the definition provided in Section 14-2-2 of the Zoning Ordinance of the City of Peoria, Arizona.
(Ord. No. 07-30, 09/04/07, Enacted) SUPP 2007-4