

ORDINANCE NO. 165-99

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA AMENDING THE TOWN CODE, CHAPTER 7, ARTICLE 7-7 DEVELOPMENT FEE PROCEDURES AND REQUIREMENTS BY ADDING A NEW SECTION 7-7-18 ENTITLED PERMIT ISSUANCE.

WHEREAS, the Town has adopted Ordinances 159-99, 160-99, 161-99, 162-99, 163-99, and 164-99, to be effective October 6, 1999 at 12:01 a.m.; and

WHEREAS, the fees called for thereunder are payable for all development for which no permit has issued; and

WHEREAS, the Town recently adopted the 1997 issue of the Uniform Building Code which includes Section 106, Permits; and

WHEREAS, it is important to have in place a procedure to insure the issuance of permits up to and including the close of business on October 5, 1999;

THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Town of Queen Creek as follows:

SECTION 1. That the Town Code is amended by adding Section 7-7-18 to be as follows:

7-7-18 Permits Issuance.

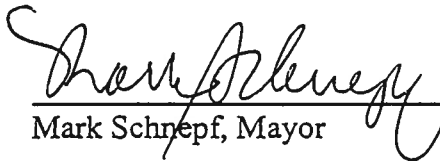
- A. All single family residential building permits shall be deemed issued when the applicant has submitted a full and complete set of building documents; paid all fees in full; and has executed a Minimum Plan Submittal Requirements Sheet obtained from the Planning and Building Department.

June 30, 1999

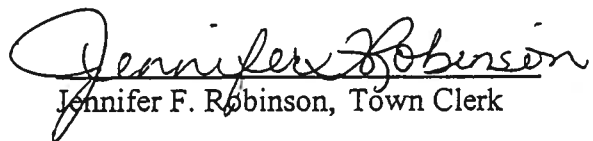
- B. All subsequent plan review, modification of the plans, or other interaction with the Department, shall not be considered as new construction for the purposes of the fees adopted and in force in Sections 7-7-8; 7-7-10; 7-7-12; 7-7-14 and 7-7-16 of this Article, so long as construction has commenced within 180 days of the issuance of the building permit.
- C. Any building permit issued prior to 12:01 a.m. on October 6, 1999 for which there has been no construction activity for 180 days may apply for an extension of additional time as provided by the Uniform Building Code. Such extension, however, may require the applicant to apply to the Council under the provisions of this Article for a waiver of the then current development fees.
- D. All multi-family, commercial and industrial permits which are subject to any or all portions of the development fees must secure either a building permit or a letter of substantial compliance from the Town prior to the close of business on Tuesday, October 5, 1999 in order for their project not to be required to pay the adopted development fees.
- E. Subsequent to the close of business on October 5, 1999, all building permits will be subject to all of the provisions of Article 7- regarding development fees.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Queen Creek, Arizona this 7th day of July, 1999.

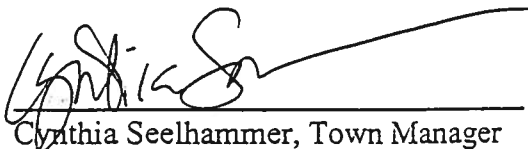
FOR THE TOWN OF QUEEN CREEK


Mark Schnepf, Mayor

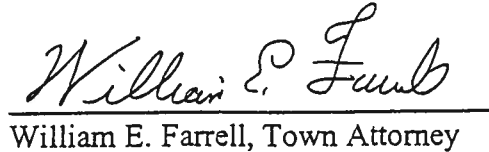
ATTESTED TO:


Jennifer F. Robinson, Town Clerk

REVIEWED BY:


Cynthia Seelhammer, Town Manager

APPROVED AS TO FORM:


William E. Farrell, Town Attorney