



Town of Queen Creek
 Development Services Department
 22358 S. Ellsworth Rd.
 Queen Creek, AZ 85142-9311
 480-358-3003

MAJOR GENERAL PLAN AMENDMENT APPLICATION

PROPERTY INFORMATION

Project Location			
Assessor's Parcel No.	Acreage	Current Zoning District	
Existing Land Use Classification (s)			
Requested Land Use Classification(s)			
Proposed Use (s) of Property			
Request:			

Property Owner

Name		Organization	
Mailing Address	City	State	Zip
E-Mail		Telephone	

Applicant

Name		Organization	
Mailing Address	City	State	Zip
E-Mail		Telephone	

OWNER AUTHORIZATION

I hereby certify that the above information is correct, and that I am authorized to file an application on said property, being either the owner or authorized agent to file on behalf of the owner. Anyone applying without authorization from the property owner(s) shall be subject to penalty under all applicable laws.

Property Owner Signature	Date
Applicant Signature	Date

MAJOR GENERAL PLAN AMENDMENT REVIEW TIMEFRAME (IN DAYS)

Please note: Incomplete submittals will not be accepted.

Administrative Completeness Review (CR) of Submittal	Review of Submittal
5	30



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GENERAL PLAN AMENDMENT SUBMITTAL CHECKLIST

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PLEASE RETURN THIS FORM WITH YOUR SUBMITTAL. SUBMITTALS WITHOUT THE INFORMATION BELOW ARE CONSIDERED INCOMPLETE AND WILL NOT BE ACCEPTED.

Project Narrative that addresses the following:

- Reasons why the request is being made.
- Description of the proposed amendment including existing land uses and acreage, proposed land use and acreage; existing Future Land Use; proposed zoning amendment, if any, and public benefit.
- Available utilities in the area.
- Site topography, drainage, environmental issues and other physical conditions
- Site access and traffic impacts.
- Effects of proposed amendments on public facilities and rights of way.
- Response to the required findings of fact as required by Arizona State Statutes:
 - o The development pattern contained in the Land Use Plan inadequately provides appropriate optional sites for the use proposed in the amendment
 - o That the amendment constitutes an overall improvement to the Queen Creek General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
 - o That the amendment will not adversely impact the community as a whole or a portion of the community by:
 - Significantly altering acceptable existing land use patterns.
 - Requiring larger and more expensive improvements to roads, sewer or water systems than are need to support the prevailing land uses and which, therefore may negatively impact development of other lands.
 - Adversely impacting existing uses due to increased traffic on existing systems.
 - Affecting the livability of the area or the health and safety of the residents.
 - That the amendment is consistent with the overall intent of the General Plan. _____

- Legal Description for each parcel _____
- Land use site plan showing the existing and proposed land use(s) _____
- Evidence of Title _____
- Traffic Impact Analysis _____
- Fiscal Impact Study _____
- Land Use Analysis _____
- Conceptual Water and Sewer Plans _____
- Pre-Application Comment Response Letter _____
- Preprinted mailing labels (mailed to the Town or hand delivered) _____
- Application Fees _____

FEES

Major: \$5,500 + \$20/acre Total Fees: \$ _____
 Minor: \$2,000 + \$20/acre

NOTE: ALL FEES ARE NON-REFUNDABLE

ARS 9-834. Prohibited acts by municipalities and employees; enforcement; notice A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition. B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable. C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes. D. A municipality shall not request or initiate discussions with a person about waiving that person's rights. E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section. F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy. G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02. Per A.R.S. 9-495, in any written communication between the Town and a person, the Town shall provide the name, telephone number and email address of the employee who is authorized and able to provide information about the communication if the communication does any of the following: demands payment of a tax, fee, penalty, fine or assessment, denies an application for a permit or license that is issued by the Town, or requests corrections, revisions or additional information or materials needed for approval of any application for a permit, license or other authorization that is issued by the Town. An employee who is authorized and able to provide information about any communication that is described above shall reply within five business days after the Town receives that communication.