



Development Services Department
 1982 N. Voss Drive
 Chino Valley, AZ 86323

928-636-4427
 Fax: 928-636-6937
 www.chinoaz.net

General Plan Amendment Application

Minor Amendment Major Amendment

Project Name: _____ APN#: _____

Site Address: _____

<p>Applicant / Owner: _____ _____</p> <p>Mailing Address: _____ _____ _____</p> <p>Phone: _____</p> <p>Email: _____</p>	<p><i>For Staff Use Only</i></p> <hr/> <p>Meeting Date: _____</p> <p>Application No.: _____</p> <p>Township _____</p> <p>Section _____</p> <p>Range _____</p> <p>Date Received: _____</p> <p>Zoning: _____</p> <p>Fees & Charges: _____</p> <p>Receipt # - Date: _____</p> <p>Assigned To: _____</p> <p>Received By: _____</p>
<p>Agent: (If different than property owner. Agent letter must accompany submittal): _____ _____ _____</p>	<p>Mailing Address: _____ _____</p> <p>Phone: _____</p>
<p>Detailed Request (or attached detailed narrative): _____ _____ _____</p> <p><i>I hereby certify that the information submitted for this application is complete and accurate to the best of my knowledge; and that I am the applicant or the bonafide agent of same as stated in the attached documentation.</i></p> <p style="text-align: center;"> _____ Signature: </p> <p style="text-align: right;"> _____ Date: </p>	



General Plan Amendment Application Submittal Checklist

This application is required to amend land use designation in the Town of Chino Valley General Plan.

No incomplete application will be accepted. All complete application must contain the following.

SUBMITTAL REQUIREMENTS

- Pre-submittal meeting with Development Service Staff
- Completed Application.
- Owner/Agent information provided
- If Agent, letter of authorization form property owner attached.
- Copy of Original title of deed showing proof of legal ownership.
- Copy of a legal description, record of survey, easements, dedications, and any other referenced recorded of the property identified on the application.
- Notarized Agreement to Waiver Claims for Diminution in Value (Prop 207 Waiver).
- I site plan of subject property detailing current conditions.
- A filing fee in the amount of:

Minor Amendment to the General Plan	\$200.00
Major Amendment to the General Plan	\$400.00
Advertising Fee	\$230.00



General Plan Basic Information

The General Plan is a state-mandated document that represents the long-range vision of the Town, it is best described as a community's blueprint for future development. The plan, which is periodically updated, reflects the Town's vision for the future. It is a constitution comprised of goals and policies used by a community's Planning and Zoning Commission and Town Council to make land use and development related. When evaluating proposals, decision-makers refer to the plan to see how the proposal achieves the desire of the community.

When is an amendment necessary?

An amendment is necessary when a proposed development does not conform to the land use designation as shown in the Potential Land Use Map (Page 19 Town of Chino Valley General Plan). Amendments may be necessitated by the difference between a development request and the goals of the community as stated by the Plan. All General Plan Amendments requests will be referred to the Development Service Director for review of the need to amend the General Plan. A general plan amendment is needed when a proposed development would change the character type for an area as shown on the Potential Land Use Map.

Minor Amendments Generally, a Minor Amendment is one that is not deemed to be a Major Amendment; examples are corrections or minor changes to the text or map having no major impact on the balance of land uses. Requests for Minor Amendments may be presented throughout the year as they arise and do not require a two-thirds vote for approval.

Major Amendments Statutes define a "major amendment" as "a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element." All amendments deemed "Major" may only be presented for adoption "at a single public hearing during the calendar year", and must be approved by at least two-thirds vote of the Council. Major Amendment Criteria are listed below.

A request to amend the Chino Valley General Plan is determined to be a Major Amendment if one or more of the following criteria are met:

- A change from a residential land use classification to a non-residential land use classification on 100 or more acres, except for Open Space and Public/Quasi-Public classifications.
- A proposal on 100 or more acres that increases the maximum number of allowable residential units by more than 250 units.
- Any proposal that in aggregate includes changes in land use designations exceeding 320 acres.
- A proposal that results in a significant alteration, displacement or diversion of a major road alignment from the Circulation Element, including but not limited to, a change in functional classification.