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City of Goodyear
City Clerk's Office
1900 N. Civic Square
Goodyear AZ 85395

ORDINANCE NO. 2024-1615

AMENDING GOODYEAR CITY CODE AMENDING SECTIONS 15-2-3 (STAGE II – PRELIMINARY PLAT) AND 15-2-5 (STAGE III – FINAL PLAT) OF ARTICLE 15-2 (PLATTING PROCEDURES AND REQUIREMENTS) AND SECTION 15-3-6 (CONDOMINIUM DEVELOPMENTS AIRSPACE PLANNING) OF ARTICLE 15-3 (SUBDIVISION DESIGN PRINCIPLES AND STANDARDS) OF CHAPTER 15 (SUBDIVISION REGULATIONS) RELATED TO ADMINISTRATIVE REVIEW AND APPROVAL OF PLATS AND AMENDED PLATS AND MINOR SCRIVENER'S ERROR; PROVIDING FOR CORRECTIONS, SEVERABILITY.

DO NOT REMOVE

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ORDINANCE NO. 2024-1615

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AMENDING GOODYEAR CITY CODE AMENDING SECTIONS 15-2-3 (STAGE II – PRELIMINARY PLAT) AND 15-2-5 (STAGE III – FINAL PLAT) OF ARTICLE 15-2 (PLATTING PROCEDURES AND REQUIREMENTS) AND SECTION 15-3-6 (CONDOMINIUM DEVELOPMENTS AIRSPACE PLANNING) OF ARTICLE 15-3 (SUBDIVISION DESIGN PRINCIPLES AND STANDARDS) OF CHAPTER 15 (SUBDIVISION REGULATIONS) RELATED TO ADMINISTRATIVE REVIEW AND APPROVAL OF PLATS AND AMENDED PLATS AND MINOR SCRIVENER'S ERROR; PROVIDING FOR CORRECTIONS, SEVERABILITY.

WHEREAS, In 2023 S.B. 1103 amended Title 9, chapter 4 article 8 of the Arizona Revised Statutes by adding A.R.S. §9-500.49 that allows local governments, by ordinance, to authorize administrative personnel to review and approve plats and amended plats without a public hearing; and,

WHEREAS, administrative approval of plats and amended plats can reduce the overall time it takes to complete the review and approval of plats and amended plats which will reduce the overall time for projects to be completed; and,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. Section 15-2-3 Stage II - Preliminary plat. of the Goodyear City Code is hereby amended as follows (with deletions shown by ~~strikeout text~~ and additions shown by double underlined text):

The preliminary plat stage includes detailed subdivision planning, submittal, review and approval of the preliminary plat. The preliminary plat will be processed and reviewed in accordance with the procedures generally described herein and more particularly described in the Administrative Process Manual and the Engineering Design Standards and Policies Manual. If there is a conflict between the procedures generally described herein and more particularly described in the Administrative Process Manual, Zoning Ordinance, and in the Engineering Design Standards and Policies Manual, the procedures generally described herein shall govern.

(A) Development Services Department. The Development Services Department (Department) shall establish the procedures and requirements for the submittal of applications for preliminary plat and be responsible for the processing and distribution of such applications for review and decision.

(B) Development Review Committee. The Development Review Committee (Committee), as established by the City of Goodyear Zoning Ordinance, shall review and make recommendation to the Development Services Director on applications for Preliminary Plats, ~~Minor Land Divisions~~, and other plans that fall under this Section. The Committee's recommendation shall be to approve,

approve with conditions, or deny. The Committee may promulgate rules and procedures with respect to Committee activities.

(C) Zoning. The subdivision shall be designed to meet the specific development standards, minimum dimension requirements and all other requirements for the zoning district in which it is located, and to comply with all zoning conditions and/or stipulations attached to the property.

(1) Concurrent Processing. If a proposed preliminary plat is inconsistent with the requirements for the zoning district in which the property is located and/or any zoning conditions or stipulations attached to the property ("zoning"), the City will concurrently process the application for the proposed preliminary plat and an application to amend the zoning as generally described herein. The Department shall not accept the submission of the preliminary plat until an application to amend the zoning on the property being platted has been submitted by the property owner or an authorized agent of the property owner. If the ordinance amending the zoning on the property has not been enacted or taken effect prior to the expiration of the substantive review time frame adopted for the review of preliminary plat applications, the application shall either be denied prior to the expiration of the substantive review time frame or, at the discretion of the Development Services Director, conditionally approved subject to the ordinance amending the zoning on the property being enacted and taking effect. No pre-development activity for a subdivision that occurs while an application for zoning amendment is pending, including, but not limited to, the processing of and/or conditional approval of a preliminary plat, shall be construed as having been undertaken in reliance on a favorable determination of such zoning application.

(2) Waiver of Preliminary Plat. The Development Services Director or designee may waive the requirement for a preliminary plat for proposed subdivisions that will include 10 or fewer lots, tracts or parcels if the proposed subdivision will be consistent with the zoning applicable to the subdivision, including compliance with the minimum size of each lot, tract and parcel required in the zoning applicable to the subdivision. If the requirement for a preliminary plat is waived, the subdivider may then proceed directly to the submission of a final plat and engineering plans.

(D) Additional Requirements. The preliminary plat and the proposed development reflected therein shall comply with the requirements set forth in:

- (1) the Subdivision Regulations;
- (2) the Engineering Design Standards;
- (3) the Flood Prevention Regulations;
- (4) the City of Goodyear General Plan and related Master Plans;
- (5) the Zoning Ordinance of the City of Goodyear;
- (6) any applicable Zoning Conditions;

- (7) any applicable Development Agreement;
- (8) the City of Goodyear Design Guidelines Manual; and
- (9) all other applicable federal, state, and local laws, ordinances, codes, rules, regulations, policies, and guidelines.

(E) **Water and Wastewater.** As a prerequisite of preliminary plat review by the Committee, the subdivider shall have informed the applicable state and county agencies and the City, or other applicable utility provider, of the tentative subdivision plans and learned the general requirements for potable water supply, distribution, and fire protection and for wastewater treatment and transmission for the property being platted. The preliminary plat and development reflected in the preliminary plat shall comply with applicable requirements for potable water supply, distribution, and fire protection; for wastewater treatment and transmission; and for the transport and use of reclaimed water for the property being platted. A statement as to the proposed source of water supplies for the development and proposed wastewater disposal facilities shall be included on the preliminary plat.

(F) **Preliminary Plat Submission.**

(1) The subdivider shall submit an application for preliminary plat, the preliminary plat and all required supporting data prepared in accordance with the requirements set forth herein and in the manner established by the Department as identified on the application forms.

(2) The Department may request additional information, and may, during the administrative completeness review process, modify or waive submission requirements as deemed appropriate to the size or nature of the subdivision.

(3) The subdivider shall pay user fees upon application as adopted by the City Council.

(4) The formatting, content and information to be provided in and in support of the preliminary plat and the formatting, content and information to be provided in and in support of the preliminary engineering plans and reports that are to be submitted in connection with an application for a preliminary plat shall comply with the requirements set forth in the Subdivision Regulations, the Flood Prevention Regulations, the Engineering Design Standards and Policies Manual, and any other applicable federal, state, and/or local law, ordinance, code, rule, regulation, policy, and/or guideline.

(5) Subdivisions containing hillside areas shall provide all applicable information as specified in Section 15-3-9.

(6) Residential subdivisions near existing or proposed freeways shall provide all applicable information as specified in Section 15-4-4(P).

(7) A subdivision that is to be constructed in phases may require approval of a preliminary phasing plan as determined by the Department. A preliminary phasing plan shall be prepared in accordance with the Engineering Design Standards and Policies Manual.

(G) Administrative Review. The Department shall check the submittal for completeness.

(1) If the submittal is incomplete, then the deficiencies shall be noted, and the submittals returned to the applicant.

(2) If deemed complete, then the preliminary plat shall be assigned a case number and distributed to the Committee, other City departments, City staff and outside agencies for review and comment. Comments shall be provided to the subdivider.

(H) Preliminary Plat Review. The Committee shall review the preliminary plat and supporting documentation for compliance with the applicable requirements.

(1) The Committee shall conduct a review of the preliminary plat to ensure compliance with the codes and ordinance stated herein.

(2) The Committee's comments shall identify areas in which the preliminary plat submission, which includes the preliminary plat and all required supporting documentation, requires revision in order to comply with applicable requirements.

(3) The subdivider shall be responsible for revising the preliminary plat submission in accordance with the comments provided by the review. The response to the Committee's comments shall be made in the manner and format requested by the Committee and as established by the Department.

(I) Preliminary Plat Approval. The Committee will schedule the preliminary plat for consideration for approval generally as follows:

(1) Upon completion of the review process by the Committee, the preliminary plat will be forwarded to the Development Services Director to approve, approve with conditions, or deny.

(2) In accordance with Section 15-1-3, the Development Services Director may impose conditions on the approval of the preliminary plat and/or on the approval of any extension of a preliminary plat approval as deemed necessary to implement the requirements of any federal, state, and/or local law, ordinance, code, rule, regulation, policy and/or guideline; to protect the public from potential adverse impacts from the proposed development; or to fulfill an identified need for public services. The conditions of approval shall be provided to the subdivider.

(3) If the plat is approved with conditions or denied, the subdivider may appeal the conditions and/or decision pursuant as provided herein.

(J) Significance of Preliminary Plat Approval. Preliminary plat approval constitutes authorization for the subdivider to proceed with preparation of the final plat and the engineering plans and specifications for public improvements.

Preliminary plat approval is subject to the following conditions:

(1) The basic conditions under which approval of the preliminary plat was granted will not be changed prior to the expiration date.

(2) An approved preliminary plat shall expire 12 months from the date of approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat or an extension has been obtained, as provided herein.

(3) The Development Services Director, or designee, may administratively grant a single 12-month extension to extend the expiration date of a preliminary plat approval. Should additional time be warranted beyond an extension granted by the Development Services Director or designee the Council may grant an additional, one time 12-month extension of the preliminary plat approval.

(a) No extensions shall be granted hereunder unless all of the following conditions have been met: (1) there have been no substantive changes to any of the standards listed in subsection (D) of this section; (2) that the existing preliminary plat continues to comply with all applicable requirements; and (3) the subdivider has expended substantial effort to prepare a final plat and engineering plans to support such final plat.

(b) A request for an extension hereunder shall be formally submitted to the Department prior to the expiration of the preliminary plat approval and shall be accompanied by documentation demonstrating compliance with the conditions set forth herein. If such requests for extension, including the supporting documentation, are filed prior to the expiration of the preliminary plat approval, then the preliminary plat approval shall continue in effect until such time as the requests for extension have been acted upon. The preliminary plat shall expire upon either the date such request for extension was denied or the expiration date of a preliminary plat approval, whichever is later.

(4) Preliminary plat approval does not assure final acceptance of streets for dedication.

(5) Preliminary plat approval does not assure that the subdivider will receive a certificate of assured water supply or a written commitment of water service for the proposed subdivision from the City or private water company designated as having an assured water supply as required under Arizona law as a requirement for final plat approval.

(K) The decision of the Development Services Director to deny a request to waive the requirement for a preliminary plat; approve, conditionally approve, or deny a

preliminary plat; or deny a request for an extension to extend the expiration date of a preliminary plat approval shall be final. The decision of the Council to deny a request for an extension to extend the expiration date of a preliminary plat approval shall be final.

(1) The subdivider may appeal the decision of the Development Services Director to the Planning and Zoning Commission. The appeal, along with any required processing fee, shall be filed in writing to the Department within 15 working days after the decision is rendered. The appeal shall give reasons for the appeal and the relief requested.

(2) The Planning and Zoning Commission may approve, approve with modifications, conditionally approve, or deny the appeal. The decision of the Planning and Zoning Commission shall be in writing and shall be binding, unless such decision is appealed to the City Council.

(3) The subdivider may appeal the decision of the Planning and Zoning Commission to the City Council. The appeal, along with any required processing fee, shall be filed in writing with the City Clerk within 15 working days from the date of the decision by the Planning and Zoning Commission. The appeal shall provide reasons for the appeal and the relief requested.

(4) The City Council may approve, approve with modifications, conditionally approve, or deny the appeal. The decision of the City Council shall be in writing and shall be final.

(5) The subdivider, if aggrieved by a decision of the City Council hereunder may, within 30 days after the Council rendered its decision, file a complaint for special action in the superior court of Maricopa County to review the Council's decision.

(L) Amendment. All or part of an approved preliminary plat may be amended. The amendment process shall be the same as the original approval process for preliminary plats.

SECTION 2. Section 15-2-5 Stage III - Final plat. of the Goodyear City Code is hereby amended as follows (with deletions shown by strikeout text and additions shown by double underlined text):

This stage includes the final design of the subdivision, the engineering of improvements and the submittal of the final plat, reports, and plans by the subdivider for review and action by the ~~Department and City Council~~ Development Review Committee and Development Services Director. The final plat will be processed in accordance with the procedures generally described herein and more particularly described in the Administrative Process Manual and the Engineering Design Standards and Policies Manual. If there is a conflict between the procedures generally described herein and more particularly described in the Administrative Process Manual, Zoning Ordinance, and in the Engineering Design

Standards and Policies Manual, the procedures generally described herein shall govern.

(A) Development Services Department. The Development Services Department (Department) shall establish the procedures and requirements for the submittal of applications for final plat and be responsible for the processing and distribution of such applications for review and decision.

(B) Development Review Committee. The Development Review Committee (Committee), as established by the City of Goodyear Zoning Ordinance, shall review and make recommendation to the Development Services Director on applications for Final Plats and other plans that fall under this Section. The Committee's recommendation shall be to approve, approve with conditions, or deny. The Committee may promulgate rules and procedures with respect to Committee activities.

(CA) Zoning. The zoning of the property to be subdivided shall permit the use intended for the subdivision, and any zoning amendment necessary to allow the intended use shall have been adopted by the Council prior to the filing of the application for final plat. The subdivision shall be designed to meet the specific development standards, minimum dimension requirements and all other requirements for the zoning district in which it is located and to comply with all Zoning Conditions attached to the property.

(DB) Streets, Rights-of-Way and Easements. All proposed streets, rights-of-way and utility and drainage easements shall be identified on the final plat. A dedication statement for all rights-of-way and easements shall be placed on the final plat in accordance with the requirements of the Subdivision Regulations and Engineering Standards.

(EC) Final Plat. Final plats shall be prepared and sealed by a registered civil engineer licensed by the State of Arizona or by a registered land surveyor licensed by the State of Arizona. Final plats shall substantially conform to an approved preliminary plat unless the requirement for a preliminary plat has been waived as provided in Section 15-2-3 of the Goodyear City Code. Substantial conformance shall mean no material changes to the overall subdivision boundary, relocation of any arterial or higher classified roadway rights-of-way, or reconfiguration of any major drainage ways or utility corridors established with the approved preliminary plat, as determined by the Engineering Director or designee. In instances where the requirement for a preliminary plat has been waived, the final plat shall be consistent with the zoning applicable to the subdivision, including compliance with the minimum size of each lot, tract and parcel required in the zoning applicable to the subdivision. In addition, the final plat and the proposed development reflected therein shall comply with the requirements for the zoning district in which the property is located and shall comply with the requirements set forth in:

(1) the Subdivision Regulations;

- (2) the Engineering Standards;
- (3) the Flood Prevention Regulations;
- (4) the City of Goodyear General Plan;
- (5) the Zoning Ordinance of the City of Goodyear;
- (6) any applicable Zoning Conditions;
- (7) any stipulations and/or conditions imposed with the approval of the preliminary plat;
- (8) any applicable Development Agreement;
- (9) the City of Goodyear Design Guidelines Manual; and
- (10) all other applicable federal, state, and local laws, ordinances, codes, rules, regulations, policies, and guidelines, including by way of example, but not limitation:
 - (a) regulations established by the Maricopa County Flood Control District relating to the construction or prevention of construction of streets in lands established as being subject to periodic inundation as applicable;
 - (b) regulations established by the State of Arizona Department of Transportation relating to provisions for safety of entrance upon and departure from abutting state highways as applicable;
 - (c) regulations established by the State of Arizona Department of Health Services and Maricopa County Health Department relating to the provision of domestic water supply and sanitary sewage disposal as applicable;
 - (d) regulations established by the Arizona Department of Environmental Quality, Arizona Department of Water Resources, and the Maricopa County Department of Environmental Quality governing development in Maricopa County.

(D) Final Plat Submission.

(1) Applications for final plats shall be made on form(s) established by the Department and shall include all information identified in the: application form(s); in the section of the Administrative Process Manual related to final plats; in the Subdivision Regulations; and in the Engineering Standards. The application shall be signed by the property owner or an authorized agent of the property owner and all applicable fees shall be paid when the application is submitted. The City shall be entitled to initiate an application

for a final plat filed for the purpose of reverting to acreage land previously subdivided as needed to revoke a previously approved final plat.

(2) The Department may request additional information, and may, during the administrative completeness review process, modify or waive submission requirements as deemed appropriate to the size or nature of the subdivision.

(3) The required formatting, content and information to be provided on and in support of the final plat, and the formatting, content and information to be provided in and in support of final engineering plans and reports that are to be submitted in connection with an application for a final plat shall comply with the requirements set forth in the Subdivision Regulations, the Flood Prevention Regulations, the Engineering Standards, the Administrative Process Manual, and any other applicable federal, state, and/or local law, ordinance, code, rule, regulation, policy and/or guideline.

(4) Subdivisions containing hillside areas shall provide all applicable information as specified in Section 15-3-9.

(5) Residential subdivisions near existing or proposed freeways shall provide all applicable information as specified in Section 15-4-4(P).

(E) Final Plat Review. The Department shall review the final plat and supporting documentation for compliance with all applicable requirements.

(1) Once the submission has been deemed complete, the Department shall conduct a review of the final plat.

(2) The final plat shall be distributed to other City departments, City staff and outside agencies for review and comment. The Department shall compile the comments and provide them in writing to the subdivider.

(3) The Department's comments shall identify areas in which the final plat submission, which includes the final plat and all required supporting documentation, requires revision in order to comply with applicable requirements.

(4) The subdivider shall be responsible for revising the final plat submission in accordance with the comments provided by the Department. The response to the Department's comments shall be in writing and in the manner and format requested by the Department.

(F) Final Plat Approval.

(1) Upon completion of the ~~Department's review~~ by the Development Review Committee, the final plat will be ~~scheduled for a public meeting before the City Council.~~ The Department will forward with a

recommendation of approval, approval with conditions or denial to the Development Services Director.

(2) The Council Development Services Director shall consider the final plat and the Department's the Development Review Committee's recommendations and may take action to approve, approve with conditions, or deny the final plat.

(3) If the final plat is generally acceptable but requires minor revision before recordation, the Council Development Services Director may approve the final plat subject to conditions. ~~The conditions of approval shall be noted in the Council meeting minutes and in a written correspondence provided to the subdivider.~~

~~(4) Council may impose conditions on the approval of the final plat and/or on the approval of any extension of a final plat approval as Council deems necessary to implement the requirements of any federal, state, and/or local law, ordinance, code, rule, regulation, policy and/or guideline; to protect the public from potential adverse impacts from the proposed development; or to fulfill an identified need for public services. The conditions of approval shall be noted in the Council meeting minutes and in a written correspondence provided to the subdivider.~~

(45) If the Council Development Services Director finds the final plat does not meet the applicable requirements of the City, the Council Development Service Director shall take action to deny the final plat. The Department will provide written notice to the subdivider indicating the reasons for the denial.

(56) The decision of the Council Development Services Director to approve, approve with conditions or deny the final plat ~~shall be final~~ may be appealed to the City Council and if appealed the final plat will be scheduled for a public meeting before the City Council.

(6) If appealed to the City Council, the City Council may impose conditions on the approval of the final plat and/or on the approval of any extension of a final plat approval as City Council deems necessary to implement the requirements of any federal, state, and/or local law, ordinance, code, rule, regulation, policy and/or guideline; to protect the public from potential adverse impacts from the proposed development; or to fulfill an identified need for public services. The conditions of approval shall be noted in the City Council meeting minutes and in a written correspondence provided to the subdivider.

(7) If the City Council finds the final plat does not meet the applicable requirements of the City, the City Council shall take action to deny the final plat. The Department will provide written notice to the subdivider indicating the reasons for the denial.

(8) The decision of the City Council to approve, approve with conditions or deny the final plat shall be final.

(G) Final Plat Expiration. Final plat approval shall be valid for a period of ninety (90) calendar days from the date City Council or the Development Services Director approved the final plat. The final plat shall expire if it is not recorded with the Maricopa County Recorder within ninety (90) calendar days of the date City Council or the Development Services Director approved the final plat unless an extension has been obtained prior to the expiration of the plat as provided below.

(H) Final Plat Recordation.

(1) The subdivider shall be responsible for submitting final plats to the Department for recordation purposes. The format, contents, and information to be included in the final plat and any attachments to be attached to the final plat that is submitted for recordation shall be in accordance with the Subdivision Regulations, the Engineering Standards, the Administrative Process Manual, and any stipulations and/or conditions of approval.

(2) The final plat shall not be recorded until the City Engineer has approved the engineering construction plans for the subdivision improvements and certified that all necessary financial assurances are in place.

(3) Once all applicable approvals and signatures have been obtained, the Department will be responsible for recording the final plat with the Maricopa County Recorder.

(I) Final Plat Extension. Final Plat approval shall expire if the final plat is not recorded with the Maricopa County Recorder within ninety (90) calendar days from the date City Council or the Development Services Director approved the final plat except as provided below.

(1) The Engineering Director, or designee, may administratively grant a single 90-day extension to extend the expiration date of a final plat approval. Should additional time be warranted beyond an extension granted by the Engineering Director or designee, the approver of the final plat Council may grant an additional, one time 90-day extension of the final plat approval. No extensions shall be granted hereunder unless all of the following conditions have been met: (a) there have been no substantive changes to any of the standards listed in subsection (D) of this section; (b) that the existing preliminary plat continues to comply with all applicable requirements; and (c) the subdivider has expended substantial effort and made substantial progress towards the completion of engineering construction plans for the required subdivision improvements. A request for an extension hereunder shall be formally submitted to the City prior to the expiration of the final plat approval and shall be accompanied by documentation demonstrating compliance with the conditions set forth

herein. If such requests for extension, including the supporting documentation, are filed prior to the expiration of the final plat approval, then the final plat approval shall continue in effect until such time as the requests for extension have been acted upon.

(2) If an extension is granted, the final plat approval shall be valid for ninety (90) days from the date such request for extension was approved, and the final plat approval shall expire if the final plat is not recorded with the Maricopa County Recorder within ninety (90) days from the date the extension was approved. If a request for extension is denied, the final plat shall expire upon the date the request for an extension was denied or 90 calendar days from the date City Council or the Development Services Director approved the final plat, whichever is later.

(J) Appeals. The decision of the City Council to approve, conditionally approve, or deny a final plat shall be final. The decision of the Engineering Director or designee and the decision of the City Council or Development Services Director to deny a request for an extension to extend the expiration date of a final plat approval are final. Persons with standing who are aggrieved by decisions of the City Council, Development Services Director and/or Engineering Director or designee hereunder and who desire to appeal such decisions shall, within thirty (30) days after the decision is made, file a complaint for special action in the superior court of Maricopa County to review such decision.

SECTION 3. Section 15-3-6 Condominium developments airspace planning. of the Goodyear City Code is hereby amended as follows (with deletions shown by strikeout text and additions shown by double underlined text):

(A) The processing of subdivision plats for condominium developments shall follow the procedures set forth in this chapter for the processing of land subdivision plats. All sections of this chapter shall be applicable to condominium subdivisions. A preliminary site plan shall be considered a Preliminary Plat and a final site plan, a Final Plat.

(B) The final condominium subdivision plat shall be certified by a registered architect or engineer that the plat accurately depicts the development as constructed and shall be recorded prior to the sale of the first unit.

(1) Conversions of conventional apartment developments. Preliminary Plats shall show, in addition to all information required by the Department checklist for site plans, the following:

(a) Firewall construction, if required by the Fire Code;

- (b) Additional parking, if required;
 - (c) Additional open space, if required;
 - (d) Locations of individual utility lines and meters, if needed.
- (2) Final Plats shall show:
- (a) All buildings;
 - (b) Private drives and parking areas;
 - (c) Required easements;
 - (d) Designation of commonly owned property;
 - (e) Necessary dedication statement;
 - (f) Statement concerning the formation of a homeowner's association for the maintenance of the commonly owned property;
 - (g) Necessary certifications and approvals.
- (3) New developments:
- (a) Preliminary Plats shall show all of the information required by the Department site plan checklist;
 - (b) Final Plats shall show all of the information required in subsection (2) above;
 - (c) Building permits shall be issued in accordance with Final Plats approved by the Department, prior to recordation of the plat;
 - (d) Final Plats to be approved by the Development Services Director City Council and recorded after construction has been completed and final inspection made.

SECTION 4. CORRECTIONS. The City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 5. SEVERABILITY. If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and

independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective thirty days after adoption in the manner prescribed by law.

SECTION 7. RECORDATION. This Ordinance shall be recorded with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a 7-0 vote, this 7th day of October, 2024.



Joe Pizzillo, Mayor

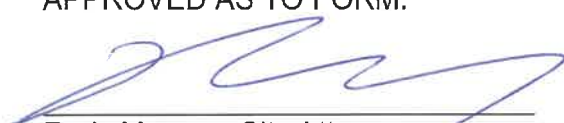
Date: 10.7.2024

ATTEST:



Darcie McCracken, City Clerk

APPROVED AS TO FORM:



Roric Massey, City Attorney

