



Request for Extension of Vested Rights

Extension Policy

Pursuant to Section 2.2.11(E)(3) of the city code, within a maximum of three (3) years following the approval of a final plan or other site-specific development plan, the applicant must undertake, install and complete all engineering improvements (water, sewer, streets, curb, gutter, streetlights, fire hydrants and storm drainage) in accordance with city codes, rules and regulations. The period of time shall constitute the "term of the vested property right." The foregoing term of the vested property right shall not exceed three (3) years unless: (a) an extension is granted pursuant to paragraph (4) of this subsection, or (b) the City and the developer enter into a development agreement which vests the property right for a period exceeding three (3) years.

Section 2.2.11(E)(4) states extensions for two (2) successive periods of one (1) year each may be granted by the Director, upon a finding that the plan complies with all general development standards as contained in Article 3 and Zone District Standards as contained in Article 4 at the time of the application for the extension. Any additional one-year extensions shall be approved, if at all, only by the Planning and Zoning Board.

Instructions for Using this form

This form should be completed electronically. Please complete this form in its entirety.

Submit the form by email to your Development Review Coordinator: _____

Project & Request Details

Project Name: _____ Project Number (e.g. FDP220000) _____

I request an extension for the following reason(s):

[First] One Year Extension Request

[Second] One-Year Extension Request

Owner Applicant: _____ Consultant: _____

Authorized Signature: _____ Date: _____

Office Use Below this line

Date of Vested Right: _____ Current Expiration Date: _____ New Expiration Date: _____

Approved

Denied

Date: _____

Director or Designee Signature: _____