



City of Litchfield Park
PLANNING SERVICES
VARIANCE APPLICATION

214 W Wigwam Boulevard
Litchfield Park AZ 85340
(623) 935-5033
(623) 935-5427 FAX

For Office Use Only			
Date Filed	_____	Hearing Date	_____
Case Number	_____	Zoning District(s)	_____
Filing Fee	\$ _____		

Address and/or Location: _____

_____ OWNER or AGENT
Name (please print)

_____ Suite #
Address

_____ Zip Code #
City, State,

_____ Area Code & Phone Number

I hereby certify that the information contained herein is correct, and that I am authorized to file an application on said property, being either the owner of record or authorized to file on behalf of the owner.

SIGNATURE

Pre-hearing Consultation: has been held is requested (date: _____) is waived

APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING (date tentative)

IF A REPRESENTATIVE WILL BE ATTENDING THE MEETING IN PLACE OF THE OWNER, A LETTER SIGNED BY THE OWNER(S) GRANTING THE REPRESENTATIVE PERMISSION TO REPRESENT THE OWNER MUST BE INCLUDED WITH THIS APPLICATION.

Address and/or Location: _____

1. Purpose of Request: _____

2. How has this property been deprived of privileges enjoyed by similar properties which DO NOT have variances? _____

3. How does approval change the terms of the ordinance? _____

4. Is the approval of this variance necessary for the preservation and enjoyment of substantial property rights?

____ YES ____ NO Explanation: _____

5. Will the authorization of this variance be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or the public welfare in general? ____ YES ____ NO Explanation: _____

6. Are there special circumstances or conditions applying to the land, building, or use which do not apply to other properties in the district? ____ YES ____ NO Explanation: _____

7. Are the special circumstances, "hardships", self-imposed? ____ YES ____ NO

(Personal hardship is not grounds for a variance. Economic hardship in itself is not grounds for a variance. The hardship must relate to the physical character of the property.)

Explanation: _____

CITY OF LITCHFIELD PARK
AGREEMENT TO WAIVE CLAIMS FOR DIMINUTION IN VALUE

PURSUANT TO A.R.S. § 12-1134

I/We, _____, (“Owner”) am/are all of the owner(s) of real property (“Property”) generally located at _____, consisting of approximately ___ acres, legally described on *Exhibit A*, which is attached to this Agreement.

The Property is subject to the land use laws of the City of Litchfield Park, Arizona. For purposes of this Waiver, “land use law” shall be defined as set forth in A.R.S. § 12-1136.

I/We have requested that the City take/approve the land use action (“Requested Action”) as set forth in *Exhibit B*, which is attached to this Agreement.

I/We acknowledge that as the request is processed for approval, changes may be made to the details and requirements for approval of the request. Some of these changes may materially alter the request, so that the final approval may be substantially different than originally requested. I/We understand and agree that execution of an additional waiver will be required for approval if the request is altered.

I/We acknowledge that the Requested Action may alter my/our rights to use, divide, sell or possess our Property, and that, pursuant to A.R.S. § 12-1134, as the owner of property directly regulated by a land use law, I/we may be entitled to compensation from the City for diminution of value in the property if the action I/we have requested from the City reduces the fair market value of the above described property.

By signing this Agreement, I/we hereby agree to waive any and all claims for diminution in value for the Property which may arise pursuant to A.R.S. § 12-1134 as a result of the City’s actions, including but not limited to approvals, denials or conditions of approvals with respect to the above-described Requested Action.

I/we hereby further understand that the City is acting in reliance upon my/our representations in this waiver.

Date: _____

Property Owner

By Its _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

SUBSCRIBED AND SWORN before me this ___ day of _____, 200_, by _____.

Notary Public

My Commission Expires:

THERE ARE FOUR QUESTIONS THAT MUST BE ADDRESSED BY THIS BOARD.

1. Are there special circumstances or conditions applying to the land, building, or use referred to in the application which do not apply to other properties in the district?
2. Were the special circumstances created by someone other than the owner or applicant?
3. Is the approval of this variance necessary for the preservation and enjoyment of substantial property rights?
4. Will the authorization of this application NOT be materially detrimental to persons residing or working in the vicinity, or adjacent property, to the neighborhood or the public welfare in general?