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DEPARTMENT OF PLANNING AND DEVELOPMENT

ACTIVITY REPORT

1982-1983

Maricopa County, Arizona

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DEPARTMENT OF PLANNING AND DEVELOPMENT

ACTIVITY REPORT

1982-1983

Maricopa County, Arizona

Planning

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Phoenix, Arizona 85003
Phone: 262-3201

Building Safety

3355 West Durango Street
Phoenix, Arizona 85009
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Don E. McDaniel, Jr., Director

Robert Brittain, Principal Planner, Zoning

Walter T. McCoy, Chief Building Official, Building Safety

Richard Turner, Principal Planner, Current Planning

Dudley Onderdonk, Principal Planner, Advance Planning (resigned July, 1983)

Floyd Burrier, Chief Cartographer

Jean Lusk, Office Supervisor

September, 1983

BOARD OF SUPERVISORS

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George Campbell
Tom Freestone
Fred Koory, Jr.
Ed Pastor

MARICOPA COUNTY PLANNING AND ZONING COMMISSION

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Idar Rimestad, Vice Chairman
Cecil Apperson (deceased August, 1982)
Harry Dykman (resigned May, 1983)
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Dale R. Smith

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BUILDING CODE BOARD OF ADVISORS

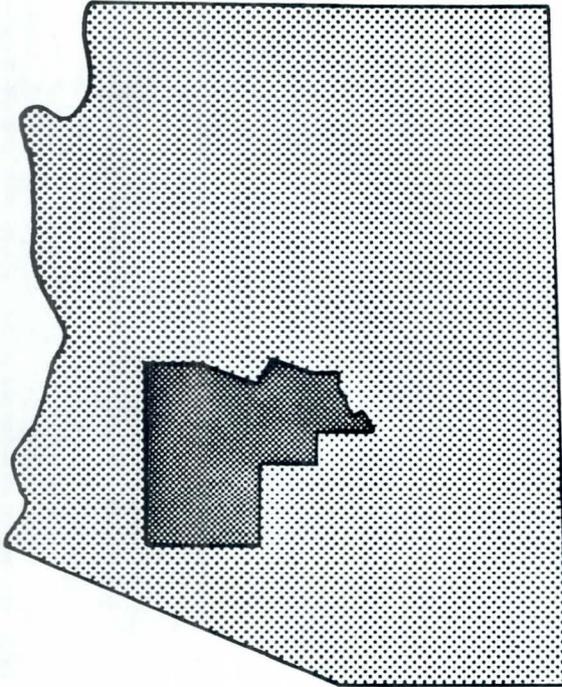
Robert Gomez, Chairman
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Robert J. Eveland
George Flagler (resigned January, 1983)
Bruce Lindquist (term expired December, 1982)
James Warne, Jr.
Walter T. McCoy, Secretary

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MARICOPA

COUNTY

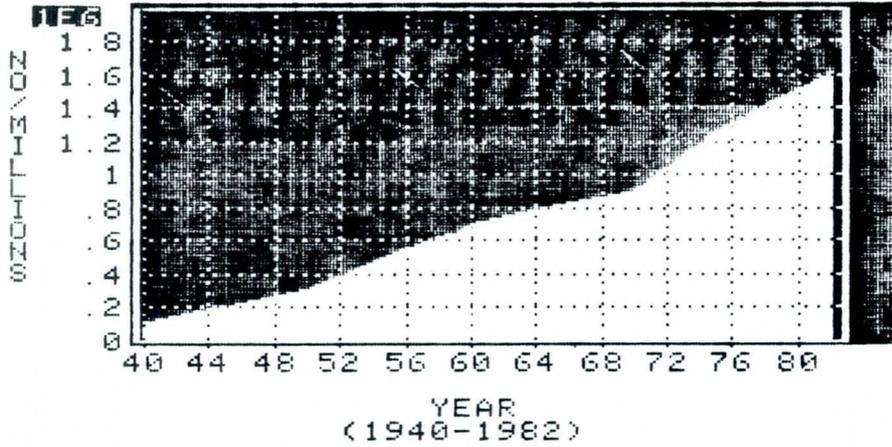


ESTABLISHED:
February, 1871

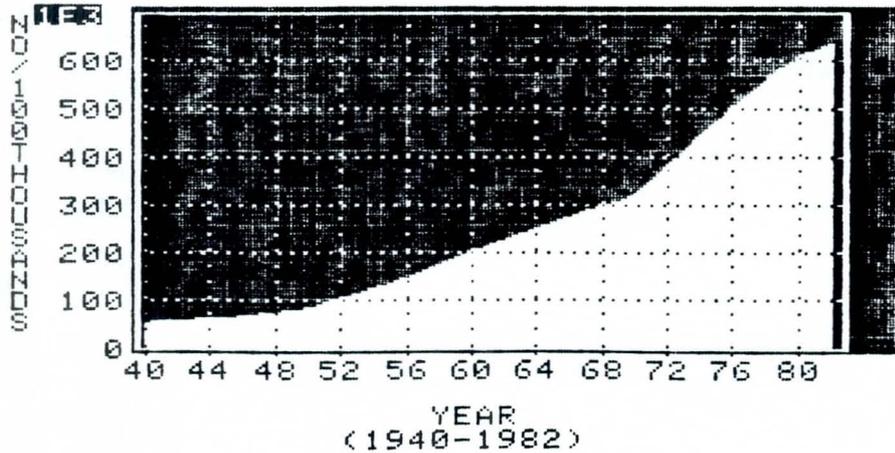
1982 POPULATION:
1,602,800

TOTAL LAND AREA:
9,226 sq. mi.

MARICOPA COUNTY POPULATION



MARICOPA COUNTY HOUSING



OVERVIEW

Maricopa County is one of the largest and fastest growing Counties in the nation. With a total land area of over 9,200 square miles the County is over 7½ times the size of the State of Rhode Island. The County's 1982 population was 1,602,800 and the 1970-1980 population growth was the second highest in the nation. Phoenix, the County Seat and State Capital is now the ninth largest city in the nation.

Over the past ten years there has been a great shift in the County economy. These changes are a product of population growth and new industry. Recent population growth caused the services to surpass manufacturing in employment. However, growth in high technology manufacturing has led to higher incomes. Approximately 80 percent of the state's high technology employment is found in Maricopa County. Also, tourism continues to be important as over 5 million visitors come to the Valley of the Sun each year.

Over 90 percent of the County's population lives in one of the 20 incorporated cities and towns. These municipalities have annexed over 296 square miles since 1970. Yet, during this same period, the population of the unincorporated areas grew at twice the rate of incorporated areas. Approximately 90 percent of the County residents live on 7 percent of land in metropolitan Phoenix.

Much of the land in the County is under the jurisdiction of other levels of government. Approximately 62 percent of the 9,226 square miles is under Federal control, while about 10 percent is controlled by the State of Arizona. About 27 percent of the County is in private ownership. The remaining 1 percent is controlled by various Federal, State and County agencies. This great diversity of land ownership and rapid growth provides a real challenge to County government and particularly to the County Department of Planning and Development.

The approved 1982-1983 Budget for the Department of Planning and Development was \$2,156,875. The adopted 1983-1984 Budget is \$1,916,373. Fiscal Year 1982-1983 was marked by severe budgetary constraints. The Department of Planning and Development was able to continue its high level of public service while living within budgetary cutbacks.

ORGANIZATION AND ADMINISTRATION

The Department of Planning and Development is established primarily to serve the citizens of the County by providing information, assistance and guidance to those involved in the land development and construction process. To this end, the Department provides assistance and serves as staff to the Building Code Board of Advisors, Board of Adjustment, Planning and Zoning Commission and the Board of Supervisors. The Department is divided into four (4) functional Divisions as follows: 1) Advance Planning; 2) Current Planning; 3) Zoning; and, 4) Building Safety. These divisions are supported by a Cartographic Section and a Clerical Section.

The Advance Planning Division is responsible for the preparation of a County Comprehensive Master Plan and any appropriate Area Plans. This division also does numerous special studies, makes population and demographic studies and projections as requested by the Planning and Zoning Commission, the Board of Adjustment and the Board of Supervisors.

The Current Planning Division reviews and evaluates all applications for zoning and subdivisions for the Planning and Zoning Commission and Board of Supervisors action. This division is also responsible for activities of the Technical Advisory Committee.

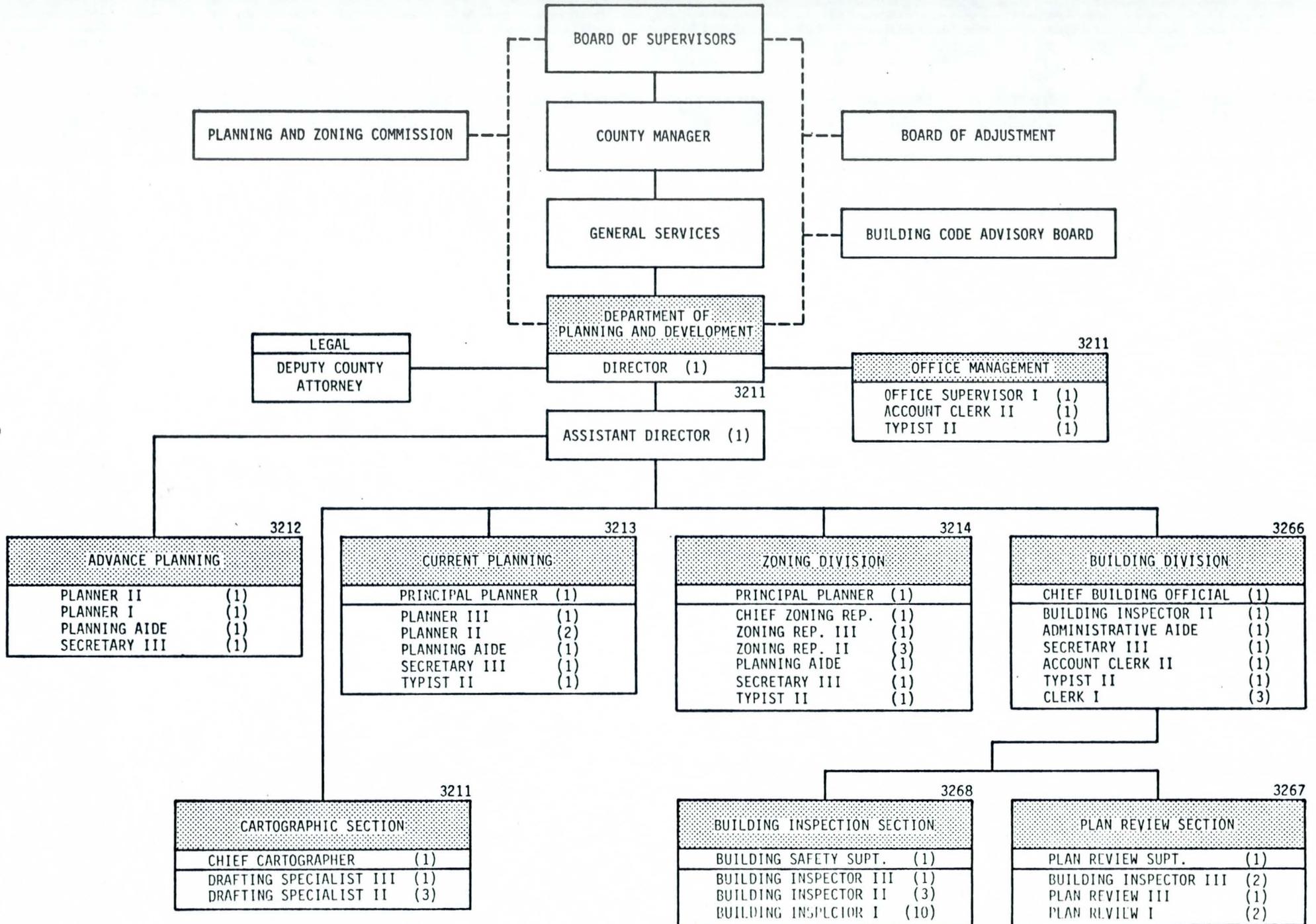
The Zoning Division administers the zoning regulations of the County, which includes serving as staff to the Board of Adjustment. This division is also responsible for issuing all Zoning Clearances as required for the issuance of Building Permits, and for zoning violation enforcement procedures. The division works closely with the public including builders, developers, architects, engineers and the general citizenry.

The Building Safety Division reviews plans for all construction in the County to insure compliance with the Uniform Building Code and performs field inspections to insure compliance with the approved plans. This division also works very closely with the public including builders, developers, architects, engineers and the general citizenry.

The 1981-1982 adopted budget authorized 89 full time County funded positions. In September of 1981, three positions were placed in the Maricopa County Position Bank. In June of 1982, seven additional positions were designated and subsequently placed in the Job Bank.

The 1982-1983 adopted budget authorized 79 full time County funded positions. In July of 1982, when the Board of Supervisors transferred responsibility for Floodplain Management to the Flood Control District, four positions were eliminated from the Department of Planning and Development, leaving a total of 75 full time positions. The Department currently (Fiscal Year 1983-1984) has 60 full time positions since 15 positions were abolished during the Reduction in Force (RIF) procedure which took place during the 1982-1983 fiscal year. (See the Department of Planning and Development Organization Chart on Page 5.)

**DEPARTMENT OF PLANNING AND DEVELOPMENT
ORGANIZATION CHART**



ACTIVITY 1982-1983

ADVANCE PLANNING DIVISION

LONG RANGE PLANS

The Planning and Zoning Commission established a comprehensive planning program to assess land use policies for all of Maricopa County. During Fiscal Year 1982-1983, the Advance Planning Division completed the following documents:

The Maricopa County Comprehensive Plan, Volume 1

This "overview" plan provides a focus on the major problems and opportunities facing the county. The report provides regional development trends, economic trends, land use factors, and an extensive description of the physical resources and basic development infrastructure of the county. Since it is the first County-wide plan in over a decade it provides a valuable resource for future planning efforts within the county.

Maricopa County Composite Future Land Use Plan

This collection of county and municipal plans on a large-scale base map provides a regional view of future land use plans within the county. It provides the public and private decision makers the opportunity to understand the planned land use patterns within the various jurisdictions.

Maricopa County Industrial Land Use Study

This study outlines the location, scale, and nature of industrial growth in the county. As a segment of the comprehensive plan's land use element, this report provided background to the Planning and Zoning Commission in their development of industrial land use policies.

Parks and Recreation Facilities Inventory

As part of the background work for the Open Space and Recreation element of the comprehensive plan, staff compiled and mapped the recreational facilities within the County parks system.

White Tanks-Agua Fria Policy and Development Guide

In November 1982, the Board of Supervisors, acting on the recommendation of the Planning and Zoning Commission, adopted the White Tanks-Agua Fria Policy and Development Guide. This document contains a series of goals, objectives and policies concerning future development in the White Tanks-Agua Fria area.

DEVELOPMENT MASTER PLANS

Developers of large-scale communities are required to submit conceptual plans for approval. Advance Planning reviews these large-scale development proposals and presents their findings to the Planning and Zoning Commission and the Board of Supervisors. The following master planned communities were reviewed in Fiscal Year 1982-1983:

Ahwatukee Development Master Plan

This plan was a major revision of a previously approved plan reflecting several changes in the applicants development area.

Boulders Development Master Plan Amendment

This amendment reflected several changes in the location of commercial land uses and the development's circulation pattern.

Fountain Hills Development Master Plan Amendment

This amendment established a large industrial and commercial center within the development's southeast sector.

Addendum to the Fountain Hills Development Master Plan

This request sought to establish additional residential uses within the development's open space areas.

Leisure World Development Master Plan Amendment

This amendment shifted several land use patterns including the relocation of a major regional shopping center to serve the eastern metropolitan area.

Sunland Village East Development Master Plan Amendment

This amendment reflects major changes in the plan's area and the development's circulation system.

Tonto Vista Development Master Plan

This proposed development which is adjacent to Rio Verde includes a mixture of residential densities surrounding a golf course.

SPECIAL STUDIES

The Advance Planning Staff prepared and presented special reports to the Planning and Zoning Commission and Board of Supervisors including:

Carefree Incorporation Study

This report examined the various factors involved in the incorporation process when applied to a small portion of the Desert Foothills. Included in the study was a proposed budget for the new municipality.

Litchfield Park Zoning

Staff coordinated with area residents to develop a comprehensive revision to the existing zoning pattern. The zoning pattern now reflects changes in the Litchfield Park Master Plan which were made several years ago.

Computer Generated Slope Maps

Staff with the cooperation of the Arizona State Land Department completed a County-wide slope map series for the implementation of the County's Hillside Development Regulations.

Desert Foothills Scenic Drive Study

Staff prepared a comprehensive update of the original Desert Foothills Scenic Drive report. As part of the study a Scenic Assessment was made in cooperation with the Soil Conservation Service. Efforts are underway to have the Drive recognized as a State designated Scenic Roadway.

Microcomputer Grant

The Arizona Department of Transportation has awarded a microcomputer to the Advance Planning Division. This transfer of technology program will provide an Apple Computer and a software library to the Department. In return, the Department will learn how to use the computer, and evaluate the IMPAX traffic analysis software using "real world" traffic and planning programs.

PLANNING COORDINATION

Rio Salado Planning Committee

Staff worked with the Rio Salado Development Team. Three development alternatives were developed with varied use of water within the overall development plan. A determination of water availability is required for further definition of the development plan.

Maricopa Association of Governments

Staff worked with MAG on transportation, population, and water quality issues. A comprehensive revision of socio-economic data is underway for revision of the metropolitan transportation planning program.

Census Information

Staff prepared a series of handouts for the numerous public requests for additional data collected during the 1980 census. Staff provided special census assistance to several other County departments.

Maricopa County Comprehensive Plan

Staff made numerous slide presentations to local agencies, homeowners groups, and citizens groups regarding Volume 1 of the Comprehensive Plan.

Intergovernmental Coordination

Staff assisted numerous federal, state, and local agencies in providing information on development trends, policies, and potential impacts of various private and public projects. Staff also assisted developers, consultants and the public regarding long range planning issues and development trends within the County.

MANAGEMENT

Dudley Onderdonk, Principal Planner, resigned July 1983, to take a similar position with the City of Scottsdale.

CURRENT PLANNING DIVISION

Zoning Activity

One hundred and seventy-four zoning applications were filed with the Current Planning Division in Fiscal Year 1982-1983. This is a 18 percent increase over the previous Fiscal Year 1981-1982 when a total of 142 cases were filed. The current case load is 25 percent above the average number of cases filed in the past ten years.

Included on the following page is a chart showing the total number of zoning cases filed by Fiscal Year, since Fiscal Year 1972-1973.

Subdivision Activity

During Fiscal Year 1982-1983, 40 preliminary subdivision plats were filed with the Current Planning Division, as compared to 22 filed in the previous Fiscal Year 1981-1982. This is an increase of 18 preliminary plats or 82 percent over last Fiscal Year.

In the last half of Fiscal Year 1982-1983, 37 final plats were filed. This compares to ten final plats submitted in Fiscal Year 1981-1982. Another indication of subdivision activity is the total number of lots on final plats approved by the Board of Supervisors. In Fiscal Year 1982-1983, 1,868 lots were approved as compared with 1,814 lots in the previous Fiscal Year. Much of the increase in number of plats submitted may be attributed to the resurgence of the housing construction industry.

On the chart previously referred to, total lots approved by final plats by Fiscal Year, since and including Fiscal Year 1973-1974, are graphically depicted.

Technical Advisory Committee

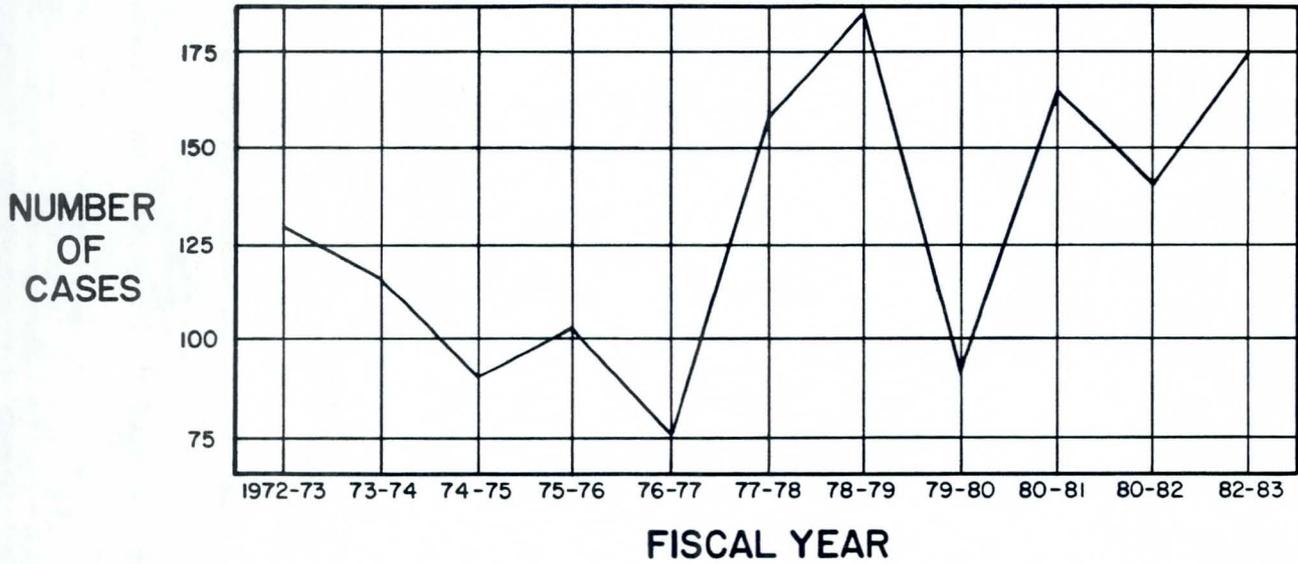
The Technical Advisory Committee (TAC) representatives include the Department of Planning and Development, Highway, Health and Parks and Recreation Departments, Flood Control District, and any other agencies or jurisdictions as may be appropriate for each case. During the past fiscal year TAC reviewed 74 zoning cases and 33 preliminary subdivision plats. This compares to 48 zoning cases and 23 preliminary plats reviewed by TAC in the previous Fiscal Year 1981-1982. The increase is a reflection of a healthier economy.

Other Activity

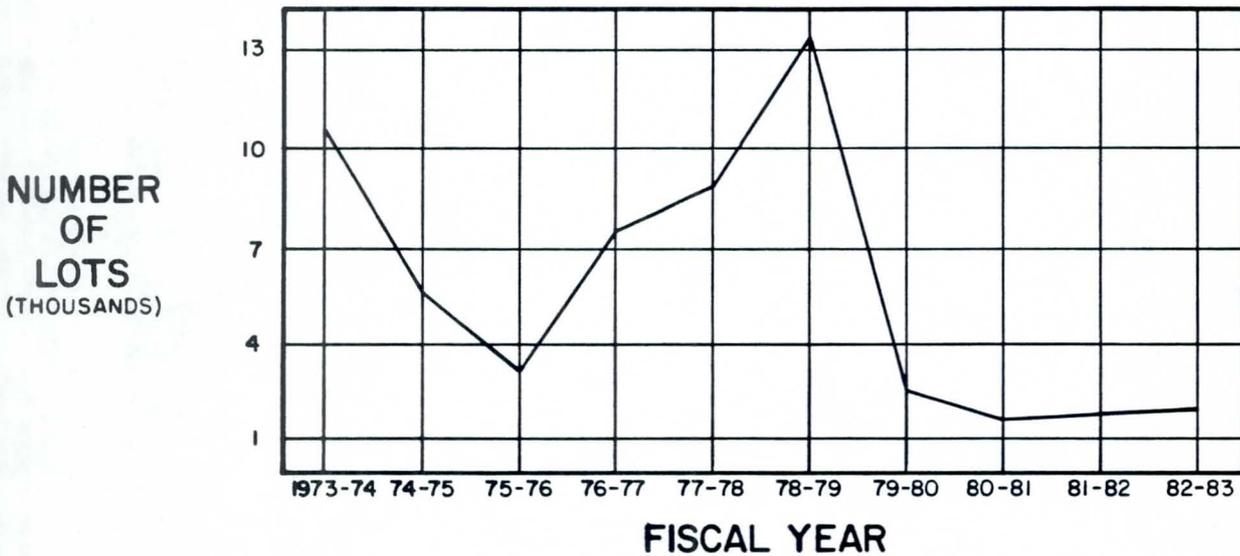
The Division has assumed the responsibility for street naming and address assignment since February, 1981. In addition to the above, and the main functions of processing rezoning and subdivision applications, the Division continued to assist developers and the general public in all matters of land use regulation for the unincorporated area of Maricopa County.

Maricopa County, Arizona

TOTAL NUMBER OF ZONING
CASES FILED BY FISCAL YEAR



TOTAL NUMBER OF LOTS APPROVED
ON FINAL PLATS BY FISCAL YEAR



CURRENT PLANNING DIVISION
RT / SB

JULY, 1983

ZONING DIVISION

Variances and Use Permits

During the Fiscal Year 1982-1983, 379 cases were submitted and processed for the Board of Adjustment. This represents a decrease of 106 cases or 24.4 percent less than the 435 cases processed during Fiscal Year 1981-1982.

The Board of Adjustment held 24 meetings during the Fiscal Year 1982-1983, and acted upon 355 cases for an average of 14.8 cases per meeting, a decrease over Fiscal Year 1981-1982 when 19.5 cases per meeting were heard by the Board.

In May, 1982, the Board of Supervisors adopted an amendment to the Zoning Ordinance which provided for an administrative procedure for Temporary Use Permit (i.e., temporary mobile homes during construction, temporary construction yards and offices, and temporary real estate subdivision sales offices) rather than the previous Board of Adjustment public hearing procedure. A review of the cases has been made and it was determined that this amendment resulted in a decrease of 35 percent of cases that were required to be heard by the Board of Adjustment during Fiscal Year 1982-1983.

Zoning Enforcement

During the Fiscal Year 1982-1983, 972 Zoning Violation Complaints were received and processed. This represents a 24.8 percent decrease over Fiscal Year 1981-1982, when 1,214 complaints were filed and processed. The largest personnel reduction in the Zoning Division has been in the Field Inspection area. One Zoning Representative is currently assigned, with part time assistance from a Building Safety Field Inspector, where three Zoning Representatives were previously assigned. This has substantially increased the response and investigation time for Zoning Violation Complaints received.

Zoning Clearances

During Fiscal Year 1982-1983, 8,846 Zoning Clearances were issued for an average of 737.2 per month. This represents a 15.3 percent increase over Fiscal Year 1981-1982 when 7,675 clearances were issued, which averaged 639.2 clearances per month. A review of the first six months of 1983 versus the first six months of 1982 indicates that the issuance of clearances is increasing (21 percent more clearances were issued during this period).

Zoning Ordinance Amendments

There were a substantial number of Zoning Ordinance amendments adopted during Fiscal Year 1982-1983, which included:

- 1) Hillside Development Overlay Zoning District.
- 2) Manufactured Housing Overlay Zoning District.
- 3) An inclusive amendment to remove several uses from Rural and Single-family Residential Zoning Districts and placing them in the Special Use Permit Overlay District.
- 4) Adoption of procedures for review of provisions for onsite stormwater retention/drainage and offsite stormwater drainage, both entering and leaving properties in C-1, C-2, and C-3 Zoning Districts.

Personnel

Our personnel level went from 15 budgeted positions (with ten positions filled) in Fiscal Year 1981-1982 to nine budgeted positions (with nine positions filled) in Fiscal Year 1982-1983. With the increased Clearance activity, the Zoning Division has maintained an adequate level of service to the public, however, we are finding that it is increasingly difficult to provide adequate service with our reduced staff level.

The Zoning Division Activity Report Fiscal Year 1982-1983 (Comparison with Fiscal Year 1981-1982)

	<u>82-83</u>	<u>81-82</u>
Violation Cases Processed	972	1,214
Complaint Cases Closed	1,017	974
Total Number of Field Inspections	3,210	2,764
Expired Board of Adjustment Cases	283	303
Liquor License Investigations	36	40
Motor Vehicle Department Investigations	23	23
Land Use Investigations (Planning Commission and Board of Adjustment)	385	442
Courts Attended	1	13
Total Correspondence Prepared	4,739	3,755
Court Cases Prepared	6	9
Inquiries	23,216	17,450
Zoning Clearances Issued	8,846	7,675

Summary

It appears that, from all indications, the Zoning Division - Board of Adjustment activity will continue to maintain basically the same number of cases during the next Fiscal Year. Although a portion of the Board's case load has been reduced, the workload will "shift" to the staff as an administrative procedure.

Zoning complaints filed with the Department decreased slightly over the Fiscal Year 1981-1982, but should remain at about the same rate for the next Fiscal Year. Because of decreased personnel levels we are finding that our response and investigation time for zoning violation complaints received has substantially increased.

The issuance of Zoning Clearances increased dramatically (15.3 percent) as compared to Fiscal Year 1981-1982. We expect this increased Zoning Clearance activity to "level off" at approximately the existing rate assuming economic conditions in the building trades stabilize. If building activity increases substantially, the Zoning Division may have some difficulty in providing the same high level of service without additional personnel. The Division has been operating at approximately 33 percent reduced staff level throughout Fiscal Year 1982-1983.

BUILDING SAFETY DIVISION

Summary

Revenue received for the Fiscal Year 1982-1983 amounted to \$1,027,787.00, an increase of 34 percent from Fiscal Year 1981-1982.

Total Building Permits issued was 12,587, an 18 percent increase from Fiscal Year 1981-1982.

Total valuation (estimated) for all permits issued was \$148,841,107.00, a 2 percent increase from Fiscal Year 1981-1982.

Permits issued to construct single family dwellings amounted to 3,203, an increase of 45 percent from Fiscal Year 1981-1982.

INSPECTION DIVISION

STATISTICAL RECAP JULY 1982 / JUNE 1983

MONTH/YEAR	REQUESTS	INSPECTIONS	RE-INSP.	MILEAGE
July '82	3,695	8,421	1,501	32,017
August '82	3,700	9,003	1,810	30,419
Sept. '82	3,944	8,862	1,742	31,915
October '82	3,492	8,050	403	28,565
Nov. '82	3,523	8,338	1,417	27,781
Dec. '82	3,753	9,455	1,399	21,142
Jan. '83	4,208	9,981	1,446	30,515
Feb. '83	3,719	8,923	1,372	24,799
March '83	4,870	11,070	1,784	41,646
April '83	3,895	8,893	1,365	25,891
May '83	4,263	10,580	1,601	27,722
June '83	5,082	10,983	1,612	28,867

12 MO TOTAL	48,144	112,559	17,452	341,279
PERCENTAGE CHANGE OVER FY '81-'82	+9.3%	+13.6%	+5.7%	2.8%

STATISTICAL RE-CAP - JULY 1981 - JUNE 1982

12 MO. TOTAL	44,045	99,128	16,497	332,155
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MARICOPA COUNTY BUILDING SAFETY DIVISION
 STATISTICAL SUMMARY - July 82/June 83

Permits Issued	(12,587)	
Single Family (incl. Duplex)		<u>3,110</u>
Commercial/Industrial		<u>259</u>
Multi-family		<u>93</u>
Mobile Homes		<u>1,203</u>
Additions/Alterations		<u>2,927</u>
Miscellaneous (Incl. Fence, Sign, Spec., Trades, Pools)		<u>5,661</u>
Valuation (Estimated)	(\$148,841,107)	
Single Family		<u>\$ 88,402,435</u>
Commercial/Industrial		<u>23,638,105</u>
Multi-family		<u>24,224,831</u>
Mobile Homes		<u>(Not Recorded)</u>
Additions/Alterations		<u>6,413,093</u>
Miscellaneous		<u>6,462,643</u>
Requests for Inspection	(48,144)	
Single Family		<u>27,961</u>
Commercial/Industrial		<u>3,799</u>
Multi-family		<u>(Incl. in Single Family)</u>
Mobile Homes		<u>2,322</u>
Additions/Alterations		<u>8,071</u>
Miscellaneous		<u>5,991</u>
Inspections Made	(112,559)	
Single Family		<u>69,713</u>
Commercial/Industrial		<u>8,733</u>
Multi-family		<u>(Incl. in Single Family)</u>
Mobile Homes		<u>5,970</u>
Additions/Alterations		<u>18,225</u>
Miscellaneous		<u>9,918</u>

CARTOGRAPHIC SECTION

The following is a brief resume of major work performed by the Cartographic Section from July 1, 1982, through June 30, 1983:

Maintained 164 half township zoning maps.

Drafted 168 zoning case maps, spent 433 hours drawing adopted maps, posted zoning changes on zoning maps.

Drafted 63 Board of Adjustment case maps in preliminary form.

One man on loan to Advance Planning for 388 hours to help with the Slope Map Project.

Spent 356 hours drafting annexations from various cities and towns.

Spent 769 hours operating blueprint machine.

Spent 499 hours collating, punching, and binding all remaining copies of Desert Foothills Technical Guide, Desert Foothills Policy Guide, White Tanks Policy Guide, Subdivision Regulations, Population Growth in Maricopa County, Zoning Ordinances, and 200 copies of new Comprehensive Plan.

Began drafting new zoning maps - 11 completed. (This project is behind because of the loss of two positions to RIF.)

Platted subdivisions on base maps through Book 248. (This project has come to a stop due to the loss of two positions to RIF.)

Made new city limit maps in color on large and small scale Central Maricopa County Base; made new mylars with new zipatone pattern for blueline reproductions.

Drafted a new Index Map for zoning map atlas.

Drafted A Supervisorial and J. P. District Map.

The following is an account of time spent by Personnel of the Cartographic Section:

<u>ACTIVITY</u>	<u>HOURS</u>		<u>PERCENT</u>	
	<u>1981-82</u>	<u>1982-83</u>	<u>1981-82</u>	<u>1982-83</u>
Base maps	576	1,841	4.9	15.9
Zoning maps	146	398	1.2	3.4
Zoning case maps	2,326	2,572	19.8	22.3
Adopted case maps	503	433	4.3	3.8
Street Name Projects	95	199	.8	1.7
Other Departments	265	248	2.3	2.1
Operating Blueprint Machine	884	769	7.5	6.7
Right-of-way deed and abandonment	86	59	.7	.5
Annexations	329	356	2.8	3.1
Book Binding, etc.	568	499	4.8	4.3
Administration	2,060	2,014	17.6	17.4
Vacation	888	800	7.6	6.9
Sick	420	658	3.7	5.7
Assessor's Map Project	1,616	-----	13.8	-----
Slope Maps	-----	388	-----	3.4
Zoning Division	123	32	1.0	.3
Advance Planning	135	82	1.1	.7
Board of Adjustment	723	212	6.2	1.8
TOTAL	11,744	11,560	100.0%	100.0%

1982-1983 REVENUE REPORT

Revenue for the Department is derived from fees charged for processing zoning and subdivision applications, appeals to the Board of Adjustment, issuing building permits, plan review, zoning clearances, and the sale of maps and publications prepared by the Department.

Following is a list of Department revenue for 1982-83 Fiscal Year:

	<u>NUMBER OF ITEMS</u>	<u>TOTAL REVENUE</u>
Zoning applications	183	\$ 58,910.00
Variances	212	15,850.00
Use Permits	118	8,675.00
Temporary Use Permits	177	13,275.00
Subdivisions	82	8,853.73
Permits Issued	12,587	806,577.00
Plan Review	8,182	206,130.00
Zoning Clearances	754	15,080.00*
Publications/Miscellaneous	<u>15,297</u>	<u>10,657.31</u>
TOTAL	37,592	\$1,144,008.04

*Fees collected for all dwellings over 3,000 square feet, commercial buildings and miscellaneous construction. No zoning clearance fee collected for single family dwellings under 3,000 square feet, mobile homes, pumps, etc. as fees are included in standard building permit fee.