

SEC. 700.6 ADJUSTMENTS AND ALTERATIONS

The development plan approved by the Community Development Director or Planning Commission will be deemed to be a final plan for which minor adjustments and modifications may be granted upon request of the Community Development Director. In no event may any modifications to a development plan be made without prior approval of the Community Development Director. Any substantial changes in the development will be in conformance with the procedures for a new submission. Determination of the gravity of the alterations will lie with the Community Development Director.

SEC. 700.7 EXPIRATION OF LARGE SCALE DEVELOPMENT APPROVAL

A. Expiration. The approved development plan is conditioned upon the applicant accomplishing the following tasks within six (6) months from the date of approval:

1. receive a building permit;
2. pour footing; and
3. receive all permits and approvals required by City, State and Federal regulations to start construction of the development or project.

B. Extension. Prior to the expiration of the six (6) month time limit, an applicant may request the Planning Commission to extend the period to accomplish the task by up to six (6) additional months. The applicant has the burden to show good cause why the task could not be reasonably completed with the normal six (6) month time limit.

SEC. 700.8 APPEALS

A. Administrative Determination. Any decision of the Community Development Director disapproving or approving with conditions a development plan may be appealed to the Planning Commission provided the developer does so within thirty (30) days of the Community Development Director's decision.

B. Planning Commission Determination. Any decision of the Planning Commission may be appealed to the Bentonville City Council provided the developer does so within thirty (30) days of the decision of the Planning

Commission. All such appeals shall be in writing, and shall be filed with the City Clerk of the City of Bentonville, Arkansas.

SEC. 700.9 APPLICATION FOR BUILDING PERMIT

Upon approval or conditional approval of the large scale development plan, the applicant may submit an application for a building permit. The applicant shall provide the following documents prior to issuance of the building permit.

- A. Grant of all dedications proposed;
- B. A 36 month replacement guarantee from the supplier or property owner on all live plant material used in the landscape plan; and
- C. Any Large Scale Development that has over \$20,000 of sewer infrastructure, as determined by the engineer of record that is to be dedicated to the City of Bentonville shall provide a maintenance letter of credit in accordance with the requirements in Sec. 300.8 Maintenance Letter of Credit and a warranty in accordance with the requirements in Sec. 300.9 Guarantees.

SEC. 700.10 LARGE-SCALE DEVELOPMENT FINAL INSPECTION

(Ord. No. 2007-41, 4-10-07)

A. Purpose. The purpose of the large scale development final inspection (development final) is to insure the completed project complies with the Subdivision Code, Zoning Code, and other governing specifications and regulations of the City of Bentonville.

B. Process.

- 1. Certificate of Completion.** When site construction is complete, the owner/developer's engineer-of-record shall submit a written statement certifying that all improvements and installations to the large scale development required for its approval under the terms of these regulations have been made, added, or installed and functional in accordance with City specifications

- 2. Development Final Inspection (Development Final).** The owner/developer's engineer-of-record shall request in writing a development final inspection, addressed to the Engineering