

17.64.040 Time Limits and Extensions

A. Time limits.

1. Unless conditions of approval or other provisions of this Zoning Code establish a different time limit, any permit or approval granted in compliance with Chapter 17.61 (Permit Approval or Disapproval) that is not exercised within 24 months from its effective date shall expire and become void, except where an extension of time is approved in compliance with Subsection B. below.

2. The permit shall not be deemed "exercised" until a Building Permit for the subject project has been issued, and construction diligently pursued to completion; or

3. A Certificate of Occupancy has been issued by the City.

B. Extensions of time. Upon request by the applicant, the Director may extend the time for an approved permit to be exercised in the following manner.

1. The applicant shall file a written request for an extension of time with the Department before expiration of the permit.

2. The Director may grant the extension, without notice or public hearing, only upon making a determination that the findings and conditions of the original approval still apply.

3. The burden of proof is on the permittee to establish with substantial evidence that the permit should not expire. If the Director determines that the permittee has good-faith intent to presently commence the proposed project, the Director may grant a time extension for up to an additional 12 months, from the date of the decision, to extend the permit.

4. Only one 12-month time extensions may be granted.