

16.74.020 Expiration Period of Approved or Conditionally Approved Maps.

- A. The approval or conditional approval of a tentative map shall expire within the time frame from the date of approval by the approving authority as set forth below:
1. Thirty-six (36) months for a tentative map;
 2. Thirty-six (36) months for a tentative parcel map;
 3. Twenty-four (24) months for a vesting tentative map or a vesting tentative parcel map. (Ord. 1997)
- B. The expiration date of an approved tentative map may be extended as authorized in section 66452.6(a) of the Government Code. (Ord. 4448, 1997)
- C. The period of time specified in subsection A of this section shall not include any period of time during which a development moratorium is in existence, as defined in Government Code section 66452.6(f), pursuant to section 66452.6(b). (Ord. 4448, 1997)
- D. The period of time specified in subsection A of this section shall not include any period of time during which a lawsuit has been filed and is pending in a court of competent jurisdiction involving the approval or conditional approval of a tentative map if a stay of the time period is approved by the planning commission. After service of the initial petition or complaint upon the court, the subdivider shall, in writing, to the planning director, request a stay of the time period of the tentative map. Within forty (40) days after receiving the request, the planning commission shall either stay the time period for up to five (5) years or deny the requested stay. The request for the stay shall be a hearing with notice to the subdivider and to the appellant, and upon conclusion of the hearing, the planning commission shall, within ten (10) working days, render its decision. The subdivider or any interested person may appeal the action of the planning commission on the stay to the board of supervisors in accordance with section 16.24.075. (Ord. 4448, 1997)