

CHAPTER 23 – STREETS, SIDEWALKS AND PUBLIC IMPROVEMENTS

Sec. 23-13. Streets; mandatory minimum development requirements.

Any parcel of land in the city being developed shall comply with the following minimum street standards, these minimum standards shall not preclude the Engineering Director or designee from imposing additional and or increased standards as may be provided in the City's comprehensive plan, specifications, standards and guidelines.

- (a) Access to a dedicated public right of way.
- (b) Dedication of minimum required city right of way of 25 feet from center line or the minimum required under the city's subdivision regulations.
- (c) Installation of paving, curb, gutter, required street, safety and regulatory signs and sidewalk abutting property to city specifications, standards and guidelines, unless the Engineering Director or designee authorizes development of the street to the city's rural standard, in which case the minimum rural standards for the street shall be complied with. In lieu of requiring the improvements under this section, the city manager or his designee may enter into a development agreement to provide that the improvements may be made in conjunction with other improvements or through participation in an improvement district or under such other requirements as deemed acceptable to the city manager or his designee and approved by the city attorney or his designee.
- (d) Prepaid maintenance for the street based on a front footage basis unless waived by the Engineering Director or designee.
- (e) Design and construct required street lights and dedicate street lights to the city in Arizona Public Service service areas. In Salt River Project service areas, the owner or developer shall pay the investment fee charged by the Salt River Project for the street lights.
- (f) Participate in the construction of required piping, box culverts and drainage facilities required by the road improvements made by developer to convey existing sheet flows from the property as determined by the public works director or his designee.

(Ord. No. 97-38, 7/15/97, enacted)

(Ord. No. 02-41, 6/7/02, amended) SUPP 2002-2