

CHAPTER 24 – SUBDIVISIONS

Sec. 24-4. Minor land divisions; submittal and improvement requirements.

(a) **Application Requirements:** The applicant shall submit all of the documents, information, data, and other requirements for minor land division application approval to the City and shall furnish any additional information and materials relevant to the application that the City reasonably believes is necessary in order to understand the subject matter of the application and to ensure compliance with the requirements of City codes. The City may promulgate forms for this purpose. Compliance shall be determined by the City Manager or his designee.

- (1) **Minor Land Division Map:** The applicant shall provide copies of the minor land division map reproduced in the form of blue or black line prints on a white background prepared by a registered land surveyor or civil engineer registered in the State of Arizona, designating the boundaries of each parcel; location of municipal and public service utility easements; and location of access to the parcel from an existing public street.
 - A. **Notation on the Map as a Minor Land Division Map for “_____”.** The Map shall indicate location by quarter-section, section, township and range; or by the lot number(s) within an existing subdivision.
 - B. **Location and dimensions of all lots within the minor land division map.** All sides of the proposed lots shall be identified by bearings and distances.
 - C. **Proposed street dedications and public utility easements shall be identified by course, length and width.**
 - D. **The application shall contain such other information as determined to be appropriate and necessary by the City.**
- (2) **Application Fee:** A non-refundable application fee shall be paid at the time of receipt of the application for the Minor Land Division by the City in an amount set forth in Chapter 2.
- (3) **Engineering Plans:** If infrastructure improvements are required for a minor land division pursuant to this code, the applicant shall be responsible for the preparation of a complete set of engineering plans, prepared by an Arizona registered civil engineer, satisfactory to the City Engineer for the construction of the required improvements. The plans shall be prepared in conjunction with the minor land division map.

(b) **Design Standards and Required Improvements:** All minor land divisions shall be in substantial conformity with the lot, street, block, alley, and easement design standards and requirements

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specified for subdivisions in the Peoria subdivision regulations. All lots created by a minor land division shall conform to the existing zoning.

- (1) Except where otherwise provided in this section, it shall be the responsibility and duty of the applicant to design and improve all streets, pedestrian ways, alleys, and easements in the minor land division and adjacent thereto required to service the minor land division, and such other improvements as may be required by the City.
- (2) No permanent improvement work shall be commenced until improvement plans and profiles have been approved by the City. Improvements shall be installed to the permanent line and grade to the satisfaction of the City Engineer and in accordance with adopted codes policies and standards.
- (3) The City Manager or his designee may modify the above requirements upon a showing by the applicant:
 - A. That the installation of the normally required improvements would be impractical because of considerations such as, but not limited to: type and extent of existing street improvements; inability to establish a proper street grade or alignment; physical barriers such as excessive grade of terrain or washes, ditches, canals, buildings or other structures; or other special circumstances where the immediate installation of the improvements is not deemed necessary to protect the public health, safety and welfare and that the waiver or deferment of the required improvements would not impair the purpose and intent of this chapter.
- (4) The City Manager or his designee may require as a condition for the waiver or deferment of the required minor land division improvements any of the following:
 - A. The execution of a written assurance acceptable to the City attorney attesting that the owner(s), their heirs, successors, or assigns agree that they will participate in the cost of the improvements abutting their property at a later date whenever it is deemed necessary by the City based upon future development in the immediate area. This form of assurance shall be recorded and run with the minor land division. The improvement costs shall be determined by a cost estimate approved by the City Engineer.
 - B. Deposit of funds in an escrow account specific to the particular improvements based upon a cost estimate approved by the City Engineer.

(Ord. No. 96-83, 9/17/96, enacted)