

CHAPTER 13 - SUBDIVISIONS

Article 13-1 SUBDIVISIONS, PROCEDURE FOR APPROVAL

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Article 13-1 SUBDIVISIONS, PROCEDURE FOR APPROVAL

Section 13-1-1 Definitions

A. In this Chapter, unless the context indicates otherwise:

1. Alley: Means a public, dedicated right of way used primarily as a service or secondary means of ingress or egress to the service side of abutting property.
2. Access Street or Service Road: Means a street or road which is parallel to and adjacent to a major arterial street and provides a means of direct ingress and egress to abutting property.
3. Building Line: Means an imaginary line between which said line and the street right of way line, no building or structure, or portion thereof, shall be erected, constructed, or otherwise established.
4. General Plan: Shall mean the General plan of the City of Globe.
5. Commission: Means the City of Globe Planning and Zoning Commission.
6. Conditional Approval: Means an affirmative action by the commission or the council indicating that approval will be forthcoming upon satisfaction of certain specified stipulations.
7. Department: Means the Public Works Department of the City of Globe.
8. Development Master Plan or DMP: Means a preliminary master plan for the development of a large or complicated land area, the platting of which is expected in progressive stages. A Development Master Plan may be designed by the subdivider or by the Department and shall be subject to commission approval.
9. Design: Means street alignment, grades and widths, alignment and widths of easements and rights-of-way for drainage and sanitary sewers and the arrangement and orientation of lots.
10. Easement: Means a written grant for the use of a strip of land by the public, a corporation, or persons, for specific uses and purposes and so designated.
11. Engineering Plans: Means plans, profiles, cross sections and other required details for the construction of public improvements, prepared by a registered Engineer in accordance with the approved preliminary plat and in compliance with standards of design and construction approved by the council.
12. Exception: Means any parcel of land which is within the boundaries of the subdivision which is not owned by the subdivider.

13. Final Approval: Means unconditional approval of the final plat by the council, as evidenced by certification on the plat by the mayor which constitutes authorization to record a plat.
14. Hillside Subdivision: Means any subdivision or that portion of a subdivision located in terrain having a cross-slope exceeding ten (10%) percent.
15. Improvement: Means required installations, pursuant to this Article and subdivision regulations, including grading, sewer and water utilities, streets, easements, traffic control devices as a condition to the approval and acceptance of the final plat thereof.
16. Lot: Means a piece or parcel of land separated from other pieces or parcels by description, as in a subdivision or on a record survey map, or by metes and bounds, for purposes of sale, lease or separate use.
 - a. Corner Lot: Means a lot abutting or two or more intersecting streets where the interior angle of intersection does not extend one hundred thirty five degrees. A corner lot shall be considered to be in that block in which the lot is intended to front.
 - b. Interior Lot: Means a lot having but one side abutting on a street.
 - c. Key Lot: Means an interior lot, one side of which is contiguous to the rear line of a corner lot.
 - d. Through Lot: Means a lot abutting two parallel or approximately parallel streets.
17. Lot Width: Means if the side property lines are parallel, the shortest distance between these side lines except that if the side property lines are not parallel, the width of the lot shall be the length of a line at right angles to the axis of the lot, at a distance equal to the required front or rear building setback line, whichever is the lesser. The axis of a lot shall be a line generally perpendicular to the fronting street which divides the lot into two equal parts.
18. Neighborhood Plan: Means a plan designed by the Department to guide the platting of remaining vacant parcels in a partially built neighborhood so as to make reasonable use of all land, correlate street patterns, and achieve the best possible land use relationships.
19. Pedestrian Way: Means a public walk dedicated entirely through a block from street to street and providing access to a school, park, recreation area, or shopping center.

20. Plat: Means a map of a subdivision.
- a. Preliminary Plat: Means a preliminary map, including supporting data, indicating a proposed subdivision design, prepared in accordance with the provisions of this Article and those of any local applicable ordinance.
 - b. Final Plat: Means a map of all or part of a subdivision essentially conforming to an approved preliminary plat, prepared in accordance with the provisions of this Article, those of any local applicable ordinance and other state statute.
 - c. Recorded Plat: Means a final plat bearing all of the certificates of approval required by this Article, any local applicable ordinance and other state statute.
21. Street: Means any existing or proposed street, avenue, boulevard, road, land, parkway, place, bridge, viaduct or easement for public vehicular access or a street shown in a plat heretofore approved pursuant to law or a street in a plat duly filed and recorded in the county recorder's office. A street includes all land within the street right-of-way whether improved or unimproved, and includes such improvements as pavements, shoulders, curbs, gutters, sidewalks, parking space, bridges and viaducts.
- a. Arterial Route: Means any freeway, expressway, and major arterial street; and interstate, state or county highways having regional continuity.
 - b. Collector Street: Means any street which provides for traffic movement within neighborhoods of the City and between major streets and local streets and for direct access to abutting property.
 - c. Local Street: Means any street which provides for direct access to residential, commercial, industrial or other abutting land or for local traffic movements and connects to collector or major streets.
 - d. Cul-de-Sac Street: Means a short local street permanently terminated in a vehicular turn-around.
22. Subdivider: Means a person, firm, corporation, partnership, association, syndication, trust or other legal entity that files application and initiates proceedings for the subdivision of land in accordance with the provisions of this Article, any local applicable ordinance or other state statute, except that an individual serving as agent for such legal entity is not a subdivider.

23. Subdivision: Means improved or unimproved land or lands divided for the purpose of financing, sale, or lease, whether immediate or future, into four (4) or more lots, tracts or parcels of land, or if a new street is involved, any such property which is divided into two (2) or more lots, tracts or parcels of land, or any such property, the boundaries of which have been fixed by a recorded plat, which is divided into more than two (2) cooperative, community apartments, townhouse or similar project containing four (4) or more parcels, in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located thereon, but plats of such projects need not show the buildings or the manner in which the buildings or airspace above the property shown on the plat are to be divided.
- 24, Subdivision: Does not include the following:
- a. The sale or exchange of parcels of land to or between adjoining property owners if such sale or exchange does not create additional lots.
 - b. The partitioning of land in accordance with other statutes regulating the partitioning of land held in common ownership.
 - c. The leasing of apartments, offices, stores of similar space within a building or trailer park, nor to mineral, oil or gas leases.

Section 13-1-2 Outline of Procedures

The preparation, submittal, review and approval of all proposed subdivision plats located inside the limits of the City shall proceed through the following progressive stages: pre-application conference; preliminary plat approval; and final plat approval and recording.¹

Section 13-1-3 Establishment of Subdivision Committee

The subdivision committee is hereby established and shall consist of the following members or duly authorized representatives: City Manager, Building Official, City Attorney, Public Works Director, and the City Engineer. The City Engineer shall chair the committee.

- A. It shall be the duty of the committee to meet with the subdivider of any proposed subdivision, or his/her representative during a pre-application conference.
- B. Any reference to "committee" in this Article shall mean the subdivision committee.

¹ Editor's Notes: See, Municipal Subdivision Regulations, A.R.S. 9-463 et.seq.

Section 13-1-4 Actions by the Subdivider

The subdivider shall meet informally with the committee to present a general outline of his/her proposal, including but not limited to:

- A. Sketch plans and ideas regarding land use, street and lot arrangements, tentative lot sizes.
- B. Tentative proposals regarding water supply, sewage disposal, surface drainage and street improvements.

Section 13-1-5 Actions by the Subdivision Committee

- A. The committee shall discuss the proposal with the subdivider and advise him/her of procedural steps, design and improvement standards, and general plat requirements. Depending on the scope of the proposed development, the committee shall proceed with the following investigations:
 - 1. Check existing zoning of the tract and make recommendations if a zoning change is necessary or desirable.
 - 2. Determine the adequacy of existing or proposed schools, parks and other public spaces.
 - 3. Inspect the site or otherwise determine its relationship to major streets, utility systems, and adjacent land uses and determine any unusual problems such as topography, utilities or flooding.
 - 4. Determine the need for preparation and review of a development master plan prior to subsequent consideration of a preliminary plat and advise the subdivider if a development master plan is required and to what extent it shall be prepared by the developer.
- B. The failure of the committee to complete any investigation shall not preclude to enforcement of any provision of this code.

Section 13-1-6 Development Master Plan

The committee shall use the following guidelines in establishing the need for a development master plan:

- A. The tract is sufficiently large to comprise an enter neighborhood; the tract initially proposed for platting is only a portion of a larger landholding of the subdivider.

- B. The tract is part of a larger land area, the development of which is completed by unusual topographic, utility, land use, land ownership or other conditions. The entire land area need not in this case be under the subdivider's control.

Section 13-1-7 Preparation of the Development Master Plan

The development master plan shall be prepared to scale and accuracy commensurate with its purpose, and shall include:

- A. General street pattern with particular attention to collector streets and future circulation throughout the neighborhood.
- B. General location and size of school sites, parks or other public areas.
- C. Location of shopping centers, multi-family residential or other proposed land uses.
- D. Methods proposed for sewage disposal, water supply and storm drainage.

Section 13-1-8 Approval of the Development Master Plan

Upon acceptance of general design approach by the Department, the development master plan may be submitted to the commission and council for their consideration. If general approval is given, notice to that effect shall be recorded in the minutes of both bodies and a copy of said minutes transmitted to the subdivider and his/her Engineer. If development is to take place in several parts, the development master plan shall be submitted as supporting data for each part. The development master plan shall be kept up-to-date by the subdivider and the Department as modifications take place.

Section 13-1-9 Zoning Requirements

The subdivision shall be designed to meet the specific requirements for the zoning district within which it is located. If a zoning amendment is deemed necessary, the rezoning shall be initiated by the property owner or his/her authorized agent and heard and approved by the commission and the mayor and council in compliance with all applicable code provisions. The Department shall not proceed with processing of the preliminary plat until it has determined that the commission will make a favorable recommendation to the mayor and council regarding the proposed zoning change. In any event, any change in zoning required in relation to the preliminary plat shall have been approved by the council prior to preliminary approval of the plat by the commission.

Section 13-1-10 Sanitary Sewerage and Water Supply

As a prerequisite of preliminary plat review by the Department:

- A. The subdivider shall have informed the county health Department and the public works Department in writing of his/her tentative plans and learned the general requirements for sewage disposal and water supply as applied to his/her location.
- B. The subdivider shall show proof of compliance with all state agency rules and regulations which may apply at that time.

Section 13-1-11 Submission of a Preliminary Plat

- A. Ten (10) copies of the preliminary plat and required supporting data, prepared in accordance with requirements of this Chapter, shall be filed with the Department at least fourteen (14) days prior to the commission meeting at which the subdivider desires to be heard.
- B. Copies of the preliminary plat shall be reproduced in the form of blue line or black line prints on a white background. One (1) eight and one-half (8½) inches by eleven (11) inches transparent film positive reproduction and twenty (20) eight and one-half (8½) inch by eleven (11) inch prints of the preliminary plat shall also be filed within five (5) days after the preliminary map is filed.
- C. Scheduling of the case for commission hearing shall be conditioned upon adequacy of data presented and completion of processing the committee shall determine if the plat may be submitted for hearing.
- D. The submittal shall be checked by the Department for completeness and assigned a case number; if incomplete as to those requirements set forth in this Chapter, the submittal shall be rejected and the subdivider notified within ten (10) days of the date the map was received.

Section 13-1-12 Filing and Other Fees

- A. To cover the costs of examining and processing preliminary plats and related field inspection the subdivider shall pay fees which shall be established by the Department and approved by mayor and council resolution. Fees shall be set to reimburse the City for staff time and expenses required to comply with this Article.
- B. An additional fee shall be paid if an amended or revised preliminary plat is filed.
- C. If preliminary plat approval expires prior to application for final approval, the plat shall be resubmitted for preliminary approval as a new case and the subdivider required to pay a new fee.

Section 13-1-13 Preliminary Plat Review

- A. On receipt of the preliminary Plat, the Department shall perform its review of the proposed street system, street plans and compliance with City street standards; make tentative determination of street and drainage improvement and maintenance requirements; and review water and sewerage disposal proposals.

- B. The Department shall distribute copies of the plat to the following reviewing offices:
 - 1. Floodplain Administrator for review of drainage and flood control measures.
 - 2. Building Official for compliance with public objectives, giving special attention to design principles and standards as set forth in this Chapter; streets and thoroughfares as related to City streets and highway plans and to neighborhood circulation; utility methods and systems; existing and proposed zoning and land use of the tract and its environs; and land required for schools, parks and other public facilities.
 - 3. Police chief and fire chief for review of features of proposed development relating to police and fire protection.
 - 4. County health Department for review of water and sewerage disposal proposals or other health related issue.
 - 5. To interested utilities for information.
 - 6. Gila County Planning Department
 - 7. Any agency entitled to a copy pursuant to this code or state law.

- C. The review offices should transmit their recommendations to the Department in writing. The Department shall receive and summarize the reviewing office recommendations, prepare a report, and present it to the commission.

Section 13-1-14 Preliminary Plat Approval

- A. If the Department report indicates that the reimbursements of this Chapter have been met, the commission shall consider the preliminary plat at a regular meeting within twenty (20) days of the date of receiving notice of compliance. Upon consideration, the commission shall forward the plat with its recommendations to the council.

- B. The council shall consider the preliminary plat and the commission recommendations at a regularly scheduled meeting after the commission hearing.
- C. The council shall approve, disapprove or conditionally approve the preliminary plat. The City Clerk shall record the council's action with any conditions of approval being noted upon copies of the preliminary plat and shall return one copy to each of the following: Subdivider, City Engineer, Public Works Director, Building Official.

Section 13-1-15 Significance of Preliminary Approval

Preliminary approval constitutes authorization for the subdivider to proceed with preparations of the final plat and the Engineering plans and specifications for public improvements. Preliminary approval is based upon the following terms:

- A. The basic conditions under which preliminary approval of the preliminary plat is granted will not be substantially changed prior to expiration date.
- B. Approval is valid for a period of six (6) months from the date of council approval. A six (6) month extension of the preliminary plat approval may be granted by the council upon receipt of a written request for said extension from the subdivider prior to expiration date.
- C. Preliminary approval, in itself, does not assure final acceptance of streets for dedication nor continuation of existing zoning requirements for the tract or its environs, nor constitute authorization to record the plat.

Section 13-1-16 Information Requirements for Preliminary Plat

The information required as part of the preliminary plat submittal shall be shown graphically or by note on the plans, or by letter and may comprise several sheets showing various elements of required data. All mapped data for the same plat shall be drawn at the same standard Engineering scale, said scale having not more than one hundred (100) feet to an inch. Whenever practical, scale shall be adjusted to produce an overall drawing measuring twenty two (22) inches by thirty six (36) inches and not exceeding forty two (42) inches by sixty (60) inches.

Section 13-1-17 Descriptive Data

The following descriptive data shall be submitted with each preliminary plat:

- A. Proposed name of subdivision and its location by section, township, and range: reference by dimension and bearing to a survey monument approved by the committee.

- B. Name, address, and phone number of subdivider.
- C. Name, address and phone number of Engineering surveyor, landscape architect or land planner preparing plat.
- D. Scale, north point and date of preparation including dates of any subsequent revisions.
- E. A location map showing the relationship of the proposed subdivision to main traffic arteries and any other facilities which might help to locate the subdivision. This map may be on the preliminary map, but if this is not practical, then a separate map showing title, scale, north point and date shall be provided.

Section 13-1-18 Existing Conditions Data

The following data indicating existing conditions shall be included on the preliminary plat or on supporting documents:

- A. Topography by contours or "spot elevations" related to federal government survey datum or other datum approved by the City Engineer shall be shown on the same map as the proposed subdivision layout. Contour interval shall reflect the character and drainage of the land.
- B. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes, or other water features; direction of flow; location and extent of areas subject to inundation, whether such inundation be frequent, periodic, or occasional.
- C. Location, widths and names of all platted streets, railroads, utility right of ways of public record, public areas, permanent structures to remain, including water wells and municipal corporation lines within or adjacent to the tract as noted in a preliminary title report, two copies of which shall be submitted.
- D. Name, book and page numbers of any recorded adjacent subdivisions having common boundary with the tract.
- E. The existing zoning classification of the subject tract and adjacent tracts.
- F. The acreage of the subject tract.
- G. Full dimensions of the boundaries of the tract to be subdivided.

Section 13-1-19 Proposed Conditions Data

The following data shall be included on the preliminary plat or in support documents filed with the plat.

- A. Street layout, including location, width and proposed names of public streets, alleys and crosswalks and connections to adjoining platted tract.
- B. Typical lot dimensions, scaled; approximately dimensions of all corner lots and lots of curvilinear sections of streets, each lot numbered individually, and total number of lots.
- C. Designation of all land to be dedicated or reserved for public use with use indicated.
- D. If plat includes land for which multi-family, commercial or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status zoning change, if any.
- E. Three (3) copies of any proposed restrictive covenants, deed restriction, shall be provided at least five (5) days after the preliminary plat is filed.

Section 13-1-20 Proposed Utility Methods

- A. It shall be the responsibility of the subdivider to furnish the Department and the county health Department such evidence as such Departments may require as to design and operation of proposed sanitary sewage facilities. A statement as to the type of facilities proposed shall appear on the preliminary plat.
- B. Evidence of adequate volume and quality of water supply satisfactory to the City shall be substantiated by a letter from the Department filed with the plat.
- C. Preliminary calculations and layout of proposed storm water disposal system and locations of outlets subject to approval by the City Engineer shall be filed.
- D. If state agency approval is required under the circumstances, said approval shall be in writing and filed with the plat.

Section 13-1-21 Street Naming

The subdivider shall propose street names subject to the approval by the Department at the tentative plat stage.

Section 13-1-22 Zoning and Easements

- A. Zoning of the tract shall permit the proposed use and any zoning amendment necessary shall have been adopted and recorded by the council prior to final plat approval.
- B. The subdivider shall provide on the final plat, prior to plat recordation, easements in locations and widths as required for utility purposes.
- C. The following notation shall be placed upon all final plats:

"Construction within easements, except by public agencies and utility companies, shall be limited to utilities and wood, wire, or removable section type fencing."

Section 13-1-23 Final Plat Preparations

The final plat shall be prepared in accordance with requirements set forth in this Article and shall substantially conform to the approved preliminary plat.

Section 13-1-24 Final Plat Submission

The following are required when filing a final plat:

- A. Two (2) final plat linen, one (1) Mylar transparency and eight (8) true copies of the final plat together with a letter of transmittal and recordation fee to the Department at least seven (7) days prior to the council meeting at which consideration is desired.
- B. A filling fee for each lot or tract as established by the Department.
- C. A landscape plan indicating fulfillment of the requirements of this Chapter.

Section 13-1-25 Final Plat Review

- A. The Department, upon receipt of the final plat, shall immediately record receipt and date of filing and check it for completeness. If complete, the Department shall review the plat for substantial conformity to the approved preliminary plat and refer copies of the submittal to the following reviewing offices who shall make know their recommendations in writing addressed to the council.
 - 1. Building Official, for approval f the final plat and landscape plan.
 - 2. City Administrator/Manager.
 - 3. Floodplain Administrator for approval of drainage and flood control measures.

4. County health Department for approval of sewage disposal and water supply plans if applicable.
 5. State highway Department for approval where the plat abuts a state highway.
 6. Interested utility companies for utility easements.
- B. The Department shall assemble the recommendation of the various reviewing offices, prepare a concise summary of recommendations, and submit said summary together with the reviewers' recommendations to the City council. If the Department finds that the final plat does not conform to the preliminary plat, as approved by the council, the final plat shall be submitted to the commission for review and recommendations prior to submittal to the council.

Section 13-1-26 Final Plat Approval

- A. Upon receipt of a request for council action from the Department, the clerk shall place the case on the agenda of the next regular council meeting, whereupon the council shall approve or deny the plat.
- B. If the council rejects the plat, the reasons for rejection shall be recorded in the minutes.
- C. If the council approves the plat, the clerk shall transcribe a certificate of approval upon the plat, first making sure that the other certifications required by this Chapter have been duly signed, that required easements for utility purposes have been included on the plat, and that Engineering plans have been approved by the City Engineer.
- D. When the certificate of approval by the council has been transcribed on the plat, the clerk shall record the approved final plat in the office of the county recorder of Gila County. The cost of recording shall be advanced by the subdivider.

Section 13-1-27 Information Required for Final Plat Submittal

A subdivider shall conform to the following form and style requirements:

- A. The record plat shall be drawn in India ink on linen or other durable material and on a sheet conforming to proportions of three (3) to four (4).
- B. Where the area to be subdivided is of unusual size or shape, the Department may permit a variation in the scale of the final plat. If more than two sheets are required for the drafting of the final plan, an index sheet of the same dimensions shall be filed, showing the entire subdivision on one sheet and the portion thereof contained on each of the other sheets.

- C. Copies of the record plat shall be reproduced in the form of blue line or black line prints on a white background.
- D. The final plat shall be drawn on an accurate scale of not more than one hundred feet to the inch, from an accurate survey. Where unusual plating conditions exist, the subdivision committee may approve a modified scale.
- E. Subdivider shall comply with such other recordings requirements as may be established by state law or Council resolution.

Section 13-1-28 Identification Data

The following data shall be required when filing a final plat:

- A. A title which includes the name of the subdivision and its location by number of section, township, range and county.
- B. Name, address and registration number of seal of the registered civil Engineer or registered land surveyor preparing the plat.
- C. Scale, north arrow and date of plat preparation.
- D. Legal description shall be on the plat.
- E. Such other information as the Department may request shall be submitted in supporting documentation.

Section 13-1-29 Survey Data

The following survey data shall be required when filing a final plat:

- A. Boundaries of the tract to be subdivided fully balanced and closed, showing all bearings and distances and mathematical calculations, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.
- B. Any excepted parcel within the plat boundaries shall show all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.
- C. Location and description of cardinal points to which all dimensions, angles, bearings and similar data on the plat shall be referenced; each of two corners of the subdivision traverse shall be tied by course and distance to separate survey monuments approved by the subdivision committee.

- D. Location of all physical encroachments upon the boundaries of the tract.

Section 13-1-30 Descriptive Data

The following descriptive data shall be required when filing a plat:

- A. Name of right of way lines, courses, lengths width of all public streets, alleys, crosswalks and utility easements; radii, points of tangency and central angles of all curvilinear streets and alleys; radii of all rounded street line intersections.
- B. All drainage ways shall be shown on the plat. The rights of way of all major drainage ways, as designated by the City Engineer, shall be dedicated to the public.
- C. All easements for rights of way provided for public services or utilities and any limitations of the easements. Construction within the easement shall be limited to utilities; and wood, wire or removable section type fencing.
- D. Location and all dimensions of all residential lots.
- E. All residential lots shall be numbered by consecutive numbers throughout the plat. "Exceptions," "tracts" and "private parks" shall be so designated, lettered or named, and clearly dimensioned.
- F. Location, dimensions, bearings, radii, arcs and central angles of all sites to be dedicated to the public with the use clearly indicated.
- G. Location of all adjoining subdivisions with date, book and page number of recordation noted, or if unrecorded or undivided, so worded.
- H. Any deed restrictions or restrictive covenants to be imposed upon the plat or any part thereof pertaining to the intended use of the land shall be submitted within five (5) days after final plat filing. Deed restrictions shall in no way be less restrictive than zoning regulations imposed by the City.

Section 13-1-31 Dedication

- A. A statement of dedication of all streets, alleys, crosswalks, drainage ways, pedestrian ways, and easements for public use by the person or persons holding title of record, and by persons holding titles as vendees under land contract, shall be included when filing the final plat. If lands dedicated are mortgaged, the mortgagee shall also sign the plat.
- B. Dedication shall include a written location by section, township and range of the tract. If the plat contains private streets, the public utilities shall be reserved with

the right to install and maintain utilities in the street rights of way, including refuse collection.

- C. All statements of dedication shall be acknowledged and certified by a notary public.

Section 13-1-32 Certification

- A. Certification by the registered civil Engineer or registered land surveyor making the plat shall indicate that the plat is correct and accurate and that the monuments described in it have either been set or located as described. All maps shall contain the seal of a registered civil Engineer or land surveyor.
- B. Certification by the City Engineer that the final plat substantially conforms to the preliminary plat approved by the council, and that all Engineering conditions and requirements of this Chapter have been complied with, is required.
- C. Certification by the clerk of the date the map was approved by the council shall be included with the final plat.
- D. Certificate of recordation by the county recorder shall be included with the final plat.

Section 13-1-33 Guarantee of Performance

- A. After approval of the final plat by the City Council, the subdivider shall install all necessary improvements as outlined in Article 13-2. All improvements shall be installed and accepted by the City Engineer prior to the issuance of building permits.
- B. If the subdivider desires Building Permits prior to the installation and acceptance of required improvements as outlined in paragraph A, he/she may post a bond or other acceptable financial instrument in the full amount necessary to complete the improvements provided that adequate fire protection for such structure(s) is then available as determined by the Fire Chief. This method may also be utilized for lots which are partially developed. In these cases, the amount of money necessary to complete the improvements will be met through a bond or other acceptable financial instruments. In these cases, the subdivider shall meet one of the following methods of fulfilling this requirement:
 - 1. Post performance bonds from a surety bonding company authorized to do business in the State of Arizona. The bonds shall be payable to the City of Globe and shall be in an amount at least equal to the cost, as estimated by the subdivider and approved by the City Engineer, as sufficient to secure to the City the satisfactory construction, installation and dedication of the uncompleted portion of the required improvements.

2. Establish a cash escrow account with the City or a bank or similar financial institution acceptable to the City. The amount of the cash escrow account shall be at least equal to the cost, as estimated by the subdivider and approved by the City Engineer of construction, installation and dedication of the uncompleted portion of the required improvements.
3. The written agreement between the subdivider and the City or the escrow agent creating the escrow account shall provide:
 - a. That the principal and accumulated interest shall be held in trust by the City or the escrow agent until released in whole or part by the City and may not be used or pledged by the subdivider for any purpose during the period the escrow account is in effect;
 - b. That, in the case of failure on the part of the subdivider to complete the required improvements within the specified time period, and upon notice by the City to the subdivider, the credit shall, without further action, immediately pay to the City such funds as are necessary to complete the required improvements, up to the limit of credit stated in the letter.
 - c. That the letter of credit may not be withdrawn, or reduced in amount, until released by the City.
4. Execute a written agreement between an approved lending institution and the subdivider, stating that funds sufficient to cover the cost of the required improvements, as estimated by the subdivider and approved by the City Engineer have been committed to be loaned by the lending institution to the subdivider. The agreement shall provide that such funds in the stated amount are specifically allocated and will be used by the subdivider, or on his/her behalf, only for the purpose of completing the required improvements. The City shall be the beneficiary of such an agreement or the subdivider's rights thereunder shall be assigned to the City. The Administrative Assistant, upon recommendation of the City Engineer, shall approve each disbursement of any such funds. The agreement may also contain terms, conditions and provisions normally included by lending institutions in loan commitments for construction funds or as may be necessary to comply with statutes and regulations applicable to such lending institutions.
5. Provide such other assurances or security as the City Attorney may recommend and the Mayor and Council may approve as appropriate and necessary to secure completion of the required improvements.

C. Deferral of Improvements:

Whenever it is deemed necessary by the City Engineer and the Mayor and Council to defer, for a period exceeding two (2) years, the construction of any required improvement because of incompatible grades, future planning, inadequate or lack of connecting facilities, or for other reasons, the subdivider shall pay his/her share of the costs of the future improvements to the City prior to final plat approval, or the subdivider may provide assurances described in Paragraph B to secure completion of the required improvements.

Article 13-2**SUBDIVISION DESIGN PRINCIPLES AND STANDARDS**

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Article 13-2 SUBDIVISION DESIGN PRINCIPLES AND STANDARDS

Section 13-2-1 General Requirements

- A. Every subdivision shall conform to the objectives of the City of Globe general plan. Every subdivision shall also conform to the zoning ordinance and to all other applicable ordinances and regulations of the City and state law.
- B. Where the tract to be subdivided contains all or any part of the site of a park, school, flood control facility or other public area as shown on the comprehensive general plan or as recommended by the commission, such site shall be dedicated to the public or reserved for acquisition by the public within a specified period of time. An agreement shall be reached between the subdivider and the appropriate public agency regarding time, method and cost of such acquisition.
- C. Land which is subject to periodic flooding, land which cannot be properly drained, or other land which, in the opinion of the commission, is unsuitable for subdivision use, shall not be subdivided; except that the commission may approve subdivision of such land upon receipt of evidence from the county health Department, or the City Engineer that the construction of specific improvements can be expected to render the land suitable; thereafter, construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed.
- D. Where the tract to be subdivided is located in whole or in part in terrain having an average cross-slope exceeding ten (10%) percent, design and development may, at the discretion of the Department and the City Engineer, follow the standards and requirements of this Chapter for hillside developments.

Section 13-2-2 Street Location and Arrangement

- A. Whenever a tract to be subdivided embraces any part of a street designated in an adopted City streets and highways plan, such street shall be platted in conformance therewith.
- B. Street layout shall provide for the continuation of such streets as the subdivision committee may designate.
- C. Whenever a tract to be subdivided is located within an area for which a neighborhood plan has been approved by the commission, the street arrangement shall conform substantially to said plan.
- D. Certain proposed streets, as designated by the subdivision committee shall be extended to the tract boundary to provide future connection with adjoining unplatted lands.

- E. Local streets shall be so arranged as to discourage their use by through traffic.
- F. Where a proposed subdivision abuts or contains an existing or proposed arterial route, the subdivision committee may require access or frontage streets or reverse frontage with non-access easements along the arterial route, or such other treatment as may be justified for protection of residential properties from the nuisance and hazard of high volume traffic, and to preserve the traffic function of the arterial route.
- G. Where a subdivision abuts or contains the right of way of a railroad, a limited access highway or an irrigation canal, or abuts a commercial or industrial land use, the subdivision committee may recommend location of a street approximately parallel to and on each side of such right of way at a distance suitable for appropriate use of the intervening land. Such distance shall be determined with due regard for approach grades, drainage, bridges or future grade separations.
- H. Streets shall be so arranged in relation to existing topography as to produce desirable lots of maximum utility and streets of reasonable gradient, and to facilitate adequate drainage.
- I. Alleys shall be required in all residential, commercial and industrial subdivisions, except that the subdivision community may recommend waiver of requirements in certain districts because of topography, open area provided, or service access provided in some other manner acceptable to the committee.
- J. Half streets shall be discouraged except where necessary to provide right of way required by the City streets and highway plan, to complete a street pattern already begun or to insure reasonable development of a number of adjoining parcels. Where there exists a platted half street abutting the tract to be subdivided and said half street furnishes the sole access to residential lots, the remaining half shall be platted within the tract.

Section 13-2-3 Right of Ways

- A. Minimum required right of way widths for major arterial streets and highways, collector streets, access or frontage streets and local streets shall conform to M.A.G. standards unless the Mayor and Council have adopted other standards by resolution.
- B. Cul-de-sac streets shall terminate in a circular right of way forth five (45) feet in radius with an improved traffic turning circle forty five (45) feet in radius. The subdivision committee may approve an equally convenient form of space where extreme conditions justify.

- C. Dead end streets will not be approved except in locations designated by the commission as necessary to future extension in development of adjacent lands. In any case, a dead end street serving more than four lots, shall provide by easement a temporary turning circle with a forty (40) foot radius or other acceptable design to accomplish adequate access.

Section 13-2-4 Alleys

- A. Alleys shall have a minimum right of way width of:
 - 1. Sixteen (16) feet if a single family residential on both sides.
 - 2. Twenty (20) feet if abutting commercial, multiple family residential or industrial districts.
- B. Alley intersection and sharp changes in alignment shall be avoided, but where necessary corners shall be cut off fifteen (15) feet on each side to permit safe vehicular movement.
- C. Dead end alleys shall be prohibited.
- D. All half alleys shall have a minimum width of twelve feet (12) feet.

Section 13-2-5 Grades

- A. Maximum grades for arterial routes shall be determined by the City Engineer.
- B. Collector streets shall have a maximum grade of 7 percent.
- C. Local residential streets shall have a maximum grade of 9 percent.
- D. Where rigid adherence to these standards cause unreasonable or unwarranted hardship in design or cost without commensurate public benefit, exceptions may be made by the subdivision committee upon review and approval of the City Engineer.

Section 13-2-6 Vertical Curves

- A. On arterial routes, vertical curves shall conform to standards determined by the City Engineer.
- B. On collector and minor streets, vertical curves shall be a minimum length of one hundred (100) feet, except in cases approved by the City Engineer.

Section 13-2-7 Horizontal Alignment

The horizontal alignment of streets shall be determined according to the following:

- A. Arterial routes, as determined by the City Engineer.
- B. When tangent centerline deflect from each other more than ten (10) degrees and less than ninety (90) degrees, they shall be connected by a curve with a minimum centerline radius of five hundred (500) feet for collector streets or one hundred (100) feet for local streets.
- C. Between reverse curves there shall be a tangent section of centerline not less than one hundred (100) feet long, unless the radius exceeds six hundred (600) feet on collector streets or two hundred (200) feet on local streets, in which cases no tangent shall be required.
- D. Streets intersecting on arterial routes shall do so at an angle which shall not vary from ninety (90) degrees by more than four (4) degrees; intersections of local streets shall not vary from ninety (90) degrees by more than fifteen (15) degrees.
- E. Streets jogs with centerline offsets of less than one hundred twenty five (125) feet shall be avoided except under special circumstances.
- F. Minor streets intersecting a collector street or arterial route shall have a tangent section of centerline at least one hundred fifty (15) feet in length measured from the right of way line of the major streets; except that no such tangent is required when the minor street curve has a centerline radius greater than four (400) hundred feet with the center located on the major street right of way line. Where topographic conditions make necessary other treatment to secure the best overall design, these standards may be relaxed by the subdivision committee upon the recommendation of the traffic Engineer and City Engineer.
- G. Street intersections with rare than four (4) legs and Y-type intersections where legs meet at acute angles shall be avoided.
- H. At street intersections, property line corners shall be rounded by a circular arc, with a minimum tangent length of twelve (12) feet.

Section 13-2-8 Private Streets

Private streets shall be constructed to conform to current City standards.

Section 13-2-9 Length of Blocks

The maximum length of a block measured along the centerline of the street and between intersecting street centerline, shall be fifteen hundred (1,500) feet; except that

in a development with lot areas averaging one half acre or more or where conditions warrant, this maximum may be exceeded by five hundred (500) feet. Blocks shall be as long as reasonably possible under the circumstances within the above maximum in order to achieve depth and possible street economy and to reduce the expense and safety hazard arising from excessive street intersections.

Section 13-2-10 Length of Cul-de-Sac Streets

The maximum length of cul-de-sac streets shall be four hundred (400) feet, measured from the intersection of right of way lines to the extreme depth of the turning circle along the street centerline. Exceptions may be made where topography, adjacent platting or other unusual conditions justify. No exception shall be made merely because the tract has restrictive boundary dimensions, wherein provisions should be made for extension of a street pattern to the adjoining unplatted parcel and a temporary turn around installed.

Section 13-2-11 Pedestrian Ways

Pedestrian ways with a minimum right of way of eight (8) feet may be required where essential for circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities. Pedestrian ways may be used for utility purposes.

Section 13-2-12 Landscaping

- A. All common public areas shall be landscaped by the subdivider at his/her expense.
- B. Street trees shall be supplied by the subdivider at his/her expense, a minimum of one (1) per lot, within the public right of way, or within the front yard where the yard in the right of way is prohibitive, and a minimum of two (2) feet from the side lot line. Tree sizes shall be a minimum fifteen (15) gallon can and a minimum of one (1) inch trunk caliper.
- C. All landscaping and street trees shall be supplied and installed according to the landscape plan approved by the planning director.

Section 13-2-13 Lot Width, Depth and Area

- A. Lot width, depth and area shall comply with the minimum requirements of the zoning ordinance and shall be appropriate for the location and character of development proposed, and for the type and extent of street and utility improvements being installed. In general, urban density of four (4) or more lots per gross acre must have urban street and utility improvements. "Urban improvements" is interpreted to mean paved and curbed streets, sidewalks, a

local storm drainage system, a public water supply and, wherever possible, public sanitary sewerage.

- B. Where steep topography, unusual soil conditions, drainage problems, abrupt changes in land use or heavy traffic on adjacent streets prevail, the subdivision committee may make special lot width, depth and area requirements which exceed the minimum requirements of the particular zoning district.
- C. Proposed streets shall be arranged in close relation to existing topography. Where steep topography prevails, as in the platting of hillside subdivisions, and where street grades must of necessity reach or exceed the standard requirement, the requirements of this Article may be followed.
- D. The depth-to-width ratio of the usable area of the lot shall not be greater than three (3) to one (1).

Section 13-2-14 Building and Lot Lines

- A. Minimum front building lines shall conform to the minimum requirements of the zoning ordinance.
- B. Side lot lines shall be substantially at right angles or radial to street lines, except where other treatment may be justified in the opinion of the committee.
- C. Every lot shall abut upon a public street furnishing satisfactory access thereto.
- D. Single family residential lots extending through the block and having frontage on two parallel streets shall not be permitted. Back of lots to thoroughfares shall be prohibited in accordance with this Chapter or where justified in the opinion of the committee.

Section 13-2-15 Utility Easements

Easements for utilities shall be provided as follows:

- A. Where alleys are provided, four (4) feet for aerial overhead on each side of alley.
- B. Along side lot lines, six (6) feet on each side of lot lines for distribution facilities and one (1) foot on each side of lot lines for street lighting as designated.
- C. Guy and anchor easements, one (1) foot wide on each side of lot line or two (2) feet side on one side of lot line and approximately thirty five (35) feet in length measured from the rear lot line as designated.
- D. For lots facing on curvilinear streets, utility easements or alleys may consist of a series of straight lines with points of deflection not less than one hundred twenty

(120) feet apart. Points of deflection shall always occur at the junction of side and rear lot lines on the side of the exterior angle. Curvilinear easements or alleys may be provided, with the minimum radius for the alley or easement not less than eight hundred (800) feet, except that four hundred fifty (450) feet radii curves may be allowed where there are adequate provisions for utilities.

- E. Land within a public street or drainage easement or land within a utility easement for major power transmission or power lines or pipelines shall not be considered a part of the minimum required lot area except where lots exceed one-half acre in area. This shall not be construed as applicable to land involved in utility easements for distribution or service purposes.
- F. Except where alleys are provided, lots shall have the rear eight (8) feet recorded as a utility easement, if any utilities are to be located along the rear lot line subject to approval of the City Engineer.

Section 13-2-16 Drainage Easements

Where a stream or important surface drainage course abuts or crosses the tract, dedication of a public drainage easement of a width sufficient to permit widening, deepening, relocating or protecting said watercourse shall be required.

Section 13-2-17 Lot Width and Area

Lot width and area shall be closely related to the terrain, drainage, percolation factors or construction of sanitary sewers with emphasis placed on selection of homesite and the access to the homesite.

Section 13-2-18 Special Design Standards for Hillside Subdivisions

If all or any part of the proposed subdivision has a cross-slope exceeding ten (10%) percent, the following standards shall apply:

- A. Street grades shall not exceed fifteen (15%) percent.
- B. Street grades exceeding twelve (12%) percent shall have a maximum length of six hundred (600) feet.
- C. The minimum dedicated street right of way shall be fifty (50) feet.
- D. A "T" or "Y" type turning and backing cul-de-sac may be for circular turnarounds.
- E. "Panhandle," double frontage and other unorthodox lots shall be permitted so long as it can be adequately demonstrated that no lot will be adversely affected by any other lot so arranged.

Section 13-2-19 Special Preliminary Plat Requirements - Hillside Subdivisions

Plats for hillside subdivisions shall provide:

- A. Topography by suitable contour interval showing location of major and minor washes shall be provided.
- B. Road profiles, cross sections and proposed grading plans may be required at the discretion of the City Engineer.
- C. Percolation test and test boring logs in accordance with the requirements of the county health Department shall be taken at the proposed subdivision prior to the submittal of the preliminary plat.

Section 13-2-20 Plat Processing Time

Due to special problems requiring special field and office review by the county health Department, the City Engineer and the staff, processing time for hillside subdivision plats may exceed that otherwise required for normal plats.

Section 13-2-21 Provision of Improvements

All improvements required in streets, alleys, or easements which are required as a condition to plat approval shall be the responsibility of the subdivider; provided that he/she may be allowed to meet the requirements by participation in an improvement district approved by the City.

Section 13-2-22 Engineering Plans

- A. It shall be the responsibility of the subdivider to have an Engineer, registered in the State of Arizona, prepare a complete set of Engineering plan satisfactory to the City Engineer, for construction of required improvements. Such plans shall be based on the approved preliminary plat and be prepared in conjunction with the final plat.
- B. Engineer plans shall be approved by the City Engineer prior to recordation of the final plat.

Section 13-2-23 Construction in Right of Way

All improvements in the public right of way shall be constructed under the inspection and approval of the City Department having jurisdiction. Construction shall not be commenced until a permit has been issued for such construction, and if work has been

discontinued for any reason, it shall not be re-continued until after notifying in advance the Department having jurisdiction.

Section 13-2-24 Underground Utilities

All underground utilities to be installed in streets shall be constructed prior to the surfacing of such streets. Service stubs to platted lots within the subdivision for underground utilities shall be placed at such length as not to necessitate disturbance of street improvements when service connections are made. A tracer wire of fourteen (14) gauge copper shall be attached to sewer lines as directed by the Department.

Section 13-2-25 Streets and Alleys

All streets and alleys within the subdivision shall be graded and surfaced to cross sections, grades and standards approved by the City Engineer. Where there are existing streets adjacent to the subdivision, subdivision streets shall be improved to the intercepting paving line of such existing streets. When dead end streets serving more than four (4) lots are provided, there shall be a graded and surfaced temporary turning circle.

Section 13-2-26 Curbs

Where streets are to be paved, a Portland cement concrete curb and gutter or valley gutter as designated by the City Engineer, shall be installed in accordance with approved City standards.

Section 13-2-27 Sidewalks

Portland cement concrete shall normally be required on both sides of streets and shall be constructed to width, line and grade approved by the City Engineer in accordance with approved City standards. Where density of development is light or where for other reasons the installation of sidewalks is not considered necessary, the subdivision committee may recommend that the requirement of one or both sidewalks to be waived.

Section 13-2-28 Crosswalks

Portland cement concrete walks through blocks shall be constructed to a line and grade approved by the City Engineer and fenced on both sides with a four (4) foot high maintenance free fence.

Section 13-2-29 Street Name Signs

Signs shall be placed at all street intersections and be in place by the time the street pavement is ready for use. Specifications for design, construction, location and installation shall be in accordance with approved City standards.

Section 13-2-30 Storm Drainage

Proper and adequate provision shall be made for disposal of storm water; this shall apply equally to grading of private properties and to public streets. Existing major watercourses shall be maintained and dedicated as drainage ways. The type, extent, location and capacity of drainage facilities shall be determined for the individual subdivision by the City Engineer and shall be constructed in accordance with approved City standards.

Section 13-2-31 Sanitary Sewage Disposal

Sewage disposal facilities shall be installed to serve each lot and be subject to the following standards and approvals:

- A. Individual systems may be constructed only in areas not reasonably accessible to a public sewer system, and then only when the following conditions are met to the satisfaction of the county health Department:
 - 1. Soil absorption is adequate.
 - 2. Construction complies with approved standards.
 - 3. Location of septic tank and seepage pits or leach lines or disposal beds in relation to property lines and buildings and water supply wells and lines are acceptable. Location shall be such that connection can be made to a future public sewer.
- B. Public sanitary sewers shall be installed in all subdivisions accessible to an existing sewer system and shall be constructed to plans, profiles, and specifications approved by the county health Department and the City Engineer.
- C. In areas where public sanitary sewers are not immediately accessible, the subdivider shall plan and construct sewers within and for the subdivision for connection with a future public system.
- D. A fourteen (14) gauge tracer wire shall be attached to all sewer lines as directed by the Department.

Section 13-2-32 Water Supply, Fire Hydrants

Each lot shall be supplied with safe, pure and potable water in sufficient volume and pressure for domestic use and fire protection in accordance with City standards. The

subdivider shall plan and construct water mains in accordance with City standards within and for the subdivision. Fire hydrants shall be installed in accordance with current City standards at locations designated by the City Engineer at the expense of the subdivider.

Section 13-2-33 Monuments

Permanent monuments shall be installed in accordance with Department requirements at all corners, angle points and point o curves and at all street intersections. After all improvements have been installed, a registered land surveyor or Engineer shall check the location of monuments and certify their accuracy.

Section 13-3-34 Lot Corners

Iron pipe or round reinforced steel bars not less than one-half inch in diameter shall be set at all corners, angle points and points of curve for each lot within the subdivision prior to the recording of the plat except that the subdivision committee may approve delay where topographic conditions make it necessary.

Section 13-2-35 Streetlights

Streetlights shall be installed on all streets within the subdivision and on streets developed in conjunction with the subdivision in accordance with Department requirements after consultation with the utility company providing power. All lights shall be installed on metal standards with fixtures and standards to be approved by the planning Department, and in a layout approved by the City Engineer. Lighting for streets within the subdivision shall be at a level no less than seventy five (75%) percent of the intensity recommended in current I.E.S. standards, and on perimeter streets, at a level no less than fifty (50%) of I.E.S. standards. All of the above improvements shall be installed at the expense of the subdivider.

Section 13-2-36 Electric and Telephone Utilities

- A. All electric lines, except those of greater than 3,000 KVA capacity, and all telephone lines shall be installed underground unless, upon recommendation of the subdivision committee, the council finds that due to subsurface soil conditions, it is impractical to do so.
- B. The subdivider shall be responsible for the requirements of this section and shall make the necessary arrangements with each of the public utility companies involved for the installation of underground facilities. Letters from each of the public utility companies indicating that said arrangements have been made shall be submitted to the planning Department at the time the final subdivision plat is filed.

Section 13-2-37 Schedule of Improvements

Specific standards of improvements to be installed in a subdivision shall be related to the location of the subdivision and type of development proposed therein, as outlined in the following schedule of improvement requirements:

- A. Single family residential development with lot areas equal to or less than nine thousand (9,000) square feet and multi-family residential development regardless of site area or density shall be provided with the following required improvements:
 - 1. Public sewer in accordance with Section 13-2-31.
 - 2. Public water supply in accordance with Section 13-2-32 including mains and fire hydrants for fire protection.
 - 3. Storm drainage in accordance with Section 13-2-30.
 - 4. All streets with approved pavement, Portland cement concrete curb and Portland cement concrete sidewalks on both sides of the street.
 - 5. Alleys with sixteen (16) feet of right of way, completely surfaced with approved material to an approved width for single-family development; twenty (20) feet of right of way, surfaced with approved material to an approved width for multi-family or commercial development.
 - 6. Street lights in accordance with Section 13-2-36 of this Chapter.

- B. Single family residential development with minimum lot areas greater than nine thousand (9,000) square feet shall be provided with the following required improvements:
 - 1. Public sewers in accordance with Section 13-2-31.
 - 2. Public water supply systems including fire hydrants for fire protection in accordance with Section 13-2-32.
 - 3. Storm drainage to acceptable outlet.
 - 4. All streets with approved pavement and Portland cement concrete curbs.
 - 5. The council on the recommendation of the subdivision committee may require approved sidewalks, alleys and streetlights.

Sections 13-2-38 Extension of Utilities Outside City

Where the Mayor and Council have approved the extension of improvements to a subdivision which lies outside the City limits, the subdivider shall comply with all provisions of this Article as if such subdivision were inside the City limits. The provisions of this Article requiring a Guarantee of Performance shall also apply under this section. The subdivider of any subdivision under this section shall be required to construct to the most accessible point on the public system in accordance with Department requirements.

Section 13-2-39 Extraordinary Conditions

Where, in the opinion of the council, there exist extraordinary conditions of topography, land ownership, adjacent development, or other circumstances not provided for in these regulations, the council may, upon investigation and recommendation by the planning Department, modify the regulations in this Chapter in such manner and to such extent as it may deem appropriate to the public interest.

Section 13-2-40 Planned Community Development

In the case of a plan and program for a complete community or a complete neighborhood, the council may, upon recommendation by the planning Department, modify the regulations in this Chapter in such manner as appears necessary and desirable to provide adequate space and improvements for the circulation, recreation, light, air and service needs of the tract when fully developed and populated, including dedication of property of the City for sites for schools, parks, and other necessary public facilities, and which also provide such protective covenants, deed restrictions or other legal provisions as will assure conformity to and achievement of the plan.

Section 13-2-41 Prohibition Against Circumvention of Code

It shall be unlawful for any person, firm, corporation or other legal entity to sell or offer for sale, any lot, piece or parcel of and which is within a subdivision as defined in this Chapter without first having recorded a plat thereof in accordance with the provisions of this Chapter.

Section 13-2-42 Abandonment of an Approved Subdivision

- A. If no lots in a subdivision for which a final plat has been approved and recorded, are sold within any two (2) year period or if all improvements required by this Chapter have not been made within two (2) years from the date of approval, the Council may, on its own motion, hold a public hearing, after notice, to determine whether the approval of such final plat should be revoked. Such revocation shall be effective upon recordation of a certified copy of a resolution of revocation; and thereupon, all streets, rights-of-way and easements dedicated or offered for dedication by such plat shall be of no further force or effect.

1. All notices required by this section shall provide a satisfactory description of the subdivision and plat and shall be deemed received five (5) days after mailing same to the owners and addresses as listed on the County tax rolls and recording of same in the office of the Gila County Recorder.
- B. The abandonment of all or part of a recorded subdivision may be initiated by written petition to the City Council, said petition to be signed by ten (10) or more owners of real property within the City of Globe requesting abandonment of all streets, alleys and easements within said subdivision and giving the legal description and recording information thereof. The Council may grant said petition after notice and hearing as required in subparagraph A of this section.
 - C. Applications or petitions for abandonment are filed with the City Clerk and referred for recommendation to the City Public Works Department, the Planning and Zoning Commission, the County Planning Department, County Highway Department and utility companies concerned. After approval of the abandonment of the streets, alleys or easements by the Council and upon recordation of the abandonment resolution, the subdivision shall be removed from official maps and the land shall revert to acreage as far as the Assessor's records are concerned.
 - D. In addition to the procedures provided herein, the Council may also abandon streets and alleyways at any time by following procedures set forth in Title 28 of the Arizona Revised Statutes or any other applicable provisions of the law. Nothing contained herein shall be construed as a limitation on any other action allowed by law.
 - E. Any action considered by the Council relating to revocation of all or part of a subdivision, whether lots or lots and rights-of-way, shall be referred to the Planning and Zoning Commission for evaluation for the following:
 1. Correlation with the Master Plan.
 2. Correlation with proposed development in adjacent areas.
 3. Recommendation as to whether or not zoning changes should accompany such action.
 4. Effects of such action on existing development in areas affected by proposed reversion or abandonment.
 - F. Any procedure required under Arizona or City law to abandon the streets and easements should be complied with separately and simultaneously with any procedure to abandon a subdivision or revert it to acreage pursuant to this Article.

Section 13-2-43 Amendments to Recorded Final Plats

No amendments to recorded final plats shall be made except in the manner provided by State statutes, as amended from time to time.